

# THE BARNs AT OLD HOUSE YEOLMBRIDGE LAUNCESTON CORNWALL

Heritage Assessment



South West Archaeology Ltd. report no. 020322



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# The Barns at Old House, Yeolmbridge, Launceston, Cornwall

## Heritage Assessment

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Work undertaken by SWARCH for a private client (The Client)

### SUMMARY

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*This report presents the results of a heritage assessment carried out by South West Archaeology Ltd. (SWARCH) for the Barns at Old House, Yeolmbridge, in advance of a proposed planning submission for their conversion into a dwelling. The barns currently sit within the curtilage of the Grade II Listed building, Old House.*

*It was clear from the site visit the barns have had a series of building phases and functions, largely being readapted within the mid-late 19<sup>th</sup> century to accommodate a function serving the significant slate quarry works which developed opposite the site. However, much of the evidence that would support this functionality has been lost in recent years due to modernisation and some demolition. Whilst physical evidence has been largely lost, an initial desk-based assessment shows the barns as having the potential for earlier origins and functions within a larger complex, serving the 17<sup>th</sup> century or older Old House.*

*Plans submitted by the agent have been commented on by SWARCH so as to help reduce impact and keep as much of the buildings remaining character and aesthetic in place as is feasible. Broadly the scheme is supported and felt to be well designed, with a good use of different materials. The only slight concern is the proposed removal of the partition walls internally in Barn 1 and it is felt careful compromise here is needed to achieve the appropriate planning balance. It is recommended that the barns are fully recorded as part of any planning permission and a programme of archaeological monitoring is conducted during conversion, due to the high archaeological potential of the area.*

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May 2022

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## ACKNOWLEDGMENTS

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THE CLIENT  
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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	THE BARNs AT OLD HOUSE
<b>PARISH:</b>	WERRINGTON
<b>COUNTY:</b>	CORNWALL
<b>CENTROID NGR:</b>	SX 32056 87440
<b>PLANNING REF:</b>	PA21/11987; PA21/11988
<b>SWARCH REF:</b>	YOHB21
<b>OASIS REF:</b>	SOUTHWES1-505902

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Peter Wonnacott Planning (The Agent) for a private client (The Client) to undertake a heritage assessment and building appraisal for a group of barns at The Old House, Yeolmbridge, Launceston, Cornwall. This work was undertaken in accordance with best practice, Cornwall County Council Guidance and ClfA guidelines.

### 1.2 TOPOGRAPHY AND LOCATION

The barns at The Old House are located to the east of the core of the village of Yeolmbridge, and are c.750m south of the Yeolmbridge Methodist Church (Figure 1), within the Parish of Werrington. The site is situated approximately 2.5km north-west of the market town of Launceston and the River Ottery follows the boundary of the site to the east and south. The village of Yeolmbridge is accessed to the south, along the B3524 via a Grade I listed medieval bridge, from which the village takes its name; the barns lie approximately 250m from the bridge – a local Scheduled Monument. The Yeolmbridge quarry sits within the immediate vicinity of the buildings to the north-east, which was designated as a Site of Special Scientific Interest and a Geological Conservation site. The site lies at a height of approximately c.76m (AOD). The soils of the area are the well-drained, loamy soils over the Meldon Slates-with-lenticles Formation (BGS 2022; SSEW 1983).

### 1.3 HISTORICAL BACKGROUND

The Parish of Werrington is an ancient Parish, once lying within the county boundaries of Devon, it now sits within Cornwall. It is recorded within the Domesday Survey as a large settlement that lay within the Hundred of Black Torrington and was mentioned in both chapters for Devon and Cornwall. It had a recorded population of 186 households in 1086, which made it one of the largest settlements recorded in Domesday listings. Lyson's (1814) documents the parish lying in the deanery of Trigge Major, within the archdeaconry of Cornwall, and included the villages of Yeolmbridge, Bridgetown, Druxen, and Eggbear. Yeolmbridge was first recorded in 1308 as "Yambridge", meaning '*bridge by the water meadow*', suggesting the medieval bridge, upon entrance to the village from the south, was a feature of the settlement before 1308 (Devon Place Names). Yambridge continues to be used in earlier mapping until the 19<sup>th</sup> century, when it changes to being named Yeolmbridge.

The descent of the manor of Werrington has a long, well-documented history. Prior to the Norman Conquest it was held by Gytha of Wessex, the daughter of King Harold and was known as *Ulvredintone*; this name translates as an *estate associated with a man named Wulfræd*. After the conquest the manor was given to Tavistock Abbey and was noted as the principal manor of the honour of the Abbots of Tavistock until the dissolution. It was then passed to notable Tudor government minister, John Russell in 1540, later ennobled as the Earl of Bedford; the Bedford estates held the manor into the 19<sup>th</sup> century. Separately from the manor, the estate at Werrington Park was sold on to Edward Woodward and Henry Bartholomew Lucas. The Barton, or estate, of Werrington was acquired in 1620 by Sir Francis Drake, nephew of the Admiral Sir Francis Drake, and after obtaining legal licence to empark lands, he rebuilt

the manor house. The estate was then sold on in 1651 to the Morice family, who also purchased the manor of Launceston; with the estate then passing to several successive gentry families in the later 18<sup>th</sup> and early 19<sup>th</sup> centuries and was finally acquired by John Williams who renovated the house at Werrington Park. In more recent history, Werrington house was used as a Red Cross Hospital during the First World War.

White's Directory of 1870 notes the area as being quarried for slate, listing Werrington as a *principal* slate-quarry within Devon. During the 19<sup>th</sup> century Yeolmbridge Quarry was run alongside the Polyplant quarry by a William Stert Brendon. Cornish census records for the area only begin to list slate-mining job trades within the area in 1861.

#### **1.4 ARCHAEOLOGICAL BACKGROUND**

The Historic Landscape Characterisation for Devon (HLC) classifies the land the barns are located on a mixed character holding that includes *post-medieval enclosed land, industrial: disused and plantations/scrub land*. The area lies very close to the *ornamental* listed land that encompasses Werrington Park – a registered park and garden.

Yeolmbridge village has several different listings that includes a Grade II\* listed mill site (DCO7940), and six Grade II listed houses including: Rockwell Farmhouse (DCO10115) and River Cottage (DCO8895) to the south, The Cornersway Cottage (DCO09142), Yeolmbridge House (DCO10513), Yeolmbridge Mill (DCO10930) within the village to the west, and the most proximate Old House (DCO7941) and associated gate piers (DCO8749). A Grade II listed stone wall is listed approximately 200m to the west on the road (DCO8914).

Upon entrance to the village from the south, Yeolm Bridge is a notable listed structure (MCO9778). It is considered to likely date to the 14<sup>th</sup> century and is listed as one of Cornwall's "oldest and most perfectly finished" bridges. Likely financed by the Abbots of Tavistock – the landowners of the period – the bridge carried traffic from Launceston, the former regional capital, to Stratton over the River Ottery. There are few listed post medieval sites within the village including Grade II listed boundary stone (DCO8913), Grade II listed corn-mill to the south-west of the barns, a lost milestone (MCO54187) and the Yeolmbridge Quarry (MCO22613) immediately north of the barns. Furthermore, the post-medieval Werrington Park (MCO13230) sits to the south-east with a listed cockpit (MCO22582) constructed in 1684 by Sir William Morice lying to the east of the site. Slightly outside of Werrington Park to the north-east is a listed medieval cropmark (MCO45771).

#### **1.5 METHODOLOGY**

The site was visited in February 2022 when the impact assessment and building appraisal was undertaken by archaeologist Amelia Allen ACIfA. The work was undertaken in line with best practice and follows the guidance outlined in *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA 2014) and *Understanding Historic Buildings: A Guide to Good Recording Processes* (Historic England 2016). The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014, Revised 2017) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012). The discussion of setting buildings on the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).





FIGURE 1: LOCATION MAP.

## 2.0 DESK-BASED ASSESSMENT

### 2.1 DESIGNATION RECORDS

The barns are located within proximity of The Old House - a Grade II Listed building - located immediately to the west of the barns, and it is likely they once served this house. The west wing of the house boasts early origins, and medieval elements still exist, and there is potential for a lost medieval western wing. The listing text for the main house is concise and reads below (listing ID 1142821):

*House. Probably C16 with earlier origins extended in late C18 or early C19. Rendered and painted stone rubble. Rag slate roof with hipped ends. Brick shafts to axial, lateral and end stacks. Plan: Original plan uncertain; the house now appears to comprise the through passage with a two storey porch to rear, lower room to left, truncated C16 or C17 wing to the front of the lower end and a late C18 or early C19 rebuilding on the higher right end. The arrangement of the earlier house is uncertain. The through passage has a crosswall containing a C17 doorframe on the lower side and mortices in the head beam on the higher side indicating a screen (now removed). The two storey porch on the north may be a C17 addition. The lower room is heated by an end stack and probably had a newel stair rising at the side (the stair now removed). The C16 or C17 wing to the south of this room has been truncated in length. The roof structure appears largely C17 although there appears to be a particularly sooty threaded purlin and blade of a truss, roughly above the passage. However, as these timbers have been partly reset it is uncertain whether they are evidence of the existence of an earlier open hall with hearth. In the late C18 or early C19 the higher end, to the right of the passage was either heavily remodelled or rebuilt and extended and the house was re-orientated to face south. The later range has a central entrance with wide hall and stair to rear flanked by a principal room to right, originally heated by an end stack and slightly smaller room to left, heated by a fireplace on the rear wall, directly in line with the earlier range. Kitchen to rear right and passage to rear of left hand room connecting the stair and entrance hall of the C18 range with the passage of the earlier range. This C18 range was built to accommodate the principal rooms and the earlier range was retained as a service wing. Exterior: Two storeys. South front with C18 or early C19 range on right and earlier range to left, the truncated wing of the earlier range projecting to front left. C18 range has a symmetrical 5-window front with complete original hornless 12-pane sashes with crown glass and shutters on interior. C19 timber porch with flat roof and glazed door. Earlier range to left has a 2-light casement in the blocked rear door opening to the through passage on the right, adjoining the C18 range with a further 2-light casement to left, also in a blocked door opening. C19 sashes on first floor. Tripartite sash with 2-light casement above in truncated wing to left. Rear elevation with 2-storey porch to earlier range with C20 door on ground floor. C19 horizontal sliding sashes and C19 sashes. Interior: Earlier range; front door to passage inside the porch has a 4-centred granite arch with ovolo moulding and eroded stops. Double skin lapped and studded C16 or C17 door with hole for draw bar. Mortice holes in head beam above screen (now re-coved) on higher side of passage and C17 ovolo moulded timber doorframe with vase- stops on lower side of passage and C17 plank and studded door. The heavy floor joists above the passage are chamfered, the stops buried. Lower room has a plastered ceiling with heavy roughly chamfered central cross beam and cross beams near fireplace and passage crosswall. Projection probably originally to accommodate newel stair rising at side of end stack. Lintel to fireplace replaced. Roof structure of C17 with heavy principals halved, lap-jointed and pegged and purlins, deeply trenched and threaded. Sooty purlin and blade of principal roughly above passage are possibly reused or reset. Roof not fully accessible at time of survey (1987). Late C18 or early C19 range largely complete with wide hall with stair to rear with stick balusters, ramped and wreathed mahogany rail and open string. Right hand room has plaster cornice with*



*floral trail and egg and dart motif. Left hand room with C19 chimney-piece. C18 or early C19 6-panel doors with raised and fielded panels.*

Framing the entrance to the house and gardens there is also a separate Grade II listed pair of gate piers and flanking walls (listing ID 1309779), that appear on early mapping:

*Gate-piers and flanking walls. Mid C19. Stone rubble, rectangular-on-plan gate-piers with flat slate coping flanked by stone rubble curved walls also with slate coping and engaged stone rubble terminal piers.*

The barns are sat within the property boundary of Old House to the east of the house, flanking the driveway entrance and adjacent to the Listed entrance walls. The polite character lawned gardens enclose the barns to the west and south-west, flanked by wooded slopes and the water course to the south-east and east. The quarry lies across the road to the north.

There are ruins of former buildings present onsite, and evidence of a pond and associated waterways. A slate-lined leat/culvert is known to run across the lawn from the southwest/ below the barns, that is in line with mapping which illustrates a well, running across the property towards the mill and bridge to the south-west.

