

Heritage Assessment Outbuilding at The Cross,  
Childswickham, Broadway WR12 7HJ

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RDA Heritage Assessment and Statement of Significance for Outbuilding belonging to The Cross, Childswickham, Broadway WR12 7HJ

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## 1 Introduction

### 1.1 The Consultants

**Rock Davidson Associates.** Consultants: **Louisa Davidson** MA [Dist] HistEnvCons BA(Hons) **IHBC** and **Jacob Rock** MA PGDip[Dist] HistEnvCons PGCE

### 1.2 The Client

### 1.3 Background Heritage Statements and Assessments of Significance

Heritage statements/assessments should ideally be prepared by an appropriate professional with the necessary expertise to properly assess the heritage asset and its significance. For buildings or sites of high significance [e.g. for nationally designated heritage assets/listed buildings] it is recommended that the statement be prepared by an architectural historian, an accredited conservation architect, accredited heritage consultants or qualified archaeologist. It is required under legislation National Planning Policy Framework Updated 2021 [NPPF] in England that an understanding of the history and fabric of a building, and what makes it special architecturally, historically, its exterior elevations and its setting, this includes the interiors, including historic fixtures and fittings, is necessary when making changes. NPPF Updated 2021 policy paragraph 194 states “assets assessed using appropriate expertise”

Proposals affecting heritage assets 194. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.*

The British Standards BS 7913 guide to ‘The Conservation of Historic Buildings’ recommends “using competent qualified experts in the field of conservation when assessing significance” IHBC credentials and post-nominal letters are recognised as appropriate validation. This report will enable the LPA to fully understand how any proposed changes will impact on the significance of this listed building.

“Analysis would generally be undertaken by a suitably qualified specialist, expert in an appropriate branch of conservation, architectural history, garden history and/or archaeology, or, in more complex circumstances, group of specialists, who can describe significance in a way which is acceptable to the local planning authority and which therefore assists a successful application.” Ref HE Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019

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## 1.4 Methodology

This is a desk and web based assessment using books, and appropriate websites. Worcestershire Archaeology HER was consulted and The Cross and this building are not currently on the HER. The HER WSM21754 Cross house and WSM35136 The Old Cottage reports are in the Appendix. This assessment has been commissioned to help inform the LPA on a proposal but is not an analysis of any proposed new works or the impact. This report does include some assessment of significance of the heritage asset and its surroundings and analysis of the historic fabric as found and could be seen on 24<sup>th</sup> August 2021 and conservation advice

There was one site visit made on August 24th 2021 to access and take photographs, equivalent to a Level 1-2 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*]

**KEY to Significance Levels-** With reference to Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019 AND A significance level has been added for guidance based on Conservation Principles, English Heritage, 2008 p72

<b>HIGH</b>	Elements and elevations are historically and architecturally significant
<b>MEDIUM</b>	Elements and elevations are later additions but some may have historical, architectural, community significance
<b>UNKNOWN</b>	Further Analysis may be needed
<b>LOW</b>	These elements /elevations are low and or have a negative impact to the historic fabric.

## 1.5 Limitations

Limited access to the roof void of outbuilding. No lifting of floor coverings was undertaken. No access to house itself, The Cross, to be able to date this building more accurately.

## 1.6 Copyright

Rock Davidson Associates shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides permission to the client and the Council for the use of the report by the client and the Council relating to any planning matters and to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions. This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of RDA. No Liability to third parties is accepted for advice and statements made in this report. The facts contained within are written to the best of our knowledge with resources available. RDA reports are deposited with the local HER so a record of The Cross and this Outbuilding will be given a monument record HER number. All photographs by RDA unless otherwise stated.

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## 2 The Site & Constraints

Outbuilding belonging to The Cross, Childswickham, Broadway WR12 7HJ



**Row of Houses by The Cross. The Cross is the brick house circled in red**  
Photo courtesy geograph-4435637-by-Philip-Pankhurst



**Outbuilding EAST elevation in rear garden of The Cross -subject of this report [Photo RDA]**

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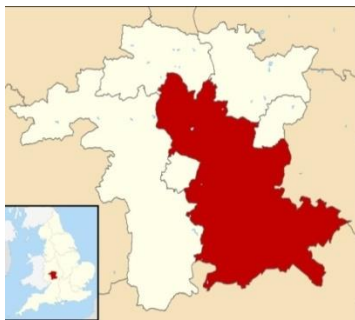
## 2.1 Location

### The Cross, Childswickham, Broadway WR12 7HJ

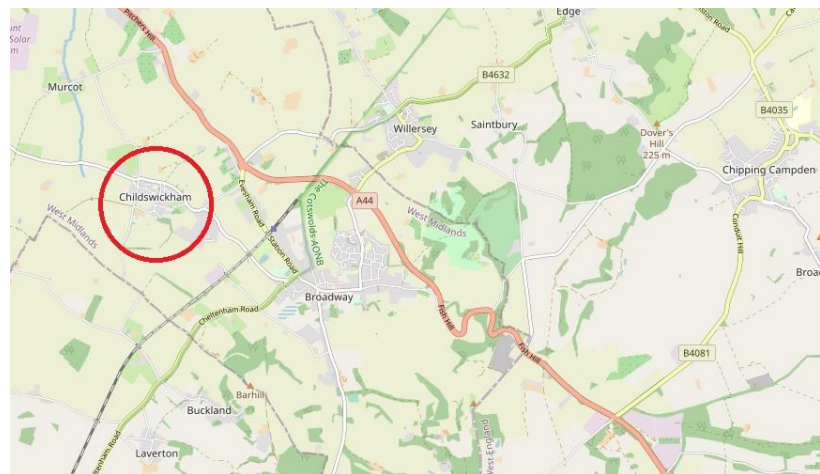
**Designation:** The house named The Cross is a Non Designated Heritage Asset and subject to Article 4 [2] directives. The outbuilding itself may be considered a curtilage listed building if it once was in ownership of The Cross House or The Old House at the time of listings, the adjacent listed buildings to The Cross, however the outbuilding is named as a unlisted building of interest in the Conservation Area Appraisal 2005.

#### Childswickham Conservation Area

LPA : Wychavon District Council Worcestershire



Wychavon District



Childswickham, near Broadway Worcestershire

### The Village

Childswickham is situated within the flat open landscape of the Vale of Evesham, close to the foot of the Cotswold plateau. It is an area predominantly of market gardening, arable and pasture land, with surrounding fields defined by hedgerows. From the westerly Hinton Road approach the village lies low on the plain and is distinguishable from the surrounding fields by properties which line the road, but otherwise it remains hidden. Descending to the village from the Cotswold plateau in the east the Conservation Area is defined by dense tree cover and views of the church spire. The north end of the village has been extended so that adjacent to this part of the Conservation Area modern development forms the immediate setting. It is two kilometres (one mile) north west of Broadway and lies just off the main A44 to Evesham

[Ref Childswickham Conservation Appraisal July 2005]

## 2.2 Planning Search

### The Cross, Childswickham, Broadway WR12 7HJ

RDA carried out an online planning search for The Cross. Three applications were found for 79/00925 IMPROVEMENT TO COTTAGE INCLUDING FRONT PORCH APPROVAL 16/08/1979, and in 2000 W/00/00608/PP for formation of rooms in roof space front and rear dormers REFUSED. And W/00/01692/PP Resubmission OF PREVIOUS PLANNING APPLICATION FOR FORMATION OF ROOMS IN ROOF SPACE WITH FRONT DORMER APPROVED 11/06/2001

**RDA Note:** The Cross House and The Old Cottage, the adjacent buildings, are listed buildings

## 2.3 Background to Listed Building Consent and the NPPF

Since the introduction of Planning Policy Statement 5 (PPS5): Planning and the Historic Environment in March 2010, any application affecting heritage assets needs to include an assessment of the significance of the asset and its setting. This is now outlined in the National Planning Policy Framework Section 16 with para.194 [Updated July 2021] of particular relevance.

