



Riverside, 70 High Street, Cricklade, Wiltshire

Heritage Statement for development within the Cricklade Conservation Area.

Client: Mr. and Mrs. Cowley.

July 2019

Report No. HS/riverside/AH253/05/07/19V1

Prepared by:

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**HERITAGE STATEMENT FOR THE ERECTION OF 2 TIMBER OUTBUILDINGS WITHIN A
CONSERVATION AREA.**

Site name: Riverside
Location: 70 High Street, Cricklade, Wiltshire NGR SU 410118 193835 (Figure 1).
Oasis ref: commerci1- 357215
Report No: HS/riverside/AH253/05/07/19V1

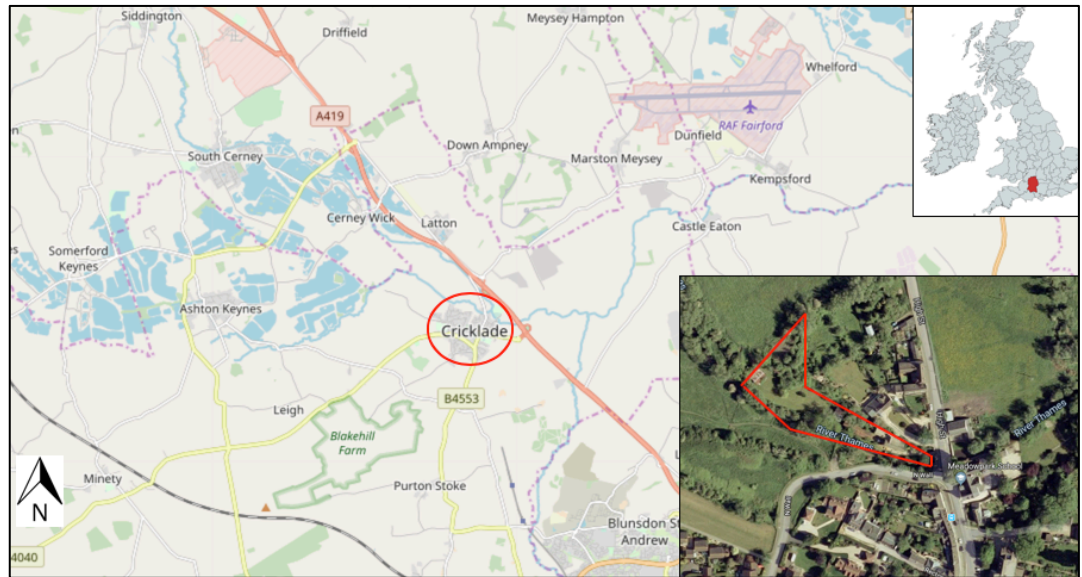


Figure 1. Location Map.

PART 1 INTRODUCTION

Background to scheme: Avalon Heritage Ltd (AHL) has been commissioned by Mr. and Mrs. Cowley (the applicants) to prepare a Heritage Statement (HS) to support a planning application and conservation area consent to be submitted to Wiltshire City Council (the LPA) for the erection of a timber clad outbuilding for hobby glass making and a timber clad garden and wood working store to the rear of 70 High Street, Riverside in Cricklade (Figure 2). The scheme will require the demolition of a late 19th/early 20th century, corrugated iron and timber former workshop in addition to a wooden summerhouse erected in the 1980s and a 1960s/70s open-fronted metal shed. There are no designated heritage assets within the proposed development area (PDA) but it is situated within the Cricklade Conservation Area and lies in the vicinity of several listed buildings and the northern part of the scheduled town defences.

In light of this the applicants have commissioned a Heritage Statement in order to inform on the proposed scheme and to support the planning application and conservation area consent. This HS therefore contains a statement of significance, identification of potential impacts to that significance from the proposals, including on the setting of designated heritage assets and a justification for the proposed scheme.

This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists and Historic England and following consultation of planning guidance on the historic environment published by Wiltshire Council. In particular, the following guidance has been used in the preparation of this report:

- *Managing Significance in Decision Taking in the Historic Environment*, Good Practice in Planning 2 Historic England 2015;
- *The Setting of Heritage Assets*, Good Practice in Planning 3 Historic England 2017;
- *Conservation Principles, Policies and Guidance April* Historic England 2008;
- *Standards and guidance for historic environment desk-based assessment*, Chartered Institute for Archaeologists (CIfA 2014);
- *National Planning Policy Framework, NPPF DCLG 2012 rev, 2018*;
- *Planning Policy Guidance*, DCLG 2012;
- *Wiltshire Core Strategy, adopted 2015*, Wiltshire Council.
- *Cricklade Conservation Area Statement*, Wiltshire County Archaeological Service 2004.

A site visit was undertaken by the author of this report in order to assess the significance of the PDA and to evaluate potential impacts from the proposals on that significance and on that of the Cricklade Conservation Area and listed buildings in the vicinity.

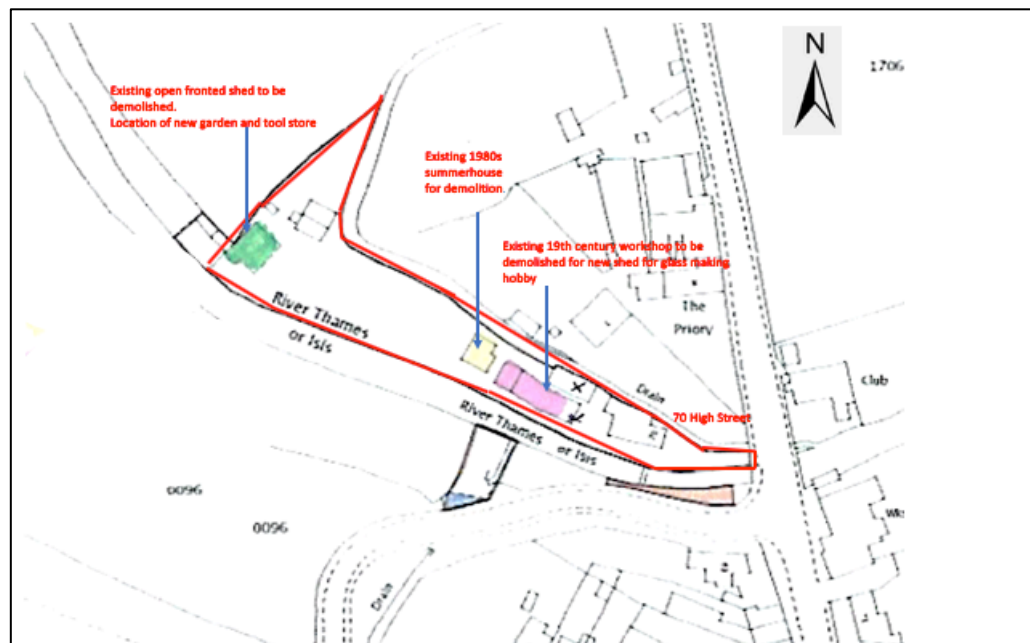


Figure 2. Plan of PDA.