## 2.2 CARTOGRAPHIC REFERENCES

The earliest mapping reference available to this study (not pictured), the 1806 OS survey draft shows buildings present on the wider site, but not in any detail. The 1843 parish tithe map of Werrington, Devon (see Figure 2), is the first detailed map; the barns lie on the south-western edge of *Barton of Werrington*, with the *River Attery* (Ottery) running to the south, which looks to have been diverted for mill operations to the south-west or could be a separate leat running from south of the barns through the main house lawns. The Yeolmbridge Quarry has not been illustrated on at this time of the mapping, although it is listed on the apportionment (see Table 1) as *waste* land and named as a Quarry. The Quarry lies within plot 1150, along with both barns – although it is not clear if B2 existed at the time of the tithe, as the location is a little different. B1 is a small L-shaped build, very different to how it appears today, with possible B2 seeing almost no change.

The track way between the barns and quarry does not yet exist, meaning that although it is listed as a quarry site on the tithe apportionment, it was unlikely to have been commercially quarried on an industrial scale, due to limited available access, therefore the barns are likely to have been used by the main house - now known as Old House - in plot 1164. The Tithe Apportionment (see Table 1) records the land owned by Mary Anne Brendon, and leased to John Holman and a Mrs Stirt, this includes the main house in plot 1164, and surrounding, associated buildings/land, although they are not detailed on the census records. A Mr John Holman is listed under an address at *Radford*, which no longer exists, and an *Anne Stert* lives at one of a few different listed *Yeolmbridge Houses*. Mary Ann Brendon is registered to an address in Launceston, living on *Individual means*, and could be wealthy enough to separate herself from the property.

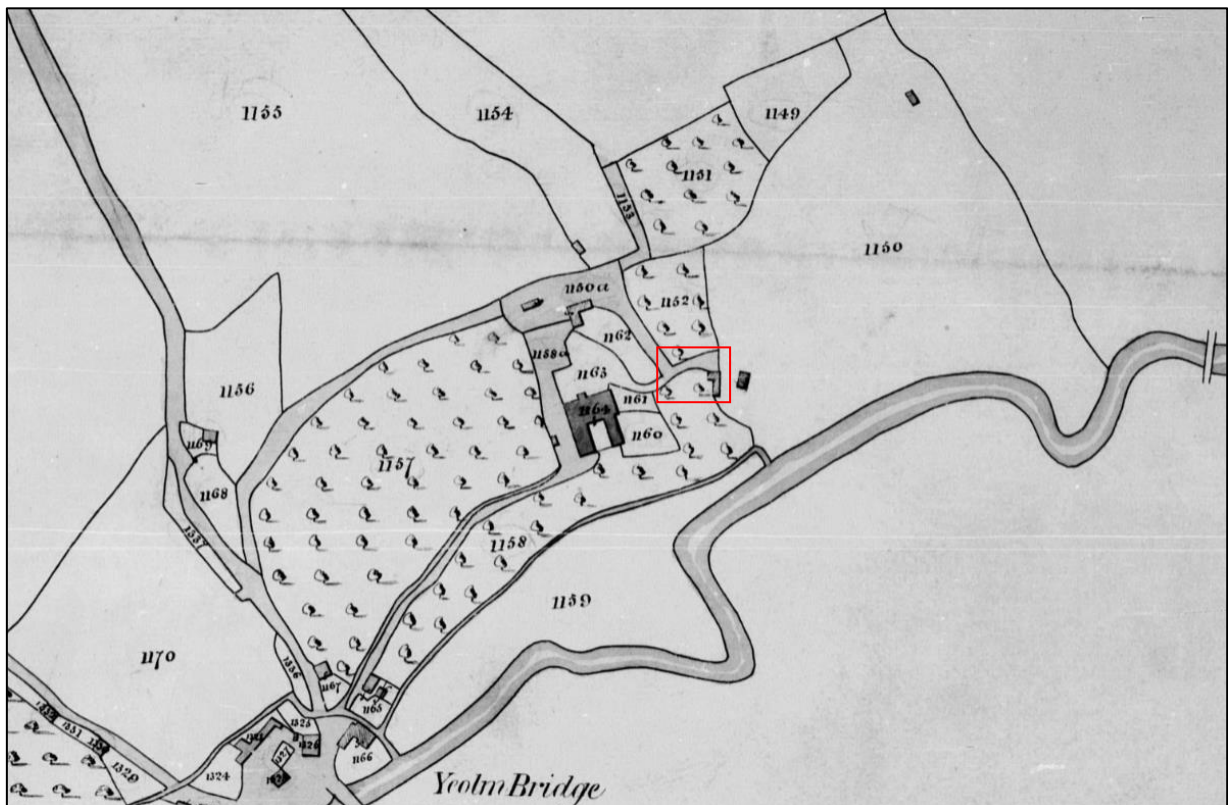


FIGURE 2: EXTRACT FROM THE 1843 TITHE MAP OF WERRINGTON. SITE IS INDICATED IN RED. (THE GENEALOGIST 2021).

Old House was known as the *dower house* and this name clearly indicates an association with the large Werrington Estate, although it is unclear when the land was acquired and subsequently sold off by the estate. Moreover there is evidence the slate used from the quarry was found to exist on the medieval replacements at Okehampton Castle (Saunders 2006), suggesting the adjacent quarry in some capacity, or another quarry in the immediate area, potentially has early origins.

TABLE 1: EXTRACT FROM THE 1843 WERRINGTON TITHE APPORTIONMENT. SITE IS HIGHLIGHTED IN YELLOW.

Plot no.	Landowner	Occupier	Plot name	Land use
1149	Mary Ann Brendon	John Holman & Mrs Stirt (Stert?)	Little Park	Pasture
1150			Quarry	Waste
1150a			Courtlage	Yard
1151			Quarry Park Orchard	Orchard
1152			Lower Park Orchard	Orchard
1153			Road	Waste
1154			Long Meadow	Meadow
1155			Town Park	Arable
1156			George Giddys Meadow	Meadow
1157			West Orchard	Orchard
1158			Lower Orchard	Orchard
1158a			Road and Courtlage	Waste
1159			Mill Meadow	Pasture
1160			Garden	Garden
1161			Little Garden	Garden
1162			Mowhay	Mowhay
1163			Lawn	
1164	Garden	Garden		

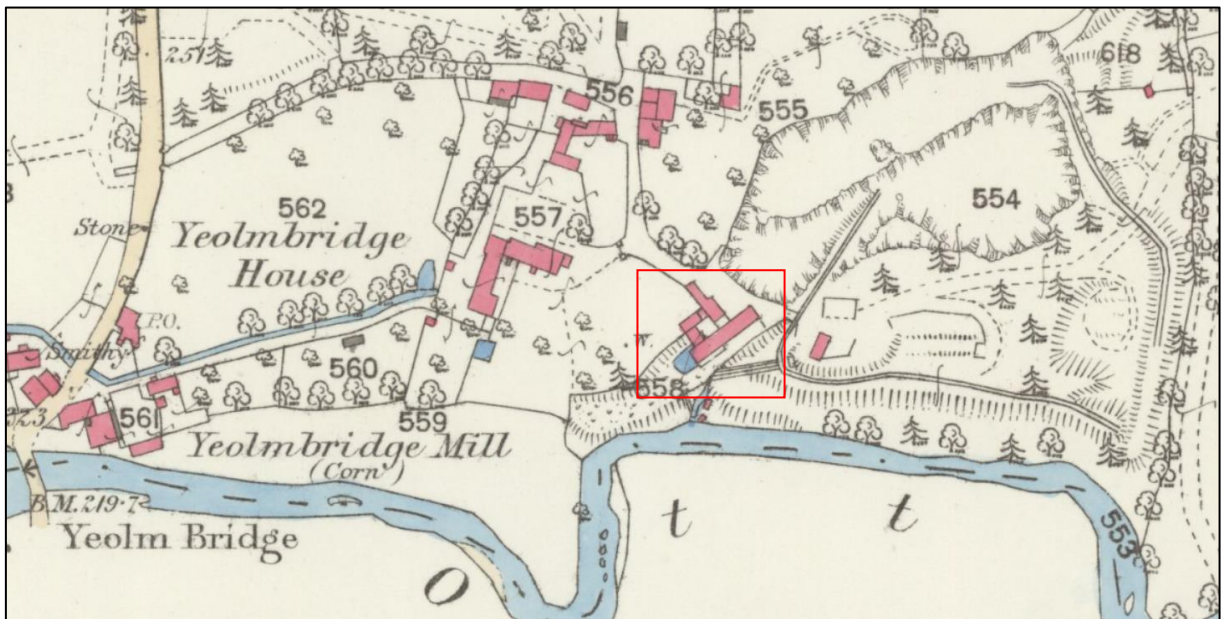


FIGURE 3: FIRST EDITION 25" OS MAP OF YEOLMBRIDGE, SURVEYED 1883. SITE IS OUTLINED IN RED. (NLS).

By the time of the First Edition OS map, surveyed in 1883, the land, barns and surrounding landscape have changed dramatically, with the change likely heavily influenced by local slate quarrying works at Yeolmbridge Quarry. The land has been cleared, quarried and several footpaths/ tracks added around the quarry-scape to the north-east. Banks have been terraced in, acting as boundaries to the south, east and west, and a culvert has been made that leads to the river, with two small outbuildings on the east side. The boundary between the quarry and barns appears to be blocked off via more raised banks, indicating the barns functionality at this period may not necessarily be fully associated with quarrying, but still a part of the main house complex. The barns themselves have been heavily redeveloped – Barn 1 has lost its original 'L' shaped form as illustrated on the tithe map, with a redeveloped southern wing, and a projecting north-eastern elevation to the south-east end, possibly indicating a loss of structure, or extended build. Running to the south-west of Barn 1 is a further two buildings that connect with another running north-west – south-east - this building seemingly connects both barns. Barn 2 is aligned north-east – south-west, within close proximity of Barn 1, however the tithe map illustrates two barns/ buildings located slightly differently and not as close together, possibly suggesting total replacement.

Barn 2 is a long building and is illustrated with a pond on the south-west elevation, and a water wheel to the south-east corner. A built structure possible indicating the retaining wall of an underground culvert runs from the quarry banks to the east towards two smaller water-management buildings, of unknown function, on the upper banks of the river.

The main house to the west has also undergone significant redevelopment; it has lost its former U-shaped build, and being heavily extended to the south and east, creating a formal garden front facing south. To the north of the property, several ranges of farm buildings have been developed, with a coach house added north of Old House and several cottages; again possibly linked to the quarry usage intensifying.

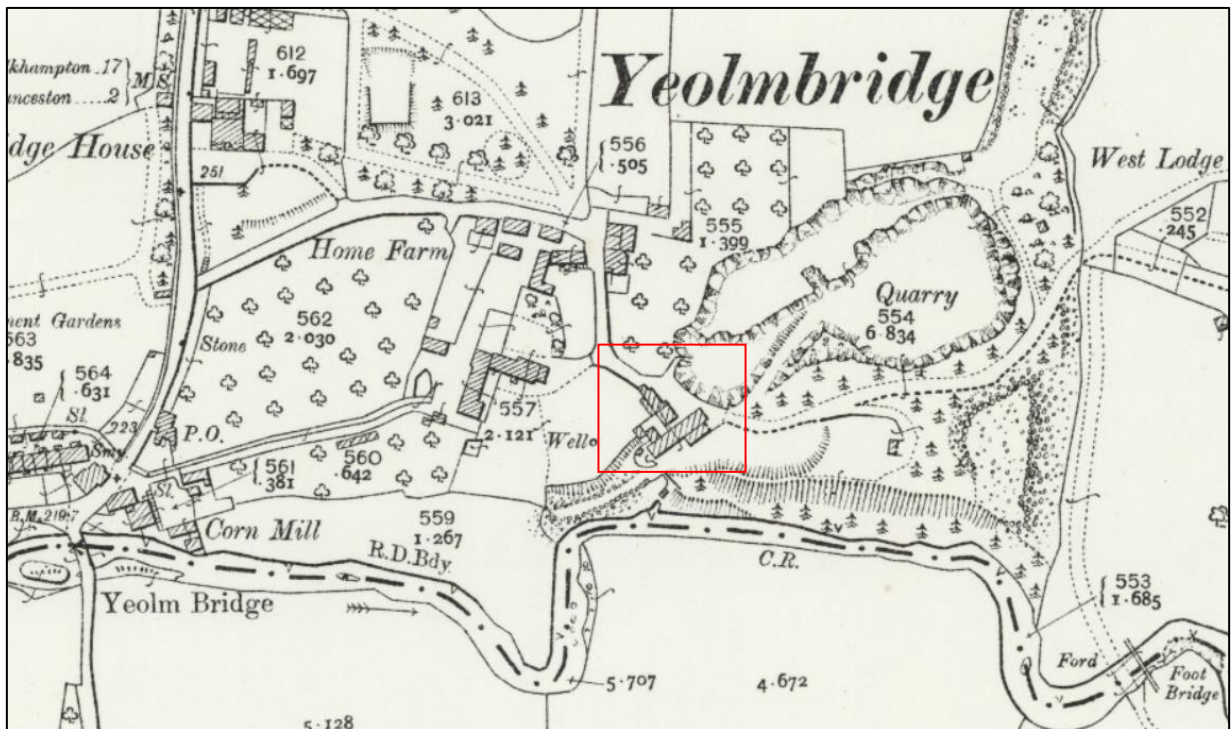


FIGURE 4: SECOND EDITION 25" OS MAP OF WERRINGTON, REVISED 1905. SITE IS OUTLINED IN RED. (NLS).

