

**Land at Curry Rivel,  
Somerset  
Heritage Statement**

Client: MR P WHITE & MRS F WHITE

AB Heritage Project No:60024

Date:20/07/2017

## Land at Curry Rivel, Somerset Heritage Statement

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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Mr P and Mrs F White to produce a Heritage Statement to cover a proposed development at Land at the rear of Warwick House, And Middlethorpe House, Somerset, TA10 0JF which is situated adjacent to the Grade II\* listed Middlethorpe House [AB 26] (National Heritage List for England entry1249233) .
- 1.1.2 This report has been requested by Historic England during consultation between Jaqueline Martinez (Assistant Inspector of Monuments, Historic England) and the John Millar (Case Officer, South Somerset District Council (SSDC)), undertaken by letter on 18<sup>th</sup> July 2016 (see Section 2.2). In this letter, the site is known as 'Land Rear of Warwick House, Wiltown, Curry Rivel, Langport'. Further consultation was undertaken between Daniel Dodds (Senior Heritage Consultant, AB Heritage) and Greg Venn(Conservation Officer, SSDC) on 2 May 2017.

### 1.2 Statutory Designations

- 1.2.1 There are no designations within the proposed development site.
- 1.2.2 The rear garden of Grade II\* listed Middlethorpe House [AB 26], forms the south-western boundary of the northern half of the site. The house itself is c. 30m from the site boundary.

### 1.3 Site Location & Description (Fig. 1)

- 1.3.1 The site is located on the northern side of Wiltown Road (B3168), in the south of Curry Rivel, Somerset; NGR: ST3902, 2503. It is situated on land to the rear of Southleigh and Warwick House and the Grade II\* listed Middlethorpe House [AB 26].
- 1.3.2 The northern part of the site is rectangular and the adjoining southern part of the site is L-shaped around an adjacent property of Southleigh. The site covers a total area of 0.6 hectares and is accessed from the Wiltown road (B3168), in the south-eastern corner of the southern part of the site, opposite the Wiltown Garage.
- 1.3.3 The site is currently occupied by a former orchard and is currently greenfield in a slightly overgrown state. The part of the site that fronts the Wiltown Road (B3168) is currently under light grazing by sheep.
- 1.3.4 The site slopes from the south at c. 44.5 m OD, upwards to the north at c. 50 m OD.

### 1.4 Proposed Development

- 1.4.1 As this is an outline planning application only, the details of the proposed development have not been finalised. Figure 3 shows a plan of the site with a location of a proposed access road from the Wiltown Road (B3168). This scheme provides an indication of the likely positions of seven proposed dwellings and their massing.
- 1.4.2 An access point for a new road is proposed in the south-western corner of the site opposite Wiltown Garage, where there is an existing gate flanked by hedgerows. The proposed access

point will be widened and a road will lead from the south-west corner, across the southern part of the site, along the north-eastern boundary and into the northern part of the site before curving round into a T-shape. Screening with shrubs / hedgerows is proposed in several locations across the site (Fig. 3).

## 2. AIMS & METHODOLOGY

### 2.1 Aims

- 2.1.1 NPPF128 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.
- 2.1.2 *'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.

### 2.2 Consultation

- 2.2.1 Consultation between the Conservation Officer for SSDC, Mr Greg Venn and Daniel Dodds, Senior Heritage Consultant, AB Heritage, was undertaken on 2<sup>nd</sup> May 2017, and was focused on the forthcoming application for outline approval. The consultation covered:
- The impact on the curtilage (historical Setting) of Middlethorpe House when the site is opened up by the creation of a permanent entrance on Wiltown Road and the access road within the site
  - Impact a proposed development would have on the setting of Middlethorpe House
  - Mr Venn emphasised that the Heritage Statement should not be concerned with the wider development of Curry Rivel

### 2.3 Data Collation

- 2.3.1 The assessment has been carried out, with regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (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 Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area (South West Heritage Trust 2017). For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1.
- 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 and the Somerset HER;
- PastScape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 15<sup>th</sup> May 2017. During the site visit, an inspection of the site was made 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. 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 Assessment of the Cultural Heritage Resource**

- 2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).



**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	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).
<b>REGIONAL</b>	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.
<b>LOCAL</b>	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.
<b>NEGLIGIBLE</b>	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.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 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 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 Magnitude of Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	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.
<b>MEDIUM</b>	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
<b>LOW</b>	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.
<b>NEGLIGIBLE</b>	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.
<b>UNCERTAIN</b>	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 Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	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 P & Mrs F White, 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 (May 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.

### 3. HISTORIC BACKGROUND

#### 3.1 Historic Development Overview

- 3.1.1 There is very little evidence pre-dating the Medieval period within the 500m study radius. No prehistoric or early-medieval remains are recorded within the study area. Only a single Roman coin [AB 1] has been recorded within the study radius, however Roman activity has been recorded in the wider area at Fairview House [HER: 58850], c. 530m to the east of the site and at the Scheduled Roman Villa [HER: 53902] in Drayton, c. 950m to the east of the site.
- 3.1.2 The Grade I Listed Medieval Church of St Andrew and its churchyard [AB 2] is located c. 340m to the north-east of the site. The church is predominantly of Perpendicular style, dating from the 14th - 16th centuries, and there are some surviving elements of 13th century date, such as the north chapel. The tower was rebuilt in 1861. The churchyard has been in use since the medieval period and was later extended across the road. A watching brief [AB 3] in 2003 revealed several graves indicating a long period of use. Earlier architectural elements were observed within the church fabric and rock cut graves were encountered under the floor.
- 3.1.3 The post-medieval period is well represented by historic buildings within the study area, including 24 Grade II and two Grade II\* listed buildings. The earliest surviving buildings date to the 16th century, including the Grade II listed former bakehouse and cider house [AB 13] at Hillards Farm, c. 130m to the north-west of the site; the Bell Hotel [AB 15], c. 145m to the north-east of the site; and Little Wiltown, [AB 23], c. 280m to the south of the site.
- 3.1.4 The early settlement core grew up around the medieval Church of St Andrew [AB 2] on the northern side of the A378. Undated earthworks [AB 36] to the west of the church, c. 270m to the north of the site, are thought to represent the former manor house described as 'in ruins' in 1633. Later historic buildings in this area include the Parish room [AB 6], built in 1823; and the mid-19th century Manor Farmhouse and forecourt wall [AB 7], both of which are Grade II listed.
- 3.1.5 The historic settlement of Curry Rivel developed in a linear pattern along the A378 [AB 29], c. 55m to the north of the site, and along the Wiltown road [AB 30], which forms the south-eastern boundary of the southern part of the site. The main roads [AB 29 & 30] through the village were turnpiked in 1753. A number of shops and houses dating from the 18th and 19th centuries line the A378, (named Churchway' as it passes through the village), including: Coombstock House [AB 8], Coopers Cross Gallery and attached house [AB 9], Cramford and forecourt wall [AB 10]; and The Limes [AB 17]. Those located on the southern side of Churchway, closest to the site comprise: Chatham House and forecourt railings [AB 16], a 19th century house, c. 40m to the north of the site; V.N. Jewell Butcher's with attached house [AB 19], c. 60m to the north-east of the site; Holly Cottage and wall [AB 17], c. 65m to the north-west of the site; and Symes Foodstore and wall [AB 18], c. 65m to the north-west of the site.
- 3.1.6 Hillards Farmhouse [AB 11] is a Grade II listed farmhouse of 17th century date, which fronts onto Churchway in the western side of the village, c. 130m to the north-west of the site. There is also a 17th century barn [AB 12] within Hillards farmstead.