This HS should be read in conjunction with the Design and Access Statement along with all submitted architect's plans and drawings.

PART 2- HERITAGE AND SIGNIFICANCE

Historic Context:

A comprehensive historic background of Cricklade is contained within the Cricklade Conservation Area Statement and this HS will use relevant information from that report in its discussion of the historic context of the PDA. Consultation has also been undertaken of the following sources in order to set the building into its historical and archaeological context:

- *The Wiltshire County Council Historic Environment Record (HER)*;
- *Online sources including British History Online*;
- *The National Heritage List (Historic England)*;
- *Historic OS maps online*.

Summary

Historic Development: Cricklade is situated in the north of Wiltshire, close to the Gloucestershire border a few miles south east of Cirencester on the A419 which follows the line of the Roman Ermine Way. The River Thames skirts the town to the north and was navigable to Cricklade up to the 18th century. A large tributary of the River Churn joins the Thames at Cricklade and a wharf at Cricklade may have existed from at least the Roman period into the 19th century.

The presence of a crossing of the River Thames at Cricklade most likely gave impetus to its earliest origins as a settlement. It is considered unlikely that there was a permanent settlement at Cricklade during the Roman period although villas were located nearby at Kingshill, Lertoll Well near Latton and at Blunsdon.

There is an absence of evidence regarding Cricklade during the Dark Ages following the withdrawal of Roman occupation and it doesn't re-emerge in the historical record until the 9th century when it was made into an Alfredian *burgh*. Cricklade is mentioned in an Anglo-Saxon charter as *crecca-gelad* which referred to a stone ford. No trace now remains of the Saxon town defences but archaeological investigations in the town have established that they probably consisted of a clay bank 6-10m wide, reveted by a stone wall 1.5m thick. A planned settlement was laid out within the defences which is reflected not only in the modern day street plan, with High Street forming the most important route through the town, but also by the fact that many of today's properties along High Street conform to the standard burgrave dimensions of the 9th century settlement.

After the Norman Conquest Cricklade would have been a mainly self-sufficient agricultural based community but also with other town based trades which during the medieval period included glove-making and tanning. A town mill was located near the Town Bridge adjacent to any ancient ditch called The Stank. By the 18th century the mill buildings had been converted from grinding grain to tanning. Some of the tanned skins supplied the town's glove making industry.

The Industrial Revolution witnessed the construction of the Thames and Severn Canal, opened in 1798, and the North Wiltshire branch of the Wilts and Berks Canal, completed in 1819. Both passed close to Cricklade and allowed the transport of heavy goods, especially coal and grain. However, with the coming of the railways the canals fell into decline and were finally abandoned in 1927. The railway was served by a small station with a goods shed, horse dock, cattle pens and a milk loading platform. In 1961 the passenger services closed, and Cricklade Station was demolished in 1963. Today a high bank is all that remains of the railway bridge near Purton.

Cricklade

Conservation Area: The Cricklade Conservation Area (Figure 3) was first designated in May 1970 and along with Wootton Bassett was the first conservation area in North Wiltshire. Originally the conservation area was focused around the High Street but subsequent to a review of the boundary in 1989 was substantially extended to include the eastern courses of the original ramparts, which are scheduled. The conservation area was also extended to encompass the north west section of the town ramparts so that the line of the conservation area boundary more completely follows the remaining open areas associated with the line of the borough ramparts.

Particularly relevant to the PDA is the fact that the conservation area was further extended to include the *Old Tanyard* which was located just north of the River Thames to the rear of the Priory and historically probably incorporated the plot of ground representing the PDA.

As mentioned previously the Cricklade Conservation Area contains the scheduled areas of the original Saxon burgh and the town defences (Appendix 3) but also contains a large number of listed buildings, for the greater part clustered along the High Street (Appendix 4).

The conservation area has been designated on account of its special architectural and historic interest and has high significance arising from its evidential/archaeological, historic, architectural and aesthetic heritage values.