Listed building consent is required for all alterations to listed buildings and their interiors irrespective of their grade or category of listing. It is also required for alterations to any object or structures which lies within the grounds of curtilage of a listed building and which was constructed before 1 July 1948. This may be taken to include Garden walls, sundials, dovecotes and other such objects and structures as well as buildings, which are ancillary to the principal building, not separated from it, and were so at the time of listing. Listing celebrates a building's special architectural and historic interest, it is under the consideration of the planning system, so that it can be protected for future generations. The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Particularly careful selection is required for buildings from the period after 1945. Usually a building must be over 30 years old to be eligible for listing.

Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover other attached structures and fixtures, later extensions or additions and Pre-1948 buildings on land attached to the building. (In the planning system, the term 'curtilage' is used to describe this attached land.)

[Reference <https://historicengland.org.uk/advice/hpg/has/listed-buildings/>]

Section 66 Planning Listed Buildings and Conservation Areas Act 1990 England imposes “ a general duty as respects listed buildings in exercise of planning functions” and “ in considering whether to grant permission for development which affects a listed building or it setting, the LPA or, as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or setting or any features of special architectural or historic interest which it possesses” It is against the law to make changes to a listed building without listed building consent .

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**RDA Note:** Although the house named The Cross is not a listed building it is adjacent to listed buildings and the outbuilding of Cotswold stone may well have been once part of the curtilage of one of these listed buildings [See map Regression 4.2] The Cross and its outbuildings would be considered non-designated heritage assets within The Conservation Area, which is a heritage asset itself, assuming the outbuilding was not curtilage at the time of listing of the adjacent buildings which we understand to not be the case.

**The National Planning Policy [NPPF]** updated JULY 2021 Section 16 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT says in determining applications, LPAs should require an applicant to describe the significance of any heritage assets including any contribution made by their setting, but this should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (ref. paragraph 194).

Paragraph 197 requires LPAs to take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic viability; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 requires great weight to be given to the conservation of heritage assets. For heritage policy, 'conservation' means "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance." (ref. Glossary at Annex 2) Para 203. *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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."*

### **Curtilage**

A listed building is commonly identified in the National Heritage List for England by an address only, although some more recent entries contain a plan showing a blue line around the listed building (including its curtilage and any structures associated with it). In either case, unless the list entry explicitly says otherwise, the law (section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990) says that the listed building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July, 1948.

It would appear from historic mapping the gardens were divided in the 1970s it is unclear whether the outbuilding once belonged to the Cross House or The Old Cottage. Further advice on curtilage structures is given in Listed Buildings and Curtilage Historic England Advice Note 10 and it would be the judgement of the LPA to decide whether a building is curtilage or not by association.

[Reference Listed Buildings and Curtilage Historic England Advice Note 10]



### **With reference to Childswickham Conservation Area Appraisal**

“There are 12 buildings within the Childswickham Conservation Area which are included in the List of Buildings of Architectural or Historic Interest. Other buildings and structures attached to, or pre-dating 1st July 1948 and forming part of the curtilage of, these identified buildings are also listed by association. While the aim of the listed building legislation is to preserve these buildings for their own sake, any changes affecting them will also be considered in terms of the effect on the Conservation Area. Buildings and structures which are listed by association with those buildings included in the list are shown on the appraisal map where they have been able to be identified. The information shown on the map is not definitive. The Council’s Heritage Team should be contacted for advice on whether a building or structure is listed by association before any works are carried out to potentially listed buildings or structures.”

[Ref Childswickham Conservation Area Appraisal p22]

[Reference Listed Buildings and Curtilage Historic England Advice Note 10]

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## 2.4 Non Designated Heritage Assets Information and the SWDP

Heritage interests as defined in the PPG can inform the development of the criteria which are important in providing a sound basis for a local heritage list:

Archaeological interest: 'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'

Architectural and artistic interest: 'These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.'

Historic interest: 'An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'

12 Historic England Advice Note 12: Statements of Heritage Significance Planning permission is needed for works which constitute development. However, some works can be carried out without the need for planning permission, if they comply with Permitted Development Right provisions. Where a local planning authority is concerned that such changes may be detrimental to a heritage asset, they could consider the use of an Article 4 Direction to control them. Further information on Article 4 Directions and their use may be found in paragraph 53 of the NPPF, paragraphs 036 and 046 of the PPG, and Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management.

<https://historicengland.org.uk/advice/hpg/has/locallylistedhas/>

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

### **South Worcestershire Development Plan [SWDP] Section 6 regarding Non Designated Heritage Assets**

Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In particular this applies to:

i. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, **as well as undesignated heritage assets (25) As identified in extant Local lists and Heritage Assets recorded in the Historic Environment Records**

ii. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.

**SWDP24 refers to the Management of the Historic Environment states** D. Where a material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation.

## 2.5 Neighbouring Listed Buildings



Listed Buildings with blue triangles. In the centre of the village is the base and shaft of an ancient stone market cross, now surmounted by an urn. The ancient cross is also scheduled monument. Licence number 100024900.



**THE CROSS HOUSE**

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**Name: THE CROSS HOUSE** Listing Date: 29 July 1987

Designation Type: Listing

Grade: II

List UID: 1287846

SP 0738 CHILDSWICKHAM CP THE CROSS 7/159 The Cross House GV II House. 1711. Squared limestone with stone slate roof. Two storeys with attic, three bays. Windows sashed with glazing bars. Drip course over ground floor windows. The two attic dormers have casement windows. The middle window on the ground floor is set within a blocked doorway with cyma-moulded surround. Above is a plaque inscribed: "TPE 1711". Gables coped with chimneys. Interior inaccessible at time of resurvey (December 1986). Listing NGR: SP0737638499

### THE OLD COTTAGE



**THE OLD COTTAGE**



**THE OLD COTTAGE**

**Name: THE OLD COTTAGE** Listing Date: 30 July 1959

Designation Type: Listing

Grade: II

List UID: 1216069

SP 0738 CHILDSWICKHAM CP THE CROSS 7/160 The Old Cottage 30.7.59 GV II House. C18, with earlier, possibly C16, remains. Squared limestone with remains of cruck frame and hipped stone slate roof. Two storeys. North wall has a window with plain reveals on each floor. At the left is a door with plain reveals under a stone slated pitched hood. The lintel of the door frame is inscribed: "W 175- V". This could date the replacement of a timber-framed wall by the present front wall. Towards the right is a chimney stack with a very small window in its front wall. A straight joint suggests that it

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is earlier than the remainder of the front wall. Against the west wall is a mid-C20 lean-to addition, with two dormers above. Interior: front room has inglenook fireplace of stone and a chamfered main joist running from front to back. The common joists are laid flat. The partition wall between the front and back ground floor rooms contains a cruck truss. The western blade is visible from the stair and has an outrider, and a spur now sawn through. A collar is halved across the blade. The eastern cruck blade is visible on the first floor. Listing NGR: SP0735538500

## THE OLD MANOR HOUSE



THE OLD MANOR HOUSE

**Name:** THE OLD MANOR HOUSE {opposite The Cross, Cross House and The Old Cottage}

Designation Type: Listing

Grade: II

List UID: 1287849

SP 0738 CHILDSWICKHAM CP THE CROSS 7/161 The Old Manor House 30.7.59 GV II House. Circa 1700. Squared limestone with some timber-framing and stone slate roof. Two storeys with attic, four bays. Drip course over ground floor windows, which are altered. The left-hand one is sashed with glazing bars. The others are casements. The first floor windows are rebated and chamfered with mullions of two lights, except for a one-light window in the second bay. Three attic dormers. Door in second bay. Gables have copings, and chimneys with brick caps. The rear wall has timber-framing exposed in four rows of square panels on a stone plinth. The timbers, partly renewed, are of light scantling with no evidence of bracing or of principal posts. It is possible that this wall is contemporary with the front of the house. Interior: not accessible at time of survey (December 1986). Listing NGR: SP0735738522

