

**Foxcote Farmhouse,
Foxcote, Nr. Radstock,
Somerset**

**Heritage Statement &
Archaeological Desk
Based Assessment**

Client: MR J STRINGER

AB Heritage Project No:60141

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Foxcote Farmhouse, Foxcote, Nr. Radstock, Somerset Heritage Statement & Archaeological Desk Based Assessment

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) has been commissioned by Mr J Springer to produce a Heritage Statement and Archaeological Desk Based Assessment to cover proposed developments at Foxcote Farmhouse, Foxcote, Nr. Radstock, Somerset, BA3 5YE.
- 1.1.2 This Heritage Statement and Archaeological Desk Based Assessment covers the long term development plans for the site which will be undertaken in a phased approach. Firstly with the conversion of a former coach house & stable (referred to in the application as a 'barn') and creation of a new driveway and car port. The details of the future phases of the works are yet to be finalised but this report is designed to give a general guide to the potential perceived impacts based on the initial designs and suggest mitigation strategies where necessary.
- 1.1.3 The buildings at Foxcote Farmhouse are not statutorily listed, they are not included on the Somerset Historic Environment Record and Mendip Council does not currently have a completed Local List of Heritage Assets of Historic or Architectural Importance, so it has not been possible to determine at this time (November 2017) if they are Locally Listed. However, due to the historical and architectural interest of the buildings, they should be considered to be non-designated heritage assets. As such, the farmhouse and associated farmstead has been included in the cultural heritage gazetteer (Appendix 1) [AB 29].
- 1.1.4 The hamlet forms the remaining part of a shrunken Medieval village and manor [AB 11 & 25] of Foxcote.
- 1.1.5 The heritage assets that are considered to have the potential to be affected by the proposed developments are the coach house & stable and Foxcote Farmhouse [AB 29]. The parish Church of St James the Less [AB 3], will also be considered where necessary. There is perceived to be no impacts upon the setting of the shrunken Medieval village and manor [AB 11 & 25] of Foxcote. Therefore, no impact assessment will be undertaken for these heritage assets.

1.2 Site Location & Description

- 1.2.1 Centred at approximate National Grid Reference ST 741 555, the site at Foxcote Farmhouse covers a total area of c. 1.7 hectares (Grid Reference Finder & Magic Interactive Map, 2017). The site comprises the remains of a dispersed, multi-yard farmstead, of which the farmhouse forms the north-west end, with the former coach house & stable forming the north-east side of the farmstead complex. The site is accessed from the east, from the main road which runs north-south through the hamlet (Fig 1 & 2).
- 1.2.2 The yard in front of the buildings has a tarmacked surface and is utilised as a parking area. The yard is separated from the adjacent property, to the south, by a stone wall (dating to the late 19th - early 20th century (Plate 6)). Another stone wall separates the parking area from the garden on the eastern side of the farmhouse (shown on the 1839 tithe map (Plate 1)).

- 1.2.3 At the rear of the property are the remains of several former outbuildings, the most complete of which is a stone 'bothy'. At the rear of the property, a gate provides direct access to the adjacent churchyard to the north.
- 1.2.4 The surrounding landscape is predominantly rural in character, comprising irregular ancient enclosed fields, with further enclosed fields beyond, enclosed on a more piecemeal or gradually basis. The field pattern is bisected by single track roads and small farmstead settlements. The Wellow Brook is located c. 250m to the north-west of the site.

1.3 Geology & Topography

- 1.3.1 The solid underlying geology which covers the site, comprises interbedded mudstone and limestone. At the western end and in the central part of the site, these belong to the Mercia Mudstone Group, Westbury Formation & Cobham Group. At the eastern end of the site, where the buildings are located, they belong to the Langport Member and Blue Lias Formation. No superficial geological deposits are recorded within the site boundary (British Geological Survey (BGS), 2017).

1.4 Proposed Development

Initial Phase

- 1.4.1 The first phase of the proposed development will comprise the conversion of a former coach house & stable to a three-bedroom holiday cottage, with small front garden on the south side and side parking area to the west. The entrance and position of the drive will be moved further to the south and the new drive will run adjacent to the existing southern boundary wall, through a breach to be created in the existing farmhouse garden wall and along the southern side of the farmhouse, to a new car port, positioned adjacent to the southern boundary of the site (Fig 6). 'The (eastern boundary) wall will be restored and replaced to match the existing. Existing grass verges will have to be amended and replaced to suit' (James Gallie Architecture + Design, 2017).
- 1.4.2 The conversion of the former coach house & stable seeks to 'restore the building as much as possible', maintaining the 'existing fabric and structural integrity of the barn, utilising the existing stone walls and internal timber structure where possible'. The intention is to retain as many of the historical features of the building as possible, such as the timber feeding trough and cobbled floor in the eastern end of the ground floor, where practicality, building regulations and health and safety considerations allow. 'No extension to the existing volume of the barn is proposed'.
- 1.4.3 The intention is to create a living and kitchen area of the ground floor, with WC facilities. The ground floor would be accessed via the existing doorway on the western elevation. New stairs would be inserted in the north-west corner of the building, to access the three bedrooms and bathroom facilities on the first-floor (Fig 7 & 8).
- 1.4.4 The creation of the ground floor WC would include connecting a waste pipe to an existing manhole adjacent to the south-west corner of the building (Fig 6). The excavation for the new services is estimated to be a maximum of c. 0.3m deep.

- 1.4.5 The treatment of the exterior of the building will comprise the repair and repointing of the existing stonework using lime mortar. The roof will be renewed with slate to match the farmhouse and 3 x 'heritage' windows are proposed on both the north and south sides of the roof (Fig 9). 'The intention is to replace sections of the roof trusses where necessary, but maintain as much of the (existing) structure as possible'.
- 1.4.6 'The south elevation is bowing out and structurally unsound'. Therefore, 'the existing central section of the wall is to be removed and replaced'. 3 x new windows are proposed to be inserted at first-floor level 'set into a largely replaced masonry wall pointed in to match the existing wall'. 'The existing damaged barn door and adjacent door on the ground level will be replaced with a new stained timber-clad wall section with new windows openings' and a new ground floor doorway is proposed towards the eastern end of the elevation. 'New window and door openings will be required to make the barn suitable for use as a cottage'. (Fig 9).
- 1.4.7 A small ground floor window is also proposed for the WC (Fig 9). 'Overall, the design of the south façade is intended to maintain a barn-like appearance with the larger structural opening on the ground level' to reinstate the structural integrity of the building.
- 1.4.8 On the ground floor level of the north elevation, facing the adjacent churchyard, 2 x existing ventilation hole apertures will be utilised as existing to create windows. An existing ventilation hole at the western end of the elevation will be removed to facilitate the insertion of the new staircase (Fig 9). 'The glazing in the re-used vent apertures will be timber framed fixed glass with deep reveals to maintain the appearance of the vents unspoilt by additional fenestration'.
- 1.4.9 The eastern elevation will remain unaltered and the existing ground floor door and first-floor window on the western elevation will be renewed (Fig 9).
- 1.4.10 All of the proposed windows will be 'heritage' windows, constructed from a timber (Fig 9).
- 1.4.11 The proposals include the creation of a small, sub-rectangular shaped garden on the south side of the outbuilding, with tree screening along the fenced boundaries. A parking area for 2 x cars is proposed on the west side. The creation of the garden and parking area would involve a degree of shallow excavation to remove any hard core, to a maximum depth of c. 0.2m.
- 1.4.12 The creation of a new access drive and new car port is also proposed. The new drive would run adjacent to the southern boundary of the site, through a new breach in the existing farmhouse garden wall, across the garden towards the south-west to a rectangular car port located adjacent to the southern boundary (Fig 6). This would include the excavation of the area of the new drive and car port to a maximum depth of c. 0.2m.
- 1.4.13 The proposed car port will be constructed from timber weatherboarding and have a slate roof, to remain in keeping with the farmhouse (Fig 11). The foundations will comprise strip footings, excavated to a maximum depth of c. 1m.

Future Phases

- 1.4.14 Future proposed developments within the site boundary comprise the following:

- Burial of an existing overhead cable. This is assumed to follow the route of the existing cable and the depth of the new service trench is thought unlikely to exceed 0.5m below the ground surface (bgs) (*Pers Comm.* Springer. J, 2017);
- Rebuilding / restoration of the 'bothy' which would involve removing the existing walls, apart from the north elevation and repairing and retaining the roof and supporting corner section of the structure, laying of a paved yard at the rear of the farmhouse and associated landscaping;
- Erection of a swimming pool barn adjacent to the northern site boundary. The excavation for the pool is likely to be to a depth of c. 2.5m bgs, including any footings.
- Erection of an art studio adjacent to the northern site boundary. The foundations are likely to be strip footings, unlikely to exceed 1m bgs. ;
- Creation of a tennis court adjacent to the northern site boundary. The groundworks for this are likely to involve the stripping of the area of the court to a depth of c. 0.3m bgs.
- Erection of a storage barn adjacent to the southern site boundary. The foundations are likely to be strip footings, unlikely to exceed 1m bgs;
- Creation of a seasonal camping site at the western end of the site, with 3 tent pitches, a shower block and associated services;
- Alterations to the ground floor of the farmhouse which will comprise converting the existing kitchen into a living space, removing the existing fixed units and moving the kitchen to an existing living space at the western end of the building. This will include the insertion of two new windows in the west elevation and three in the south elevation, all to match the existing windows and
- The creation of a new dining room. This will include inserting a single new window in the west elevation to match the existing windows and the addition of a covered porch on the south elevation.