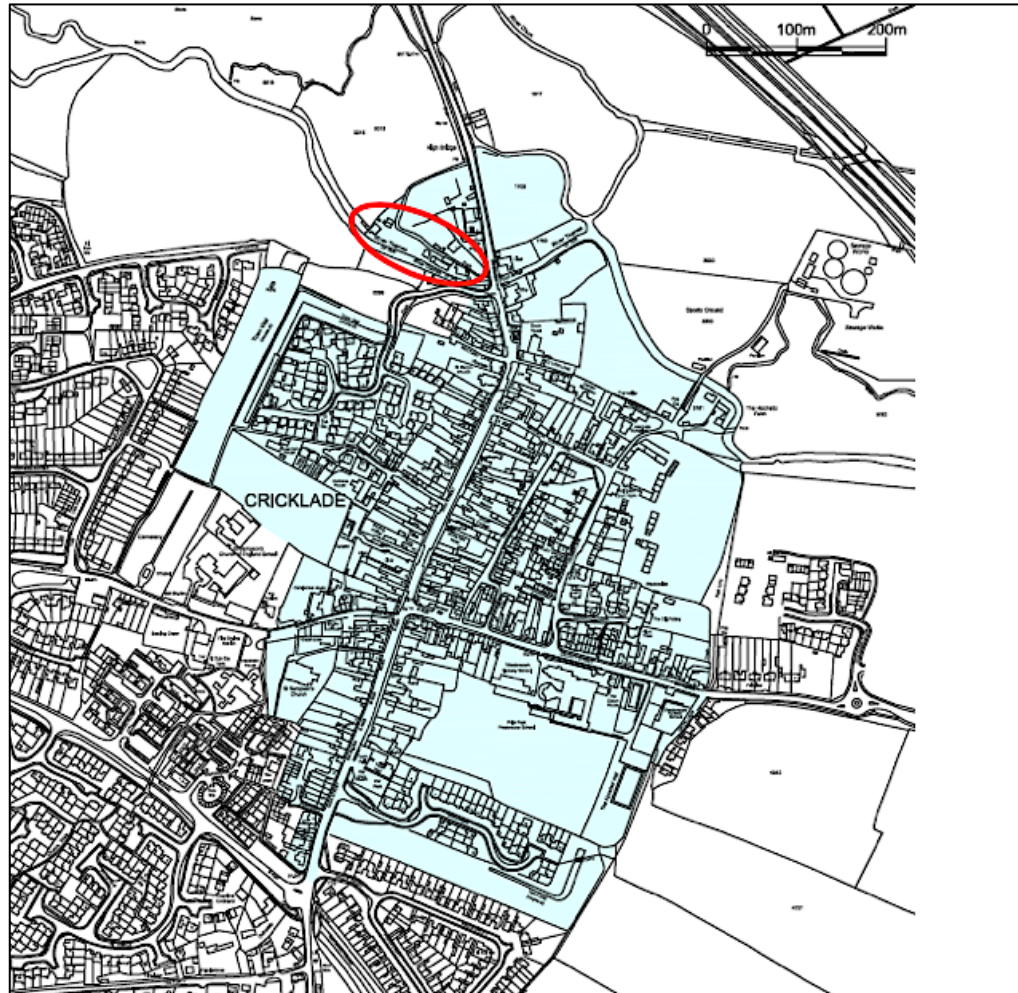


Figure 3. Cricklade Conservation Area with location of PDA in red.

The PDA:

The PDA is located to the north of the main town of Cricklade in an area which is less densely built up. The PDA is a roughly L-shaped parcel of land orientated approximately north west to south east. The southwestern boundary is delineated by the course of the River Thames and the northeastern boundary by a drainage ditch historically known as *The Stank*. The northwestern boundary is defined by the edge of North Meadow which is a large open area of grassland which once formed part of the town's field system. The applicants' house, 70 High Street, is situated at the south east end of the PDA and is not listed.

To the rear of the house is a late 19th century timber framed former workshop with weatherboard and corrugated iron cladding and a pantile roof. The structure is in a very dilapidated condition with one end of the structure having completely collapsed (Plates 1 and 2). To the side of the former workshop is a 1980s timber clad summerhouse (Plate 3). The former workshop and the summerhouse are proposed for demolition under the scheme.

At the northwestern corner of the PDA is a 1960s/70s open-fronted timber framed shed which is entirely clad in corrugated iron (Plate 4) and this too is proposed for demolition in order to replace it with a timber-clad tool and garden store.

The PDA is for the most part laid down to grass and is enclosed by high, thick hedges with numerous mature shrubs and trees. The course of the River Thames along the southwestern

edge of the PDA is deeply incised with steep, stone riveted sides and two timber bridges spanning the river to provide access to the PDA. A raised causeway is visible along the southwestern edge of the PDA marking the course of a historical footpath which provided access from the town to the North Meadow (Plate 5).

The Stank drainage ditch is fairly wide and deep and is lined on both sides by dense shrubbery and vegetation (Plate 6). To the north east of The Stank are the rear gardens of the Priory.



Plate 1. Showing surviving section of a former workshop.



Plate 2. Collapsed end of former workshop.



Plate 3. The 1980s summerhouse.



Plate 4. Open fronted store.



Plate 5. View looking along the southwestern edge of the PDA.



Plate 6. Part of The Stank drainage ditch.

Historically, the PDA is located in a part of the town which was given over to industrial activity, in particular the tanning and leather working industries. The site of the tannery and hide dealers (fellmongers) was located to the rear of The Priory and although the tanning tanks were situated there it is likely, given the proximity of the PDA, that it was also involved in the process of leather production. Closely associated with the tanning industry in Cricklade was the manufacture of gloves and traditionally it is believed the glove making industry was introduced at The Priory of St. John in the 13th century. Again, associated activities may well have taken place within the PDA during this early period. The Stank drainage ditch was constructed to serve the tanning

industry in the northern part of the town and records show that it was frequently the subject of complaint from townspeople because of the contaminated water it carried. The Priory tannery was finally closed in 1878 due to a slump in prices and protests about pollution.

The PDA was also used for other industries during the late 19th and early 20th centuries including coffin-making and cart wheel-making. It seems that the extant timber and corrugated iron outbuildings on site were part of the premises for coffin-making (pers. comm. applicants). The presence of a wheelwright at the PDA is evidenced by the presence of a circular wheel-shaped concrete base with a large iron central pin at the southwestern edge of the site (Plate 7).



Plate 7. Wheelwright's concrete base partially overgrown within the PDA.

Cartographic evidence reflects the industrial nature of the PDA with a cluster of workshops shown within the southeastern half of the site at least by the mid-1870s (Figure 4). At this time the northwestern half of the PDA is depicted as being tree covered and unbuilt on. However, by the time of the 1900-1901 OS map (Figure 5) it appears that some of the buildings shown on the earlier map had been demolished.

There appears to have been little change within the PDA until the time of the 1924 OS map (Figure 6) with an undeveloped northwestern half of the site and workshops still present in the southeastern half. By the 1970s the cartographic evidence (Figure 7) indicates that some of the structures shown on the earlier maps had been demolished and that the PDA retained only the timber and corrugated iron clad 19th century workshop, which is still partially standing today, and that the northwestern half of the PDA appears to have remained unbuilt on. The open-fronted corrugated iron shed at the northwesternmost end of the PDA is not present on the 1960 OS map (not illustrated) but is present on the 1971 OS map (not illustrated) confirming that this structure is relatively modern.