- 3.1.7 A smaller settlement of Wiltown is located to the south of Curry Rivel. Several historic buildings survive in this area, including three Grade II listed buildings: Little Wiltown, [AB 23], Wiltown House [AB 24], and Wiltown Farmhouse [AB 25]. This cluster of buildings is located c. 280m to the south of the site. Remains of a windmill [AB 32] have been recorded at Wiltown, c. 460m to the south of the site, and a lime kiln [AB 33], is recorded c. 100m to the south-east of the site.
- 3.1.8 The Grade II\* listed Middlethorpe House [AB 26], fronts onto the Wiltown road. The house was built in the 17th century and has early 19th century alterations. It comprises a two-storey house, built from coursed and squared lias stone, which is used in a number of buildings and walls around the village. The rear garden of Middlethorpe House forms the south-western boundary of the northern half of the site. Also, fronting onto Wiltown, is the Grade II listed United Reform Church [AB 28], c. 85m to the north-east of the site, which was built in 1840 and formerly known as the Congregational chapel. Adjacent to the chapel and of contemporary date are a pair of cottages known as the Old Manse and Rest Harrow [AB 27].
- 3.1.9 During the 17th and early 18th centuries, some larger country houses were built just outside the core settlement. Surviving examples include the Grade II\* listed The Limes (previously listed as The Yews) [AB 22], c.220m to the north of the site and Grade II listed Peel Barton [AB 4], c. 470m to the north-east of the site.
- 3.1.10 The Grade II listed War Memorial [AB 34], c. 209m to the north-east of the site, was erected in 1920.

## **3.2 History of Land to the North of Warwick House, Curry Rivel**

- 3.2.1 The site is located within a rural area, situated in an undeveloped triangle of land between the A378 [AB 29], c. 55m to the north of the site, and along the Wiltown road [AB 30], which forms the south-eastern boundary of the southern part of the site. There have been few changes within the site since the late 19<sup>th</sup> century.
- 3.2.2 In the 17<sup>th</sup> century, Middlethorpe House [AB 26], was constructed c. 30m from the south-western boundary of the northern half of the site.
- 3.2.3 The Tithe Map of Curry Rivel, c. 1840 (Plate 1), shows that the northern half of the site was within an area covered by orchard, while the southern part of the site was within a field. A small square structure is shown in the north-eastern corner of the site, within the boundary of Middlethorpe House which is shown to the south-east in plot 697, along with another building, adjoining on the southern side in plot 698. This map seems to indicate that the orchard is separated from Middlethorpe House and its outbuildings by a property boundary at the rear of the house, this renders the question of ownership and curtilage at this time inconclusive.





- 3.2.6 The site does not undergo any fundamental structural change through to the present day, however, by 2016 (Plate 3) the site is no longer an orchard, but resembles its current grassed state. Beyond the east boundary of the site the plot of land fronting the Wiltown Road between Middlethorpe House [AB 26] and Southleigh is infilled with Warwick House (with datestone marked PJP 1986). The Wiltown Garage has also been constructed immediately across the main road from the southernmost point of the site boundary.

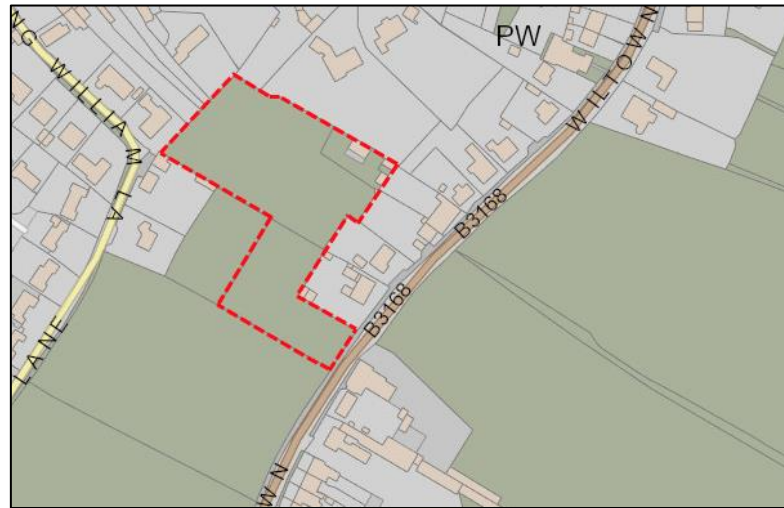


Plate 3: OS Base Map 2016

### 3.3 Setting of Land to the north of Warwick House, Curry Rivel

- 3.3.1 The northernmost part of the site is a former orchard, which the historic mapping (Plate 2) suggests was associated with Middlethorpe House [AB 26]. This part of the application site retains its original lias stone wall, which survives intact (Photo 1 & 2). This wall was formerly within the curtilage of Middlethorpe House [AB26] and enclosed the house and orchard. There is no evidence to suggest that the wall forms part of the current Listing of Middlethorpe House [AB 26]. A pair of stone built outbuildings on the northeast boundary of the application area were also historically associated with Middlethorpe House [AB 26], though they are now under separate ownership, separated by a stone wall and are also not included in the Listing description for Middlethorpe House [AB26].