## THE VILLAGE CROSS



**THE CROSS**

**Name:** THE CROSS

Designation Type: Listing [Also a Scheduled Monument]

Grade: II

List UID: 1287808 SP 0738 CHILDSWICKHAM CP THE CROSS 7/158 The Cross 30.7.59 GV II Cross. Late medieval with C18 addition. Limestone. Rubble base of square plan with one step. The socket stone, also of square plan, has pyramid stops at the corners. The tapering shaft is broached to an octagon. Above the cap is a C18 urn. Listing NGR: SP0738138513

### Scheduled Monument

**Entry Name:** Village cross 170m north west of St Mary's Church

**Scheduled Date:** 5 February 1951

**Last Amended:** 24 December 1996

**Source:** Historic England

**Source ID:** 1015288

**English Heritage Legacy ID:** 29370

**County:** Worcestershire

**Civil Parish:** Childswickham

**Built-Up Area:** Childswickham

**Traditional County:** Gloucestershire

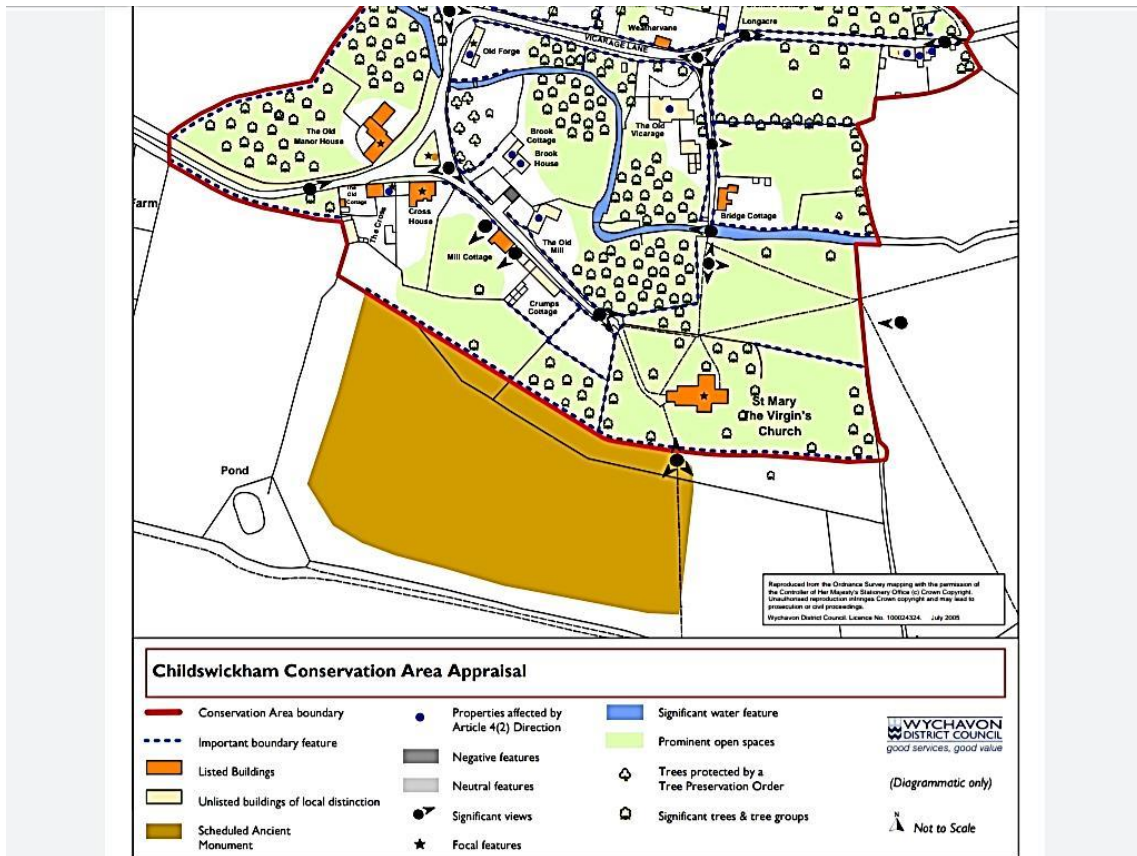
**Lieutenancy Area (Ceremonial County):** Worcestershire

**Church of England Parish:** Childswyckham St Mary the Virgin

**Church of England Diocese:** Gloucester

<https://ancientmonuments.uk/113498-village-cross-170m-north-west-of-st-marys-church-childswickham>

### 2.6 The Conservation Area



SOUTH Part of Conservation Area Map where the buildings are depicted around The Village Cross



The Cross and its outbuilding are unlisted Buildings of local distinction, The house is a focal feature and is subject to Article [4] 2 Directions to the frontage

**“The Childswickham Conservation Area** was first designated in November 1969 and the First revision made on 12th July 2005. To the north of the Conservation Area evidence of Prehistoric to Romano-British settlement is confirmed by Early Bronze Age to Roman (2350 BC to 409AD) Medieval earthworks (1066AD to 1539AD) in the form of ridge and furrow have been noted almost surrounding the core of the village. Further medieval earthworks south of the church have been interpreted as the site of a moated medieval manor house and are scheduled as such. In paddocks south of the church, earthworks, including platforms and holloways, suggest a shrunken village

The earliest reference we have to the village of Childswickham is as ‘Wicwone’ in the Anglo- Saxon Land Charter of 706AD (probably Celtic meaning a clearing in the wood in the vale’). The establishment of open field systems gives another clue to the date when the village of Childswickham was formed. Fields were gradually converted from enclosed networks of fields farmed mainly by family units, to an open field system worked by the community. Remains of these open field systems known as ‘ridge and furrow’ are found extensively around the core of the village and are dated between 1066 and 1539AD. The earliest surviving building from the medieval period of the development of the village is the much altered and restored Church of St Mary the Virgin dated to the 13th century with 12th century remains and 14th century additions. Atkinson House and 23 New Street are 14th century. **The Cross and The Old Cottage are 16th century.** Parliamentary Enclosure of 1763 brought an end to traditional open field farming in Childswickham when the manor was in the hands of the Fermore family. A cluster of buildings around The Cross date from the early 18th century, including The Old Manor House, Cross House... An important building within the medieval village was the mill. There has been a mill at Childswickham since Norman times, it is mentioned in the Domesday Book. During the 19th century Childswickham continued to develop with considerable building works and dispersal of land. The manor was in the hands of the Phillips family from 1779 to 1872, after which it came into the ownership of William Atkinson.

There are only a few examples of brick exceptionally, **The Cross Cottage** and Westview, which date from the mid to late 19th century, are of brick, in the rich red/orange of the area and patterned with dipped headers.

There are many buildings and features in the Childswickham Conservation Area which, although not listed, have qualities of age, style and materials which are locally distinct and which make a positive contribution to the character and appearance of the Conservation Area. That many of these properties retain much of their original character and appearance is to the credit of those owners who have carefully preserved them. There is, however, no guarantee as to their future and these properties are vulnerable to future change. Article 4(2) Directions have been made in the Conservation Area that will provide long-term protection against unsympathetic alterations. The effect of the Directions is that certain alterations which formerly did not require planning permission now need permission, but only where the change affects those parts of a property fronting a highway or public open space. There is no fee for applications required because of these Directions.”