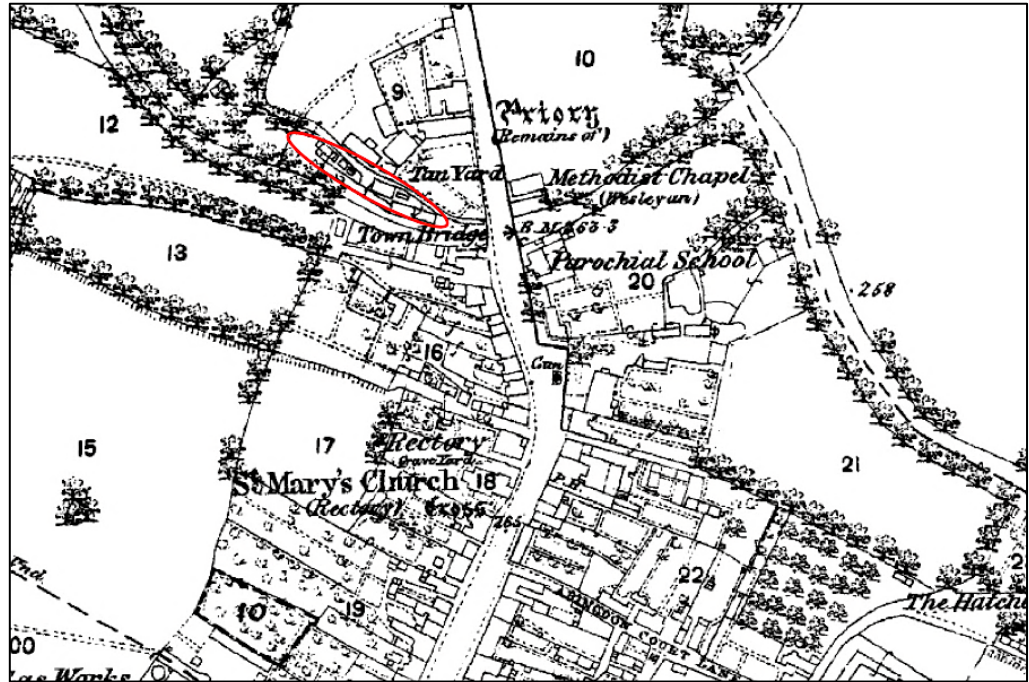


Figure 4 OS County Series: Wiltshire 1:2500 1875-1877.

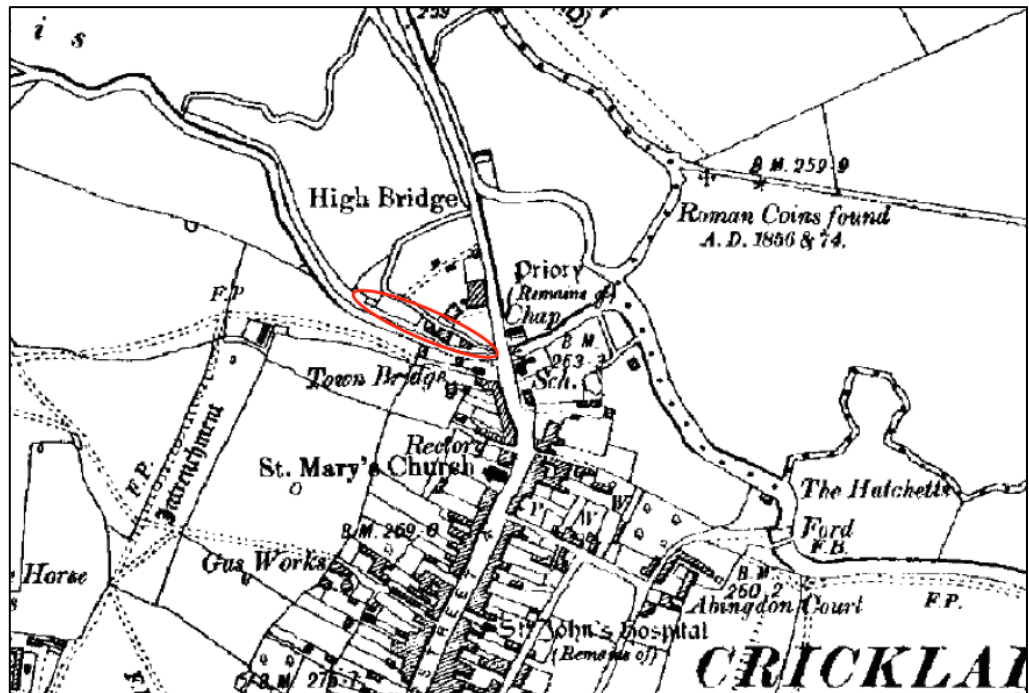


Figure 5. OS County Series Wiltshire 1:10,560 1900 – 1901.



Figure 6. OS County Series Gloucestershire 1:10,560 1924.

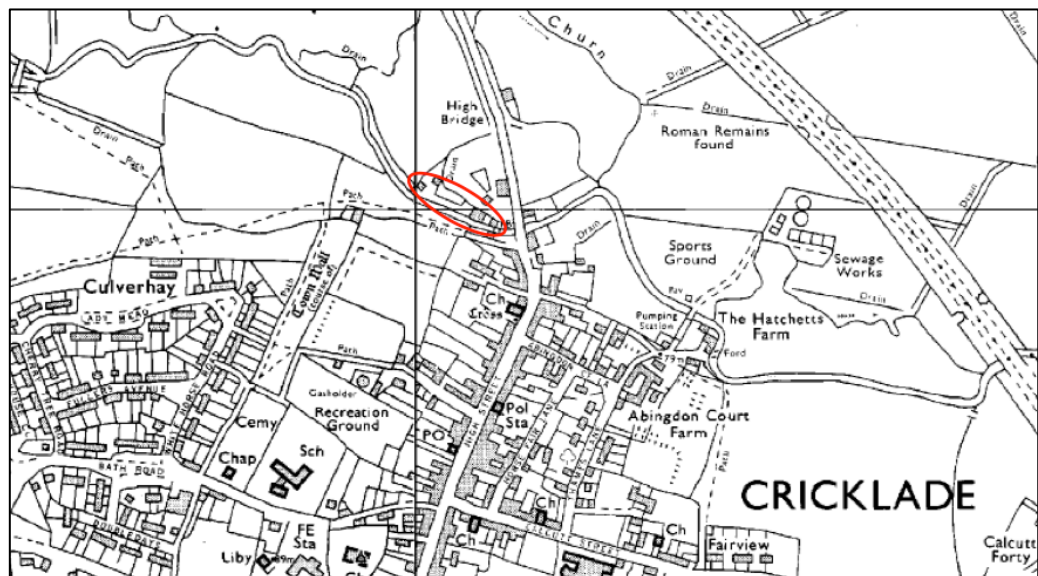


Figure 7. OS Plan 1:10,000 1975-1990

An undated photograph (possibly 1940s, Figure 8) provided by the applicants shows the southeastern half of the PDA was occupied by a number of workshops, one of which was demolished to make way for the 1980s summerhouse. Two of the buildings overlooking the river correspond with the extant dilapidated structure within the PDA today. To the rear of the row of buildings is a large outbuilding which was used as a coffin storage shed (pers. comm. applicants).

The photograph shows that the northwestern half of the PDA had been turned over to cultivation perhaps as part of the war effort (pers. comm. applicants).

The footpath leading from the High Street along the edge of the PDA to North Meadow is clearly visible on the photograph. Interestingly, the photograph reveals that the PDA and its immediate vicinity were originally far more open and industrial in character than is the case now. This footpath was diverted in the 1960s and a new public footpath laid down along the southwestern bank of the Thames leading from the High Street to North Meadow.