**Photo 1: Looking East. Showing lias stone enclosing wall**

- 3.3.2 The southernmost part of the site occupies an open greenfield position to the rear of Southfield. This part of the site shares a setting similar to that of the northern portion, but without the suggested association to the Grade II\* Middlethorpe House [AB 26].
- 3.3.3 Beyond the site boundaries, the immediate setting is predominantly characterised by residential development with its associated gardens, including the recently built Warwick House next door. During the 1980s the field immediately to the north of the site and Middlethorpe House was developed as residential gardens associated with Hillside Close (Photo 2).



**Photo 2: Looking East towards Hillside Close gardens**

- 3.3.4 To the west and south west of the southern part of the site, the views beyond the boundary look across pasture towards Stoneyhurst Drive in the distance (Photo 3).





**Photo 3: Taken from southern boundary, looking west towards Stoneyhurst Drive**

- 3.3.5 Taken in its entirety, there is little doubt that the application site forms part of the setting of Middlethorpe House. The site has been shown to have been contextually associated with Middlethorpe House [AB 26] as it formed the enclosed orchard and outbuildings within the curtilage of the house. The degree of contextual association is considered to be medium or low, as the predominant setting of the house was, and is, focused on its front and its relationship with the road and the views to the east.

### **3.4 Significance of Middlethorpe House**

- 3.4.1 As a Grade II\* Listed Building, Middlethorpe House [AB 26] (Photo 4) is considered to be a heritage asset of National Importance (in line with Table 1). The National Heritage List for England Entry reads thus:

*House. C17, early C19 alteration. Coursed and squared lias, coped verges, brick stacks. Two storeys, 3 bays, sash windows with glazing bars. Central door opening in a chamfered Ham stone surround, 4-centred arch head, ribbed and studded door. To each side of ground floor an inserted C20 metal casement. Returns with evidence of stone-mullioned windows, also oval window in freestone surround. Two storeyed brick outshut with casements set back to left. Rear elevation with ovolo-moulded stone-mullioned windows, iron casements, square-paned leaded lights; 2 door openings in chamfered Ham stone surrounds with 4-centred arch heads, plank doors, iron strap hinges. Interior with features of particular importance; very fine early C18 joinery including staircase with large square newels, turned balusters and moulded handrail, panelled dado; panelled room to right of ground floor at rear with fitted cupboard; further smaller items scattered throughout the interior including further cupboards with panelled doors, window seats, window shutters and doors. Some slightly earlier work including plank and muntin partitioning to right room at rear, fireplace with a broad wood bressumer and ceiling beams. Other fireplaces in C18 Ham stone surrounds, 2 on first floor with C19 grates inserted. A very complete and interesting interior.*



**Photo 4: Front of Middlethorpe House**

3.4.2 The buildings in the north-eastern corner of the application site and the walled orchard were historically part of the same parcel of land at Middlethorpe House [AB 26], as indicated on the Ordnance Survey Map in 1888 (Plate 2). These features are not currently designated but they have been shown to be historically linked to Middlethorpe House [AB 26]. The walled orchard and the outbuildings are intrinsically valuable survivals from their historic association with Middlethorpe House [AB 26], and they represent the functional semi-agricultural use of the site as an orchard (Photo 5). In line with Table 1, the outbuildings and the wall are considered to be of Local Importance and they contribute to a medium or low degree to the significance of the setting of Middlethorpe House [AB 26]. As discussed above, the key to the significance of the setting of Middlethorpe House [AB 26], (which has been designated for its survival and its architectural an internal completeness), is focused on the front and its relationship to the main road and the views beyond.



**Photo 5: Looking Southeast. Showing outbuildings and rear of Middlethorpe House**

### **3.5 Predicted Impact of Proposed Development**

3.5.1 It is proposed to access the application site from an existing gateway from the Wiltown Road (B3168). This entrance will need to be widened to accommodate vehicles passing on either

side. The access will then move into the application site, remaining parallel to the site boundary and terminating in a hammerhead arrangement towards the north-western part of the application site (Fig 3).

- 3.5.2 The proposed access route will require that a portion of the lias stone wall that encloses the former orchard will need to be pierced to allow the movement of traffic and pedestrians into and out of the site. This will result in a Direct Low magnitude of impact upon the wall in line with Table 2 i.e. 'a small proportion of the surviving heritage resource is altered'. This results in a not significant, significance of effects in line with Table 3.
- 3.5.3 The proposed site plan (Fig. 3) shows that the applicant has proposed the location of the dwellings to be towards the western limit of the proposal site. The dwellings will be spaced uniformly around the cul-de-sac of the access road with a single dwelling being sited beyond the southern boundary of the former orchard.
- 3.5.4 It is considered that the intervisibility from the rear of Middlethorpe House **[AB 26]** to the proposed dwellings would have an Indirect Low to Medium magnitude of impact on the overall setting of Middlethorpe House **[AB 26]**. Furthermore, it is proposed that the south eastern portion of the former orchard be left clear of construction, and a scheme of 'indigenous shrubs' be planted to maintain the orchard feel and more open dominant view from the rear of the Listed Building.
- 3.5.5 This magnitude of impact considers the broader residential character of the application site and its wider setting, as well as the fact that the key vistas from Middlethorpe House **[AB 26]** would have been directed from the front of the building rather than to the orchard at the rear. The magnitude of impact accepts that some adverse impact is inevitable to the surviving vista from the rear across the former orchard. It is also considered that the views available from Middlethorpe House **[AB 26]** have been restricted in recent times by the construction of Warwick House next door and the encroachment of residential development such as Hillside Close and Stoneyhurst Drive beyond the former orchard boundary wall. Overall the adverse significance of effects on the setting of the Listed Building from the placement of any new dwellings along the proposed access route and at the west of the proposal site is considered to be Direct and Major to Moderate in line with Table 3, which equates to substantial harm.
- 3.5.6 Proposed development plan includes for the planting of trees within the enclosed gardens of the dwellings. These trees would help to break up the straight lines and angles associated with the houses and fences, and will provide a degree of the greenery of the former orchard. This measure is considered to be an indirect Low Beneficial magnitude of impact upon the setting of Middlethorpe House **[AB 26]**.
- 3.5.7 The applicant acknowledges that the outbuildings and the enclosure wall are of intrinsic historic value. It has been proposed that these features will be fully retained in the case of the stone out buildings, whilst only essential alterations will be enacted upon the wall for site access. This measure will have a Low to Medium Beneficial magnitude of impact upon the setting of Middlethorpe house, as it will retain an element of historical and evidential continuity on the site.
- 3.5.8 The applicant has proposed the provision of a stone boundary wall of 2.4m height and screen planting of hedge and shrubs along the boundary between Middlethorpe House and the site.