[Ref Childswickham Conservation Appraisal July 2005]



### 3 Current Setting and Vistas The Cross

Descriptions: Left to Right



Cross House, Garage, The Cross, Old Cottage



The Cross, Single storey Garage, Cross House



Group Setting: Cross House, The Cross, Old Cottage



Rear Elevations: Old Cottage, The Cross, garage, Cross House



West Boundary Elevations within Conservation Area intersected with garages, Outbuilding belonging to The Cross



West Boundary Elevations and parking area looking South

## 4 Assessment of Outbuilding belonging to The Cross, Childswickham, Broadway WR12 7HJ

### 4.1 Scope of Assessment

This report contains a brief analysis of the significance of the history and character of the building known as The Cross and particular the Outbuilding belonging to The Cross, Childswickham, Broadway WR12 7HJ. No access to Deeds of house.

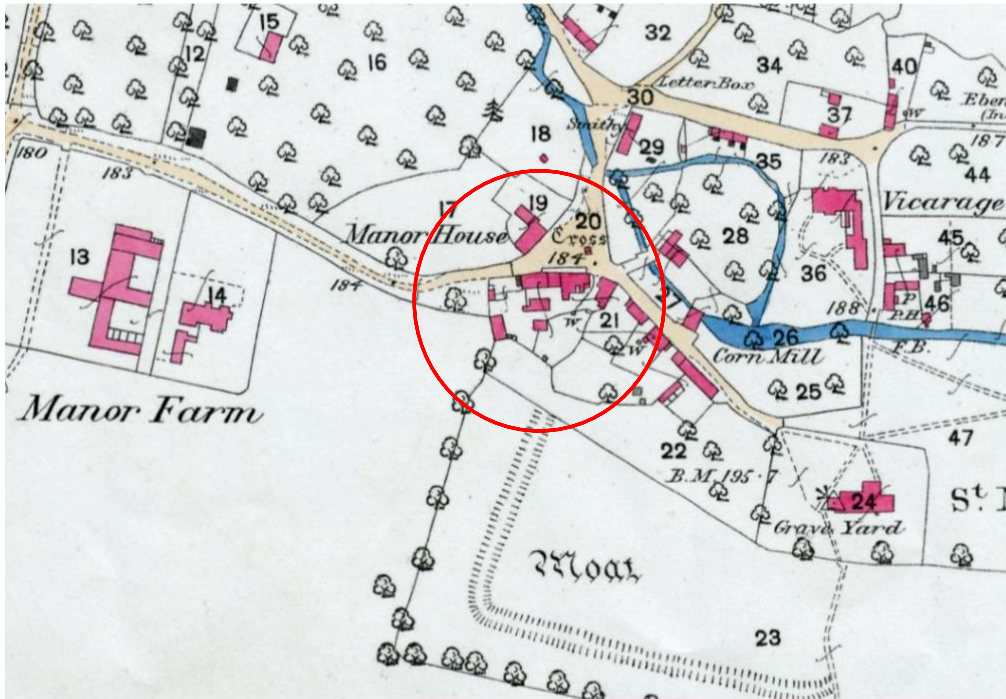
Any justification for proposed works and their impact on the special character of this non designated building or structure and its setting could be issued as a separate document but should be read in conjunction and always with reference to this assessment.

### 4.2 Map Regression

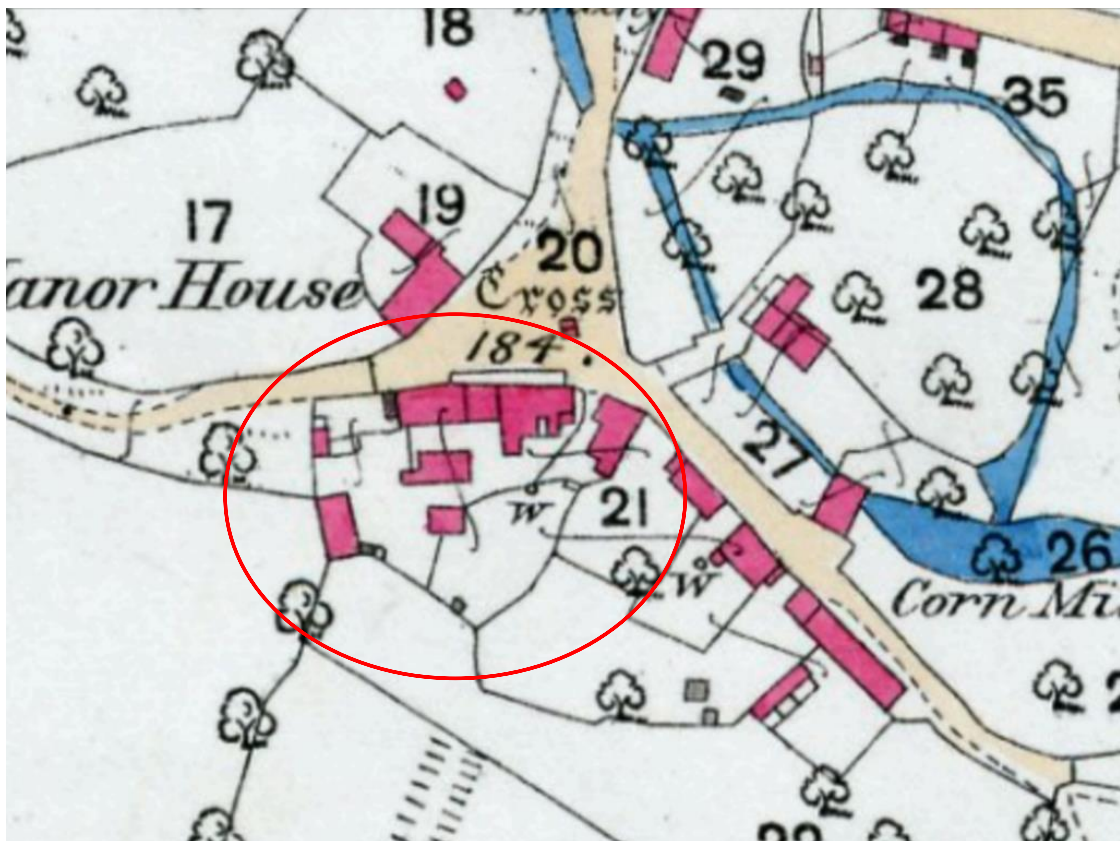
An analysis of historic mapping and available historical photographs [See Section 4.3] was carried out by RDA. In 1880s Childs Wickham was a village with few houses that included a Corn Mill, Smithy with the main Farm being Manor Farm [A] Extract Worcestershire L SW includes Broadway Childs Wickham Surveyed 1880 Pub 1884 [B] Extract more detail Worcestershire L SW includes Broadway Childs Wickham Surveyed 1880 Pub 1884 shows Cross House next door EAST to a dwelling that according to Historic England archive photographic evidence was no longer in the village in 1943 Between this dwelling and Cross House was the entrance to the inner courtyard that seems to be behind all the buildings including The Cross and the Old Cottage. In the yard are x3 outbuildings, and a smaller building in the garden of the Old Cottage. The central outbuilding that may have been a Coach House or Stable has gone but the Outbuilding WEST[subject of this report] remains in the same place as it is today and is in the ownership of The Cross. There is no exit from this boundary to the WEST. The elongated S symbols shown over a line or lines are known as an areas brace symbol. Formally known as a field tie, this joins areas of land together to give a single field parcel number [Ref Ordnance Survey] This may indicate a hedge, a fence or a wall [C] OS 2<sup>nd</sup> Edition Gloucestershire VII SW Includes Broadway, Childs Wickham Revised 1900 pub 1903 shows no change as with [D] Childs Wickham Revised 1921 Pub 1924 [E] Extract from 1975 shows where changes occur to layout of rear Courtyard. The Building that was in situ in photographs 1938 EAST has gone and the entrance is entirely for Cross House. It is probably during this time the attached garage was built. The Cross now has garden that includes x2 Outbuildings [as it is today] now with a rear entrance. The Old Cottage still separated by a boundary wall and also has a small outbuilding but this wall has changed with a new entrance created for a garage for The Cross [F] SIDE BY SIDE OS 6 inch 1888-1913 and Modern Satellite [G] Modern Satellite image showing the layout as it is today