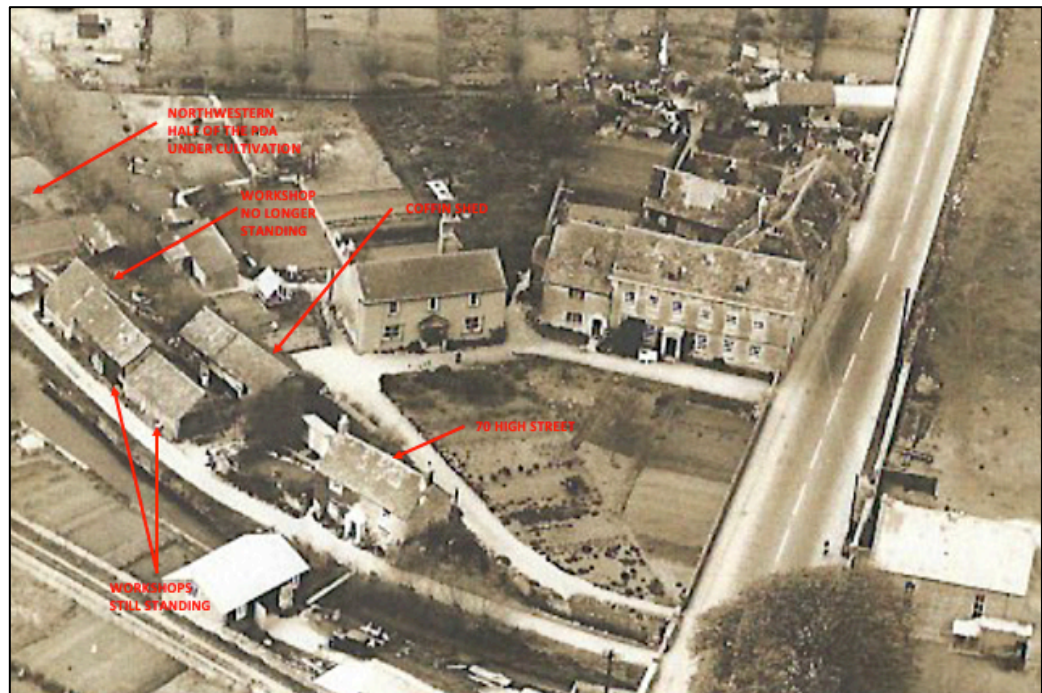


Figure 8. Photograph showing the PDA probably early 20th century in date.

Assessment of

Significance and Setting:

Historic England concedes that assessments of **significance** may be subjective, but the National Planning Policy Framework (NPPF) notes that it is ultimately for the LPA to assess significance based on evidence provided by applicants. This report is primarily intended to provide that evidence and this report suggests the following for the LPA to consider when making its assessment (see Appendix 1 for detail on assessing significance).

The significance of the PDA is largely vested in its evidential, historical, aesthetic and communal heritage values which were the reason for the extension of the Cricklade Conservation Area to encompass this northern part of the town.

The **evidential value** of the PDA is represented by both the above ground and below ground archaeological interest of the site. Although the late 19th century timber and iron-clad workshop with pantile roof is of no intrinsic heritage value in itself being in such a deleterious condition, it can nevertheless, be associated with at least one of the historic industrial activities, that of coffin-making, which took place within the PDA. In terms of below-ground archaeological deposits and features it is possible that, should they survive, such remains might be associated with multi-phase activity ranging from the medieval tanning industry through to the post-medieval and 19th century manufacture of gloves, coffins and wheels. It is possible, however, that where the PDA was previously subject to cultivation any buried archaeological remains have been scoured out or severely truncated.

The evidential value of the PDA also resides in its proximity to the Saxon town and town defences. Whilst outside of the main area of settlement at this time it is still possible that archaeological remains, either in the form of in-situ features and deposits or in the form of artefactual material are present within the PDA. Similarly, as Cricklade lies along Roman Ermine Street, and the HER records finds from the town from this period it is possible that the PDA might also retain archaeological and/or artefactual evidence relating to Roman activity in the area.

The **historical value** of the PDA relates closely to the former industries undertaken there which serve to illuminate the historic economic and societal record at Cricklade from the medieval period through to the early 20th century. This is particularly the case when considering the PDA'S proximity to the tanning and glove making industries carried out to the rear of the Priory where documentary evidence can provide us with named individuals, such as Henry Ockwell the glover of 1799.

As can be appreciated from the photograph of the PDA above (Figure 8), in the past and up until at least the middle of the 20th century, neither the PDA nor its immediate vicinity could be described as having **aesthetic value** and this part of the town was characterised very much by its industrial legacy of makeshift workshops and an absence of greenery. However, the area has now been transformed into a very pleasant part of the town, being characterised by lush leafy hedgerows and gardens planted with shrubs and trees which contribute to a high level of aesthetic value. Whilst the PDA itself has aesthetic value, being laid down to lawn and enclosed by dense greenery and mature trees which overhang the River Thames and The Stank, the presence of the modern corrugated iron clad store at the northwestern end of the garden, along with the 1980s summerhouse and the adjacent tumbledown 19th century former workshop, have served to diminish its aesthetic quality.

The **communal value** of the PDA is limited given that it is now part of an essentially private dwelling. However, the involvement of the PDA and the land to the rear of The Priory in local historical industries, especially tanning and glove making, still survives within the collective memory of the inhabitants of Cricklade and The Stank which forms the northeastern boundary of the PDA is a well-known local landscape feature.

PART 3 – PLANNING POLICY, PROPOSALS AND IMPACT ASSESSMENT.

National Planning Policy:

Relevant national planning policy and legislation makes clear that LPAs are under an obligation to consider not only the preservation/conservation of heritage assets but also the impacts from a proposed development on their significance and on the contribution to that significance provided by their setting. Based upon the information provided by an applicant the decision-maker must apply planning judgement to the particular facts and circumstances, having regard to the relevant policy, guidance and advice (see Appendix 2 for detail of guidance and legislation).

Local Planning Policy:

Local planning policy is contained in the *Wiltshire Core Strategy adopted 2015*. There are two core policies which are of particular relevance to the proposed scheme at the PDA. These are:

Core Policy 57 – *Ensuring high quality design and place shaping* where relevant policies require:

A high standard of design is required for all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to create a strong sense of place though drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- I. Enhancing local distinctiveness by responding to the value of the natural and historic environment;*
- II. The retention and enhancement of existing important landscaping and natural features;*
- III. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting;*
- IV. Being sympathetic to and conserving historic buildings and landscapes.*

Core Policy 58 – Ensuring the conservation of the historic environment where relevant policies require that:

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (above).