The Second Edition OS map of 1905 shows the barns and surrounding landscape to have significantly changed; an accessible track way has been made from the barns into the quarry, with the track continuing up to West Lodge – the game keeper’s house for Werrington Park. The raised banks are not as prominent to the south and have largely disappeared to the east. This may indicate that direct use of the barns by the quarry has now been established. The plantation survives to the south, although a building has been lost with the restructuring of the quarry site – this could be the same one from the tithe map, which also existed on the First Edition, but has been lost between 1883-1905.

Both barns have seen changes. Barn 1 has been extended to the north-west elevation with another smaller building/ outhouse, with another longer/slimmer build added to the south-west elevation. The south-eastern side of B1 has been enclosed off to create a very small yard, the extended building that was aligned north-east-south-west, running from the southern elevation, has been lost and replaced by a smaller build that sits to the south-west. This building connects to the surviving, projecting north-west extension of B2. Barn 2 has seen little change, although a smaller building has been added to the south elevation and is open to the track way. The pond still looks to exist on the south-west elevation of B2, which is now depicted as slightly curved with a small square building sat on the northern edge. There also looks to be steps down to the entrance of the culvert that leads into the River Ottery to the south, accessed via a small footbridge, although the small buildings/ possible pumphouses that existed here on



the First Edition have since disappeared. The barns look to exist within the same field parcel as the land between the track and River Ottery, suggesting it may be used fully by the Quarry by this time.

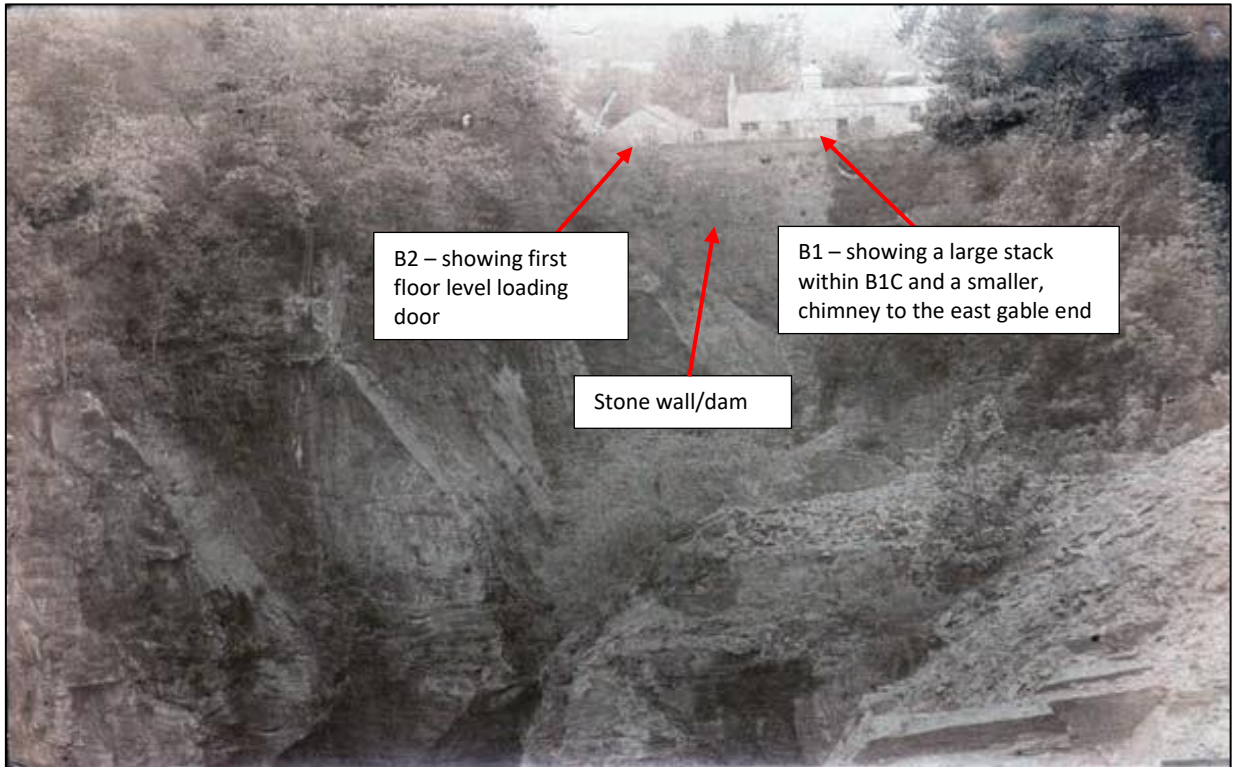


FIGURE 5: PHOTOGRAPH OF YEOLMBRIDGE QUARRY c.1910, SHOWING B1 & B2 IN THE BACKGROUND. SOURCE: LAUNCESTON, THEN & NOW, ACCESSED 2022.

The picture found above c.1910 shows the barns within the background of Yeolmbridge Quarry, providing a snippet of the northern elevations of both barns. Interestingly, B1 is seen with two stacks, one to the east gable end of B1D, which fits the evidence of a remaining chimney to the first-floor level, and a much larger stack to B1C. There was little evidence from the site visit to suggest a former stack in this location, but a stack this large could be associated with industrial processing, and the need for more through-draft, or is evidence of an earlier medieval building.

### 2.3 LIDAR DATA

The images below are derived from LiDAR data freely available from the Environment Agency. Both surface (DSM) and terrain (i.e., bare earth, DTM) data were processed. The highest sampling interval for the site was at 50cm intervals.

LiDAR data was included within this report to show the locality and its wealth of archaeological potential, and to visually consider how the barns are part of a wider context. Within the land to the west of the property medieval ridge and furrow, evidence of ploughing can be identified, along with lost built structures within the Old House property grounds, indicating the lost wings and a few smaller buildings and former walled boundaries. A large leat can be seen running from the property grounds south-west towards the village Corn Mill, and the well marked on the historic mapping can also potentially be identified under the lawn. It is clear from the 50cm DSM data (see Figure 6) B2 has lost a significant section of its former build, with the ruined walls of the barn clearly visible. It also shows a carved ditch running along B2 eastern elevation, running south-west, passing by the large, circular pond, down to the river. It is clear quarry spoil has been used to make up ground to the south-west of B2, which was clear from the site visit, and now acts as a garden bank for the lawn.

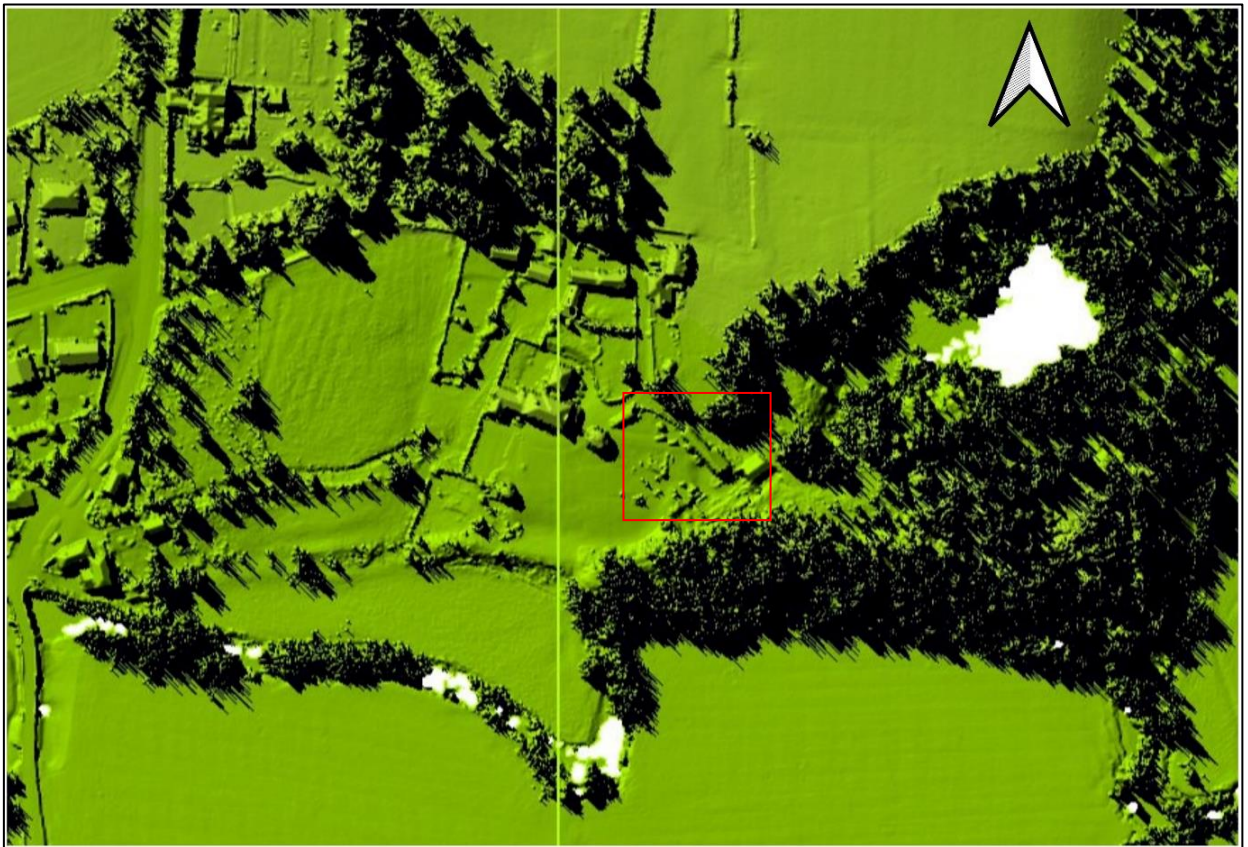


FIGURE 6: LiDAR 50cm DSM DATA PROCESSED USING QGIS. THE BARNs ARE OUTLINED IN RED.



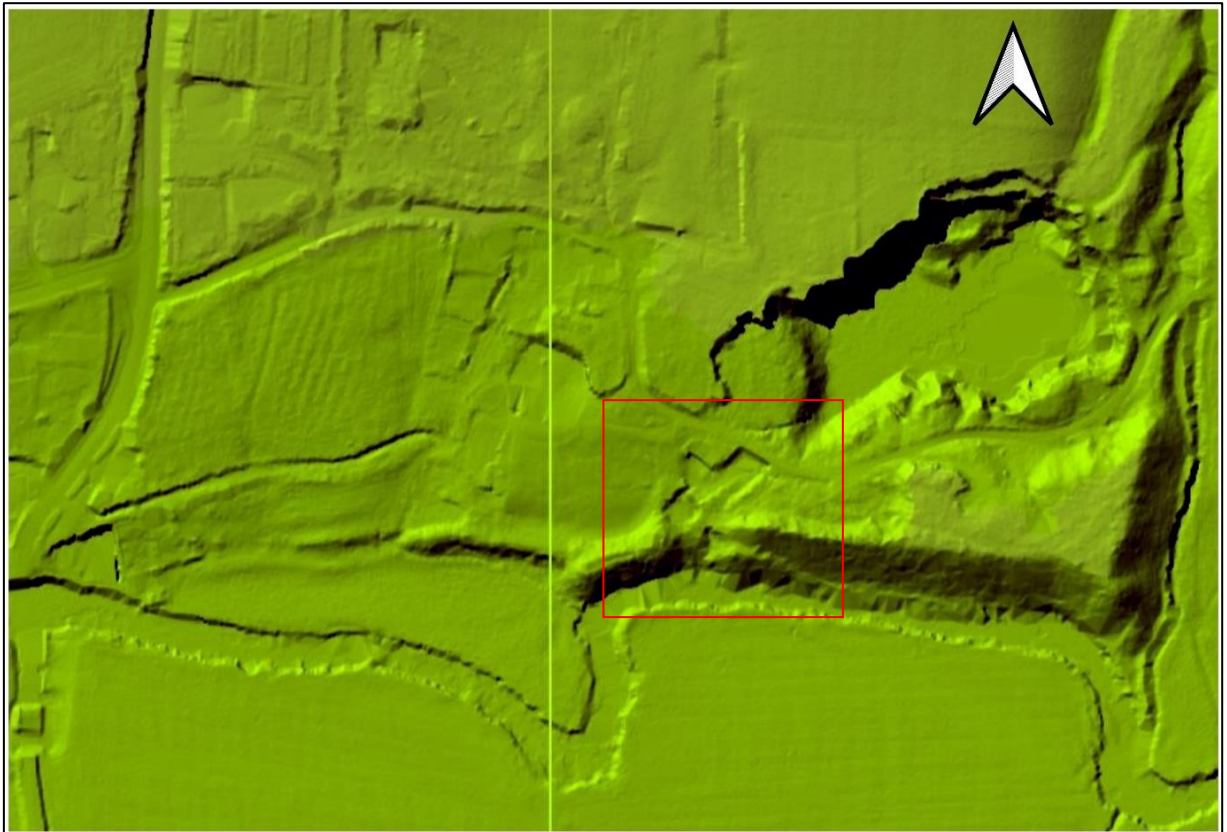


FIGURE 7: LIDAR 50CM DTM DATA PROCESSED USING QGIS. THE BARNs ARE OUTLINED IN RED.