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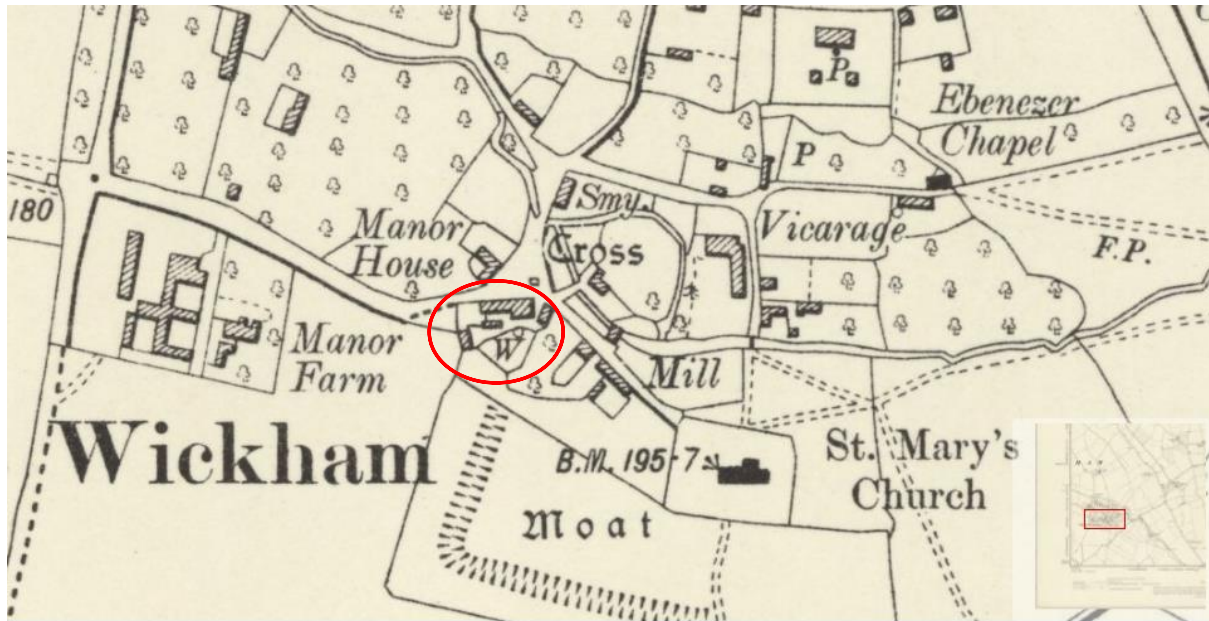
Extracts from Maps [ Courtesy National Library of Scotland]



A Worcestershire L SW includes Broadway Childs Wickham Surveyed 1880 Pub 1884



B More Detail :Worcestershire L SW includes Broadway Childs Wickham Surveyed 1880 Pub 1884



C Gloucestershire VII SW Includes Broadway, Childs Wickham Revised 1900 pub 1903



D Gloucestershire VII SW Includes Broadway, Childs Wickham Revised 1921 Pub 1924

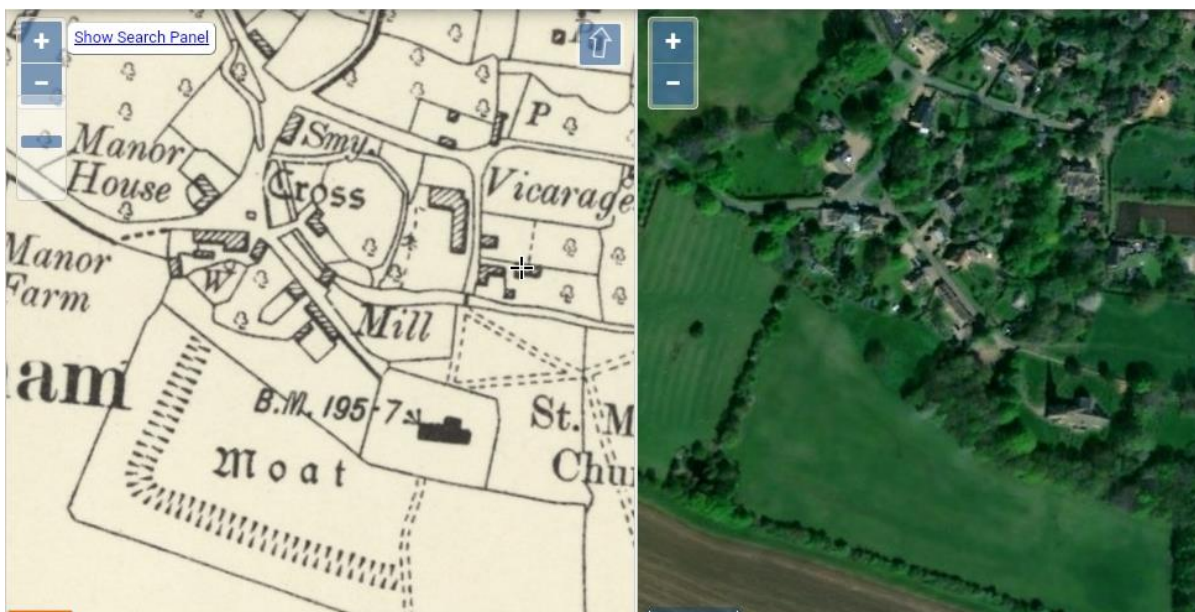
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Extract from 1975 where changes occur to layout of rear Courtyard.

The Building that was in situ in photographs 1938 EAST has gone and the entrance is entirely for Cross House. It is probably during this time the attached garage was built before the listing in 1987. The Cross now has garden that includes x2 Outbuildings [as it is today] now with a rear entrance. The Old Cottage still separated by a stone boundary wall, also has a small outbuilding but this wall has changed with a new entrance created for a garage for The Cross

E



F SIDE BY SIDE OS 6 inch 1888-1913 and Modern Satellite image Courtesy National Library Of Scotland



Modern Satellite image showing the layout as it is today Annotated RDA

### 4.3 Historical Photographs & Analysis

A search for historical photographs was made within the timescale and scope of this report.

#### Red Box Collection [National Buildings Record]

The Red Box Collection Historic England Archive revealed 36 photographs of Childs Wickham. These photographs are under copyright restrictions but for research purposes one can view online.

In **1934 ID No 1873-151** a photograph shows a timber framed cottage with a stone gable end wall under thatched roof that has a wing extending southwards next to Cross House and a clear entrance to the rear yard behind the buildings facing the village stone cross.

In **1938 ID 1873-159** This timber framed thatched cottage is still in situ

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In **1943 ID No 1873-163** This Cottage has gone and there is picket fencing and a possible gate in its place

Searching for historic photographs RDA found a two old postcards

**AR Quinton Series Oilette Village Crosses Era 1907-1915** depicts the cottage that has been lost similar to the HE archive photos but the brick building to the right is curious and may have been artistic licence



Another Old Postcard below is similar to the HE archive photo 1943 where the cottage has gone



#### 4.4 Brief Description of Main Dwelling House The Cross

RDA assessed The Cross to an equivalent of a Level 1 Building Recording Photographic Survey [Ref Understanding Historic Buildings *A Guide to Good Recording Practice Historic England* May 2016]

A Level 1 Building Recording, [Ref Understanding Historic Buildings *A Guide to Good Recording Practice Historic England* May 2016]-A Level 1 is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date. Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features [Interior not inspected]

#### Photo Front Elevations



#### Written Description Front Elevations

Circa early –mid C19 symmetrical gabled house with brick chimney stacks either end. Flemish bond brick in a chequered board style over slate roof with x2 dormer windows that are not original but were inserted in 2001. [Ref 2.2] X4 symmetrical 6 over 6 recessed box sash windows that look like replacements. Central timber front door under canopied timber porch probably replacing something else ; added in 1979 [Ref 2.2]