Proposals:

The proposed scheme will involve the demolition of the current open-fronted corrugated iron shed at the top of the garden, the demolition of the 1980s timber summerhouse and the demolition of the partially collapsed late 19th century workshop to the rear of the house (refer to Figures 2 and 8).

The intention is to replace the open-fronted shed with a new garden and wood working tool store which will comprise the following structural elements:

- Dimensions 10.98m x 7.3m x 2.235m to eaves. Height to roof ridge 3.5m.
- Exterior cladding material will be shiplap timber planks – larchwood or oak weatherboarding.
- Roofing material will be corrugated onduline in black.
- Double doors to the front elevation, morticed, framed and ledged and braced and faced with shiplap timber.
- A single door in a gable end.
- Light to the interior will be provided by 4 clear onduline sheets located in the rear roof pitch.

The late 19th century workshop to the rear of the house will be replaced by a new shed which the applicants intend to use for their hobby of glass-making. This shed will comprise the following structural elements:

- Dimensions 11m x 6m x 4.68 to ridge height. Same orientation as the current shed.
- Oak frame with softwood cladding.
- One softwood personnel door to rear end of one elevation.
- One Accoya French doors with side screens in gable end.
- One Accoya French doors off-centre in one elevation.
- Two double-casement windows in a gable end.
- Gable sub-frame windows above the French doors in a gable end.
- Two single casement windows in both elevations.
- Roofing material will be reclaimed machine made tile with 4 pivoting rooflights, two on each pitch.
- The base of the shed will sit on top of a brick plinth which forms the foundation walls of the shed.
- A course of hardcore, overlain by concrete slab will for the base for the floor.

Impact of Proposals:

In accordance with NPPF impacts on significance from the proposed scheme have been judged in this HS using the criteria of **no harm, less than substantial harm and substantial harm**.

The Wiltshire HER identifies that the PDA is within the Cricklade Conservation Area and that it lies north of the scheduled Saxon town defences and settlement. It also shows that the PDA is within the vicinity of a number of listed buildings and structures which include (see Appendices 3 and 4):

- The Priory.
- The Town Bridge.
- The Old School.
- 69 and 68 High Street.
- The Cross at St. Mary's Churchyard.

The PDA is a sequestered parcel of land enclosed on the south west, north west and north east by dense foliage and mature shrubbery and trees. For the most part this serves to screen views into and out of the PDA from these directions. At the time of the site visit all vegetation was in full leaf and it is possible that during the winter months when greenery has died back views into and out of the PDA, in particular from and to the south west, will be less obscured. Therefore, there will be fuller views into the PDA from the public footpath which runs along the southwestern bank of the River Thames from High Street to North Meadow. As a result, there would be views of the proposed new buildings within the PDA from the footpath. The site visit also established that of the designated heritage assets within the vicinity of the PDA only 69 High Street might have a partial view into the PDA when foliage has died back.

The existing buildings within the PDA comprising the open-fronted corrugated iron shed at the northwestern end of the site, the 1980s summerhouse and the adjacent 19th century dilapidated former workshop do not make a positive contribution to the Cricklade Conservation Area given their shabby, run-down appearance and condition. Their removal will constitute an enhancement to the Cricklade Conservation Area.

In terms of their scale and mass the proposed new builds will be similar to the structures that they will replace whilst the proposed building materials, with natural timber cladding predominating, means that they will blend in well with their surroundings and continue something of the tradition of outbuildings/workshops in this historically industrial part of the town. In comparison to the existing buildings the new builds will represent well-designed and more attractive additions to the garden. The PDA has the benefit of being long and large and the location of the new builds, along with the removal of the summerhouse, will ensure that the vast majority of the garden will remain open.

Therefore, on the basis that the proposed new timber buildings are of high-quality design and not visually incongruous or jarring, they will not adversely impact on the heritage values which make up the significance of the Cricklade Conservation Area or on any designated heritage assets in the vicinity of the PDA nor on any contribution to that significance from their settings. In addition, the visual amenity of people using the public footpath to the south west of the PDA will not be compromised by the proposed scheme, immaterial of whether the new buildings are visible or not.

It is possible that the groundworks required to create the base for the new glass working shed would impact on buried archaeological and/or artefactual remains, should they be present. Their destruction by groundworks would constitute substantial harm to non-designated heritage assets.

PART 4 – JUSTIFICATION AND CONCLUSION

It is the conclusion of this HS that the proposed demolition of existing structures and the erection of two new builds to replace them would not cause harm to the significance of the Cricklade Conservation Area, or any other designated heritage assets around the PDA, under the terms of the NPPF. Nor will the proposed new builds harm any contribution to the significance of these designated heritage assets arising from their settings. The scheme will not detract from any appreciation and understanding of the special architectural and historic value of the conservation area nor of any associated designated heritage assets. The replacement of the existing structures within the PDA is necessitated by the applicants' need to have a secure storage area for garden equipment and wood-working tools and to remove the 19th century former workshop which is in a state of dangerous collapse and beyond saving.

As the proposed new buildings are designed to be in sympathy with their surroundings and represent a visual improvement, they will provide the public benefit of enhancing the character and appearance of the conservation area as well as the amenity of people using the public footpath. The scheme complies with Core Policies 57 and 58 of the Local Plan Core Strategy which requires new development to respect its context, contribute positively to the wider townscape, be of good quality design and preserve/enhance the historic environment.

This HS has described the heritage significance of the PDA and assessed the potential impacts of the proposed scheme on the significance of the Cricklade Conservation Area and nearby designated heritage assets, including from development within their settings and provided a justification as to why the scheme should be allowed. The purpose of this HS is to provide the LPA with a proportionate level of information for it to exercise its planning judgement. On balance, all things considered, this HS has found that the proposed scheme should be allowed from a heritage perspective.

References:

Conservation Principles, Policies and Guidance, Historic England 2008;

Conserving and Enhancing the Historic Environment, National Planning Policy Framework DCLG 2018;

The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3, Historic England 2015 London.

Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2, Historic England 2015;

Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists (CIfA 2014);

National Planning Policy Framework, DCLG NPPF 2012 rev, 2019;

Wiltshire Core Strategy, adopted 2015, Wiltshire Council;

Cricklade Conservation Area Statement, Wiltshire County Archaeological Service 2004.