This will reduce the visibility between the Heritage Asset and the proposed dwellings and can be seen to have a Low Beneficial magnitude of impact on the setting of the house.

- 3.5.9 The location of the proposed access route has been designed to reduce the degree of crowding to Middlethorpe House from the development. In the area of the former orchard planned to be clear of re-development, the applicant proposes to provide the open space with 'indigenous shrubs' to retain the appearance of orchard and to provide screening from the previous residential developments beyond to the west. This measure can be considered to have an Indirect Low Beneficial magnitude of impact to the setting of Middlethorpe House.
- 3.5.10 Taken together these beneficial measures could be considered to equate to a Medium to Low Beneficial magnitude of impact, reducing the overall significance of effect to Moderate to Minor in line with Table 3 – this could equate to less than substantial harm.

### **3.6 Outline Recommendations**

- 3.6.1 Further designed planting and thoughtful placement of streetlighting at the edge of the housing could be used to lessen the impact of the new dwellings. The thoughtful use of low level streetlighting could also reduce the impact of the development as seen from the Listed Building [AB 26]. These mitigation measures could see the significance of effects of the development reduced to Minor significance, which is classed as less than significant.

## 4. REFERENCES

### 4.1 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979  
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment [http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA\\_2.pdf](http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf)
- Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures  
[http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings\\_1.pdf](http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf)
- Grid Reference Finder, 2016 <http://www.gridreferencefinder.com/>
- Heritage Gateway, 2016 <http://www.heritagegateway.org.uk/Gateway/Results.aspx>
- Historic England, 2015, The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>
- Historic England, 2008 Conservation Principles, Policies & Guidance  
<https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>.
- National Planning Policy Framework  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
- Planning (Listed Buildings and Conservation Areas) Act, 1990  
[http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga\\_19900009\\_en.pdf](http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf)
- South West Heritage Trust. 2017. Somerset Historic Environment Record.  
<http://www.somersetheritage.org.uk/>

## Appendices

## Appendix 1 Planning Policy

### Introduction

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

### Statutory Protection for Heritage Assets

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.

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.

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.

### National Planning Policy

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'.

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.”

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.

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.

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’.

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.

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.

## **Local Planning Policy**

South Somerset Local Plan (2006-2028), adopted March 2015

### **POLICY EQ3: HISTORIC ENVIRONMENT**

Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited. All new development proposals relating to the historic environment will be expected to:

- Safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets;
- Make a positive contribution to its character through high standards of design which reflect and complement it and through the use of appropriate materials and techniques;
- Ensure alterations, including those for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment and to respect the character and performance of buildings, adopting principles of minimum intervention and reversibility.



## Appendix 2 HER

This gazetteer incorporates all archaeological and historical sites identified on the Somerset HER, and other sources within the 500m study area.

### Abbreviations

NGR - National Grid Reference

LB – Listed Building

HLC - Historic Landscape Character Area

AHAP – Area of High Archaeological Potential

AB NO.	PERIOD	MONUMENT TYPE	DESCRIPTION	STATUS	NGR	REFERENCE NO.
1	ROMAN	FINDSPOT	ROMAN REPUBLICAN COIN FIND, CURRY RIVEL. A DENARIUS OF PUBLIUS PORCHIUS LAECA (C. 90BC) WAS DUG UP IN A GARDEN IN CURRY RIVEL IN 1916 AND WAS PRESENTED TO TAUNTON MUSEUM BY REV. G. W. SAUNDERS		ST 390 250 (339000,125000)	53884
2	MEDIEVAL / POST-MEDIEVAL	CHURCH, CHURCHYARD	CHURCH OF ST ANDREW AND CHURCHYARD, CURRY RIVEL. THE CHURCH IS ESSENTIALLY PERPENDICULAR BUT WITH SOME LATE C13 EVIDENCE SURVIVING. GRAVEYARD IN USE SINCE AT LEAST MEDIEVAL TIMES. GRAVEYARD EXTENSION SHOWN ACROSS THE ROAD TO THE EAST. THE TOWER WAS REBUILT IN 1860.	LB: GRADE I	ST 391 254 (339188,125420)	53848
3	MEDIEVAL / POST-MEDIEVAL	CHURCH, CHURCHYARD	A WATCHING BRIEF WAS UNDERTAKEN AT ST ANDREW'S CHURCH, CURRY RIVEL, IN 2003. 27 METRES OF TRENCH WERE DUG IN THE GRAVEYARD, REVEALING SEVERAL BURIALS INDICATING A LONG PERIOD OF BURIAL USE TO THE NORTH OF THE CHURCH.		ST 391 253 (339179,125395)	17141
4	POST-MEDIEVAL	HOUSE	PEEL BARTON (PREVIOUSLY LISTED AS PEEL BOTTOM), CURRY RIVEL. HOUSE. C17, C18, C19.	LB: GRADE II	ST 386 253 (338637,125398)	22631

5	POST-MEDIEVAL	HOUSE	THE COTTAGE (PREVIOUSLY LISTED AS PAIR OF COTTAGES 30 YDS. S.S.E. OF CHURCH,), CHURCH GREEN (EAST SIDE), CURRY RIVEL. HOUSE. C17, C19 AND C20 ALTERATION	LB: GRADE II	ST 391 253 (339188,125346)	22635
6	POST-MEDIEVAL	PARISH ROOM	PARISH ROOM, CHURCH GREEN (NORTH SIDE), CURRY RIVEL. PARISH ROOM. DATED ON MUCH OBSCURED DATESTONE TO RIGHT RETURN, 1823	LB: GRADE II	ST 391 254 (339186,125424)	22637
7	POST-MEDIEVAL	FARMHOUSE, WALL	MANOR FARMHOUSE AND FORECOURT WALL, CHURCH GREEN (WEST SIDE), CURRY RIVEL. FARMHOUSE. MID C19. LIAS WALLING TO THE FORECOURT WITH HAM STONE CAPPING.	LB: GRADE II	ST 391 253 (339145,125359)	22638
8	POST-MEDIEVAL	HOUSE	COOMBSTOCK HOUSE, CHURCHWAY (NORTH SIDE), CURRY RIVEL. HOUSE. EARLY C19.	LB: GRADE II	ST 390 251 (339021,125169)	22640
9	POST-MEDIEVAL	SHOP, HOUSE	COOPERS CROSS GALLERY AND ATTACHED HOUSE, CHURCHWAY (NORTH SIDE), CURRY RIVEL. SHOP AND HOUSE. EARLY C19.	LB: GRADE II	ST 391 252 (339181,125204)	22641
10	POST-MEDIEVAL	HOUSE, WALL	CRAMFORD AND FORECOURT WALL, CHURCHWAY (NORTH SIDE), CURRY RIVEL. HOUSE. C18. LIAS FORECOURT WALL WITH A FREESTONE CAPPING, GATEWAY WITH IRON GATE TO LEFT, SPEAR CAPPING.	LB: GRADE II	ST 390 251 (339011,125164)	22642
11	POST-MEDIEVAL	FARMHOUSE	HILLARDS FARMHOUSE, CHURCHWAY (NORTH SIDE), CURRY RIVEL. FARMHOUSE. C17.	LB: GRADE II	ST 388 251 (338872,125153)	22643