### 3.0 BUILDING APPRAISAL

#### 3.1 SITE DESCRIPTION

The barns at Old House lie approximately 300m east of Yeolmbridge, which includes several historic, vernacular buildings, with slate boundary and garden walls. The barns are approached from the north-east via a narrow track way leading east, turning off the main B3254 road, shortly after passing over the historic bridge. The route of the track is unchanged from the historic mapping and passes the barns part way up the slope as it curves and runs west-north-west. Following the track way further along to the east, the quarry is fenced off to the north and includes several smaller ruinous buildings on its fringes, presumably once associated with the quarry operations; these ruins likely had similar functions to the barns. A track leading into the woods to the east here, accesses West Lodge, a game keeper's cottage on the Werrington Park estate.

The entrance to Old House is to be found to the west, halfway up the driveway, flanked by gate piers and wall, with pier detailing closing off the grounds, with a few large Yew trees lining the driveway of the house and screening the courtyard area to the barns. The track then terminates in a yard of buildings associated with the historic Old House property; including a recently renovated large, coach house/stable, now a cottage and a first-floor threshing barn. The track wraps around Home Farm and Quarry Cottage which are of similar slate build.

The barns have been numbered (Figures 8-10) to ease identification in the next section of the report.

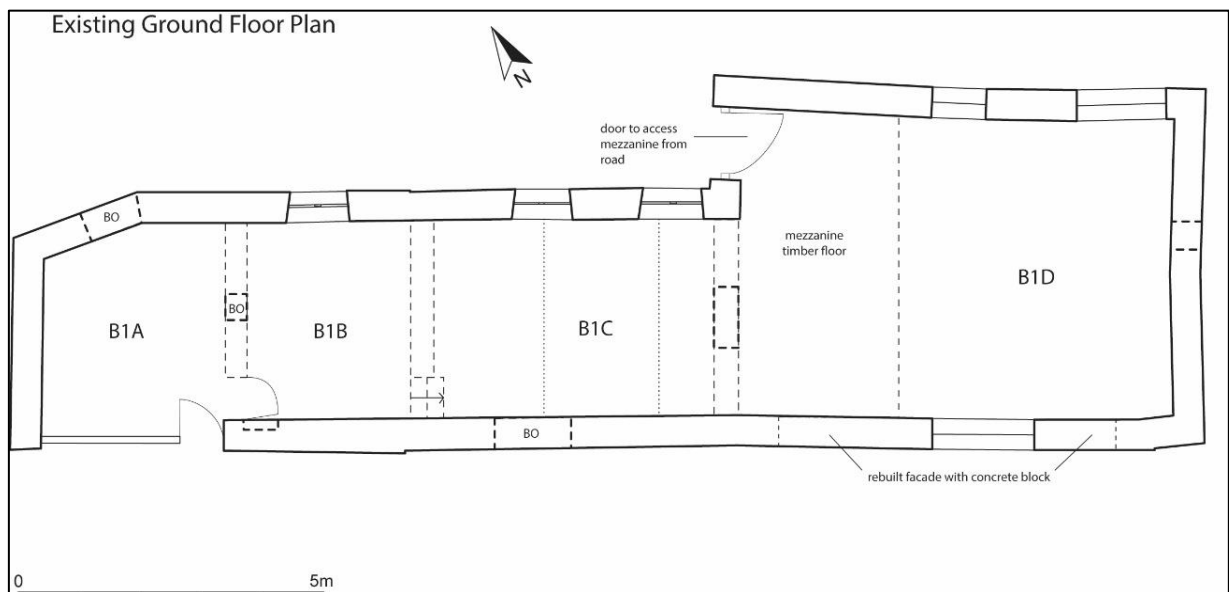


FIGURE 8: PLAN OF BARN 1, ANNOTATED BY SWARCH, PLANS AS SUPPLIED BY AGENT.

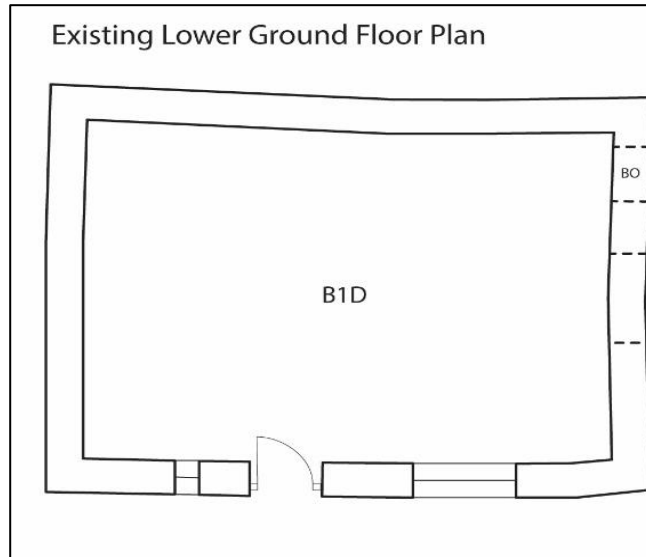


FIGURE 9: FURTHER PLAN OF LOWER GROUND FLOOR OF BARN 1; ANNOTATED BY SWARCH, PLAN AS SUPPLIED BY AGENT.

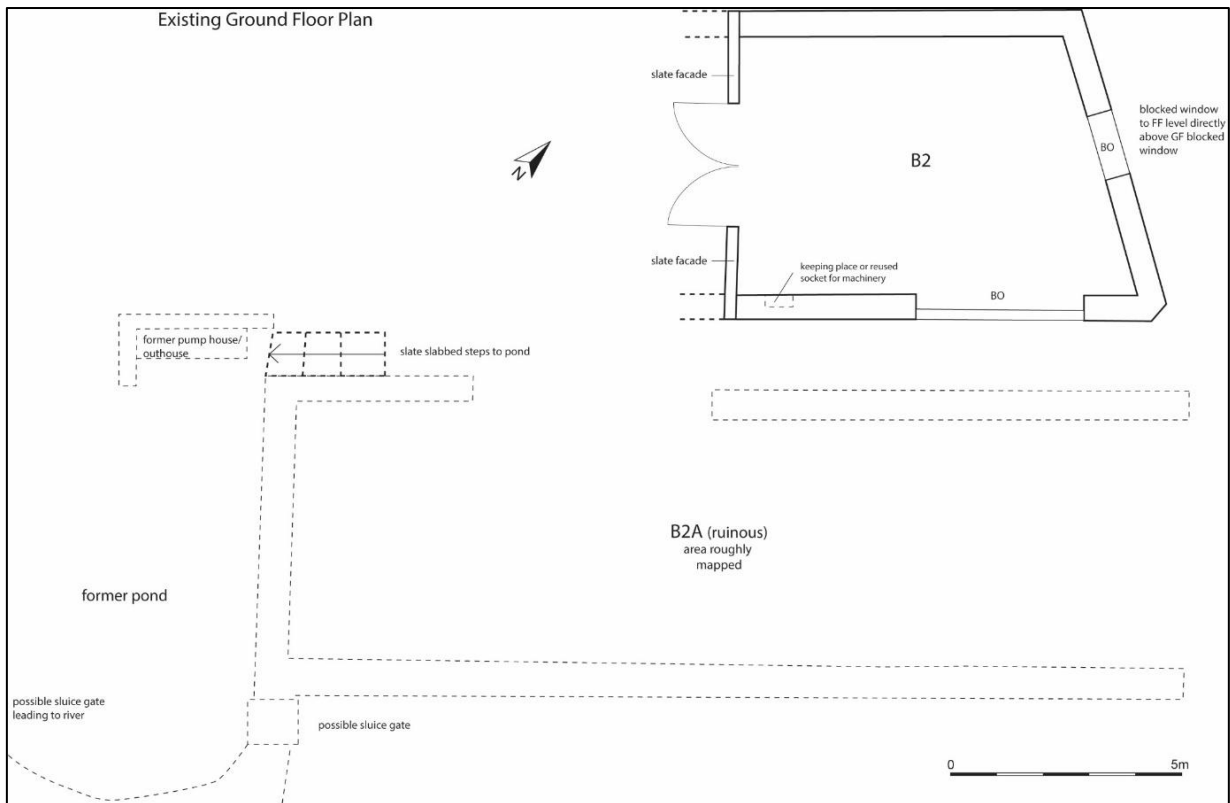


FIGURE 10: PLAN OF BARN 2; ANNOTATED BY SWARCH, PLAN AS SUPPLIED BY AGENT.

## 3.2 BUILDING ASSESSMENT

### 3.2.1 DESCRIPTION OF BARN 1

Barn 1 sits to the north-west of the main farmhouse, on a north-west – south-east alignment and is currently used as a storage space, particularly in the west end. It is a long linear range and comprises, three small, single storey rooms to the west, and a large double-height space, with an added timber mezzanine to the east. The east end has been terraced into a large bank that slopes to the south. It can be accessed from ground floor level to the south and from the north to the first-floor mezzanine level. There are four individual spaces in the range (B1A-B1D), divided by stone partition walls. The roof to the barn has undergone several phases of replacement and repair, although two original, good, pegged and spiked A frames, half-lapped, and with trenched purlins were observed at the west end. Some of

the A frame timbers from other trusses are embarked; other timbers show parallel scarring from machine saws, suggesting an early-middle 19<sup>th</sup> century date. The floor surface changes throughout the building; room B1A boasts slate slabs laid in a neat herringbone pattern neat to the east side of the room, with a slate threshold to the entrance and some other broken slate slabs. Moving into the next room B1B, the floor has been laid with dark, square quarry tiles from what could be seen of early-mid 20<sup>th</sup> century date, and the large double height room B1D had some remaining slate flag stones under the mezzanine, one still in situ, and a slate floor under a thin layer of compacted earth to the east side. None of these floors are 'agricultural' in character which may confirm a developing function from serving the house to serving the quarry.

There are several blocked openings throughout the building; there are blocked or forced openings in the walls between B1A and B1B and blocked doors and windows, some re-cutting each other in the south wall in B1B and B1C. On the north side, three good windows survive to B1B and B1C, each with eight, single-glazed lights, splayed sides, and detailed timber framing - suggestive of domestic or quarry office use. Room B1D is a large room that has been heavily altered to the south, rebuilt in concrete block, where another range once adjoined. Within the eastern gable wall, a chimney/ flue is present at first floor height, although it has been capped, likely when the roof was replaced, for evidence of a stack does not exist to the exterior. This looked to sit above another larger, blocked fireplace or oven/dryer to the ground floor and a blocked opening to the north end, which could possibly be another flue. Whilst the mezzanine is a later 20<sup>th</sup> century addition, socket holes for floor joists survive within the north internal elevation, these sit along a projecting wall sill that would have accommodated a large, former upper floor. It is not clear if the flues are for semi-domestic heating of offices or localized processing, they are of fairly basic form but not enough survives to clarify function.



FIGURE 11: THE SOUTHERN ELEVATION OF B1. TAKEN FROM THE SOUTH-WEST.

### 3.2.2 FUNCTION OF BARN 1

The historic functionality of this barn was noted as mixed use, possibly having a domestic-service phase at one period that would have served the main house, followed by an industrial-related phase, possibly as offices or similar, with good quality floors and multiple windows. The double-height room B1D, looks



to have been remodelled for a potentially more active industrial or processing function at a later date, or again a heated office/count house etc. A second larger stack was obviously built on the south side, since removed, which may again suggest active industrial processing in a late 19<sup>th</sup> or early 20<sup>th</sup> century phase.