APPENDIX 1

ASSESSING SIGNIFICANCE

The NPPF glossary describes **significance** as the value of a heritage asset to this and future generations because of its heritage interest. The Historic England publication *Managing Significance in Decision Taking in the Historic Environment (GPA 3, 2015a)* states that an understanding of the nature, extent and level of the significance of a heritage asset is necessary in assessing how adaptable an asset may be to change, the best means of conservation and how relevant policies should be applied.

Historic England's publication *Conservation Principles* (HE, 2008) further clarifies the concept of significance as the value of a heritage asset which may be evidential, historical, aesthetic or communal.

Evidential value is defined as the potential of a place to yield evidence about past human activity and primarily associated with physical remains or historic fabric.

Historical value arises from the ways in which past people, events and aspects of life can be connected through a place to the present. This can derive from particular aspects of past ways of life. It can provide a direct link to the past and to notable families, persons, events or movements.

Aesthetic value is the way in which a heritage asset provides sensory and intellectual stimulation including design value such as of a building, structure or landscape as a whole. It may also include its physical form, and how it lies within its setting.

Communal value is the meaning of a place to the people who relate to it and for whom it relates to their collective experience or memory. It may be commemorative or symbolic and be associated with identity or collective memory.

The significance of a heritage asset is normally related to a combination of some or all of these values.

The contribution that **setting** makes to the significance of a heritage asset is considered to mean the surroundings in which a heritage asset is experienced. NPPF makes it clear that *the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset (Historic England GPA 3 *The Setting of Heritage Assets*).

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from a heritage asset will play an important part, the way a heritage asset is experienced in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity and by our understanding of the historic relationship between places (ibid).

Historic England provides guidance on approaches to assessing the setting of a heritage asset and its contribution to the significance of the heritage asset. A staged approach is advised:

- **Step 1** is to identify which heritage assets and their setting are affected;
- **Step 2** is to assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset and considers the physical surrounding of the asset, including its relationship with other heritage assets, the way the asset is appreciated and the asset's associations and patterns of use;
- **Step 3**, if appropriate, is to assess the effect of the proposed development on the significance of an asset by considering its location/siting, form/appearance, additional effects and permanence;
- **Step 4** is to maximise enhancement and minimise harm;
- **Step 5** relates to making and documenting the decision and monitoring outcomes.

APPENDIX 2

NATIONAL PLANNING POLICY AND LEGISLATION

Section 2 of the NPPF, *Achieving Sustainable Development* states that the purpose of the planning system is to contribute to the achievement of sustainable development, described as the objective of meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of NPPF is a presumption in favour of sustainable development.

For decision-taking this means:

- Approving development proposals that accord with an up-to-date development plan, or,
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - a. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or,
 - b. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

In this regard the NPPF recognizes that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Section 16 of the NPPF sets out the Government's planning policies on the historic environment and how these are expected to be implemented. The emphasis is on planning requirements and decisions within the planning system being relevant and proportionate to the significance of a heritage asset potentially affected by a proposal.

Paragraph 194 of the NPPF states that any harm to, or loss of the significance of a designated heritage asset (from alteration or destruction or from development within its setting) should require clear and convincing justification. Where a proposed development will lead to **substantial harm** to (or total loss of significance) of a designated heritage asset, LPAs should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits (para. 195). Where a development proposal will lead to **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, where appropriate, securing its optimum viable use (para. 196).

Where non-designated heritage assets are concerned the NPPF requires that LPAs take into account the impact of a proposal on the significance of the heritage asset in determining the application. In particular, when weighing the impact of a development on the significance of a non-designated heritage asset LPAs will need to use a balanced judgement regarding the scale of any harm or loss and the significance of the heritage asset (para. 197).

In determining planning applications, the NPPF also requires that LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to a viable use consistent with their conservation. It also encourages LPAs to consider the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

The NPPF defines **archaeological interest** as:

...evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

All heritage assets, including those within the historic built environment, can have archaeological interest, but very often archaeological interest pertains to buried remains and above-ground remains in the form of earthworks and historic landscape features.

The NPPF emphasises that the information required in support of applications for planning permission should be no more than is necessary for an LPA to reach an informed decision and that the level of information provided needs to be proportionate to the significance of the heritage asset affected and the impact on that significance (including setting) from a proposed development.

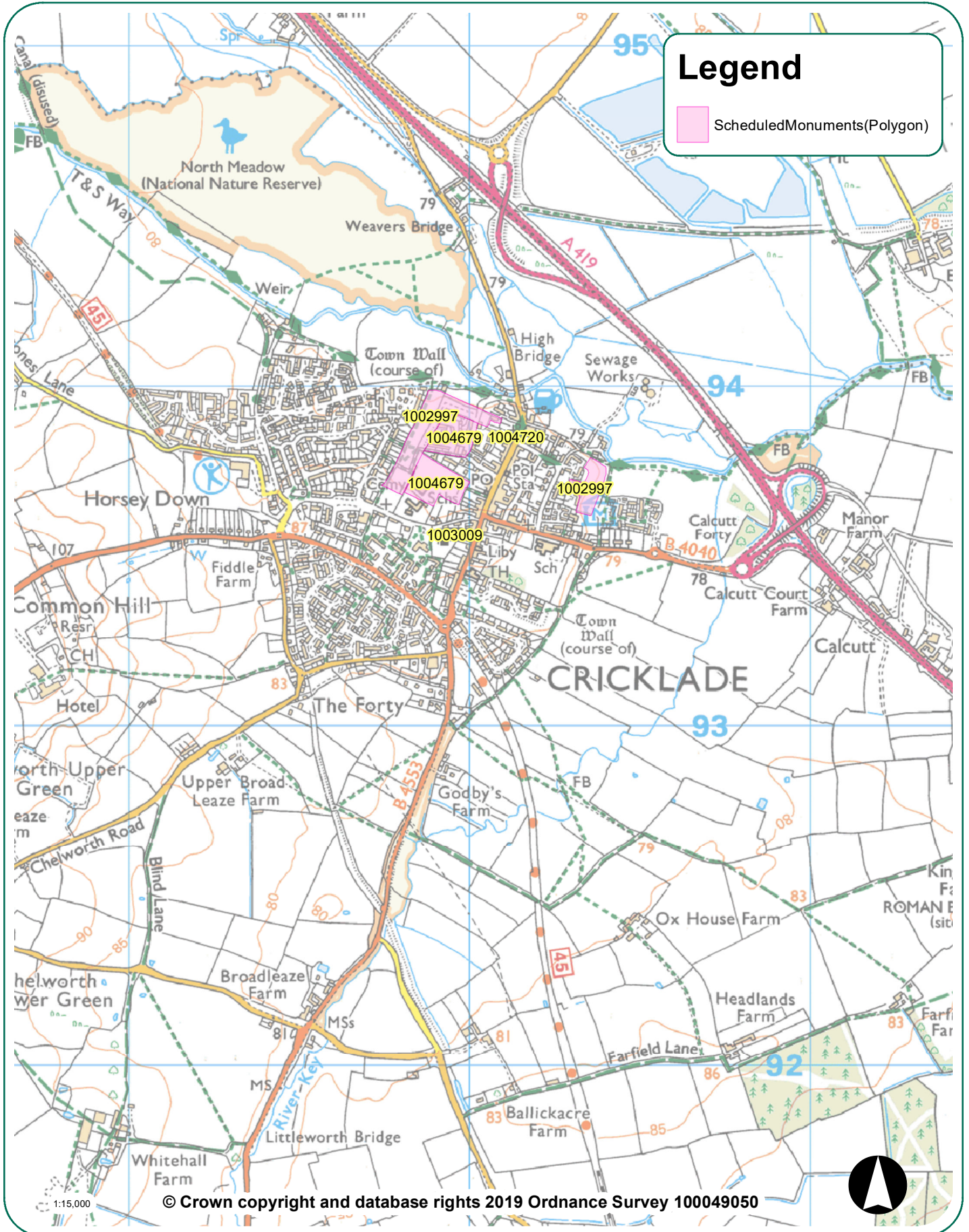
Therefore, the aim of this HIS is to provide a sufficient level of information regarding the presence of designated and undesignated heritage assets (including buried archaeological remains) and the potential impact on them of the proposed development in order for the LPA to exercise its planning judgement with regard to the planning application in question.