12	POST-MEDIEVAL	BARN	BARN ADJACENT TO WEST OF HILLARDS FARMHOUSE, CHURCHWAY (NORTH SIDE), CURRY RIVEL. BARN. C17		ST 388 251 (338846,125153)	22644
13	POST-MEDIEVAL	BAKEHOUSE, CIDERHOUSE	FORMER BAKEHOUSE AND CIDER HOUSE TO THE REAR OF HILLARDS FARMHOUSE, CHURCHWAY (NORTH SIDE), CURRY RIVEL. BAKEHOUSE AND CIDER HOUSE. C16.	LB: GRADE II	ST 388 251 (338869,125166)	22645
14	POST-MEDIEVAL	HOUSE	THE LIMES, CHURCHWAY (NORTH SIDE), CURRY RIVEL. HOUSE. EARLY C19.	LB: GRADE II	ST 389 251 (338918,125160)	22646
15	POST-MEDIEVAL	INN, HOTEL	THE BELL HOTEL, CHURCHWAY (SOUTH SIDE), CURRY RIVEL. INN. C16 ORIGIN, C18, PREDOMINANTLY EARLY C19.	LB: GRADE II	ST 391 251 (339188,125161)	22648
16	POST-MEDIEVAL	HOUSE	CHATHAM HOUSE AND FORECOURT RAILINGS, CHURCHWAY (SOUTH SIDE), CURRY RIVEL. HOUSE. EARLY C19. ORNAMENTAL IRON-RAIL FORECOURT.	LB: GRADE II	ST 389 251 (338978,125133)	22649
17	POST-MEDIEVAL	HOUSE	HOLLY COTTAGE AND WALL, CHURCHWAY (SOUTH SIDE), CURRY RIVEL. HOUSE. EARLY C19.	LB: GRADE II	ST 389 251 (338937,125121)	22651
18	POST-MEDIEVAL	HOUSE, SHOP	SYMES FOODSTORE AND WALL, CHURCHWAY (SOUTH SIDE), CURRY RIVEL. HOUSE AND SHOP. EARLY C19. LIAS-WALLED FORECOURT, 2 GATEWAYS WITH PIERS WITH CROSS-DOMED CAPS.	LB: GRADE II	ST 389 251 (338920,125120)	22652

19	POST-MEDIEVAL	HOUSE	V.N. JEWELL BUTCHER'S WITH ATTACHED HOUSE, CHURCHWAY (SOUTH SIDE), CURRY RIVEL. HOUSE WITH ATTACHED SHOP TO LEFT. C18 WITH SOME C20 ALTERATION.	LB: GRADE II	ST 390 251 (339038,125145)	22653
20	POST-MEDIEVAL	HOUSE, RESTAURANT	THATCH COTTAGE AND ATTACHED RESTAURANT, SCHOOL STREET (EAST SIDE), CURRY RIVEL. HOUSE WITH ATTACHED RESTAURANT C17.	LB: GRADE II	ST 391 252 (339104,125242)	22670
21	POST-MEDIEVAL	LODGE, HOUSE	HEALE LODGE, WATER STREET (SOUTH SIDE), CURRY RIVEL. LODGE, NOW A DWELLING. ALTERED LATE C19.	LB: GRADE II	ST 386 254 (338620,125468)	22674
22	POST-MEDIEVAL	HOUSE	THE LIMES (PREVIOUSLY LISTED AS THE YEWS), WATER STREET (SOUTH SIDE), CURRY RIVEL. SMALL COUNTRY HOUSE. EARLY C18, C19 ADDITION AND ALTERATION.	LB: GRADE II*	ST 389 253 (338946,125312)	22675
23	POST-MEDIEVAL	HOUSE	LITTLE WILTOWN (PREVIOUSLY LISTED AS LITTLE WILTOWN HOUSE) WILTOWN (EAST SIDE), CURRY RIVEL. HOUSE. C16, C18 ALTERATION.	LB: GRADE II	ST 389 246 (338988,124675)	22678
24	POST-MEDIEVAL	HOUSE	WILTOWN HOUSE, WILTOWN (WEST SIDE), CURRY RIVEL. HOUSE. EARLY C19.	LB: GRADE II	ST 389 246 (338961,124623)	22679
25	POST-MEDIEVAL	FARMHOUSE	WILTOWN FARMHOUSE, WILTOWN (EAST SIDE), CURRY RIVEL. FARMHOUSE. C18/EARLY C19.	LB: GRADE II	ST 389 246 (338999,124683)	22680