### 3.2.3 SIGNIFICANT FEATURES IN BARN 1

- Two good A frame trusses in B1C – may be early 19<sup>th</sup> century or even pre-1800
- Three windows – 19<sup>th</sup> century in date, different styles of casement.
- Herringbone slate slab paved floor to B1A and some slate flagstones
- Quarry tiles to B1B
- Some fine sections of coursed slate stonework, to south and north, suggesting fragmentary remains of earlier pre-the building.

### 3.2.4 DESCRIPTION OF BARN 2 AND RUINED B2A



FIGURE 12: THE SOUTH ELEVATION OF B2, WITH SLATE CLADDING, OVERGROWN AND RUINOUS SURVIVING SECTIONS OF B2A RUNNING FURTHER SOUTH. TAKEN FROM THE SOUTH-WEST.

B2 is a surviving, upstanding section of a longer building; the southern half is ruinous, with only overgrown lower sections of wall on all elevations remaining. B2 & B2A sit close to B1, although at a lower level, on a north-east – south-west alignment. Internally it is clear it existed as a part of a larger building – a roof truss and timber posts are evidence of this and makes the lightweight south gable end, with slate-hung exterior finish.

Alongside the eastern edge of the buildings, clear made ground exists, creating a long defined bank that runs further south to presumably divert water down to the river – this is evidenced by a possible sluice gate opening to the south-east corner of B2A, seen only within the former pond area. On the first edition mapping of 1883 (see Figure 3), a water wheel is illustrated to the south-east corner of the long-lost

range B2A, suggesting B2 and the ruined section were possibly used for industrial processing or for generating power, that was likely associated with the slate quarry.

B2 and B2A is of semi-coursed, slate-rubble build with a lime mortar and little to no re-pointing, internally the north wall is thickly whitewashed, some whitewash surviving to the other walls in places. It is the one barn that retains its original roof, although the trusses internally have been modified/reinforced at a later date. Small rafters support a heavy, thick slate roof - the slate tiles are abnormally large and square and are similar to that seen in the coach house to the north-west of the barns. There are three good kingpost trusses, with struts, of bolted character, neat machine sawn timbers, showing evidence of having been whitewashed historically. There is an opening at loft level in the north wall with a timber lintel and slate slab sill, now closed externally by boarding. There is a large low blocked opening in the east wall, with a surviving timber lintel, into which one of the trusses sits and which has sockets, within it suggestive of machinery or fittings.

### 3.2.5 FUNCTION OF BARN 2

The heavy build, blocked openings and good 19<sup>th</sup> century trusses in this barn would suggest an industrial-associated function, in conjunction with the mill leat and pond. A waterwheel is mentioned on historic documents here.

### 3.2.6 SIGNIFICANT FEATURES OF BARN 2:

- King post trusses with struts and bolted joints, suggesting a mid-19<sup>th</sup> century date
- Original slate roof, using quarried slate from Yeolmbridge Quarry – a very distinct, local feature for the area
- Large blocked opening potentially facing onto a mill leat to the east
- The southern end of the building does survive in ruinous state.

### 3.2.7 DESCRIPTION OF THE POND AND FORMER WATERWAY TO THE RIVER

A silted-up circular pond exists to the south of B2, against the south ruined elevation of B2A. It is currently approached from the house lawn to the west, although slate, slab steps exist to the west end of the southern elevation of the ruined barn. This part of the site has been heavily landscaped to manipulate water to run to the river from the quarry and road. It is quite unclear how the original set-up would have looked, although from earlier mapping it is clear a large pond existed along with several diverted water courses and culverts, and small pump houses and footpaths can be seen. A waterwheel is also noted, so may have been providing power to elements within the quarry, or processing/cutting slate.



## 4.0 BUILDINGS ANALYSIS

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### 4.1 STATEMENT OF SIGNIFICANCE

The barns are currently in fair/good condition, although if left much longer they will likely deteriorate over time. Overall, they are considered of local value, and determined to be **undesigned heritage assets** with vernacular elements and a very complex phasing history, including an important industrial phase. Both buildings have complex history and narrative, and as such, are worthy of sensitive redevelopment and/or conversion.

The following section of this report applies the Historic England classifications of value to the barns, identifying and rating the level of significance they represent:

#### 4.1.1 EVIDENTIAL VALUE

**High;** during the initial desk-based assessment an earlier photograph was found that illustrated both barns behind the quarry works. Within the photograph, evidence of an earlier phase of building can be identified, likely that shown on the tithe to some extent, including a large stepped stack on the south wall of Barn 1 - suggestive the origin of the buildings may be earlier than originally thought. There are also numerous blocked openings and structural phasing. This is also demonstrated within parts of the building fabric, particularly the clay/lime mortar that was discussed in Section 2.5.2 and the slate vernacular sills and lintels and earlier roof trusses, with pegged and spiked joints. Furthermore, it is clear the barns sit within a wider, late medieval site.

#### 4.1.2 AESTHETIC VALUE

**Low/Medium;** both buildings currently represent as incidental-storage in function, and they have some good elements of vernacular build. However, Barn 1 has undergone remodeling and rebuilding within the later 19<sup>th</sup> and 20<sup>th</sup> centuries, including a new slate and felted roof. This has changed the overall feel of the barn, showing significant concrete and brick re-patching, and heavy re-pointing around the same period - more so externally. Barn 2 is largely ruinous, so again, this is one of their lower conservation values – having said that, what does survive is still historic in appearance so the visuals of any conversion must be complimentary and sensitive.

#### 4.1.3 COMMUNAL VALUE

**None;** these buildings hold no communal value.

#### 4.1.4 HISTORICAL AND ASSOCIATIONAL VALUE

**High (general site);** the barns lie within a historic site, associated with the various Gentry families who occupied Werrington Park, as it was the dower house for the estate, with an earlier late medieval phase. More tangentially there is a potential link with the quarry to Okehampton castle and the later 19<sup>th</sup> century expansion of the quarry. The barns themselves within the wider site are linked to the earlier high status phases, as well as the quarry but they hold no direct value in their own right.

#### 4.1.5 AUTHENTICITY AND INTEGRITY

**Medium;** both buildings are fairly authentic as barns and present as historic buildings within a larger group/complex of buildings and landscaping (i.e. waterways, pond and redistributed quarry spoil). Barn 1 has lost a lot of integrity due to significant remodeling and a new roof, with blocked openings and stacks/ flues means original features have been lost. What is now left in Barn 1 is of increased significance. Barn 2, however, holds more authenticity generally – its original roof remains, likely using slate from the quarry, and creates a more authentic weathered feel on the exterior as it has not been re-pointed to the same level.

Overall, whilst elements of integrity have been lost, both barns represent high local value, and thus can be defined as specific undesignated heritage assets, valuable enough to fully record. Both buildings have complex history and narrative, and as such, are worthy of sensitive redevelopment and/or conversion.

## 4.2 HISTORIC PHASING OF THE BARNs

The barns have a complex narrative, serving several different functions within their history. Elements of B1 exists on the tithe map, with a building on a similar alignment, in a similar position as B2, although likely not this building. The site was heavily altered post-tithe, around the 1850s and 18560s, likely associated with preparations for the commercial opening of Yeolmbridge quarry around 1850. See Figure 12 and 13 below for more details.

### 4.2.1 PHASE 1 – THE SITE HAS 17<sup>TH</sup> CENTURY OR EARLIER ORIGINS

The main house at the site has lost wings and fragmentary remains from the late medieval period and 17<sup>th</sup> century. It is possible the house was of quite high status and certainly presented as very large on the tithe map. These buildings would have appeared much closer and likely part of a wider outbuilding and domestic-service ranges to this pre-1800s house. The house and grounds became the ‘dower house’ from the main house at Werrington Park and may date phases of expansion and remodeling, developing the minor gentry character of the site, which survives today. The location and former L-shaped building recorded on the tithe map survives as historic fabric within B1B and B1C.

### 4.2.2 EARLY 19<sup>TH</sup> CENTURY 1800-1840

Pre-1840 – two separate culverts, link the barn group to the corn mill below via leats and low wide blocked openings, possibly for carts in the walls between B1B and B1A suggest agricultural function may have developed, as the barns to the north of the house were built, replacing an older more scattered complex. This phase was built with good vernacular slate details like lintels and sills.

### 4.2.3 MID 19<sup>TH</sup> CENTURY

Post-tithe map redevelopment associated with the expansion of the neighboring quarries commercial enterprise. Many extensions are added to B1 and B2 is built, including the landscaping of the immediate surrounding land to accommodate water leats for processing and a mill pond, associated with a waterwheel.

### 4.2.4 LATER 19<sup>TH</sup> CENTURY/20<sup>TH</sup> CENTURY

In the later 1890s and early 1900s the quarry loses its reputation as the slate quarried here is deemed flaky and unsuitable as a building material, ultimately getting shut down. The barns return to an ad-hoc estate function of agricultural semi-domesticated use for storage, and the quarry is flooded.



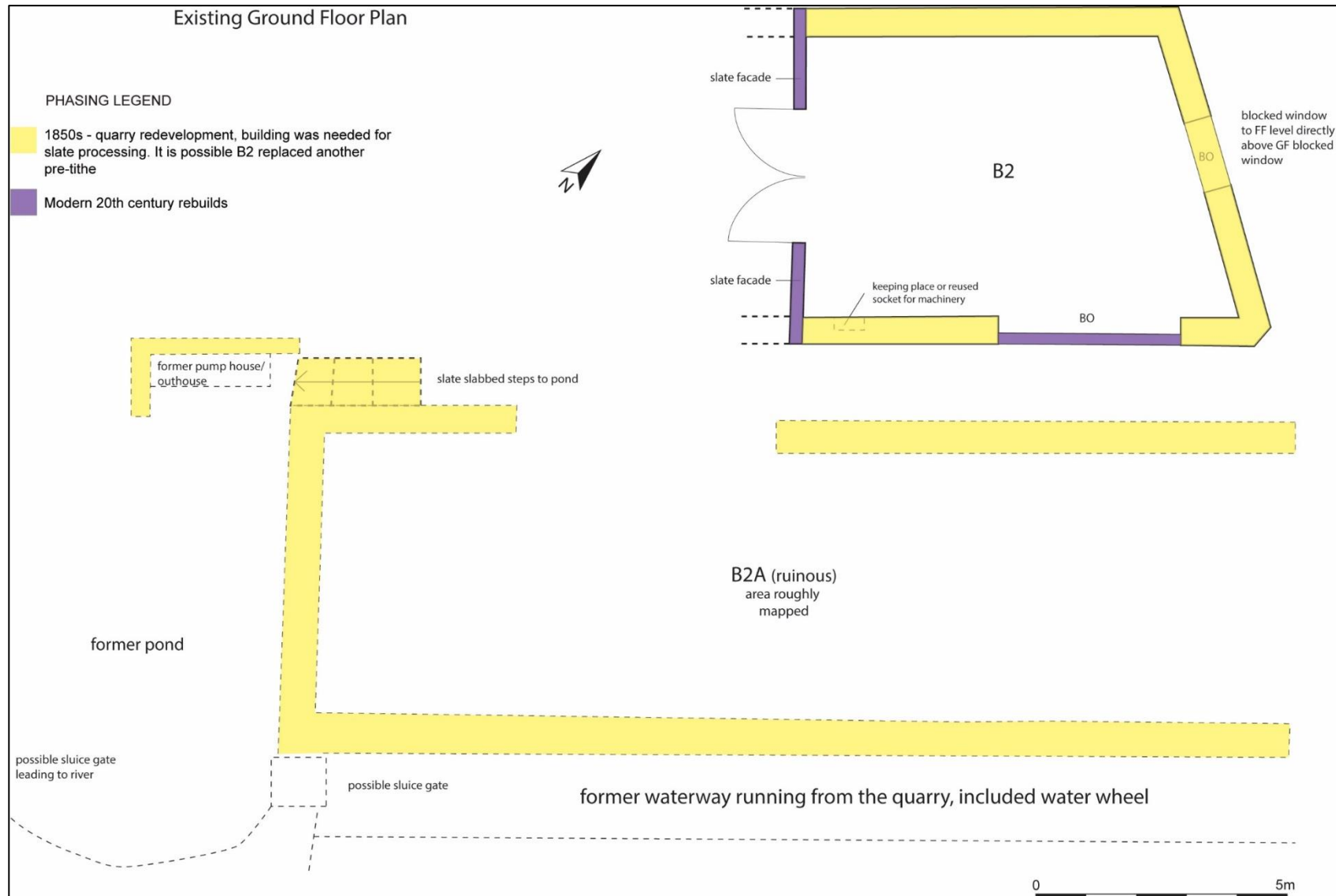


FIGURE 14: PHASING PLAN OF B2.