#### Rear Elevations

Circa early –mid C19 gabled house with x2 chimney stacks either end. Flemish Bond over slate roof with x2 inserted velux style roof lights and Voltaic panels. X3 upper modern windows. Additional Lean to porch and modern conservatory to ground floor



#### 4.5 Phasing of the Outbuilding

It is apparent from survey and architectural knowledge and expertise that the Outbuilding [the subject of this report] is of an earlier age to the house named The Cross. The outbuilding has a relationship with the earlier listed C18 constructed from dressed Cotswold stone houses in its structure and materials and was obviously an auxiliary building to one of these in the C18 and possibly the C19 too. Its former uses probably were as an open shelter shed either for animals or carts/waggon open to the central courtyard accessed via Cross House. There may have been a small building to the side as there is foundation evidence on the ground. [See Section 5]

[Ref Historic England, National Farm Building Types: A detailed Guide 2013 Jeremy Lake Peters , J.E.C. Discovering Traditional Farm Buildings Shire Publications]

#### Comparisons

With reference to Weathervane Cottage, a circa 16<sup>th</sup> 17<sup>th</sup> century dwelling and its coursed rubble construction in local Cotswold stone built outbuilding. RDA visited this cottage and outbuilding and whilst there are some similarities in the coursed rubble Cotswold stone work this building is smaller and we believe had different former uses

*“A pig sty, of a type dateable to the early 18<sup>th</sup> century, is located in the garden at Weathervane. More rarely, the building has a separate boiling house adjoining with original copper and chimney. It is of coursed rubble construction in local Cotswold stone with a stone tile roof. There are no windows in either sty or boiling house.” [Cons Area App pg16]*

Weathervanes outbuilding is much smaller and was not open fronted and has a stone tile roof. A stone tiled roof may well have adorned The Cross Outbuilding at one time as the slate roof is of a later date. Weathervanes outbuilding is obviously a former Laundry with a copper and a stone chimney, and may have had some other former uses too. To the side of the Weathervane outbuilding is a small stone built pig sty.

[Reference Conservation Appraisal Outbuildings Weathervane page 16]

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## 5. Current Photographic Record and Descriptions Building Recording Level 1-2 of The Outbuilding at The Cross [with Significance Levels]

RDA assessed The Outbuilding to an equivalent of a Level 1-2 Building Recording Photographic Survey with some analysis of the phasing and significant interior details by surveying and using appropriate books and websites. [Ref Understanding Historic *Buildings A Guide to Good Recording Practice Historic England* May 2016]

### LEVEL 2

This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project [Ref Understanding Historic *Buildings A Guide to Good Recording Practice Historic England* May 2016]

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values.[Ref Conservation Principles English Heritage/Historic England p21]

A significance level has been added for guidance based on [Conservation Principles](https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/), English Heritage, 2008 p72 <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

### KEY to Significance Levels

<b>HIGH</b>	Elements and elevations are historically and architecturally significant
<b>MEDIUM</b>	Elements and elevations are later additions but some may have historical, architectural, community significance
<b>UNKNOWN</b>	Further Analysis may be needed
<b>LOW</b>	These elements /elevations are low and or have a negative impact to the historic fabric.

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## 5.1 Exterior OutBuilding belonging to The Cross

Photo East Front Elevations.



1. Single storey coursed rubble construction in local Cotswold stone built outbuilding infilled with timber C20 timber cladding/boarding. Many boundary walls in Childswickham are of dry stone type but high quality dressed coursed limestone is occasionally used



2. Evidence of former building or wall to the far east side; spolia.



3. Former foundations



4. C20 brick/concrete block garage with a timber door

#### Written Description EAST ELEVATIONS

Single storey coursed rubble construction in local Cotswold stone outbuilding [Photo1] x3 elm trusses under slate roof. Evidence of former building or wall to the far east side; spolia. [Photo2] Spolia is architectural fragments taken out of original context and reused in a different context. The term "spolia" might imply that these fragments were taken at random from other monuments and simply reused. Evidence on the ground [Photo3] of perhaps a former small building, like a pig sty or the foundations of a wall. The trusses are on stone padstones; evidence of x2 padstones can be seen inside. The openings of what was probably a former shelter shed have been infilled with timber C20 timber cladding with C20 windows and entrance door/lobby. To the left end of this outbuilding is a C20 brick faced/concrete panelled garage with a timber door [Photo 4]

#### Significance Levels East Elevations

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> <li>All main stone structural elevations are significant. Stone walls and timber Roof trusses</li> </ul>	Original Architectural features
MEDIUM	<ul style="list-style-type: none"> <li>Slate roofing possibly added later C19</li> </ul>	Later Phasing
UNKNOWN	<ul style="list-style-type: none"> <li>Post and padstone of 3<sup>rd</sup> Truss</li> </ul>	Covered by C20 Boarding
LOW	<ul style="list-style-type: none"> <li>C20 Timber Cladding</li> <li>C20 garage</li> </ul>	Not of Architectural merit Detracts

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**Photo South Side Elevations.**



**Written Description SOUTH ELEVATIONS**

Coursed rubble construction in local Cotswold stone gable end wall.

Boundary walls of dry stone type

Not accessible due to being in a neighbouring garden of The Cross.

This could make renovations and conservation difficult due to access

**Significance Levels**

LEVEL	Elements/ Fabric	REASON
<b>HIGH</b>	<ul style="list-style-type: none"> <li>All main stone structural elevations are significant. Stone walls and timber Roof trusses</li> </ul>	Original Architectural features
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>Slate roofing possibly added later C19</li> </ul>	Later Phasing
<b>UNKNOWN</b>	<ul style="list-style-type: none"> <li>What supports the roof at this end</li> </ul>	Not accessible
<b>LOW</b>		

**Photo West Side Elevations.**



**Written Description WEST ELEVATIONS**

Rear West facing wall of coursed rubble construction in local Cotswold stone; roof slate; no rainwater goods. Evidence of broken spolia; boundary walls are of dry stone type in Childswickham; of either when this building may have been once larger, or a boundary stone wall was removed when garage was inserted. [See 4.2] Historic mapping from C19 suggests there was not an opening. Limited access to inspect as land belonging to Manor Farm beside this wall is overgrown. Attached to the north elevation but seen from this view is a 1950's 1960s Brick faced and concrete panelled garage

**Significance Levels**

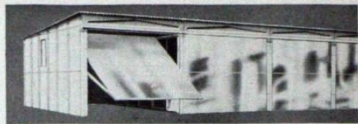
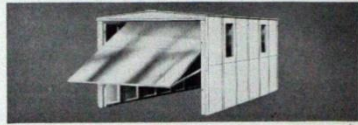
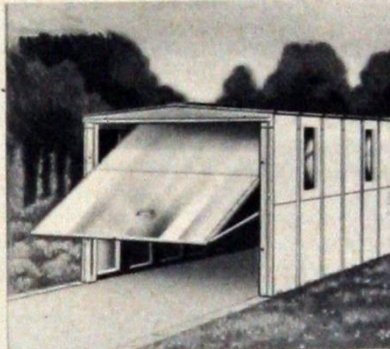
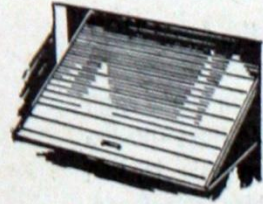
LEVEL	Elements/ Fabric	REASON
<b>HIGH</b>	<ul style="list-style-type: none"> <li>All main stone structural elevations are significant. Stone walls and timber Roof trusses</li> </ul>	Original Architectural features
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>Slate roofing possibly added later C19</li> </ul>	Later Phasing
<b>UNKNOWN</b>		
<b>LOW</b>	<ul style="list-style-type: none"> <li>Inserted C20 garage</li> </ul>	Not of Architectural merit Detracts