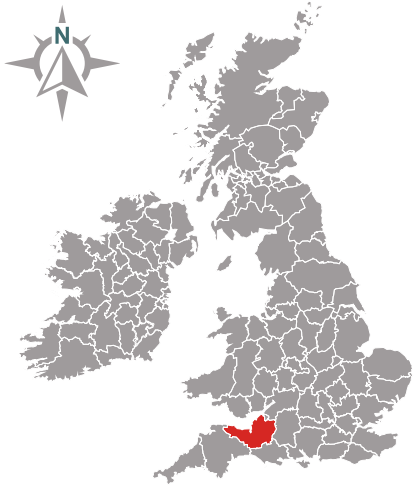
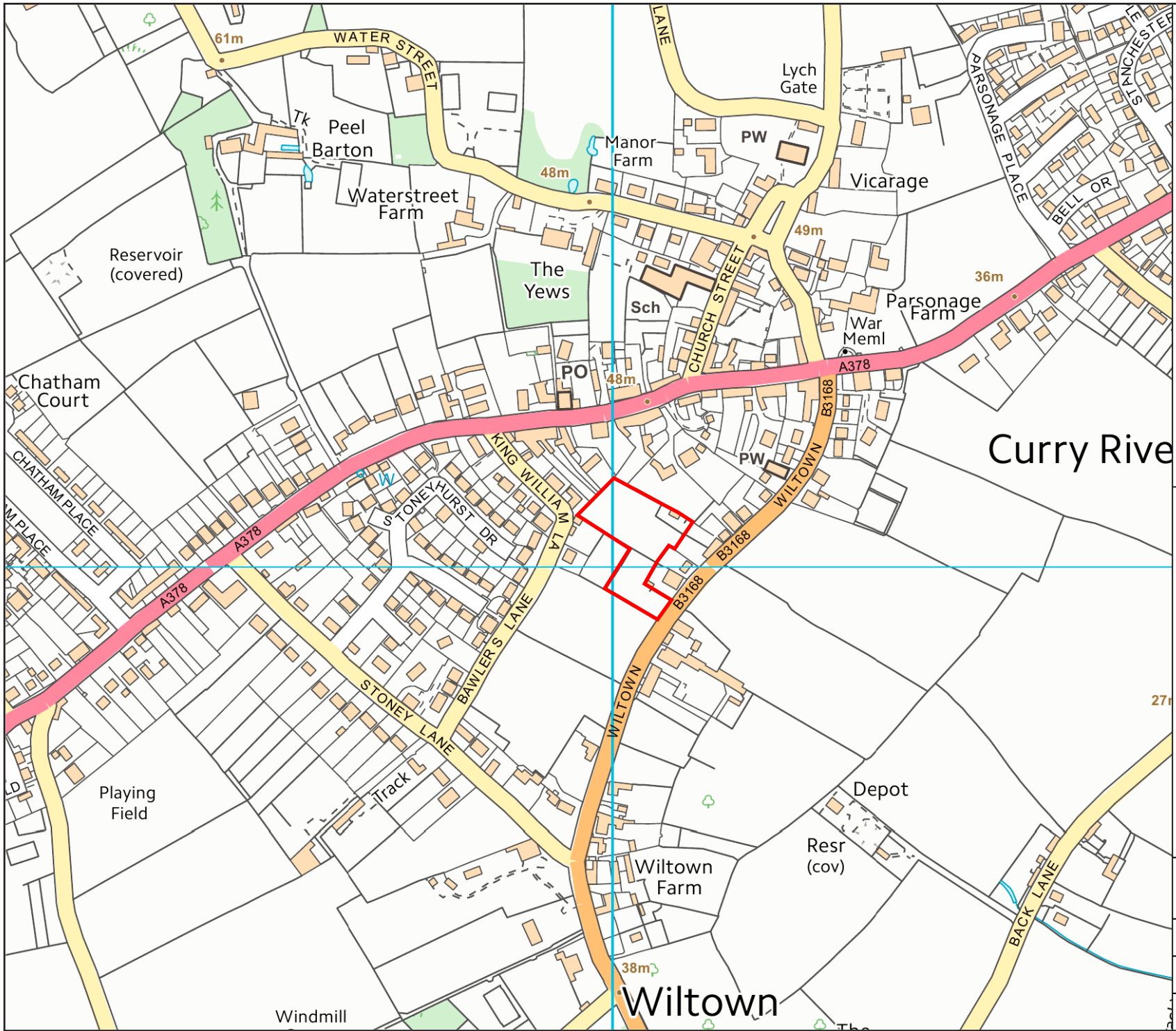
26	POST-MEDIEVAL	HOUSE	MIDDLETHORPE HOUSE, WILTOWN (WEST SIDE), CURRY RIVEL. HOUSE. C17, EARLY C19 ALTERATION. COURSED AND SQUARED LIAS, COPED VERGES, BRICK STACKS. TWO STOREYS, 3 BAYS, SASH WINDOWS WITH GLAZING BARS. CENTRAL DOOR OPENING IN A CHAMFERED HAM STONE SURROUND, 4-CENTRED ARCH HEAD, RIBBED AND STUDDED DOOR. TO EACH SIDE OF GROUND FLOOR AN INSERTED C20 METAL CASEMENT.	LB: GRADE II*	ST 390 250 (339096,125021)	22682
27	POST-MEDIEVAL	HOUSE	THE OLD MANSE AND REST HARROW, WILTOWN (WEST SIDE), CURRY RIVEL. PAIR OF COTTAGES. PROBABLY 1840.	LB: GRADE II	ST 391 251 (339166,125106)	22683
28	POST-MEDIEVAL	CHURCH, CHAPEL	UNITED REFORMED CHURCH (PREVIOUSLY LISTED AS CONGREGATIONAL CHAPEL), WILTOWN (WEST SIDE), CURRY RIVEL. FORMER CONGREGATIONAL CHAPEL, NOW UNITED REFORMED CHURCH. INCISED DATESTONE TO THE FRONTAGE:- "1840".	LB: GRADE II	ST 391 250 (339155,125095)	22684
29	POST-MEDIEVAL	ROAD	EIGHTEENTH-CENTURY TURNPIKE ROAD, FIVEHEAD TO LANGPORT. A TURNPIKED ROAD OF THE LANGPORT TRUST. THE ROAD WAS TURNPIKED IN 1753 FROM ST353234, THE TERMINAL POINT OF THE TAUNTON TRUST. THE ROAD WAS REALIGNED AND LIFTED TO CROSS THE TAUNTON-YEOVIL RAILWAY AT ST414266 C 1853.		ST 389 254 (338905,125434)	24694
30	POST-MEDIEVAL	ROAD	EIGHTEENTH-CENTURY TURNPIKE ROAD CURRY RIVAL TO WESTPORT. THE ROAD WAS TURNPIKED IN 1753 AND WAS THE NORTHERN SECTION OF THE CURRY RIVAL TO ILMINSTER ROAD.		ST 390 224 (339073,122480)	24696
31	POST-MEDIEVAL	GATES, PIERS, WALL	VICTORIAN GATES, GATE PIERS AND WING WALLS, THE ELMS, WILTOWN, CURRY RIVEL. RUSTICATED SQUARED STONE GATE PIERS AND TERMINAL PIERS TO SERPENTINE RED BRICK WING WALLS ON STONE BASE. WROUGHT IRON GATES. VICTORIAN.		ST 390 245 (339014,124570)	30323