## 5.0 STONEMWORK ASSESSMENT

The stonework of both buildings was noted as being in very good condition to the exteriors, although B1 has been heavily re-pointed at a later date. Barn 1 was of semi-coursed, slate rubble build to all elevations, with the exception of a rebuild phase to B1D's southern elevation, where it had been rebuilt in concrete block and rendered with cement, to the exterior. Furthermore, the south-west corner of B1 had been rebuilt using bricks, with brick quoin details to the sides, although corners had been chipped off simulating bull-nose bricks and left rough. This end façade to B1A had been rebuilt with timber framing and showed signs of a possible lost wing to this area of the barn, although a thin slate threshold survived to the entrance. Barn 1 also has cement render patching to the eaves, where the roof had been replaced in recent years.

The re-pointing of Barn 1 has been done using a light grey lime mortar, mixed with crushed slate. This mortar sits above an earlier, refined, pink-grey clay/ lime mix, due to the local red-grey, brown soils of the area; it is likely both of these earlier mortars were mixed on-site. The roof has been recently replaced, so did not retain any original slate. Internally, the walls again, had been re-pointed heavily in parts, particularly to B1A, B1B & B1C but not so much within B1D. Lime plaster survived to the walls in B1B and B1C, although was noted to not be great condition, as particularly to the south internal elevation of B1C it was beginning to fall away from the wall. Concrete render had been used to fix a failing slate window lintel in B1B, and partition walls to B1B were noted as a larger slate build, with fresh-looking pointing work. B1D had not been as heavily pointed internally, but did have an earlier phase of lime plaster, particularly to the north internal elevation, that was in good condition. This plaster was light pink-yellow grey, and a much thinner mix than that of B1B and B1C.



FIGURE 15: PICTURE OF THE STONEMWORK AND LIME AND SLATE REPOINTING TO THE WEST ELEVATION OF B1.

Barn 2 is very similar, although it had not been re-pointed to the same detail as B1. The west external elevation was largely overgrown with ivy, and the northern elevation very muddy from passing vehicles. The east elevation had a double height blocked opening to the north side, that had been concrete rendered over and painted. The stonework is rough, semi-coursed, mixed state rubble, with an earlier



refined, pink-grey clay/ lime mix surviving in places, although it had been heavily weathered. Some areas were lightly re-pointed with a light grey lime mortar mixed with crushed slate, same as Barn 1. As the barn had not been reroofed like Barn 1, it retains its original slate roof. The tiles were large, thick and square, with neatly punched holes for tacks and in notably good condition all over.



FIGURE 16: BARN 2 RETAINED AN ORIGINAL SLATE ROOF, COMPLETE WITH VERY LARGE, SQUARE SLATE TILES WITH NEATLY PUNCHED HOLES FOR TACKS. TAKEN FROM THE NORTH-WEST LOOKING AT THE WESTERN RIDGE.

Internally, Barn 2 had not been re-pointed and was relatively weathered in comparison to Barn 1. It had remains of a very thin white plaster to the upper level and the slate roof was distinct, with the slate tiles lapped and tacked in places to the rafters, creating a sturdy, water-tight building. The remaining sections of B2A were of a similar, chunky mixed slate rubble build, with a pink/grey lime clay mortar surviving in places. The pump house/outhouse within the pond had been built from longer fractured slabs of slate, reused rubble stone and included a small keeping place to the south-east elevation.



## 6.0 IMPACT ASSESSMENT

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### 6.1 PRINCIPLES OF CONVERSION FOR THE BARNs

The barns sit approximately 300m east of the village of Yeolmbridge. The site is approached from the south, via a wide shallow valley, rising over the medieval bridge on the B3254, passing the village Corn Mill and other Listed village houses. Before approaching the bridge to the south, the barns are visible across the 19<sup>th</sup> century designed water meadows of the registered park and garden of Werrington Park – Grade II listed. It is clear from this view the barns frame the adjacent Grade II Listed Old House and contribute to a distinct sense of place at Yeolmbridge.

Conversion of the barns will inevitably change the current visual aspect of the site within the wider landscape, altering our experience, however, the buildings in their current state will only decline if action is not taken to preserve them in some capacity. Conversion is a great opportunity to add to the wider area, instead of the buildings being left to further degrade. It is acknowledged that conversion of the barns represents a *permanent and irreversible* change to the historic fabric, but this is felt to be at a manageable level considering the potential heritage cost of the loss of the buildings.

The barns sit within a wider, historically significant site, and present with complex narrative and phasing elements; pre-tithe fabric has been identified within the structure. The principle for development however is strongly supported here; preservation through conversion being considered a viable heritage-policy option. The overall impact of conversion is therefore considered to be a *minor/slight* change.

The proposed name of the new conversion *Old House Lodge* does have potential to impact on the legibility and narrative of the adjacent Werrington Park estate boundaries/extent and the Listed building Old House itself. Although Old House was a ‘Dower House’ for the park at one stage, it predates the parkland and country house and would not have had a ‘lodge’, lying just outside the former parkland marked by a game keepers ‘lodge’ in the woods, known as West Lodge. It may be better overall for the understanding of the historic landscape here if the proposed name of the conversion reverted to the initial iteration of *Old House Barns*; these are service/outbuildings, later used by the quarry, an aggrandising name, whilst delightful is ultimately meaningless from a heritage perspective but imitates a real and very specific class of heritage asset.

### 6.2 ARCHAEOLOGICAL POTENTIAL OF THE SITE

*High*; it is clear from the historic mapping, that the barns have been subject to various extensions and lean-tos, particularly during their industrial phase post-tithe map. There has also been significant more recent demolition and restructuring of ground levels both in the 19<sup>th</sup> and 20<sup>th</sup> centuries, which has created large areas of made ground. As such, there is significant archaeological potential to find lost post medieval building foundations as part of the conversion works. It is therefore suggested a programme of archaeological monitoring is established, so features that contribute to the barn’s narrative can be recorded during works; these finds could help us to better understand the barns and the wider setting.

### 6.3 THE PROPOSALS

The proposals look to create a single dwelling within an enclosed area that cuts across the pond and ruined B2A, using the upstanding structures of B2 and B1, as well as adding linking extensions. Due to the historic nature of the complex, with the barns sitting within a highly valued historic property that has been found to hold significant archaeological potential, it is incredibly important the designs are sensitive to fit the location. Reuse of as much historic fabric as possible is urged.

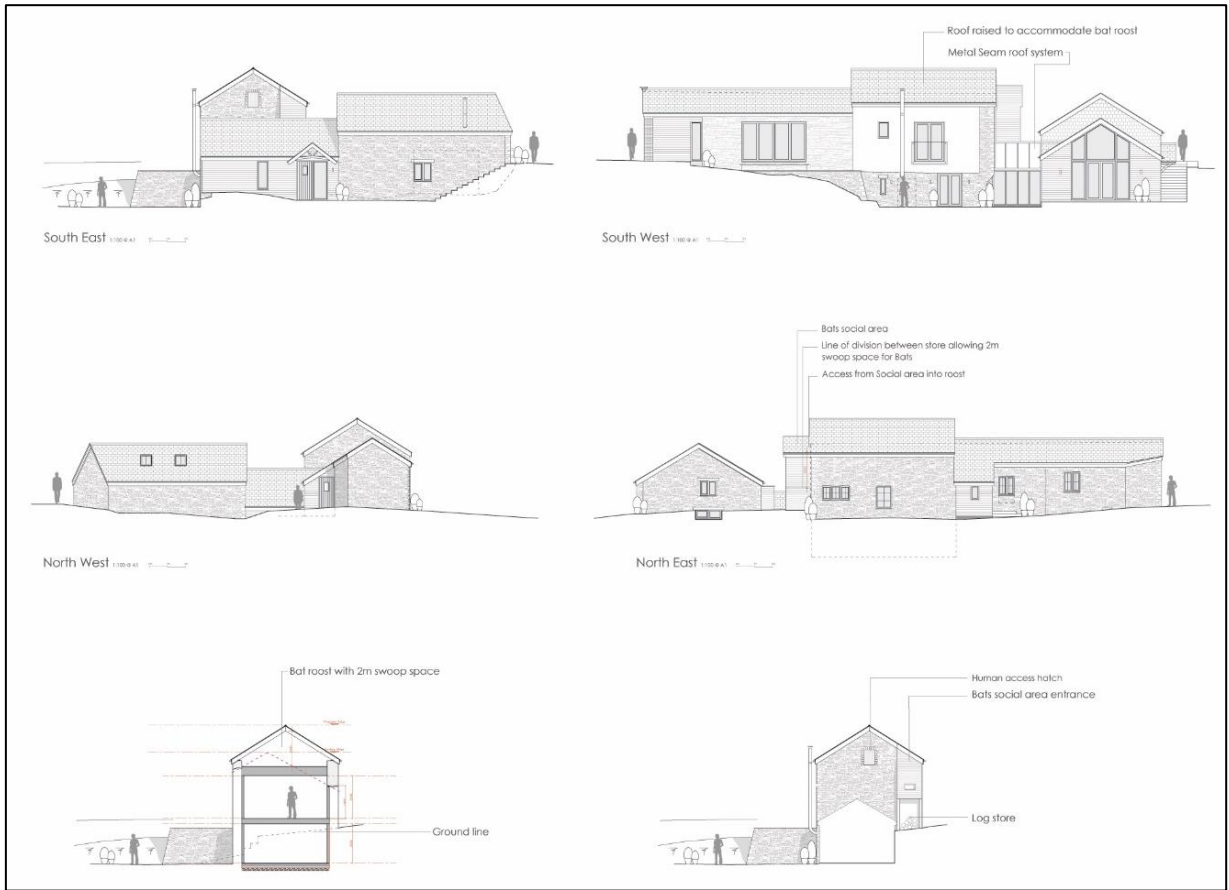


FIGURE 17: THE PROPOSED ELEVATIONS OF THE BARNs; AS SUPPLIED BY AGENT, APRIL 2022.

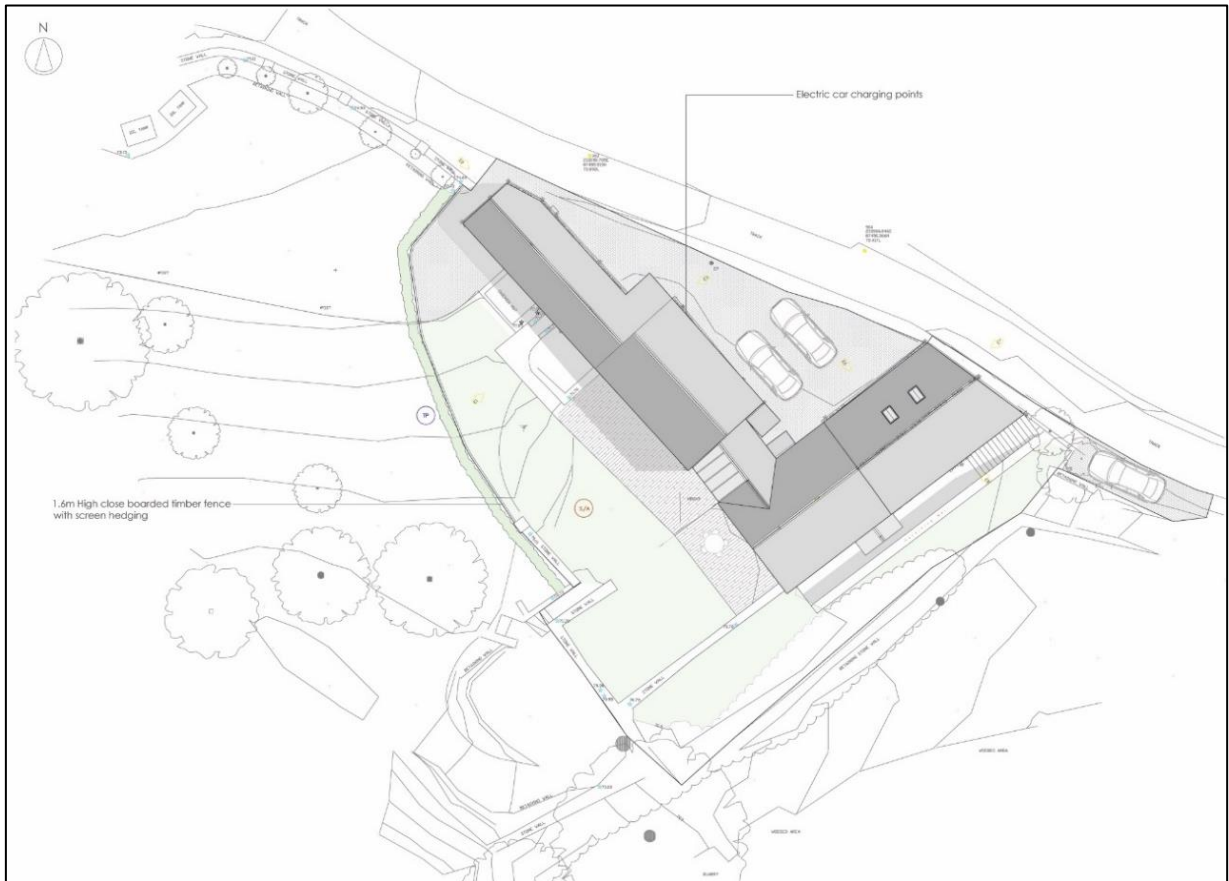


FIGURE 18: THE SITE PLAN; AS SUPPLIED BY AGENT APRIL 2022.