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 Early consultation on the results of cultural heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 Paragraph 128 of the National Planning Policy Framework requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 2.1.3 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.
- 2.1.4 The heritage assets that are considered to have the potential to be affected by the proposed developments are the coach house & stable and Foxcote Farmhouse [AB 29]. The parish Church of St James the Less [AB 3], will also be considered where necessary. There is perceived to be no impacts upon the setting of the shrunken Medieval village and manor [AB 11 & 25] of Foxcote. Therefore, no impact assessment will be undertaken for these heritage assets.

2.2 Consultation

- 2.2.1 Pre-application advice for the initial phase of works was submitted in June 2017 and the applicant and architect met with the planning officer in August 2017. The meeting did not reveal any fundamental grounds for rejection. The applicant was encouraged to submit a full application for the barn conversion and car-port. The application seeks to address concerns about the design of the façade as submitted at pre-application stage. Some amendments have, therefore, been made to the south facing (front) façade to reduce the scale of window openings, to maintain the rural character of the setting (James Gallie Architecture + Design, 2017).
- 2.2.2 Consultation was undertaken with Laura McKay (Conservation Officer, Bath & North East Somerset Council). No issues or concerns were raised by Laura during the consultation.
- 2.2.3 Consultation was also undertaken with Richard Sermon (Senior Archaeological Officer, Bath & North East Somerset Council) during September 2017. Richard advised that the report should include reference to the potential for below ground archaeology relating to the Medieval manor and settlement of Foxcote.

2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic

Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.3.3 The Somerset and Bath & North East Somerset Historic Environment Records are the primary source of information concerning the current state of archaeological and architectural knowledge in this area. No reference numbers were provided for the HER Commercial dataset searches. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The study area comprises a 1km radius from the site centre point.
- 2.3.4 This information was supported by examination of data from a wide range of other sources, principally:
- Heritage Gateway for information from the Historic England National Monuments Record, Pastscape and other research resources, including the Somerset Heritage Centre Online Catalogue;
 - The Historic England website professional pages, particularly the National Heritage List for England;
 - Somerset Historic Environment Record Online;
 - A site visit was undertaken on 29th September 2017. During the site visit, an inspection of the buildings was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed using a DSLR Nikon D3300 24.2 Megapixel, 18-55mm lens camera, with tripod where necessary. A selective capture method with single shot image capture using a 23.5 x 15.6mm CMOS sensor was used. The images included a photographic scale where appropriate.
 - Additional relevant documentary resources held by the South West Heritage Trust at the Somerset Heritage Centre were accessed on the 3rd October 2017, and online historic sources.
- 2.3.5 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
 - Readily accessible information on the proposed development site's history from readily available historic maps and photographs

- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Methodology of Works

2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact, whether Beneficial or Adverse, are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Beneficial & Adverse Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Beneficial & Adverse Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Mr J Stringer, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (November 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 No intrusive investigation of the fabric of any of the buildings was undertaken by AB Heritage for the production of this report.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy, 2012

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 Mendip Council Local Plan Part 1 – Strategy & Policies 2006 - 2029

- 3.4.1 The Mendip District Local Plan Part I: Strategy and Policies was adopted on Monday 15th December 2006. The Part I Plan provides an overarching framework for the future of the District to 2029.

Development Policy DP 3 – Heritage Conservation

- 3.4.2 Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district’s Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip.
1. Proposals affecting a Heritage Asset in Mendip will be required to:
 - a) Demonstrate an understanding of the significance of the Heritage Asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level proportionate with its importance and
 - b) Justify any harm to a Heritage Asset and demonstrate the overriding public benefits which would outweigh the damage to that Asset or its setting. The greater the harm to the significance of the Heritage Asset, the greater justification and public benefit that will be required before the application could gain support.
 2. Opportunities to mitigate or adapt to climate change and secure sustainable development through the re-use or adaptation of Heritage Assets to minimise the consumption of

building materials and energy and the generation of construction waste should be identified. However, mitigation and adaptation will only be considered where there is no harm to the significance of a Heritage Asset.

3. Proposals for enabling development necessary to secure the future of a Heritage Asset which would otherwise be contrary to the policies of this plan or national policy will be carefully assessed against the policy statement produced by English Heritage – Enabling Development and the Conservation of Significant Places.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 The farmstead at Foxcote Farmhouse [AB 29] is likely to have at least 16th century origins, as does the farmhouse.
- 4.1.2 The Historic Landscape Characterisation of Anciently Enclosed Land [AB 27] covers the proposed development site. This is characterised by field enclosed pre – 17th century with a general field size of 6 – 12 ha and less than 25% boundary loss since 1905.

Within the Study Area

- 4.1.3 A further twenty-seven heritage assets [AB 1 – 26 & 28] have been identified with the 1km study area. These comprise:
- The Radstock Conservation Area [AB 26], located c. 600m to the west of the site. This was designated in 1999 due to the industrial history of the area associated with coal mining areas, buildings & associated features;
 - One Grade II* Listed Building in the form of the Church of St James the Less [AB 3], situated immediately to the north of the site. The church has at least 15th century origins but was rebuilt in the 18th century;
 - Four Grade II Listed Buildings [AB 4 – 6 & 16], the closest of which is a 16th century barn [AB 4], located c. 50m to the south of the site. This barn once formed part of the dispersed farmstead of Foxcote Farmhouse [AB 29]. The remaining Grade II Listed Buildings relate to the agricultural character of the area and
 - Twenty-One non-designated heritage assets [AB 1, 2, 7 – 15, 17 – 25 & 28]. The closest of these is a mill [AB 7], located c. 280m to the north of the site, on the site of a mill recorded in the Domesday survey. The remaining non-designated heritage assets relate to the settlement, industry and defence of the area from the prehistoric period onwards.

4.2 Previous Works in the Study Area

Within the Proposed Development Site

- 4.2.1 No known previous work has been undertaken within the site boundary.

Within the Study Area

- 4.2.2 There has been limited previous archaeological work undertaken within the study area. Several events relate to the excavation of a Prehistoric long barrow [AB 13], situated c. 860m to the north-west of the site. During the excavations, undertaken during the late 18th - early 19th century, the chambered long barrow produced evidence of cremated and inhumation burials and two flint arrowheads.

- 4.2.3 The only other work undertaken in the study area is a condition survey relating to the Somerset Coal Canal [AB 22], the closest part of which is located c. 220m to the north-west of the site.

4.3 Archaeology & History Background

The Prehistoric Period (c. 500, 000 BC – AD 43)

- 4.3.1 A large amount of Prehistoric flints have been found in the wider landscape surrounding the towns of Radstock and Midsomer Norton. Other evidence of early Prehistoric activity includes a Bronze Age sword found during the construction of a railway station at Radstock, c. 2.5km to the west (La Trobe-Bateman, 1999). Several barrows are also located across the area, including [AB 13], situated c. 860m to the north-west of the site.
- 4.3.2 Evidence of later Prehistoric activity, dating from the Iron Age – Roman period, has also been found across the surrounding area. Quarrying around Radstock during the 19th century c. 2.5km to the west of the site, revealed several sites comprising pits and ditches which contained various domestic objects such as pottery (La Trobe-Bateman, 1999).
- 4.3.3 An enclosure [AB 1], located north of Gallantshill Farm, c. 500m to the south-east of the site, may have Iron Age or Roman origins.

The Roman Period (c. AD 43 – AD 410)

- 4.3.4 The major Roman road of the Fosse Way runs north-east – south-west between the towns of Radstock and Midsomer Norton, c. 4km to the west of the site and through the Romano-British town of Camerton, located c. 3.5km to the north-west. It has been suggested that the settlement at Foxcote (formerly known as *Fuscote*) derives its name from the proximity to the Roman road (Collinson, 1791). A large amount of evidence has been identified for Roman activity in the wider landscape, dating from the 1st century AD onwards (La Trobe-Bateman, 1999). This includes a possible settlement at Faulkland, c. 2km to the south-east of the site (Somerset HER 32845).
- 4.3.5 As mentioned above, an enclosure [AB 1] c. 500m to the south-east of the site, may have Roman origins.

The Medieval Period (AD 410 – AD 1536)

- 4.3.6 The manor [AB 25], located c. 80m to the north-east and settlement [AB 11] at Foxcote, centred c. 300m to the north-east of the site, was formerly known as *Westone*, relating to its position west of the town of Midsomer Norton. They were already in existence by AD 926, by which time it had become known as *Fuscote*. At this date, it was given to Glastonbury Abbey by its owner, Duke Ethelstan, who had become a monk there. However, the abbey did not hold it for long as the Domesday Survey of 1086 records its owner as Ealdgyth prior to 1066. The survey records a mill [AB 7] already in existence by this date. In 1086 the manor was given to Geoffrey, Bishop of Coutances and was held by William de Muncellis / Monceaux (Collinson, 1791 & Martin *et al*, 2003).

The Post Medieval Period (AD 1537 – AD 1900)

- 4.3.7 Several buildings at Foxcote date to the Post-Medieval period, including Foxcote Farmhouse [AB 29], which is likely to have least 16th century origins, as does the barn [AB 4], located c. 50m to the south of the site. Several other buildings in the vicinity date to the 17th (Rectory Farmhouse [AB 6]) and 18th centuries (Foxcote Hill, Miller's House [AB 5]).
- 4.3.8 The manor of Foxcote passed to the Orange family in 1601 and to the Smith family of Frome in 1690 (Collinson, 1791).
- 4.3.9 The earliest documentary reference to Foxcote Farmhouse dates to 1780 when it was jointly owned by John Smith Esq. and a member of the local clergy. It was occupied at this date by Mr Thomas Day. The documentary sources identify that the farmstead remained the property of various members of the Smith / Smyth family until at least 1838 – 39 and that the Edgel(l) family occupied the farmstead from 1805 until at least 1935. The first reference to the name of the farmstead was in 1826 when it was called 'Forscote Farm' (SWHT ref. Q\REL/37/7, Foxcote tithe apportionment & Kelly's Trade Directories 1872 - 1935).
- 4.3.10 The coal mining industry thrived in the region during the Post-Medieval period with numerous collieries [AB 8, 14 & 23], associated brickworks [AB 9 & 19], limekilns [AB 18], as well as transportation links such as the Foxcote colliery tramway built between Foxcote and Writhington collieries in 1866 [AB 10] and the Somerset Coal Canal [AB 22], constructed between Peglynch Farm and Radstock between 1795 – 1800, located c. 250m to the north of the site.
- 4.3.11 The earliest available depiction of the farmstead is the 1839 Foxcote tithe map (Plate 1 & 2). This shows the rear of the site to have been formed of several small plots or yards, bounded by stone walls and containing several outbuildings at the western end, which are no longer extant. The map indicates that Foxcote Farmhouse was one of only a few dwelling houses in the hamlet by this time and that the farmstead included all of the agricultural buildings and yards on the west side of the road, as part of its dispersed character. The farmhouse garden wall is shown largely as it is at present.