32	POST-MEDIEVAL	WINDMILL	WINDMILL, WILLTOWN. "WINDMILL (DISUSED)" PRINTED ON OSAD 6" MAP. MARKED ON GREENWOODS MAP OF 1822 AND WORKED, FROM INFORMATION OBTAINED LOCALLY, UNTIL SOME TIME BETWEEN 1874 AND 1884 REMAINS OF THE TOWER TO A HEIGHT OF ABOUT 9FT EXIST, BUILT OF NEATLY SQUARED LIAS BLOCKS. THE TOWER WAS BROUGHT DOWN TO THIS LEVEL BY ABOUT 1930.		ST 387 245 (338760,124545)	53858
33	POST-MEDIEVAL	LIMEKILN	LIME KILN, WILLTOWN. "OLD KILN" PRINTED ON OSAD 6" MAP.		ST 391 249 (339140,124908)	53861
34	MODERN	WAR MEMORIAL	WAR MEMORIAL, A378, CURRY RIVEL. A WAR MEMORIAL TO 20 MEMBERS OF THE PARISH THAT DIED IN WWI AND 8 THAT DIED IN WWII. THE MEMORIAL CONSISTS OF A STONE CROSS ON A SQUARE SHAFT AND OCTAGONAL PLINTH. THIS IS ON AN OCTAGONAL BASE. BRONZE PLAQUES LISTS THE NAMES OF THE FALLEN. ERECTED 1920.	LB: GRADE II	ST 392 252 (339222,125203)	17848
35	UNDATED	EARTHWORKS	VILLAGE EARTHWORKS, CURRY RIVEL. EARTHWORKS SE OF THE CHURCH MAY BE THE REMAINS OF BUILDINGS, ALTHOUGH THEY HAVE BEEN QUARRIED		ST 393 253 (339342,125311)	53869
36	UNDATED (PRE 1633) / POST-MEDIEVAL	MANOR HOUSE, DOVECOTE	MANOR HOUSE AND DOVECOTE, CURRY RIVEL. EARTHWORKS REMAIN TO THE NW OF THE CHURCH. INDIVIDUAL BUILDINGS CAN BE SEEN THEY MAY REPRESENT THE FORMER MANOR HOUSE WHICH WAS DESCRIBED AS BEING IN RUINS IN 1633. THE N CHAPEL IN THE CHURCH MAY HAVE BEEN A MANORIAL CHAPEL. A PAINTING OF 1841 SHOWS A DOVECOTE ALSO.		ST 389 254 (338982,125452)	53870
37	UNDATED	TRACK	EVALUATION (2001), CURRY RIVEL PRIMARY SCHOOL, CURRY RIVEL A LAYER OF COBBLES/STONES WHICH MAY HAVE REPRESENTED A TRACK SURFACE APPROACHING THE RIVER. NOTHING WAS FOUND TO DATE THIS AND IT MAY BE NATURAL.		ST 390 252 (339035,125277)	15164

38	UNDATED	N/A	WATCHING BRIEF (2003), VICARAGE GARDEN, CURRY RIVEL. A WATCHING BRIEF WAS UNDERTAKEN IN 2003 IN ADVANCE OF THE CONSTRUCTION OF A NEW RECTORY IN THE VICARAGE GARDEN. NO GRAVE CUTS OR HUMAN BONE FRAGMENTS WERE RECORDED, INDICATING THE DEVELOPMENT SITE CAN NEVER HAVE BEEN INCLUDED WITHIN THE BOUNDS OF THE CHURCHYARD.		ST 392 254 (339232,125409)	16321
39	N/A	AHAP	AREA OF HIGH ARCHAEOLOGICAL POTENTIAL	AHAP		LOCAL PLAN- INSET MAP (NORTH 1)



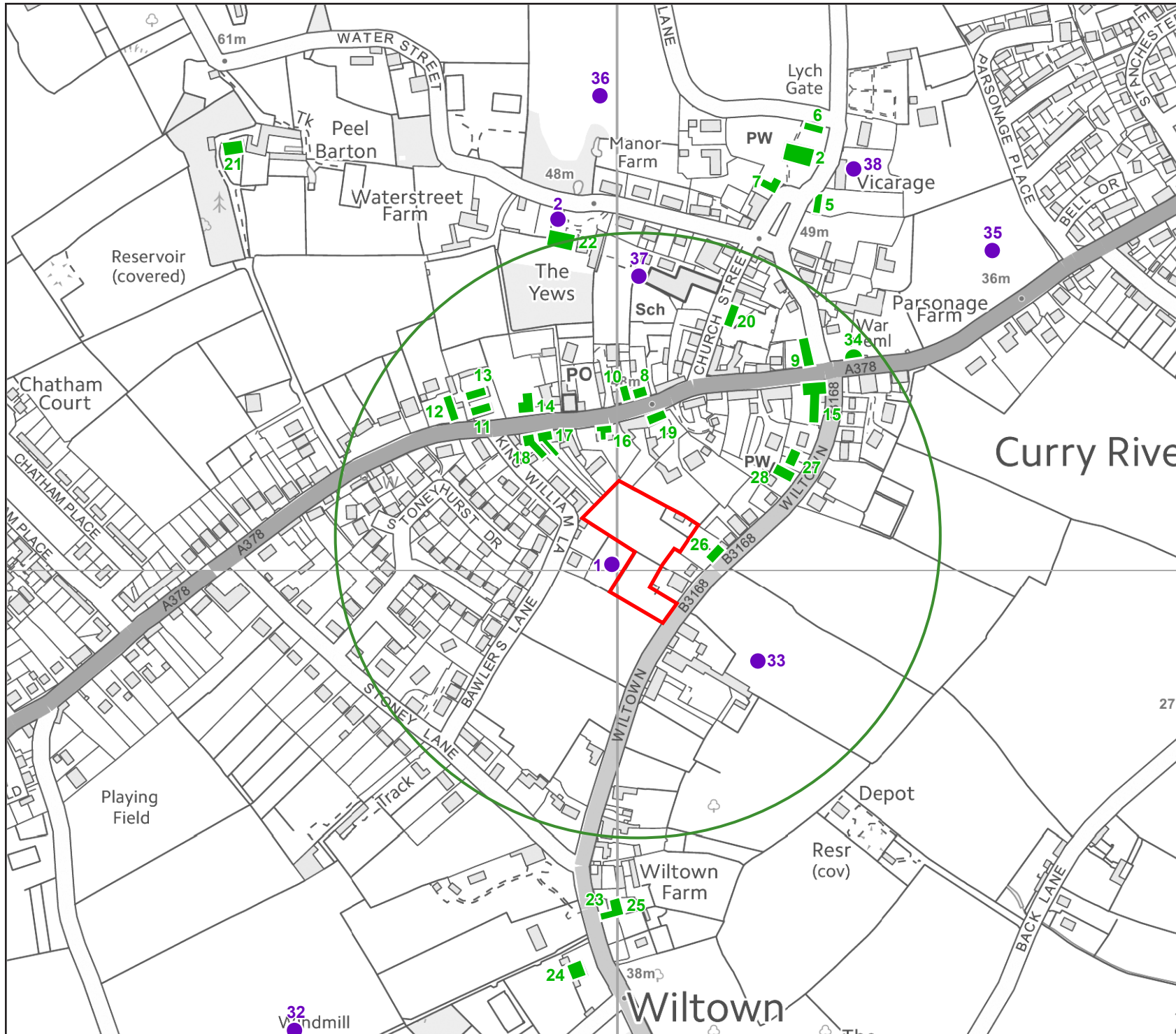
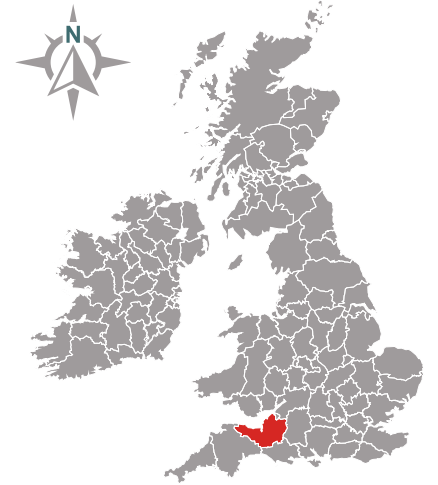