### 6.3.1 CONSIDERATIONS OF THE PROPOSALS ON B1

The current plans for B1 propose some minor loss of historic fabric within the south elevation of the building; as the section of walling in B1B & B1C (on the SWARCH annotated plans) which contains a series of blocked, forced, and re-blocked doorways and windows will be removed to allow for a set of glass patio-style doors, allowing light and air into the long range of B1. The complete removal of several blocked and recut openings means there is an inherent loss to narrative and structural phasing with this fabric, but this area has been significantly altered and the blocked openings may well have had to be addressed if the wall was to be 'made good' anyway and lined for insulation, so would not have been visible in any finished conversion. By focusing the section of forcing in one area, it retains a low wide 'working' character to the opening, appropriate for the structure's heritage and limits the need for additional openings further along the wall, focussing impact in one area. This has also allowed the retention of two of the chunky stone partition walls within the long range and means the stone external walling here can be restored and repointed, enhancing the exterior appearance along this section of the south elevation by removing the poorly patched stonework over the awkwardly blocked openings and modern alterations.

The retention of the important internal partition walls and the clever way the design has worked with the complex layout of the building is offset by the slight effects felt from the inherent loss of a section of external fabric on the south elevation. The visual benefits, however, are felt to balance out the loss as it will allow the better stonework elements of this part of the south elevation to be restored and left as exposed stone and any reopening/demolition could be mitigated through recording and monitoring; this would be considered **minor/adverse** effect and an allowable pragmatic compromise, with an overall negligible impact on the buildings.

Whilst the barn has been remodelled, a few significant individual features of historic value survive internally, including the chimney/ flues within the internal eastern elevation of B1D. The proposed breaching of B1D to the southern end has been well located to avoid these, however, the current placement of the staircase has the potential to damage or require the removal of the surviving projecting flues and is therefore suggested the stairs are moved to the north elevation within the partition hallway, whilst building works are careful to block the flues in situ and retain behind modern wall coverings, if these cannot be incorporated within the designs. Retention of these features in the final design, even if not visible will result in an acceptable **negligible** impact from conversion. Removal of the flues couldn't be supported from a heritage perspective. Neither the flues are noted on the measured survey of the building but have been added on the SWARCH annotated phased plans to reflect narrative. It would enhance the record of the buildings if these could be included.

The current proposal for the north elevation is well presented - keeping where possible the historic stonework and introducing timber cladding treatments, creating distinct flow of materials that respect the barns visual character and define old and new phases. It is felt this is well done and limits further impact on the approach to the house and wider site. The southern elevation approach is supported in principle; however, a few slight tweaks to the design are suggested, as the different render treatment on the tall rebuilt concrete block element of the south elevation is felt to unnecessarily overcomplicate the visuals on this sensitive side, open to the valley and it is urged that the same cladding so successfully detailed elsewhere is used here, if possible. This would create a uniform sense of where 'modern fabric' has been introduced throughout the complex.

### 6.3.2 THE GLASS LINK BETWEEN B1 AND B2

The glass element is a great addition and creates a recessive and unobtrusive space that links the two barns in a sensitive manner, whilst not altering/damaging the historic narrative.

## **6.4 CONSIDERATIONS OF THE PROPOSALS B2**

The proposals for upstanding B2 utilises the space well, minimising the loss of historic fabric by retaining the walls and readapting the existing openings; the smaller glass facade here with wide cheeks of cladding is considered an innovative use of the slate clad timber framed wall, echoing it but with a modern twist and despite strong aesthetics it is located in a sunken position and is not visible wider afield but will flood the occupied space with light. It is felt this will contribute to the 21<sup>st</sup> century phase of the buildings in a positive capacity. The southern extension of B2 is lower and subservient to the historic fabric and appears to sit within/on top of the footprint of the historic building which is important as the proportions of this range should be preserved. The intention to restore and retain the rest of the ruin as a garden feature is also supported. As much of this ruin must be restored and retained as possible, since a large proportion will be disturbed to allow for the extension.

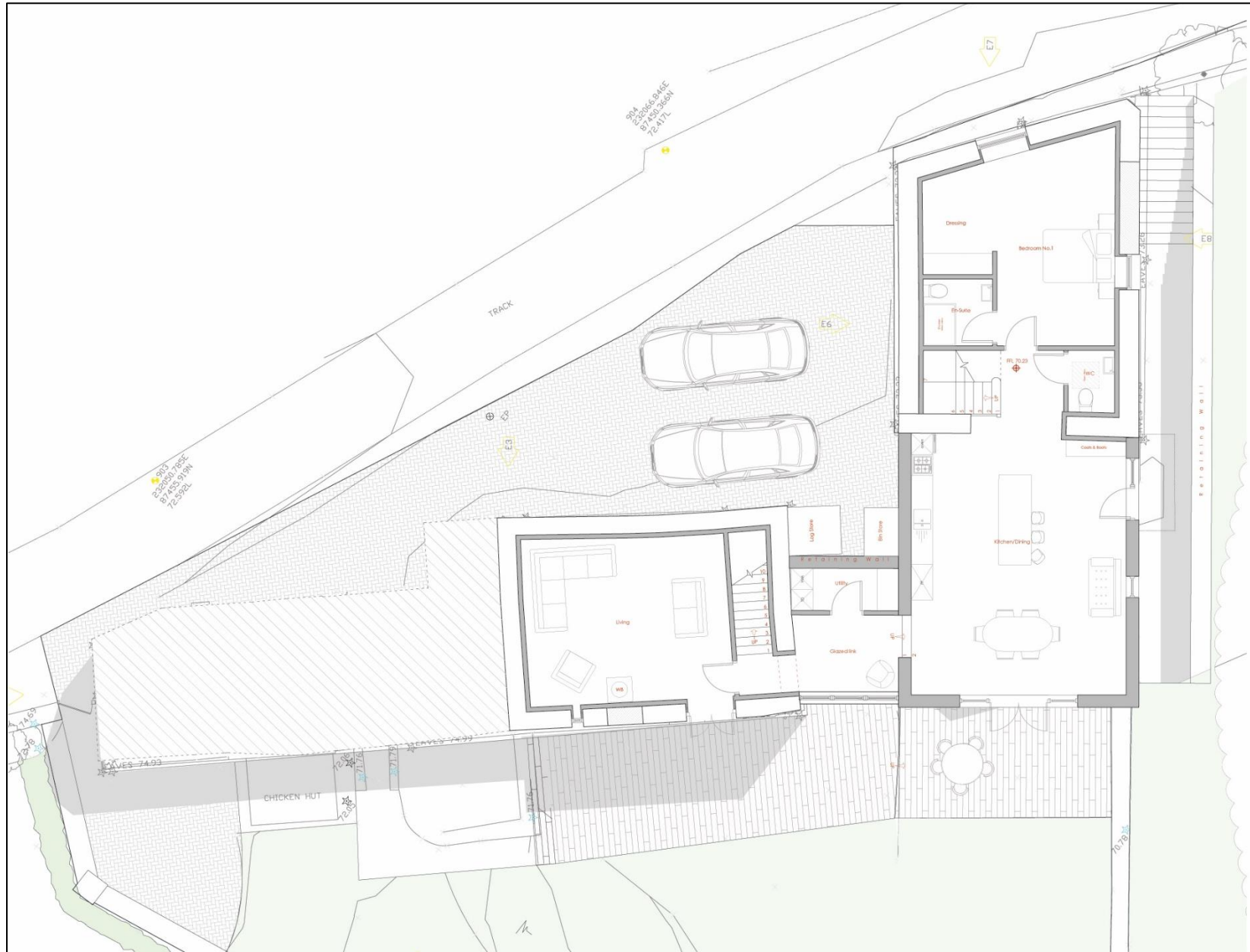


FIGURE 19: GROUND FLOOR PROPOSED PLAN; AS SUPPLIED BY AGENT APRIL 2022.

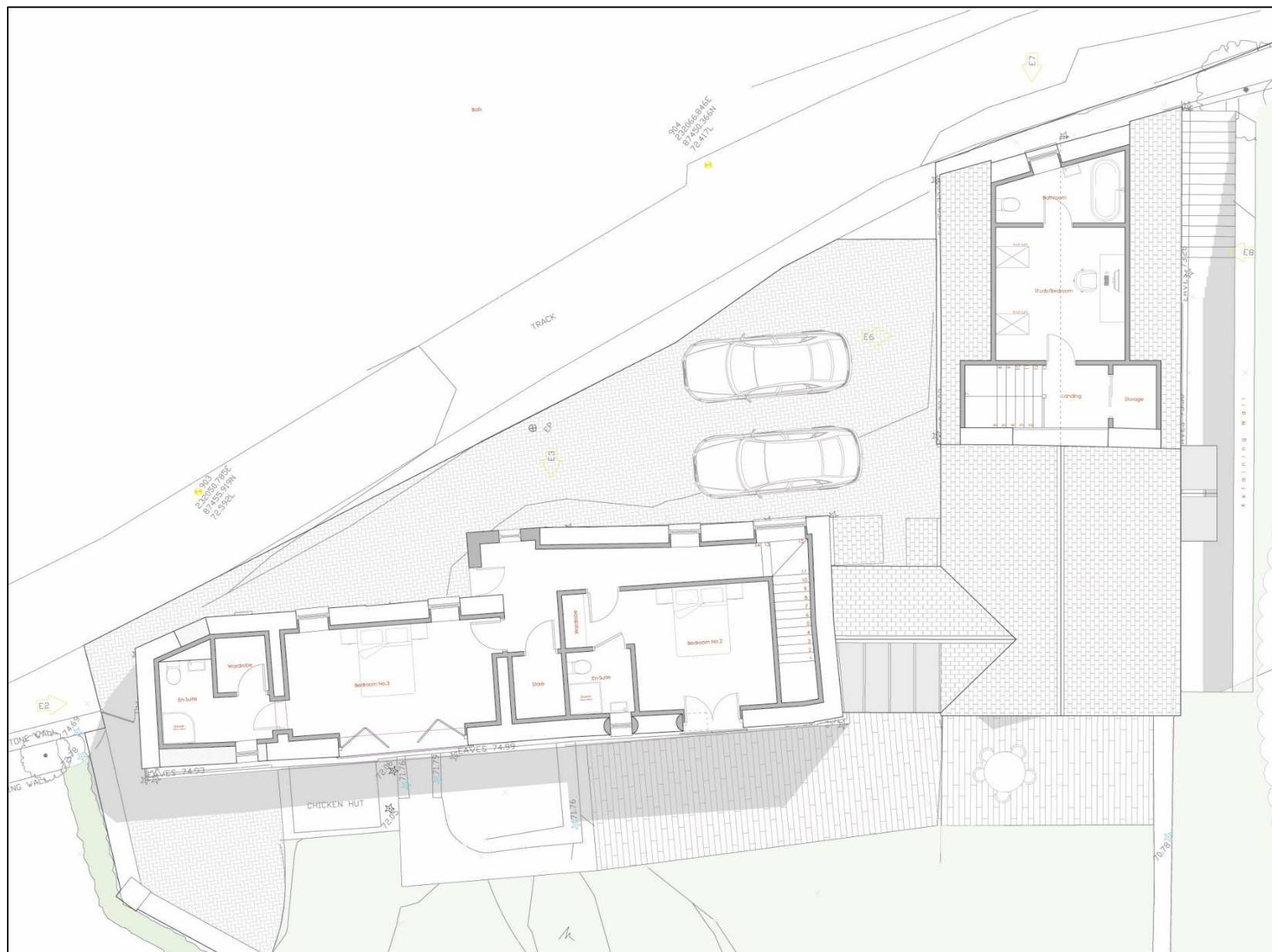


FIGURE 20: THE FIRST FLOOR PROPOSED PLAN; AS SUPPLIED BY AGENT.