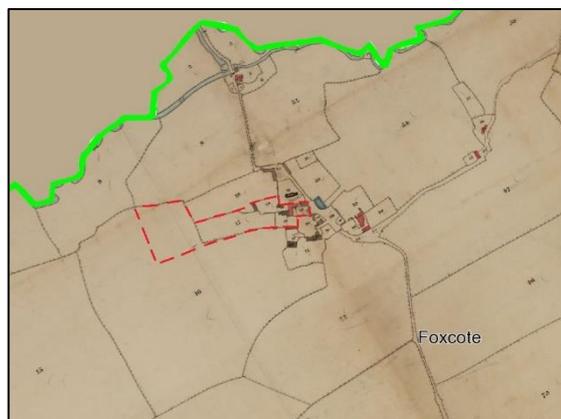


Plate 1: Foxcote tithe map, 1839. Approx. boundary of site outlined in red. Modern district boundary in green (SWHT, 2017)

- 4.3.12 The tithe apportionment indicates that the Smyth family remained the prominent land owners, owning a large proportion of the parish at this time. John Edgell occupied 'Foxcote

Farmhouse' as it had become known, and the farmstead managed a large amount of agricultural land in the parish as a mixture of pasture, arable and orchards.

- 4.3.13 The field name evidence suggests that the field of which the western end of the site forms a part (16) and the adjacent field (15) could form part of former parkland, possibly associated with the manor. The linear field at the rear of the buildings could be part of remnant Medieval strip fields that once formed part of an open field system, which has subsequently been enclosed. The southern linear field within the site boundary was called 'Grove Garden'. This name could indicate a cluster of trees but the name could possibly relate to a Prehistoric veneration site.
- 4.3.14 Several of the field names surrounding the building now called Rectory Farmhouse [AB 6], contain the element 'court'. This is suggestive that this building, or one in this location or close to it, was the original manor house.
- 4.3.15 The former coach house & stable is shown to have been in existence by the 1839 tithe map (Plate 2). The building had a small extension on the north-west end, with a small yard at the south-west corner. The building is located within a yard on the south-east side of the farmhouse. The western elements of the farmhouse are shown as separate buildings attached to this side of the farmhouse. The 'bothy' was present at the rear of the house, with a T-shaped building attached to its western end.

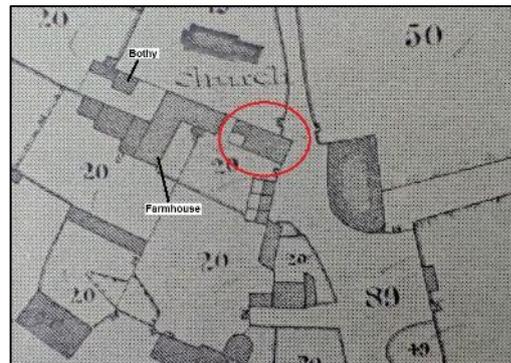


Plate 2: Close up of Foxcote tithe map, 1839. Former coach house & stable circled in red (SWHT, 2017)

- 4.3.16 The 1st edition of the 25" OS map, dated c. 1888 (Plate 3 & 4) shows the site to have changed little since 1839, except for the removal of one outbuilding and the western end of the rear of the farmhouse. The remaining element of the western end of the farmhouse is shown as a separate block on the end of the building. The bothy remained unchanged from the previous map. The fields at the western end of the site also remain largely unchanged. A footpath is shown to have crossed the western part of the site.

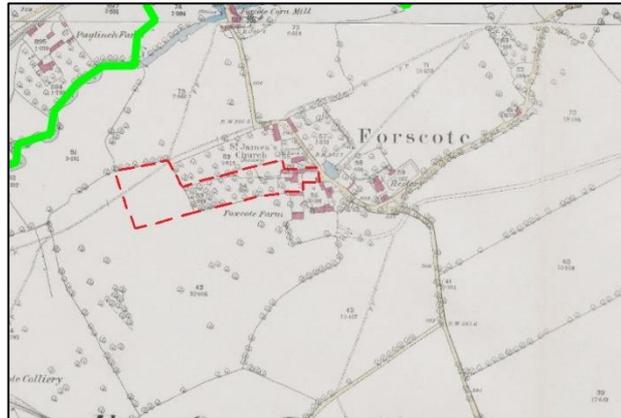


Plate 3: 1st edition 25" OS map, c. 1888 (SWHT, 2017 © Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

- 4.3.17 The coach house & stable is shown to have changed little, if at all since the 1839 map. The OS map indicated that the extension on the western end of the building was constructed from wood or iron, whereas the remainder of the building was built from stone (Plate 4).

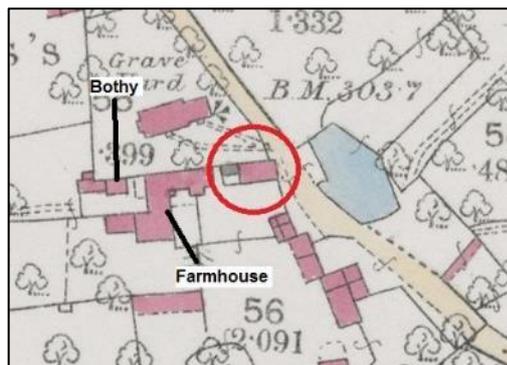


Plate 4: Close up of the 1st edition 25" OS map, c. 1888 (SWHT, 2017 © Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

The Modern Period (AD 1901 – present)

- 4.3.18 The 2nd edition of the 25" OS map, dated c. 1904 (Plate 5 & 6) shows that the site altered little between c. 1888 and c. 1904.

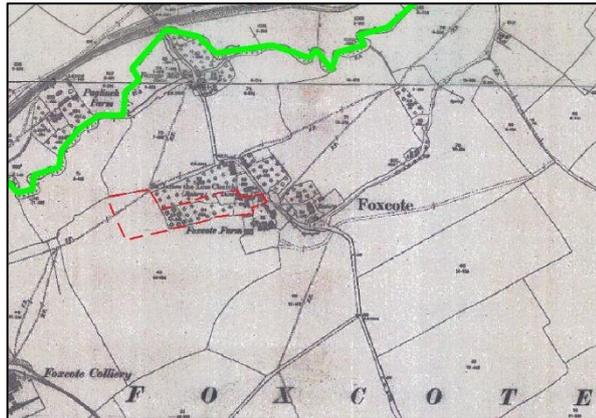


Plate 5: 2nd edition 25" OS map, c. 1904 (SWHT, 2017 © Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

4.3.19 The 2nd edition of the OS map (Plate 6) illustrates that the wood or iron extension on the western side of the coach house & stable, had been removed, as had the small yard on the south-west corner of the building. The removal of several pig houses adjacent to the eastern boundary wall suggests that this wall has been replaced by 1904, along with the southern boundary wall.

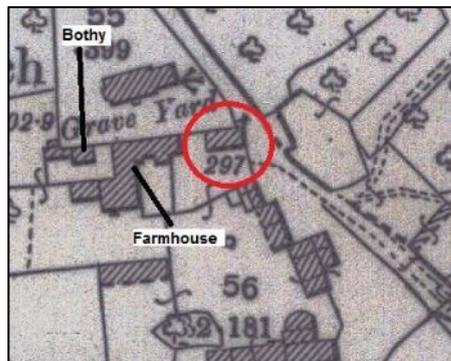


Plate 6: Close up of the 2nd edition 25" OS map, c. 1904 (SWHT, 2017 © Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

- 4.3.20 The region's coal mining industry continued to thrive into the late 19th and early 20th century, although by the 1920s – 1930s, closures had begun across the area, with coal winding ceasing at the Foxcote Colliery [AB 8] in 1931. However, the Writhlington Colliery [AB 14] remained active as late as 1968.
- 4.3.21 The 1940s revision of the 25" OS map (Plate 7 & 8), show that the site changed little, if at all between c. 1904 and c. 1940, except for the division of the central part of the site with fences. It is the earliest map that names the farmstead as 'Foxcote Farm'.

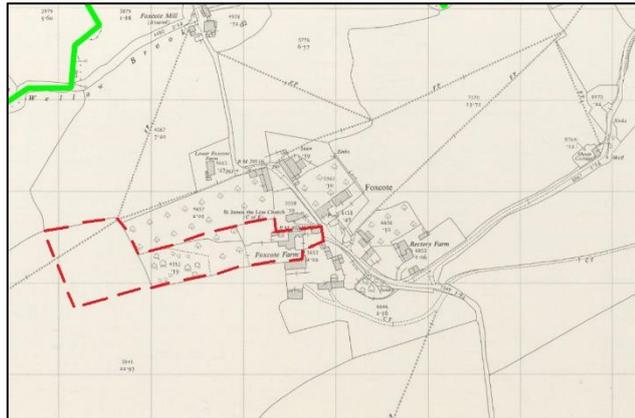


Plate 7: 1940s revision of the 25" OS map (SWHT, 2017 © Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

- 4.3.22 The 1940s revision of the OS map shows that the plan of the coach house & stable had changed little, if at all between c. 1904 and c. 1940. A wall had been constructed adjacent to the south-west corner, closing off the area to the west of the building from the adjacent yard.