**KEY**  
 Site Boundary



Figure 1: Site Location	
Project: Land at Curry Rivell	
Date: 26 /05 /17	Job No: 60000
Drawn by: PL	Approved by:



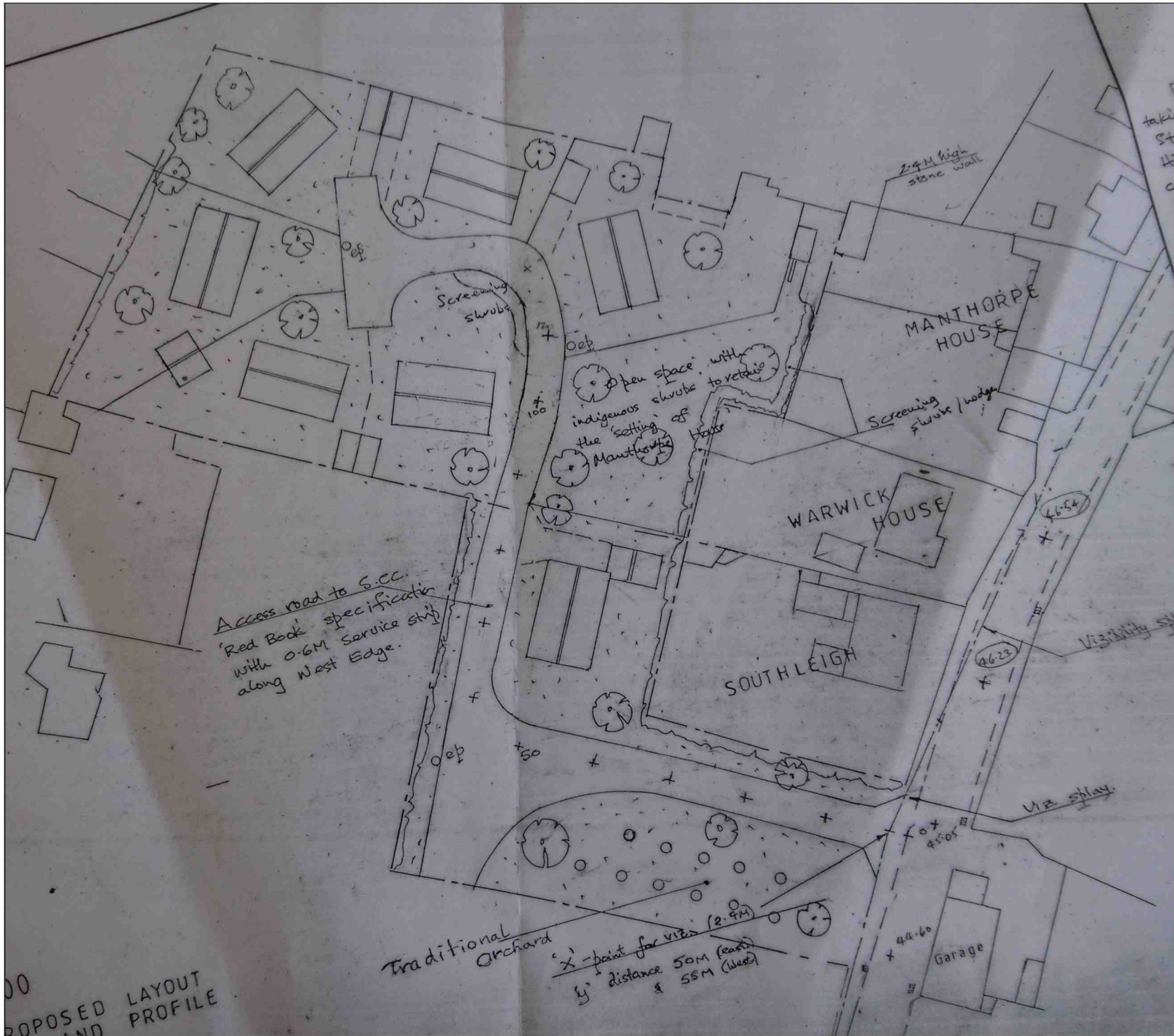
**KEY**

- Site Boundary
- Search Area (250m)
- ▬ Listed Building
- Monument



Figure 2: Map of Cultural Heritage Features	
Project: Land at Curry Rivel	
Date: 26 /05 /17	Job No: 60000
Drawn by: PL	Approved by:





**KEY**

Not to Scale. Do not measure off

Figure 3: Proposed Development

Project: Land at Curry River

Date: 20/07/2017 Job No: 60024

Drawn by: PL



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