### Photo North Side Elevations.



### Written Description NORTH ELEVATIONS

This elevation is brick of C19 origins and may once have been an internal wall or reconfigured when a stone boundary wall was demolished. There is an historic window opening with a timber lintel in the brick elevation; window itself difficult to access to assess. Attached to this elevation is a 1950s 1960s garage; brick piers and concrete garage; corrugated roof with a single up and over aluminium door. Similar to below Batley Concrete garages. Ref [https://www.gracesguide.co.uk/Ernest\\_Batley](https://www.gracesguide.co.uk/Ernest_Batley)

 <p><b>BATLEY CONCRETE GARAGES</b> FOR LESS THAN <i>1/3<sup>rd</sup> THE COST</i> OF BRICK BUILDINGS</p>  <p>NOW AVAILABLE WITH THE SENSATIONAL <b>UP AND OVER DOORS</b></p> <p><b>MULTIPLE GARAGES</b> from £55 per Garage</p> <p><b>SINGLE GARAGES</b> from £46 or 9/3 weekly</p> <p>An unequalled investment. Any number supplied in one block. Up and over or hinged Aluminium alloy doors. Easily erected and fireproof. Internal dimensions 15' 8" or 18' 4" x 7' 9". Clear height of 6' 3" or 7' 9".</p> <p>DEFERRED TERMS AVAILABLE</p> <p>Send for FREE BROCHURE <b>ERNEST BATLEY LTD.</b> 70 Colledge Rd., Holbrooks, Coventry Tel.: 89245/6</p> <p>FREE DELIVERY IN ENGLAND AND WALES</p>	 <p><b>BATLEY CONCRETE GARAGES</b> FOR EVERY CAR AND EVERY SITE</p> <p><b>LEAN-TO GARAGES</b> from £50 or 10/- Weekly <b>SINGLE GARAGES</b> from £46 or 9/3 Weekly</p> <p>Hinged or Up and Over Doors, Lean-to and Multiple garages available. 3 YEARS FREE FIRE INSURANCE. FREE DELIVERY IN ENGLAND AND WALES. Send for FREE Brochure to:—<b>ERNEST BATLEY LTD., 41 COLLEDGE ROAD, HOLBROOKS, COVENTRY.</b> Tel.: 89245/6</p>	<p><b>MODERNISE YOUR GARAGE FIT A</b></p> <p><b>BATLEY</b></p> <p><b>UP &amp; OVER DOOR</b></p>  <p>In Ribbed Aluminium £19.10s. or Mahogany Plywood £19</p> <p>Write for leaflet to: <b>ERNEST BATLEY LIMITED</b> 69d Colledge Road, Holbrooks, Coventry</p>
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October 1953

January 1955.

November 1963.

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**Significance Levels**

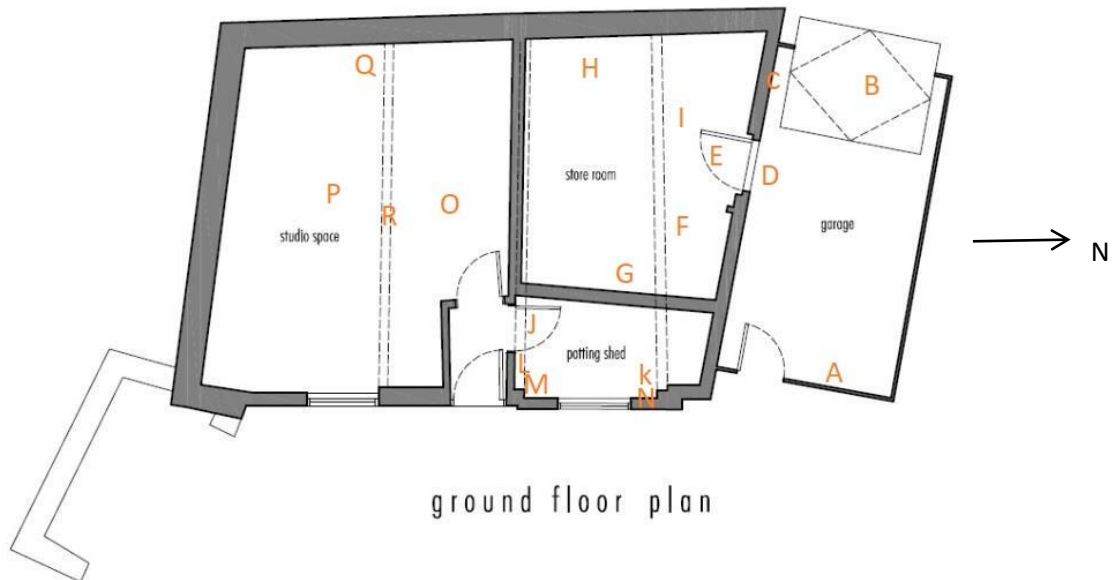
<b>LEVEL</b>	<b>Elements/ Fabric</b>	<b>REASON</b>
<b>HIGH</b>	<ul style="list-style-type: none"> <li>All main structural stone elevations are significant.</li> </ul>	Original Architectural features
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>Brick gable end possibly added later C19; Window opening</li> </ul>	Later Phasing
<b>UNKNOWN</b>	<ul style="list-style-type: none"> <li>Window frame</li> </ul>	
<b>LOW</b>	<ul style="list-style-type: none"> <li>C20 garage</li> </ul>	Not of Architectural merit Detracts



## 5.2 Interior: Main Building and note of significant features

### GROUND FLOOR:

Annotated Architects Floor Plan, Letters for photo reference; do not scale off this drawing



Plan Courtesy Riverhall Ltd

### Photos Garage for reference



A Concrete Panels /Corrugated roof



B Aluminium up and over door C C19 wall

### Photos Store Room



**D** Wide Elm doorframe/timber lintel [1m pole]



**D** C19 plank and battened door x5 vertical planks



**E** C19 Plank & batten door has horizontal counter boards on the inside; strap iron hinges on pintels [1m pole]



**F** Inside of C19 brick gable walling and inserted C19 window opening

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**G** Elm Roof Truss No 1 /C19 brick partition walling to Potting Shed. C20 timbers and boarding to roof; void inaccessible



**H** Elm Roof Truss No 1 C19 Partition wall/ C18 Stone West wall. C20 timbers and boarding to roof.



**I** Brick Paviour floor with evidence of a brick gully. [ 1m pole]

### Photos Potting Shed



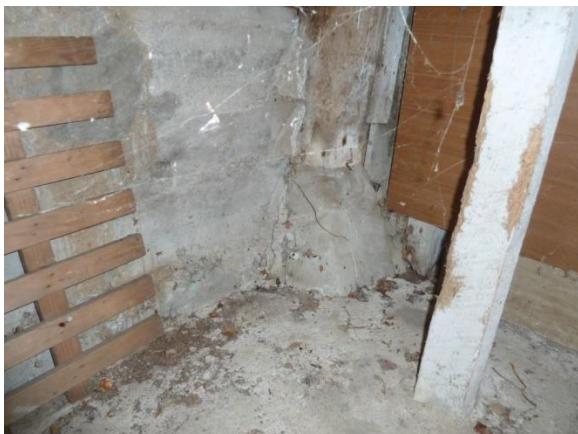
**J** View of Potting Shed; C18 Truss no 1 visible  
Front inside C20 timber cladding C20 window



**K** C18 Jowled painted post detail



**L** C18 Timber Jowled painted post Truss No 2,  
C20 plywood boarding to C20 created lobby  
area



**M** C18 Post from Truss No 1 on padstone  
indicating the front was open fronted



**N** C18 post of Truss No 2 on padstone indicating  
the front was open fronted

**Photos Studio Room**



**O** View of Studio Room Timber Elm Truss No 3; horizontal beam later of C19 pine visible; but no posts; maybe hidden behind C20 boarding Loft access hatch but not able to be opened so no access made. Floor carpeted



**P** View Of C18 elm Truss No 3; ceiling boarded; no access to roof space



**Q** Detail of elm timber Truss No 3; horizontal beam pine; and surrounding C20 boarding



**R** Detail of central kingpost indicating mid /late C18 of truss No 3; bolted with iron tie to C19 pine horizontal; no C17 or earlier carpenters marks.