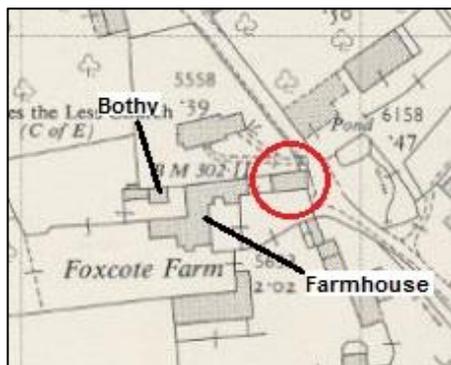


Plate 8: Close up the 1940s revision of the 25" OS map (SWHT, 2017 © Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

- 4.3.23 An RAF aerial photograph (Plate 9) dating to the 1940s shows the site much as it is shown on the 1940s OS map. The position of the sun has, unfortunately, created shadows across most of the eastern part of the site. However, the western part remains clear although no obvious archaeological or structural features are visible. Boundary walls are visible separating the former plots at the rear of the farmhouse. Evidence of surface quarrying is present to the south-west of the site boundary. In the wider landscape, the earthwork remains of the rest of the former Medieval village [AB 11] located c. 280m to the north of the site are clearly visible on the eastern side of the road and off towards the north-east. The aerial photograph is not of sufficient scale or quality to determine any features of the coach house & stable.



Plate 9: 1940s aerial photograph (SWHT, 2017)

- 4.3.24 Several Second World War defensive features have been identified in the study area. These include a pillbox [AB 17], located c. 385m to the west of the site and anti-tank obstacles [AB 12], situated c. 750m to the north-east of the site. These form part of the defensive GHQ line (General Headquarter line) which followed the course of the Wellow Brook at this point. This section of the line followed on from the Taunton Stop Line, along the River Brue and through the Mendips into the Wellow Valley. It joined another section of the line which continued east towards Reading along the Kennet & Avon Canal (SWHT, 2017).

Unknown

- 4.3.25 Two heritage assets of unknown date and origin [AB 2 & 21] have been located within the study area. These are both earthwork enclosures, the closest of which is [AB 21], located c. 430m to the north of the site.

4.4 Current Condition of the Former Coach House & Stable at Foxcote Farmhouse

- 4.4.1 The former coach house & stable is situated on the northern side of the farm complex, to the east of the farmhouse (Photo 1). It faces south onto the yard, with the rear of the building facing north onto the adjacent churchyard. A short section of boundary wall adjoins the south-east corner of the building and a short section of the churchyard boundary wall, adjoins the north elevation.



Photo 1: View of the coach house & stable (left) from the farmhouse (Rectory Farm [AB 6] right)

- 4.4.2 The former coach house & stable is constructed from local limestone blocks. The timber roof structure has been replaced, probably during the 19th century, with subsequent repairs (Photo

2). The roof is covered with modern pan tiles (Photo 3). The upper sections of the gable ends of the building appear to have been rebuilt (Photo 2).



Photo 2: Replacement roof structure and rebuilt gable, from the first-floor interior

4.4.3 The external south facing elevation currently has a double cart / trap entrance and a single ground floor doorway, both with replacement timber lintels, frames and doors. A single window is present at first-floor level. This has been inserted into a larger aperture, which has been partially blocked around the window. This is likely to be the original hay loft doorway (Photo 3).



Photo 3: Former Coach House & Stable external south facing elevation (scale 1m)

4.4.4 At ground level, the north facing elevation currently has a replacement timber glazed mullion window at the eastern end and 3 x ventilation holes (Photo 4), the latter of which have been blocked. No apertures are present at first-floor level.



Photo 4: Example of the ground floor apertures on the Coach House & Stable external north facing elevation

- 4.4.5 The external east facing elevation has a small buttress on the southern side but does not have any apertures (Photo 5). The west facing elevation has a ground floor single doorway and a single small inserted window at first-floor level.



Photo 5: Coach House & Stable east facing external elevation

- 4.4.6 The interior layout of the building currently comprises 3 x rooms on the ground floor and an open space, the former hay loft, on the first-floor. The eastern end of the building is the former stable. A timber feeding trough with tethering rings is located along the eastern interior elevation (Photo 7). The floor in the eastern room is cobbled with a central drain (Photo 6).



Photo 6: Cobbled floor in the former Stable, eastern ground floor room



Photo 7: Feeding trough along the interior east elevation of the former Coach House & Stable

- 4.4.7 A timber ladder provides access to the first-floor. Both the floor structure and ladder have been replaced (Photo 6). Timber partitions with horizontal timber cladding separate the three rooms. The original timber lintels appear to survive above the ventilations holes.

- 4.4.8 The central and western rooms have concrete floors and a blocked ventilations hole on the north elevation. Few other features survive, apart from a small brewing vat in the western room, which has been constructed from modern concrete blocks (Photo 9).



Photo 8: View of the central room with blocked ventilation hole (centre back), replaced ceiling timbers and partition walls in the former Coach House & Stable



Photo 9: Modern brewing vat (left) and blocked ventilation hole (background) in the western room of the former Coach House & Stable

- 4.4.9 In summary, most of the woodwork within the former coach house & stable has been replaced, including the roof and floor structures. The timber partitions were likely to have been inserted at the time the floor was replaced, probably during the 19th century, and the doors and windows are also replacement features. The only original timber features to survive are the lintel above the ground floor ventilation holes, the remainder of the window and door lintels have been replaced. As a result, the precise date of the construction of the coach house & stable is uncertain but it was certainly in existence by the early 19th century.
- 4.4.10 Structurally, parts of the gable ends of the building also appear to have been rebuilt, possibly when the first-floor was replaced.
- 4.4.11 At first-floor level, few, if any historical features survive which relate to the former use of the building. The hay loft door is evident, although this has been partially blocked and converted into a window. However, at ground floor level, most of the original door and window / ventilation apertures are present and the cobbled floor and drain within the stable floor survives in the eastern room, along with a timber feeding trough.

The Farmhouse & Bothy

- 4.4.12 The farmhouse is constructed from the same limestone blocks as the coach house & stable and appears to have several phases of construction (Photo 10).



Photo 10: The farmhouse from the east

- 4.4.13 To summarise, initial interpretations suggest that the earliest part of the building is the block forming the south-east corner. This may have pre - 16th century origins as an open hall house, which was subsequently extended and altered during the 16th century when a stone fireplace and stone mullion windows were inserted into this part of the house (Photo 11).



Photo 11: Ground floor 16th century fireplace & stone mullion in the Farmhouse



Photo 12: Farmhouse from the west with infilled passage (right)

- 4.4.14 The north-west block may be a broadly contemporary detached kitchen block, which retains a large inglenook fireplace with large timber bressummer, two bread ovens and flagstone floor (Photo 12 & 13).



Photo 13: Inglenook fireplace and bread ovens in the Farmhouse kitchen

- 4.4.15 A timber mullion window on the interior of what is now the entrance the passage suggests that this was formerly an exterior elevation, which was subsequently infilled, creating a cross passage arrangement (Photo 14).



Photo 14: Infilled passage with former exterior wall inside the Farmhouse (left)

- 4.4.16 The north-eastern block and south-west parts of the house are likely to be additions to the original layout of the house but are pre- early 19th century date. The south-western block has a stone mullion of likely 16th century date. However, the historic mapping suggests that this part of the building may once have been a separate part of the main house. A chimney has been inserted into the west elevation of the south-west block (Photo 15).



Photo 15: Western end of the farmhouse with 16th century stone mullion

- 4.4.17 An example of the internal features includes an 18th century plank and baton front door (Photo 14), a late 18th century cast iron register grate in one of the bedrooms and a Medieval carved corbel in the shape of a human head with traces of coloured paint, which has been inserted in one of the ground floor rooms (Photo 16). This is likely to have originated from the earlier

church adjacent to the site. The roof structure has been replaced but a large number of earlier structural timbers survive throughout.



Photo 16: Medieval carved corbel from inside the Farmhouse

- 4.4.18 The bothy is situated at the rear of the farmhouse. The building is in a poor condition and is currently used for storage. The single storey, pitched roof, stone building has a square plan and appears to have been a single room building. A chimney is present at both ends although only one aperture is visible, on the western elevation. This appears to have been inserted and has been knocked through. The roof has been replaced, possibly using some re-used timbers. Remains of lathe and plaster are present on the underside of the roof. The roof exterior has a covering of ceramic pan tiles. A single doorway and window are present on the south elevation. Current Setting of Foxcote Farmhouse, Coach House & Stable [AB 29] and Church of St James the Less [AB 3]
- 4.4.19 Foxcote farmhouse is situated in a predominantly rural setting comprising agricultural fields bisected by narrow country roads and the Wellow Brook, which is located c. 250m to the north of the site (Photo 17). The immediate surrounding landscape is scattered with small farmsteads, with the larger settlements of Writhlington and Peasdown St John situated c. 1.5km to the west and north respectively.



Photo 17: View of the rural setting from the road opposite the Farmhouse

- 4.4.20 The immediate setting of the farmhouse to the east comprises the front garden (Photo 19) with a vernacular garden wall which displays evidence of formerly being topped with metal fencing, tarmacked yard and the coach house & stable. The main road through the hamlet and agricultural fields are located beyond to the east. The 17th century Rectory Farmhouse [AB 6] is visible across the road to the south-east (Photo 1, page 25) and the adjacent former barn is prominent beyond the boundary wall to the south (Photo 19). The roofline and parts of the north facing elevation of the 16th century former barn [AB 4] are also visible to the south although most of the elevation is obscured by vegetation (Photo 18).