## 7.0 CONCLUSIONS

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It was clear from the site visit the barns have had a series of building phases over time; largely being readapted within the mid-late 19<sup>th</sup> century to accommodate significant slate quarry works from the land opposite. However, much of the evidence that would support these functionality claims has been lost in recent years due to small upgrades/extensions to the buildings and general neglect. Whilst physical evidence has been largely lost, an initial desk-based assessment, and supporting LiDAR data, shows the barns as having the potential for origins within an earlier historic site. The barns are of local value as ***undesignated heritage assets*** and also contribute to the wider valley views and landscape setting of the registered park and garden at Werrington Park.

Broadly the scheme is supported and felt to be well designed, with a good use of varied vernacular materials used in innovative ways and careful adaption of the complex layout and different levels.

### 7.1 RECOMMENDATIONS

It is recommended that should the application receive planning permission that the barns are fully recorded and the during the works archaeological monitoring of clearance and landscaping, as well as demolition/intervention in the historic fabric occurs, as this could be expected to uncover the remains of earlier phases of the buildings history and use.

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- British Listed Buildings** <https://britishlistedbuildings.co.uk/>
- National Heritage List** <https://historicengland.org.uk/listing/the-list>
- National Library of Scotland** <https://maps.nls.uk>

APPENDIX 1: PHOTOGRAPHIC ARCHIVE SITE VISIT FEBRUARY 2022



1. THE BARNs FROM THE TRACK, VIEWED FROM THE WEST APPROACH. QUARRY SITS OPPOSITE, GATED OFF.



2. VIEW OF BARNs RELATIONSHIPS, SITTING AMONGST FORMER RUINOUS BUILDINGS. VIEWED FROM THE SOUTH-EAST.





3. THE GOOD, ORIGINAL A FRAME TRUSSES TO B1C. VIEWED FROM THE WEST.

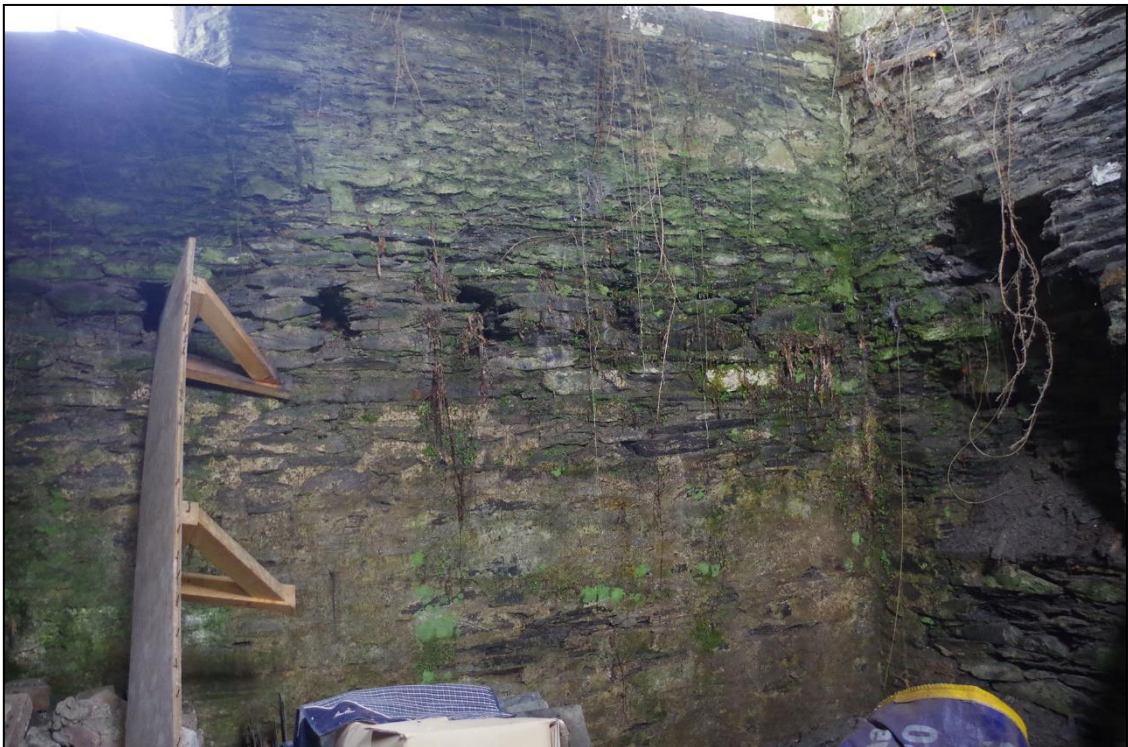


4. 19<sup>TH</sup> CENTURY WINDOWS SURVIVE TO THE NORTHERN ELEVATION OF B1B AND B1C, VIEWED FROM THE SOUTH.





5. THE SLATE HERRINGBONE-PATTERNED FLOOR OF B1A MEETS THE QUARRY TILED FLOORING OF B1B.



6. SURVIVING SOCKET HOLES TO B1D FOR A SECOND FLOOR, RIPPED OUT AND REPLACED WITH A MEZZANINE FLOOR IN 20<sup>TH</sup> CENTURY.





7. THE SURVIVING FLUE HOLES TO FIRST FLOOR AND GROUND FLOOR IN B1D, VIEWED FROM THE WEST.



8. FIRST FLOOR CHIMNEY FLUE TO B1D, STACK WAS REMOVED WHEN ROOF WAS REPLACED.





9. 20<sup>TH</sup> CENTURY ROOF STRUCTURE IN B1D.



10. SOUTH ELEVATION OF B2, AMONGST RUINOUS B2A. VIEWED FROM THE SOUTH.





11. BOLTED KING POST TRUSSES WITH QUEEN STRUTS IN B2, MID-LATE 19<sup>TH</sup> CENTURY.



12. RELATIONSHIP BETWEEN B1 & B2 FROM THE NORTH ELEVATION, FORMER OUTBUILDING SAT BETWEEN THE TWO. VIEWED FROM THE WEST.





13. B1 AND B2 FROM THE FORMER POND TO THE SOUTH. VIEWED FROM THE SOUTH-EAST.



14. FORMER STRUCTURES ASSOCIATED WITH WATERWORKS SITTING BELOW POND TO THE EAST, THIS STRUCTURE APPEARS ON EARLIER MAPPING. VIEWED FROM THE SOUTH.

## APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY

### Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonable practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. This Appendix contains details of the methodology used in this report.

### National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2018). The relevant guidance is reproduced below:

#### Paragraph 189

*In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the 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 be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a 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.*

#### Paragraph 190

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.*

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

*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.*

### Cultural Value – Designated Heritage Assets

The majority of the most important (‘nationally important’) heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

### Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of ‘architectural merit’ were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of ‘listing’ were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II\* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19<sup>th</sup> century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals.

Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

### Conservation Areas



Local authorities are obliged to identify and delineate areas of special architectural or historic interest as Conservation Areas, which introduces additional controls and protection over change within those places. Usually, but not exclusively, they relate to historic settlements, and there are c.7000 Conservation Areas in England.

### Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation. Important sites have been recognised as requiring protection since the late 19<sup>th</sup> century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20<sup>th</sup> century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

### Registered Parks and Gardens

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by Historic England. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II\* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting. Sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

### Registered Battlefields

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to 'read' the battle on the ground.

### World Heritage Sites

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: 'Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. These sites are recognised at an international level for their intrinsic importance to the story of humanity, and should be accorded the highest level of protection within the planning system.

### Value and Importance

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated 'monuments of Schedulable quality and importance' should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 1: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).

Hierarchy of Value/Importance	
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

### Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and *integrity* as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

#### Evidential Value

*Evidential value* (or research potential) is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. This is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective.

#### Historical Value

*Historical value* (narrative) is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

*Illustrative value* is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

*Associative value* arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

#### Aesthetic Value

*Aesthetic value* (emotion) is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

*Design value* relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where a proposed development usually have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

#### Communal Value

*Communal value* (togetherness) is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative, symbolic, social* or *spiritual*.

*Commemorative and symbolic value* reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of



historic fabric or character, and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

#### Authenticity

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. 'The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful'. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farm buildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

#### Integrity

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial, and condition poor.

#### Summary

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

#### Setting – The Setting of Heritage Assets

The principle guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

*The 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.*

*Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.*

*While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.*

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

#### Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland. Together, these determine the character and extent of the setting.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

#### Views

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape 'naturally' brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

Views play an important part in shaping our appreciation and understanding of England's historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.

*The Setting of Heritage Assets* (2015, 3) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 2), some of which are seasonal or weather-related.

Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below).

#### Type and Scale of Impact

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact), and contribute to overall change within the historic environment (cumulative impact).

**Construction phase:** construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.

**Operational phase:** the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect, and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

**Cumulative Impact:** a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

**Aggregate Impact:** a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

#### Scale of Impact

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. Change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings.

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 2: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 3: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 4: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 5: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

Importance of Setting to the Significance of the Asset	
Paramount	Examples: Round barrow; follies, eyecatchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones

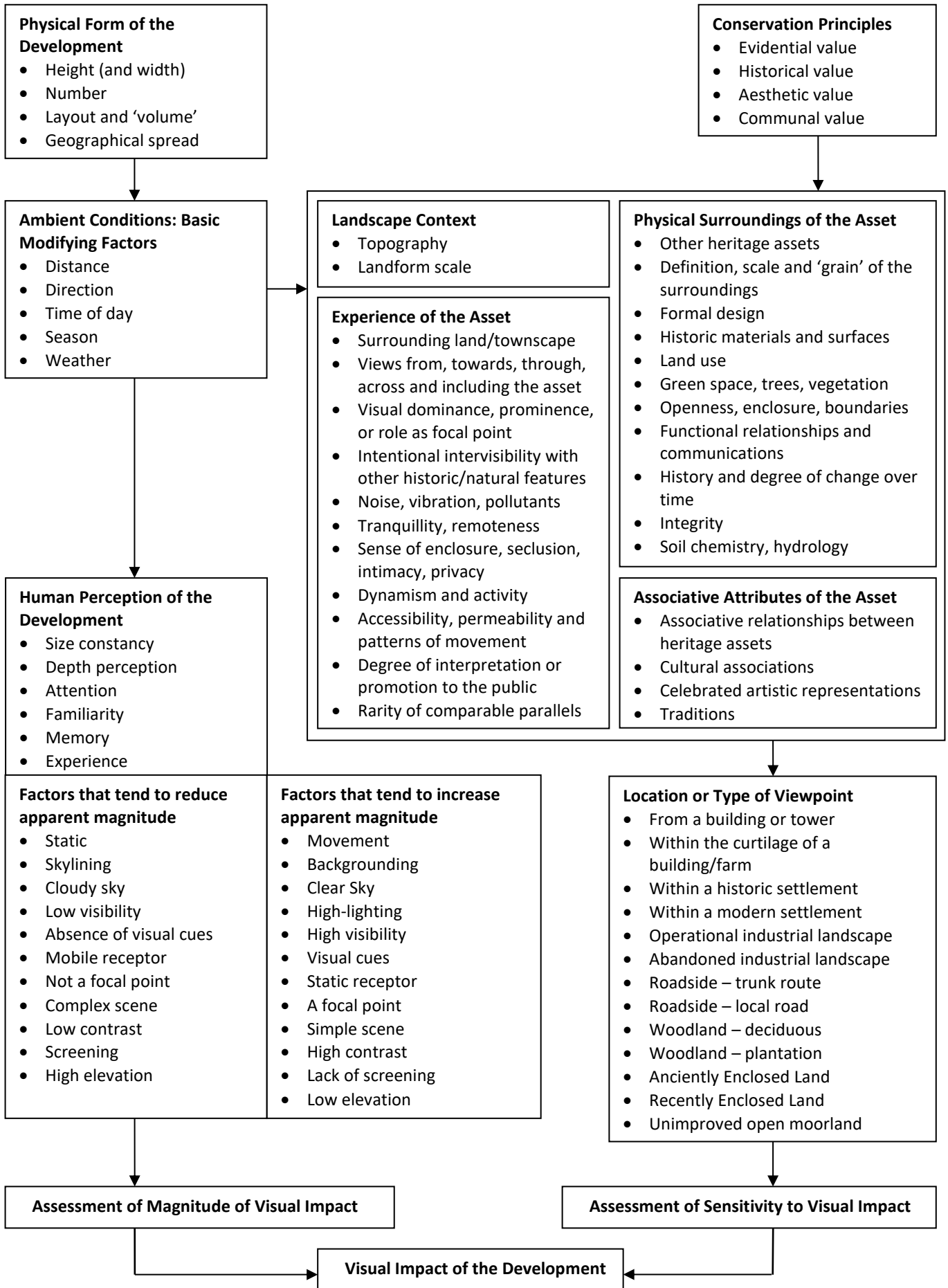


TABLE 6: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).





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