The Listed Buildings Act 1990 which sets out the general duties of Local Planning Authorities with regard to the exercise of planning functions within a conservation area and the relationship of proposals to any listed buildings states:

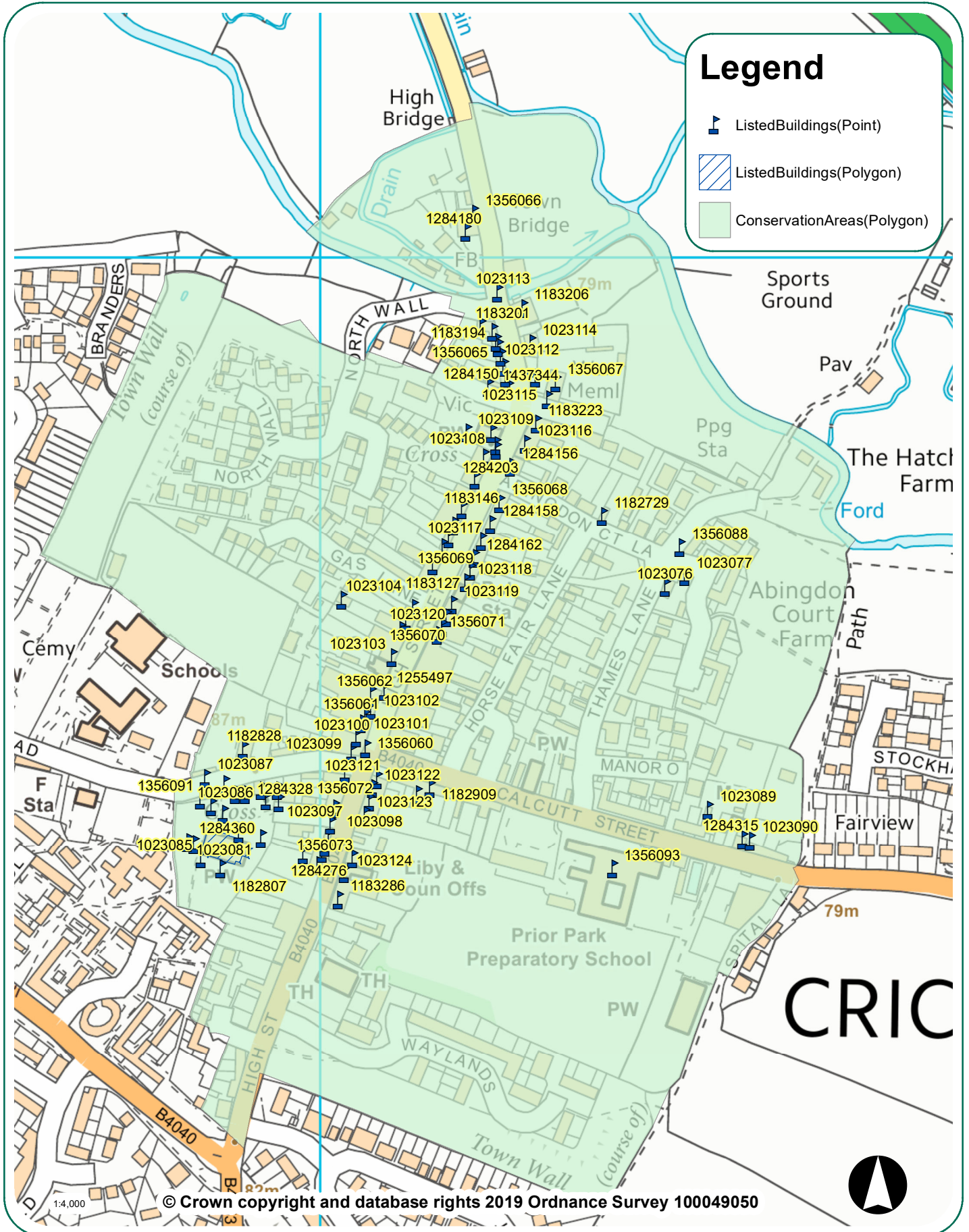
In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66).

With regard to development affecting buildings or land in a conservation area the Act requires the LPA to pay special attention to *the desirability of preserving or enhancing the character or appearance of that area* (Section 72).

APPENDIX 3



APPENDIX 4



HERITAGE SERVICES:

- Constraints reports and heritage risk assessments for land acquisition;
- Heritage Impact Assessments;
- Statements of Significance;
- Setting Assessments;
- Listed Building Appraisals;
- Historic Building Survey and Recording;
- Places of worship;
- Historic agricultural buildings;
- Desk-Based Assessments;
- Historic Landscape Survey;
- Analysis of historic and designed gardens.

ARCHAEOLOGICAL SERVICES:

- Scoping and negotiation with LPAs;
- Preparation of WSIs and mitigation strategies;
- Project Management and set up of archaeological/geophysical surveys;
- Consultancy and advice;
- Co-ordination of fieldwork;
- Procurement.

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