Photo 18: View towards the south from the front of the farmhouse ([AB 4] right)



Photo 19: Garden in front of the Farmhouse

- 4.4.21 The open and rural character of the setting is further enhanced by the churchyard located immediately to the north of the site, containing the parish church of St James the Less [AB 3] (Photo 20).
- 4.4.22 The wider rural character and the remains of the village of Foxcote form with setting of the church. The rear of the farmhouse, coach house & stable and bothy, form a prominent element of the immediate setting to the south, due to their position on or close to the boundary of the churchyard.



Photo 20: The churchyard & church [AB 3] from the northern site boundary

- 4.4.23 The rural setting continues to the west of the farmhouse. A dilapidated 'bothy' and several walls which indicate the location of other former outbuildings, are present at the rear of the farmhouse (Photo 21), with further open fields beyond to the west.



Photo 21: Ivy covered bothy (centre) and walls of former outbuildings, at the rear of the Farmhouse

- 4.4.24 The view out to the west comprises rolling hills with a few farmstead settlements nestled amongst the landscape (Photo 22).



Photo 22: View of the rural character to the west of the farmstead

- 4.4.25 A lawn continues around the south side of the farmhouse. The dense nature of the vegetation along the southern boundary in the area has resulted in limited intervisibility with the adjacent building to the south (Bramble Cottage) (Photo 19).
- 4.4.26 The setting of the former coach house & stable and bothy is predominantly the same as that of the farmhouse, except that the farmhouse forms a part of the buildings setting to the west, with the remains of the former outbuildings and field beyond to the west.
- 4.4.27 The historic map evidence (Plates 1 – 9) indicate that the setting of the farmstead and its buildings has altered little since at least the 1830s. Although the farmstead is no longer involved in any form of agricultural activity.
- 4.4.28 The rural and agricultural nature of the setting of the farmstead buildings, is thought to contribute positively to their significance to a Medium degree. This is because of the connection that the farmstead and its buildings have to their situation within the surrounding agricultural landscape; and the contribution they make to the rural and agricultural character, and as a part of the shrunken Medieval settlement of Foxcote.
- 4.4.29 In relation to the coach house & stable and bothy, the setting is thought to positively contribute to their significance to a High degree, due to their group value in association with the farmhouse.
- 4.4.30 The setting of the church [AB 3] is thought to contribute positively to its significance to a Medium degree. This is because of the role that the building once played in the shrunken Medieval settlement of Foxcote.

4.5 Assessment of Heritage Significance

- 4.5.1 The buildings at Foxcote Farmhouse (the Farmhouse and coach house & stable) are not statutorily listed, nor are they included on the Somerset HER. It has not been possible to determine if the buildings are included on the Mendip Council List of Heritage Assets of Historic or Architectural Importance. However, given the historical and architectural interest of the farmhouse and its associated buildings (the coach house & stable and both), they are considered to be non-designated heritage assets.
- 4.5.2 The National Farmsteads Character Statement (Historic England, 2014) identifies that significant traditional farm buildings or farmsteads will have retained one or more traditional farm buildings, which is the case at Foxcote Farmhouse. The farmstead has only suffered minor changes or loss to its historic form. However, most of the traditional farm buildings and spaces are no longer connected to the farmhouse and have been separated by later boundary walls.
- 4.5.3 Buildings with the potential for special significance are those with 18th century or earlier origins and those located within or adjacent to historic earthworks, which is the case at Foxcote Farmhouse (Historic England, 2014).

Foxcote Farmhouse [AB 29]

- 4.5.4 Firstly, despite later alterations and the replacement of the roof structure, the farmhouse retains a high level of significant architectural details, including a 16th century fireplace, several 16th century stone mullion windows and a large inglenook fireplace with bread ovens in the kitchen. A large amount of early structural timbers also survive through the building.
- 4.5.5 Therefore, the farmhouse is considered to be a heritage asset of Regional Importance (in line with Table 1; Section 2.4).
- 4.5.6 The significance of the building, as mentioned above in Section 4.5.10, is thought to relate to its setting to a Medium degree. The high level of surviving significant historical architectural features is considered to make a positive contribution to the building's significance to a High degree. This is due to their contribution to the evidential and illustrative historical values of these features and the building as a whole, in providing information about the history and development of the settlement and architectural styles in the region through the centuries.

Former Coach House & Stable [AB 29]

- 4.5.7 The former coach house & stable is one of the few traditional farm buildings of the farmstead that retains a connection to the farmhouse. The building has undergone a moderate degree of alterations, including the replacement of the original roof structure, hay loft floor and most of the timber lintels. Despite this, it is possible to determine the former function and layout of the building and it retains some significant features on the ground floor such as the cobbled floor and feeding trough in the stable area.
- 4.5.8 Therefore, the former coach house & stable is considered to be a heritage asset of Local Importance.

4.5.9 The significance of the building, as discussed above, is thought to relate entirely to the setting adjacent to the farmhouse which it served and the group value of the buildings as the remaining connected part of the farmstead of Foxcote Farm.

Bothy

4.5.10 The bothy is one of the few traditional farm buildings of the farmstead that retains a connection to the farmhouse. However, as discussed above in Section 4.4.18, the bothy is in a poor condition. It is considered to be of Negligible importance, at most. The building has limited architectural details of historic interest. Its significance is considered to relate entirely to its setting, along with the group value it has in association with the farmhouse and remainder of the farmstead.

Entrance & Walls

4.5.11 These elements are thought to have limited heritage value overall and are considered to be of Negligible Importance. Their overall significance is related entirely to their association with the farmstead.

4.5.12 The entrance to the farmstead is currently situated at the eastern end of the farmstead, which appears to be the original position of the farmstead access and indicates the original circulation of the farmstead. Therefore, the position of the entrance is considered to make a positive contribution towards the significance of the farmstead and the buildings within it, to a Low degree.

4.5.13 The historic map evidence indicates that the boundary wall adjacent to the road is not an original feature and was constructed during the late 19th or early 20th century, between c. 1888 and 1904 (Plate 4 & 6). Although this is not an original feature, it has been constructed from vernacular materials which are in keeping with the farm buildings. This wall is thought to neither contribute to or detract from the overall significance of the farmstead.

4.5.14 The form of the garden wall on the east side of the farmhouse is shown on the 1839 tithe map (Plate 1), largely as it is at present. This would have had a practical function as well as a decorative one, in helping to contain any stray animals within the yard. Therefore, it is thought to contribute to the significance of the farmstead, to a Low degree.

Several sections of ruined walls are present to the rear of the farmhouse. The historic mapping identifies that these are parts of former farm buildings. These elements are now ruinous and have limited historic value individually. However, they are the only remaining above ground parts of these former buildings. They are considered to be of Negligible importance at most.

Parish Church of St James the Less [AB 3]

- 4.5.15 As a Grade II* Listed Building, the parish church of St James the Less [AB 3] is a heritage asset of National Importance.
- 4.5.16 The setting, as discussed above, is thought to make a Medium positive contribution towards the significance of the church as a heritage asset.
- 4.5.17 The significance of the church is thought to relate to the evidential, illustrative & associative historic values to a High degree. This is due to the information that the church can provide about the history of the village, classical / Palladian architecture and local residents.

5. CULTURAL HERITAGE POTENTIAL, IMPACT ASSESSMENT & RECOMMENDATIONS

5.1 Known Cultural Heritage Resource

Within the Proposed Development Site

- 5.1.1 The farmstead at Foxcote Farmhouse [AB 29] is likely to have at least 16th century origins, as does the farmhouse.
- 5.1.2 The Historic Landscape Characterisation of Anciently Enclosed Land [AB 27] covers the proposed development site. This is characterised by field enclosed pre - 17th century with a general field size of 6 - 12 ha and less than 25% boundary loss since 1905.

Within the Study Area

- 5.1.3 A further twenty-seven heritage assets [AB 1 – 26 & 28] have been identified with the 1km study area. These relate to the settlement, industry and defence of the area from the prehistoric period onwards.

5.2 Predicted Impact of Proposed Development

BUILT HERITAGE – INITIAL PHASE

- 5.2.1 The perceived impacts of the proposed development are as follows:
- Movement of the entrance:
- 5.2.2 The movement of the existing entrance would remove the original position of the access to, and part of the original circulation of the farmstead. The view of the farmhouse from the main road would be altered to a small degree. However, the proposal would seek to move the entrance a short distance to the south. Therefore, the entrance would be on the same side of the farmstead as at present. The wall will be restored and replaced to match the existing.
- 5.2.3 As a result, the perceived level of impact upon both the farmhouse and coach house & stable, is thought to be Low (in line with Table 2; Section 2.5), resulting in a Minor Significance of effect (in line with Table 3; Section 2.5) overall for both heritage assets as there will be a slight alteration to the heritage resource and its setting.
- 5.2.4 The removal of part of the eastern boundary wall to create the new entrance is considered to have a Neutral impact.
- Breach in the garden wall:
- 5.2.5 The breach in the garden wall would remove part of this feature, which appears to have pre 19th century origins. However, a metal fence has already been removed from the top of the wall, altering its appearance. The size of the breach would be limited and most of the garden wall would remain unaltered. As a result, the perceived level of impact is thought to be Negligible upon both the farmhouse and coach house & stable, resulting in a Not Significant effect (in line with Table 3; Section 2.5). This is because there is thought to be little appreciable effect upon the heritage resource overall for both heritage assets and no perceived appreciable effect upon their setting.