### 5.2.1 Written descriptions Interior

[Letters refer to photographs and ground floor plan as approximate position of photographer]

The C18 coursed rubble construction in local Cotswold stone outbuilding is approached via [A] a C20 garage of Concrete Panels /Corrugated roof [B] with an Aluminium up and over door. The C19 north brick wall [C] is visible inside the garage. The 'store room' [D] has a wide elm doorframe/timber lintel and a C19 plank and battened door with x5 vertical planks. [E] This C19 Plank & batten door has horizontal counter boards on the inside and X2 strap iron hinges on pintels [F] Inside the 'Store Room' there is a C19 brick gable north facing walling and an inserted C19 window opening. [G] There is an Elm Roof Truss No 1 and some C19 brick partition walling to adjacent Potting Shed. Above there is C20 timbers and boarding to roof; this space was inaccessible. [H] There is a C18 stone west wall. [I] There is a brick paviour floor with evidence of a brick gully suggesting a change of use in the C19 perhaps relating to the partition C19 walling or may date to the C18. The Potting Shed is accessed via a created C20 lobby to the East elevation [J]; here is visible the C18 [Truss No 1] The front of the building inside and outside has C20 timber cladding with an inserted C20 window of no significance [K] [L] In the Potting Shed there are x2 C18 jowled painted posts. [M] These C18 Posts from Truss No1 and No 2 are on x2 padstones indicating the front was open fronted [N] The 'Studio Room' is accessed via a C20 created lobby with C20 glass panelled door [O] [P] [Q] A Timber Elm Truss No 3 is visible but no posts are visible; if they exist they may be hidden behind the C20 boarding. There is a Loft access hatch but it was not able to be opened so no access or assessment made. [R] The central kingpost of truss No 3 indicating mid /late C18 is bolted with an iron tie to a C19 pine horizontal beam. There were no C17 or earlier carpenters marks seen.

### 5.2.3 Significance Levels GF Interior

LEVEL	Elements/ Fabric	REASON
<b>HIGH</b>	<ul style="list-style-type: none"> <li>C18 stone West wall/South wall</li> <li>x2 C18 Jowled painted posts &amp; Stone Padstones</li> <li>Elm Roof Truss No 1, 2 &amp; 3</li> </ul>	Original Architectural features
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>The C19 north brick wall inserted C19 window opening.</li> <li>Wide elm doorframe/timber lintel and a C19 plank and battened door.</li> <li>Store Room' brick paviour floor</li> <li>iron tie to a C19 pine horizontal Truss No3</li> </ul>	Later Phasing
<b>UNKNOWN</b>	<ul style="list-style-type: none"> <li>Post and padstone of 3<sup>rd</sup> Truss</li> <li>Roof Void</li> <li>Store Room' brick paviour floor</li> </ul>	Covered by C20 Boarding Not Accessible Either C18 or C19
<b>LOW</b>	<ul style="list-style-type: none"> <li>C20 timbers and boarding to roof</li> <li>Created C20 lobby</li> <li>C20 timber cladding with an inserted C20 window</li> <li>C20 glass panelled door</li> </ul>	Not of Architectural merit Detracts

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## 6 Summary Assessment of Significance Outbuilding of The Cross

### 6.1 Background to Assessments of Significance

**Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.**

Definition of Significance

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. Annex 2 Glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

2) "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance." p72 [Conservation Principles](#), English Heritage, 2008

<https://historicengland.org.uk/advice/hpg/hpr-definitions/#s>

*In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values.* [Ref Conservation Principles English Heritage/Historic England p21]

The English Heritage [now Historic England] Guidance Conservation Principles 2008 on assessing significance sets out the following four areas for consideration:

- **Evidential value:** *the potential of a place to yield evidence about past human activity. Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*
- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*



- **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place. Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole.*
- **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory .... Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

[Conservation Principles English Heritage 2008]

<https://historicensland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

### Summary of Significance of The outbuilding of The Cross gained from this Report

The four principle Significance Values for **The outbuilding of The Cross** have only been based on the scope and limitations of this report and further evidential and historical evidence of value may yet to be found.

## 6.2 Statement of Significance

The evidential architectural value lies primarily in the architecture of the group of buildings 'Cross House' and 'The Old Cottage' that date from the early 18th century. These two houses are recognised as nationally designated heritage assets graded at Grade II. They are both good typical examples of polite classical houses constructed from dressed Cotswold stone, although 'The Old Cottage' is said to be concealing perhaps an older timber framed building.

The Cotswold stone Outbuilding [the subject of this report] in the garden of 'The Cross' [belonging to this later brick C19 Article 4 [2] protected house, in-between the two listed buildings] appears to date to the listed buildings in being early C18 in its details and materials and is significant. [For example the stone walls and x3 elm timber trusses.] RDA believe this outbuilding would have once been some sort of open shelter shed for either animals or wagons/carts with access to the central courtyard as seen in historic mapping. The rear boundary significant Cotswold stone walling has changed, as evidence by the spolia; broken stone and the inserted C20 garage. There have been changes to this outbuilding either in its size, as what appears to be C19 brick walling has been inserted in the north wall, and there are C19 brick partitions within the store room. These are of medium significance. There remains a brick paviour floor in this area that may be original to C18 or later C19. There have been changes made to this outbuilding in the mid C20 in the insertion of timber cladding to the openings to the front east garden side elevations; these C20 changes are not of any significance.

In the 'Potting Shed' there are X2 visible significant C18 timber trusses and C18 jowled posts sitting on x2 stone padstones; all these are of significant value. Internally there are C20 dry linings and coverings to floor, ceiling and walls, particularly in the Studio Room of no significance. These may be concealing further historic fabric. This outbuilding is recognised as being a building of 'unlisted building of local distinction' in The Childswickham Conservation Area Appraisal [See 2.7]

## 7 Conservation Advice

Any adaptations to this Outbuilding belonging to The Cross should respect the original envelope of coursed rubble Cotswold stone and the original timber roof trusses. Later C19 phasing has occurred and these elements should also be respected if possible as these help to tell the story of this building. Attention should be given in any adaptations for utilities and services as there are no rainwater goods or drainage. Surface and foul water management need to be considered. Restorations should use appropriate traditional materials and techniques using appropriate contractors. As with most conservation projects some sacrifices may have to be made to ensure longevity and use of this building but these should be mitigated by the LPA conservation team by appropriate conditions and details in any planning application if approved.

The LPA may consider the C19 elements recorded in this report of this non designated heritage asset not significant enough to retain. The NPPF updated July 2021 on considering potential impacts in particular Para 203 *"In weighing applications that directly or indirectly affect 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 "* and Para 208 *"Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies"*.

This report has recorded some elements visible to Historic England Level 1-2 Understanding Historic Buildings *A Guide to Good Recording Practice Historic England* May 2016 and will be deposited on a public assessable archive The HER in accordance with NPPF Para 205 *"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible "*

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**The National Planning Policy [NPPF]** updated JULY 2021 Section 16 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

South Worcestershire Development Plan [SWDP] Section 6

South Worcestershire Development Plan SWDP24 the Management of the Historic Environment

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**Red Box Collection [National Buildings Record]**

<https://historicengland.org.uk/images-books/photos/englands-places/>

[https://www.gracesguide.co.uk/Ernest\\_Batley](https://www.gracesguide.co.uk/Ernest_Batley)