- New position of the drive:

5.2.6 The proposed position of the new drive beyond the farmhouse garden wall is in close proximity to the southern side of the farmhouse. This would remove part of the garden and therefore part of the visual aspect of the leafy nature of the setting and alter the appreciation of the farmhouse to a small degree. This is thought to have a Low level of impact upon the farmhouse setting and therefore its significance, resulting in a Minor significance of effect. This is because the setting is thought likely to be altered to a slight degree.

5.2.7 The new drive is thought to have a Negligible impact upon the coach house & stable, with a Not Significant effect. This is because there is thought to be a barely distinguishable alteration to be baseline resource.

- New Car Port:

5.2.8 The position of the new car port is in close proximity to the southern side of the farmhouse. This is thought to remove part of the leafy and open nature of the setting of the farmhouse on this side of the building and may alter the appreciation of the building to a small degree.

5.2.9 However, the proposed materials for the construction of the car port (timber cladding and slate roof) are traditional vernacular materials which would help the car port to blend into the agricultural and rural context of the site. Therefore, the level of impact upon both the farmhouse, coach house & stable and their setting is thought to be Low, resulting in a Minor significance of effect. This is because the setting of the buildings will be altered to a slight degree.

Conversion of the coach house & stable:

5.2.10 The former coach house & stable is currently utilised as a store on the ground floor but due to the state of the repair of the roof and first-floor, this area is currently unusable. The front (south facing) façade is bowing out and is structurally unsound. The conversion seeks to bring the building back into full use by utilising the existing space as a cottage. The intention is to retain as many of the historical features of the building as possible, such as the timber feeding trough and cobbled floor in the eastern end of the ground floor, where practicality, building regulations and health and safety considerations allow.

Exterior:

- Repair and repointing of the stonework with lime mortar.

5.2.11 The repair of the stonework with lime mortar will ensure breathability once the conversion is complete. This is considered to be Beneficial to the sustainability of the building and to the setting of the farmhouse and church [**AB 3**], by helping to preserve and enhance the aesthetic of the former coach house & stable building and therefore the setting of the former.

- Creation of a garden on the south side of the building.

5.2.12 The creation of the garden in front of the former coach house & stable, with a boundary fence and tree screening, is thought to separate the building from the remainder of its setting to a degree. It would also alter the setting of both the former coach house & stable and the farmhouse, to a slight degree. Therefore, it is considered to have a Low level of impact, with a

Minor significance of effect upon both buildings. There is unlikely to be an appreciable effect upon the setting of the church [AB 3].

Ground Floor

- Alteration to the existing ground floor layout to form a living and kitchen area and entrance hallway with WC facilities.
- 5.2.13 The alteration of the layout of the building would change the historic form of the building, which is related to its former function. The level of perceived impact is thought to be Medium, with a Minor significance of effect upon the former coach house & stable. This is because a key historic element of the building (the ground floor layout) would be altered. However, this would facilitate the reuse of the building which would help to maintain it for the future.
- Utilise the existing entrance on the west elevation.
- 5.2.14 The use of the existing doorway into the western end of the building would maintain part of the circulation of the building. This is thought to be Beneficial to the reuse of the building and the setting of the farmhouse by preserving this element of it.
- New stairs to be inserted in the north-west corner of the building to access the first-floor which would involve removing an existing ventilation hole at the western end of the north elevation.
- 5.2.15 The position of the new stairs would again alter the layout of the building to a degree. The removal of the ventilation hole would remove part of the historic ventilation system of the building. This is thought to have a Low level of impact, with a Minor Significance of effect upon the former coach house & stable, due to the resource being altered to a slight degree in this regard. There is thought to be little, if any appreciable impact upon the setting of the church [AB 3]. However, the insertion of a staircase would facilitate the reuse of the building and help to maintain it for the future.
- The three remaining ventilation holes and existing window at the east end of the north elevation will be retained and have timber framed fixed glass with deep reveals to maintain the appearance of the vents unspoilt by additional fenestration.
- 5.2.16 Retaining the existing apertures is considered to be Beneficial to the setting of the church [AB 3] because it will preserve this visual element of the immediate setting. The replacement of the windows with new timber ones is thought to enhance the setting of the church, by improving the aesthetic of the north elevation of the coach house & stable.
- Partial reconstruction on the south elevation comprising replacement of the existing ground floor cart entrance and single door with a newly positioned window and door.
- 5.2.17 These features are prominent elements of the south elevation of the building and are considered to be key features which indicate the former function and use of the building. However, the south elevation is currently structurally unsound. Therefore, the stabilisation of this part of the building, through its partial reconstruction, will ensure the future of the building and the setting of the farmhouse and church. The proposal seeks to rebuild in the same stone as the existing building and the nature of the proposed new 'heritage' cases would be in keeping with the character of the farmstead. The area surrounding the window would be clad

with stained boarding, also in keeping with the character of the farmstead and the glazing would form a minimal part of the elevation.

5.2.18 Therefore, this is considered to be Beneficial for the preservation and enhancement of the setting of the farmhouse and church, as well as the survival of the former coach house & stable itself.

- Retention of the feeding trough and cobbled floor.

5.2.19 These features are considered to be key to the connection to the buildings past function. Therefore, their retention would be a Beneficial impact upon the former coach house & stable. This is because this is considered to preserve the significance of the building.

First – Floor

- The open plan layout of the first-floor is to be partitioned to create a landing, three bedrooms and a bathroom.

5.2.20 The alteration of the layout of the building would change the historic form of the building which is related to its former function. The level of perceived impact is thought to be Medium, with a Minor significance of effect upon the former coach house & stable. This is because a key historic element of the building (the first - floor layout) would be altered. However, this would help to enable the reuse of the building, which would help to maintain it for the future, thus preserving and enhancing the setting of the farmhouse & church.

- The existing former hay loft door will be removed and 3 x new 'heritage' windows inserted at first-floor level.

5.2.21 The former hay loft aperture (now the location of a window and partially infilled), is thought to be a key element which indicates the former function of the building. However, this would facilitate the partial reconstruction of the south elevation, which as mentioned previously, is unstable. Thus, enabling the reuse of the building which would help to maintain for the future.

5.2.22 Its removal therefore, is considered to have a Low level of impact and a Minor significance of effect upon the former coach house & stable. The impact upon the farmhouse setting is thought to be Negligible with a Not Significant effect, due to the limited appreciable effect to the farmhouse and its setting.

5.2.23 The insertion of three new windows at first – floor level will remove an element of the historic fabric of the building and would constitute the creation of windows where previously none had existed, due to the former function of the building. However, this element of the building requires partial reconstruction to stabilise the building, thus removing the original historic fabric in this area anyway. The nature of the proposed windows would be in keeping with the character of the farmstead. This would also facilitate the reuse of the building, helping to preserve and enhance the setting of the farmhouse and church. This is thought to have a Low level of impact, with a Minor significance of effect upon the former coach house & stable due to the slight alteration to the heritage resource and upon the farmhouse due to the minor alteration to its setting.

Roof

- The roof will be renewed with a slate covering to match the farmhouse, with replacement of sections of the roof trusses where necessary.

5.2.24 The roof structure has already been replaced and is therefore not an original element of the building. The proposal seeks to only renew trusses where necessary and intends to preserve the remainder of the roof structure as existing. The renewal of the roof is considered to be a Beneficial impact. This is because the new slate covering will be more in keeping with the farmhouse and the renewal of some of the trusses where necessary will help to ensure the future of the building, thus preserving and even enhancing the setting of the farmhouse and church.

- Several flush 'heritage' windows are proposed to be inserted towards the eaves of the roof, 3 x on the north side and 3 x on the south side.

5.2.25 This would constitute the creation of windows where previously none had existed, due to the former function of the building. However, the nature of the proposed windows would be in keeping with the character of the farmstead. This would also facilitate the reuse of the building, thus preserving the setting of the farmhouse & church. This is thought to have a Negligible level of impact, with a Minor significance of effect upon the former coach house & stable, farmhouse and church, due to the barely distinguishable alteration to the fabric of the building and setting of the former.

Summary

5.2.26 The proposed development has the potential to cause both adverse and beneficial impacts upon the heritage resources:

Foxcote Farmhouse [AB 29]

5.2.27 The following perceived adverse impacts upon the farmhouse are associated with the new drive and car port, which are proposed to be located in close proximity to the south side of the farmhouse.

5.2.28 The creation of the garden on the south side of the former coach house & stable is thought to detach the farmhouse from the ancillary building within its setting, to a degree.

5.2.29 These, along with the alteration to the exterior of the south side of the former coach house & stable (insertion of new windows & door) and movement of the original access to the farmstead are considered to alter the setting of the building, to a small degree.

5.2.30 However, the proposed construction materials for the car port (stained timber cladding & slate roof) are vernacular materials that are in keeping with the agricultural character of the farmstead setting. The new proposed entrance would be in a similar position to that already existing, on the same side of the farmstead. Overall, this is thought to be Beneficial.

5.2.31 The partial reconstruction of the south elevation of the former coach house & stable, which is currently structurally unsound, would help to ensure the future of the building. Therefore, this would help to preserve and enhance the setting of the farmhouse. Overall, this is also thought to be Beneficial.

5.2.32 Therefore, the overall indirect adverse impact is thought to be Negligible, with a Minor significance of effect. This is because the setting is likely to be altered to a small degree.

Former Coach House & Stable [AB 29]

5.2.33 The perceived adverse impacts upon the former coach house & stable block are associated with elements of the proposed conversion. These relate mostly to the partitioning of the original layout on both floors.

5.2.34 The creation of the garden on the south side of the building is thought to detach it from the remainder of the farmstead setting, to a degree.

5.2.35 However, the building is currently in a state of disrepair and is likely to continue to degrade in its current condition. As discussed above, the south elevation is structurally unstable. The conversion of the building would repair the existing damage and help to maintain it for the future by reconstructing the south elevation with sympathetic materials. The conversion intends to preserve some of the key historical elements on the interior of the building include the feeding trough and cobbled stable floor. Overall, this is thought to be Beneficial.

5.2.36 Therefore, the overall direct & indirect adverse impact is considered to be Low with a Minor significance of effect upon the building and its setting. This is because changes are proposed to several of the key historical features of the building.

Parish Church of St James the Less [AB 3]

5.2.37 Overall, the proposal is thought to have a limited adverse impact upon the setting of the church. What there is, relates entirely to the insertion of new 'heritage' windows on the north side of the roof of the former coach house & stable block, which are considered to have a barely distinguishable alteration to the setting and appreciation of the church as a heritage asset.

5.2.38 The conversion of the former coach house & stable is considered to preserve and enhance the setting of the church, by ensuring this element survives and improving the overall aesthetic of the building. Therefore, the level of indirect adverse impact is thought to be Negligible, with a Not Significant effect.

BUILT HERITAGE – FUTURE PHASES

Interior alterations to Foxcote Farmhouse

5.2.39 The alterations to the ground floor of the farmhouse would likely comprise the conversion of the existing kitchen into a living space, removing the existing fixed units and moving the kitchen to an existing living space at the western end of the building. This will include the insertion of two new windows in the west elevation of the south-west block and three in the south elevation, all to match the existing windows. The historic features within the kitchen (proposed new living space) will be retained unaltered. The existing inserted chimney in the west elevation of the south-west block will be retained and utilised for the new kitchen.

5.2.40 The proposals will include the creation of a new dining room. This will include inserting a single new window in the west elevation of the building, which would match the existing windows. A new covered porch is suggested on the south elevation.

- 5.2.41 The retention of the original historical features in the kitchen is considered to be Beneficial, as it will help to preserve the significance of the building.
- 5.2.42 The insertion of several new windows into the western end of the building, for the new kitchen and dining room, would remove a small element of the historic fabric of the building, which would be an adverse impact. However, the new windows are proposed to be in keeping with the existing sympathetic windows, to help to preserve the significance of the building.
- 5.2.43 The proposed location of the new covered porch on the south elevation would obscure some historical architectural details, such as the position of part of an arch, associated with a former mullion window. This would be considered to be an adverse impact.
- 5.2.44 The proposed alterations to the farmhouse are not considered to have an impact upon the former coach house & stable or the adjacent church. This is because of the position of the proposals on the west and south elevations of the farmhouse, on the opposite side to the coach house & stable and church. Therefore, they would have no perceived effect upon the buildings or their setting.
- 5.2.45 Overall the proposed alterations to the farmhouse are considered to have a Low direct adverse level of impact, as they are thought to alter the baseline heritage resource to a small degree. This equates to a direct Minor adverse significance of effect upon the farmhouse.

Bothy

- 5.2.46 As discussed above, the bothy is currently in a poor condition and would likely continue to deteriorate further with time.
- 5.2.47 The future proposals seek to alter the bothy by removing most of the exterior walls, apart from the north facing elevation, but retaining the corner supporting sections and the roof, which would presumably be replaced. This would result in the removal of a large amount of the historic fabric and overall form of the building, which would be an adverse impact upon the bothy. However, the repairs to the roof and north elevation will retain and enhance the overall appearance of the building when viewed from the church to the north. Although the building will be retained in its original position, the alteration to the external appearance of the building would be considered to adversely alter the setting of the farmhouse to a degree.
- 5.2.48 Therefore, the overall level of direct adverse impact upon the bothy is considered to be Medium, as the baseline condition of the building would clearly be altered. This equates to a Not Significant direct adverse significance of effect.
- 5.2.49 The level of indirect impact upon the setting of the farmhouse is thought to be Low, as the setting is likely to be altered to a slight degree, with a Minor significance of effect for both. However, the enhancement of the appearance of the bothy would be a Beneficial impact to all of the surrounding heritage assets and particularly to the adjacent church and its setting.

Future proposed Construction of the Swimming Pool Barn, Art Studio, Tennis Court, Storage Barn & Landscaping

- 5.2.50 These proposed new buildings will largely be located adjacent to the northern boundary of the site, apart from the storage barn, which is proposed adjacent to the southern boundary. The vegetation which currently screens the eastern part of the garden from the adjacent

churchyard and those trees located further down the lawn to the west, would be increased to create screening around the tennis court and between the art studio and the rear of the farmhouse. This would help to preserve the setting of the farmhouse and church, which would be altered by the insertion of the new buildings. However, there would likely be intervisibility between the rear of the farmhouse and the south elevation of the swimming pool barn and the north elevation of the storage barn.

- 5.2.51 The proposals would include the removal of several elements of former farm buildings that remain to the rear of the farmhouse. These sections of wall are the only above ground surviving evidence for the existence of these buildings. Therefore, their removal would be considered to be a direct adverse impact upon these features.
- 5.2.52 Overall, the perceived indirect adverse impacts upon the farmhouse, church and their setting is considered to be Low, as the setting of these features is thought likely to alter to a small degree. This equates to a Minor significance of effect for both. The impact upon the surviving elements of the former farm buildings would be High direct adverse, with a Minor significance of effect.

ARCHAEOLOGY

5.3 Past Impact Within the Site Boundary

- 5.3.1 There appears to have been limited past impacts within the site boundary. It is possible that the creation of the tarmac yard in front of the former coach house & stable block, could have involved a small amount of excavation. However, this is likely to be limited in depth to c. 0.2 – 0.3m.

5.4 Potential Archaeological Resource

- 5.4.1 Given the location of the site close to the known remains of the shrunken Medieval settlement [AB 11] and manor [AB 25] of Foxcote, the potential for significant and extensive archaeological deposits relating to these features is thought to be Medium (in line with Section 2.4.1) within the eastern part of the site, including the farmyard and garden areas to the rear and south side of the farmhouse. Should these survive, they are considered to be of Regional Importance.
- 5.4.2 The potential for the survival of Post-Medieval deposits relating to the farmstead of Foxcote Farm is also thought to be Medium across the entire site, including the fields at the western end. Should these survive, they are thought to be of Local Importance.
- 5.4.3 The potential for surviving archaeological deposits relating to the other periods (Prehistoric, Roman & Modern), is considered to be Low. Therefore, no further impact assessment will be undertaken for these periods (in line with 2.4.2).

5.5 Predicted Impact of Proposed Development – Archaeology

INITIAL PHASE

- 5.5.1 The creation of the proposed car port would involve the excavation of strip footings to a maximum depth of c.1m below the ground surface. These would be limited in width and

extent to the footprint of the car port. The creation of the new drive from the site access to the car port would include the excavation of this area to a maximum depth of c. 0.2m. This would be limited in extent to the footprint of the new drive.

- 5.5.2 The creation of the garden for the cottage would also involve excavation to a maximum depth of 0.2m. Once again this would be limited in extent to the footprint of the garden. The excavation of a new service trench leading to an existing man hole adjacent to the south-west corner of the former coach house & stable will involve excavation to a maximum depth of 0.3m, limited in extent to the width of the service trench.
- 5.5.3 These groundworks have the potential to have a Low level of direct adverse impact upon surviving archaeological deposits relating to the Medieval village [AB 11] & manor [AB 25] of Foxcote and the Post-Medieval farmstead of Foxcote Farm [AB 29]. This equates to a Minor significance of effect upon both potential resources.

FUTURE PHASES

- 5.5.4 The burial of the overhead cable is likely to follow the route of the existing cable. New services are also proposed for the seasonal campsite, which would run the length of the southern side of the lawn and down to each of the tent pitches. The new service trenches are not expected to exceed 0.5m bgs and would also be limited in width.
- 5.5.5 The creation of the art studio and storage barn in the central part of the site, would comprise the excavation of strip footings within the footprints of these buildings and there is likely to be services associated with them, for which trenches would be needed.
- 5.5.6 The erection of the swimming pool would involve excavations to a depth of c. 2.5m bgs across the footprint of this building. Once again, service trenches are likely to be associated with it.
- 5.5.7 The creation of the tennis court would involve the excavation of the area of the court to a depth of c. 0.3m bgs.
- 5.5.8 Overall, these groundworks have the potential to have a direct adverse impact upon surviving below ground archaeology relating the Post - Medieval farmstead of Foxcote Farmhouse [AB 29]. The overall level of impact is thought to be Low, with a Minor significance of effect.

5.6 Conclusion

BUILT HERITAGE

Initial Phase

- Foxcote Farmhouse [AB 29] is a heritage asset of Regional Importance. Overall the proposed development is thought to have an indirect adverse impact upon its setting is thought to be Negligible, with a Minor significance of effect.
- The former coach house & stable [AB 29] is a heritage asset of Local Importance. Overall there is perceived to be a Low direct & indirect adverse impact upon the building and its setting, with a Minor Significance of effect.
- The parish Church of St James the Less [AB 3] is a heritage asset of National Importance. The level of indirect adverse impact upon its setting is thought to be Negligible, with a Not Significant effect.

Future Phases

- The proposed alterations to the farmhouse are considered to have a Low direct adverse level of impact, with a direct Minor adverse significance of effect upon the farmhouse and no impacts upon the former coach house & stable or the adjacent church.
- The poor condition of the bothy has resulted in it being considered a heritage asset of Negligible importance. The overall level of perceived direct adverse impact upon the bothy by the proposed works is Medium, with a Not Significant direct adverse significance of effect. The level of indirect impact upon the setting of the farmhouse from the proposed alterations to be bothy is thought to be Low, with a Minor significance of effect. However, the enhancement of the appearance of the bothy would be an overall Beneficial impact.
- In relation to the proposed construction of the swimming pool barn, art studio, tennis court, storage barn & associated landscaping, the perceived indirect adverse impacts upon the farmhouse, church and their setting is considered to be Low, with a Minor significance of effect for both. The impact upon the surviving fragments of the former farm buildings would be High direct adverse, with a Minor significance of effect.

ARCHAEOLOGY

Initial Phase

- Limited past impacts have been identified within the site boundary.
- The potential for Medieval archaeological deposits relating to the settlement [AB 11] & manor [AB 25] of Foxcote and Post-medieval deposits relating to the Post-Medieval farmstead at Foxcote Farm [AB 29], is thought to be Medium at the eastern end of the site, within the farmyard and area to the rear of the farmhouse. Should these survive, they are considered to be of Regional Importance and Local Importance, respectively.

- The proposed development has the potential to have a Low level of direct adverse impact upon any surviving archaeological deposits. This equates to a Minor significance of effect upon both potential resources.

Future Phases

- Overall, these groundworks have the potential to have a direct adverse Low impact upon surviving below ground archaeology relating the Post - Medieval farmstead of Foxcote Farmhouse [AB 29], with a Minor significance of effect.

5.7 Outline Recommendations

BUILT HERITAGE

Initial Phase

- The recording of the former coach house & stable building, to a Level 2 survey (in line with Historic England guidelines, 2016), should be undertaken prior to the commencement of any alterations and once the interior and exterior are clear.

Future Phases

- A similar level of recording of the parts of the farmhouse to be affected by the proposals may be necessary prior to the works being undertaken. The remains of the former outbuildings at the rear of the farmhouse may also be necessary before they are removed but once they are clear of vegetation.
- A design alternative should be considered for the position of the new porch on the south elevation, in order to retain the historic architectural details there.

ARCHAEOLOGY

Initial Phase

- An archaeological watching brief may be necessary during the groundworks within the eastern end of the site, to record any surviving archaeological deposits.

Future Phases

- A geophysical survey could be carried out across the entire western fields and garden area of the site, in order to identify the presence of archaeological features and to guide any further works, if they are necessary.

- 5.7.1 All recommendations should be approved by the Local Planning Authority.

6. REFERENCES

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Appendices

Appendix 1 Gazetteer of Cultural Heritage Assets

This gazetteer incorporates all relevant archaeological and historical sites & events identified on the BANES & Somerset HER, and other sources within the 1km study area.

Abbreviations

NGR - National Grid Reference

LB – Listed Building

HLC - Historic Landscape Character Area

MBN & EBN – BANES HER UID Reference

NHLE – National Heritage List for England UID Reference

CA – Conservation Area

AB No.	Period	Description	Status	NGR	Ref
1	Prehistoric - Roman	Enclosure, North of Gallantshill Farm. Ditched sub-oval cropmark enclosure and possibly associated field system earthworks to the north. Aligned NW/SE with an entrance in the SE. Scatter of pits on the interior and an area to the south. Possibly of Iron Age/Romano-British date.		ST 7203 5533	12038
2	Unknown	Cropmark enclosure, S of Foxcote. Bivallate earthwork visible as part of curving mark on aerial photography. Very ploughed-out condition. Could be related to coal mining.		ST 7131 5450	16141
3	Medieval - Modern	Church of St James the Less and churchyard, Foxcote. Anglican Church, now redundant. Probably medieval in origin and associated with the village remains [AB]. Earliest work surviving in the church is C15, later rebuilding 1721. Fine set C18 wall monuments.	Grade II* LB	ST 7155 5558	17367, 21711, MBN11691, NHLE 1058709
4	Post-Medieval - Modern	Barn at Foxcote. Field barn. C16, rebuilt C19. Coursed rubble, double-Roman tile roof, in 2 sections. Projecting carriage opening to centre. Interior with predominantly C19 roof; 2 trusses with 2- tiered crucks. Chest tomb in churchyard. Dated 1679, to William Hayward (Grade II LB).	Grade II LB	ST 7159 5549	21710, 21712 NHLE 1058708 & 1177053
5	Post-Medieval - Modern	Foxcote Hill, Foxcote. Miller's house, now house. C18. Coursed rubble. Two storeys and attic, 2 bays. Stone-mullioned windows.	Grade II LB	ST 7146 5577	21713, NHLE 1345089
6	Post-Medieval - Modern	Rectory Farmhouse, Foxcote. Farmhouse. C17, with mid C19 alteration. Coursed rubble. Two storeys and attic, 4 bays. Moulded stone-mullioned windows to first floor.	Grade II LB	ST 7167 5553	21714, NHLE 1307592

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7	Post-Medieval - Modern	Mill, Foxcote. Shown on OS mapping. The mill is of two storeys, 3 bays long of random stone construction and has been rebuilt as a residence. There was a mill here at Domesday.		ST 7149 5579	23671, MBN11692
8	Post-Medieval - Modern	Foxcote colliery, Foxcote. Shown on OS mapping. The earliest mention of the colliery is in a lease of 25th March 1853. The Foxcote Colliery Co opened a shaft in January 1859. Shaft deepened in 1870. Coal winding ceased in 1931.		ST 7102 5526	23673
9	Post-Medieval - Modern	Brickworks, Foxcote Colliery. the Foxcote colliery had a small brickworks with a kiln to supply the mine with the clay pit immediately to the S. Closed in 1924.		ST 7092 5524	23674
10	Post-Medieval - Modern	Tramway, Foxcote Colliery. For coal disposal 2ft 8.5" gauge tramways were used to carry the coal to Lower Writhlington Colliery to the W or to a coal depot at Turners Tower. The incline to Writhlington was built by 1866. Coal winding ceased in 1931. Pithead demolished in 1950s and apart from the foundations of the winding engine, the drive house at the head of the incline which survives as a converted house. There is a row of miners' cottages at the entrance.		ST 7154 5453	23675
11	Medieval	Earthwork remains of shrunken settlement, Foxcote. Aerial photos show extensive earthworks of platforms, linear banks, and terraces east of the present small village and church, indicating that the settlement was much larger.		ST 7176 5576	25710
12	Modern	Second World War anti-tank obstacles, Single Hill Bridge, Foxcote. Seven large (c4-5 foot) concrete pyramids stand by the bridge on the edge of the river. They appear to be blocking a ford. This is part of GHQ line (General Headquarter) (Green) which follows the Wellow Brook at this point but any structures will lie mostly outside the county boundary.		ST 7206 5615	44882
13	Prehistoric	Long Barrow. A barrow to the east of the Stowborough - Foxcote road (the Braysdown Barrow) was opened by Skinner in 1815. It had a cruciform cist. Skinner's illustration is suggestive of a chambered long barrow. Evidence of both cremation and inhumation burials was found, also two flint arrowheads.		ST 709 562	MBN1596, EBN1849 & EBN2270
14	Post-Medieval - Modern	Writhlington (Lower) Colliery. Writhlington Lower Colliery was still active in 1968. A steam winding engine was replaced in 1966 by an electric winder. Large tip. An estate map of c1800 shows "coal work and engine".		ST 71 55	MBN1598
15	Post-Medieval - Modern	Foxcote Colliery spoil heap. Spoil heap north of lane from Upper Writhlington to Foxcote.		ST 711 552	MBN2316
16	Medieval - Modern	Paglinch Farmhouse. Medieval origins indicated by blocked trefoil headed lancet window. Date stone of 1632 over door.	Grade II LB	ST 71180 55709	MBN2628, NHLE 1135727

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17	Modern	Pill Box SW of Paglinch Farm. A WW2 Pill-Box surmounts an earth mound probably associated with Shoscombe colliery on the other side of the Somerset & Dorset Railway.		ST 709 555	MBN4584
18	Post-Medieval	Site of Limekiln shown on estate map of c. 1800.		ST 707 551	MBN4891
19	Post-Medieval	Site of brick kiln shown on estate map of c. 1800.		ST 706 553	MBN4892
20	Modern	Shoscombe and Single Hill Halt station. Opened in 1929, closed in 1966.		ST 7197 5617	MBN5104
21	Unknown	Enclosure. Square enclosure, in Shoscombe Vale, just NE of Green Lane. Hollow way leads eastwards from it towards St Julians Rd.		ST 714 560	MBN5265
22	Post-Medieval	Somerset Coal Canal Peglynch Farm to Radstock. c 2800yds of the Radstock Line running from Peglynch Farm westward along the north side of Wellow valley to the canal terminus below the Waldegrave Arms, Radstock. Built 1795-1800, opened 1804, disused by 1814 when it was replaced by a tramway along the towpath.		ST 712 558	MBN6232, EBN3728
23	Post-Medieval	Site of Shoscombe Colliery. Begun in 1828, but closed before 1860. There are few remains visible at this site, which was connected to the Somerset Coal canal tramway.		ST 709 556	MBN6237 & 8352
24	Post-Medieval - Modern	Single Hill Methodist Chapel. Date plaque 1845 enlarged 1975. All the windows are intact and original coloured glass survives outside.		ST 72071 56273	MBN11279
25	Medieval	Foxcote Manor. Originally a parish east of Writhlington on a slope overlooking Wellow Brook to North Collinson. Mentioned in Domesday as Fuscote.		ST 71651 55587	MBN11690
26	Multi-Period	Radstock Conservation Area. Designated in 1999 due to the industrial history of the area including coal mining areas, buildings & associated features.	CA		
27	Multi-Period	Historic Landscape Character – Anciently Enclosed Land. Characterised by field enclosed pre – C17 with a general size of 6 – 12 ha and less than 25% boundary loss since 1905.	HLC		
28	Post-Medieval - Modern	Shoscombe Primary School and St. Julian's Church. School and Anglican Parish Church. 1868 and 1912. Rubble, stone slate roofs.		ST 71679 56168	NHLE 1129512
29	Post-Medieval - Modern	Foxcote Farmhouse. The farmhouse has at least C16 origins. The associated farmstead is likely to have contemporary origins. The 1840 tithe map shows the farmstead included the C16 field barn [AB 4].		ST 71555 55551	



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