

# BISHAM ABBEY BISHAM MAIDENHEAD & WINDSOR BERKSHIRE

Results of a Desk-Based Appraisal & Heritage Impact Assessment



South West Archaeology Ltd. report no. 170522



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# Bisham Abbey, Bisham, Maidenhead & Windsor, Berkshire

## Results of a Desk-Based Appraisal & Heritage Impact Assessment

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By B.Morris  
Report Version: Final  
21<sup>st</sup> May 2017

Work undertaken by SWARCH for Kirsty Lodge of Aardvark Environmental Ltd.  
On behalf of Serco Leisure Operating Ltd.

### Summary

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*This report presents the results of a desk-based appraisal and heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for Bisham Abbey, Bisham, Maidenhead and Windsor, Berkshire, carried out on behalf of Kirsty Lodge of Aardvark EM Ltd. (the Agent) for the National Sports Centre at Bisham, Abbey in advance of the installation to two new water irrigation tanks.*

*The high-value complex at Bisham Abbey includes a range of medieval and post-medieval structures standing within a Scheduled monastic precinct. Granted to the Knights Templar in the 12<sup>th</sup> century, it became an Augustinian Priory in 1337. At the Dissolution it was granted to the Hoby family, whose descendants held it until c.1780, whereupon it was purchased by the Anglo-Dutch Vansittart family. They held the manor until the 1960s, and lent the Abbey and grounds to the forerunner of the National Sports Council in memory of two sons killed in WWII.*

*At the core of the extant Abbey is the 13<sup>th</sup> perceptory of the Knights Templar, but the Priory buildings were demolished following the Dissolution; they have not been located but are presumed to lie beneath the lawns north of the House. A range of service buildings were built to the south during the early post-medieval period, and the whole complex was surrounded by a moat. The archaeological potential of the wider landscape is also considered to be high, with evidence for Prehistoric and Romano-British remains within 1km.*

*The proposed development consists of the installation of two water tanks within an existing modern building. There is unlikely to be any direct effect on the buried archaeological resource, unless deep groundworks are carried out, in which case archaeological monitoring and recording may be required. The effect on the setting of the high-value heritage assets in the local area will be extremely restricted. On that basis, the impact of the development is assessed as **neutral to negligible**.*

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May 2017

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## ACKNOWLEDGEMENTS

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KIRSTY LODGE OF AARDVARK ENVIRONMENTAL LTD  
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## PROJECT CREDITS

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## 1.0 INTRODUCTION

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<b>Location:</b>	Bisham Abbey
<b>Parish:</b>	Bisham
<b>County:</b>	Maidenhead & Windsor
<b>NGR:</b>	SU 84832 84840
<b>Planning no.</b>	Pre-planning
<b>SWARCH ref.</b>	BBBA17

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Kirsty Lodge of Aardvark EM Ltd. (the Agent) on behalf of Serco Leisure Operating Ltd. (the Client) to undertake a desk-based appraisal and heritage impact assessment in advance of the installation of a new water tank and associated pipework within the Bisham Abbey Scheduled Monument (UID:19021). This work was undertaken in accordance with ClfA guidelines and best practice.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Bisham Abbey is located on low-lying ground south of the town of Marlow, on the opposite bank of the River Thames. It lies within the floodplain of the Thames at a height of c.30m AOD (Figure 1).

The soils of this area are stoneless calcareous clayey soils of the Thames Association (SSEW 1983). These overlie the Quaternary alluvial gravels of the Shepperton Gravel Member, with the chalk of the Lewes Nodular Chalk Formation at depth (BGS 2017). A borehole (SU88SW41) off Temple Lane at SU84558480 states that chalk with flints was encountered at a depth of 7m below ground level.

### 1.3 HISTORICAL BACKGROUND

*Bistesham* is first documented in 1066×86 and lay in the Domesday Hundred of Beynhurst. In 1086 the manor formed one of more than 200 manors belonging to Henry de Ferrers and Bisham became part of the Honour or Tutbury (Staffs.). The Priory at Bisham surrendered in 1536 and was dissolved. Unusually, Henry VIII founded a Benedictine Abbey here in 1537 but it was required to surrender to the king in 1538. During WWI the Abbey was used as a hospital for wounded Belgian soldiers, during which period there was a serious fire. During WWII the Abbey was used as a home for evacuees, a billet for troops, and from 1941, a convalescent home for VAD nurses and Red Cross staff. Following the War, Bisham Abbey was lent to the Central Council for Physical Recreation (later the National Sports Council) as a living war memorial. The CCPR paid no formal rent but maintained the grounds and buildings, and bought the freehold in 1962.

### 1.4 ARCHAEOLOGICAL BACKGROUND

The whole of the area formerly defined by a moat was designated as a Scheduled Monument (UID: 19021) in 1977. The core of the Abbey is 13<sup>th</sup> century in date, and the Grange and other service buildings are of late medieval or early post-medieval date. The location of the Priory has not been established. The clear importance of this site is such that most developments since the late 1980s have been subject to some form of archaeological monitoring. These range from desk-based studies (e.g. Prosser 2001), to geophysical surveys (e.g. Stratascan 2001) and watching briefs (e.g. Wessex Archaeology 1989; Oxford Archaeology 2008). A list of interventions can be found in the bibliography, but, broadly speaking, archaeological monitoring has rarely identified



significant archaeological remains to match the standing structures, with a high degree of disturbance evident in most areas.

## 1.5 METHODOLOGY

This work was undertaken in accordance with best practice. The desk-based appraisal follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2014a) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012).

The heritage impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008a), *The Setting of Heritage Assets* (Historic England 2015), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition* (Landscape Institute 2013).

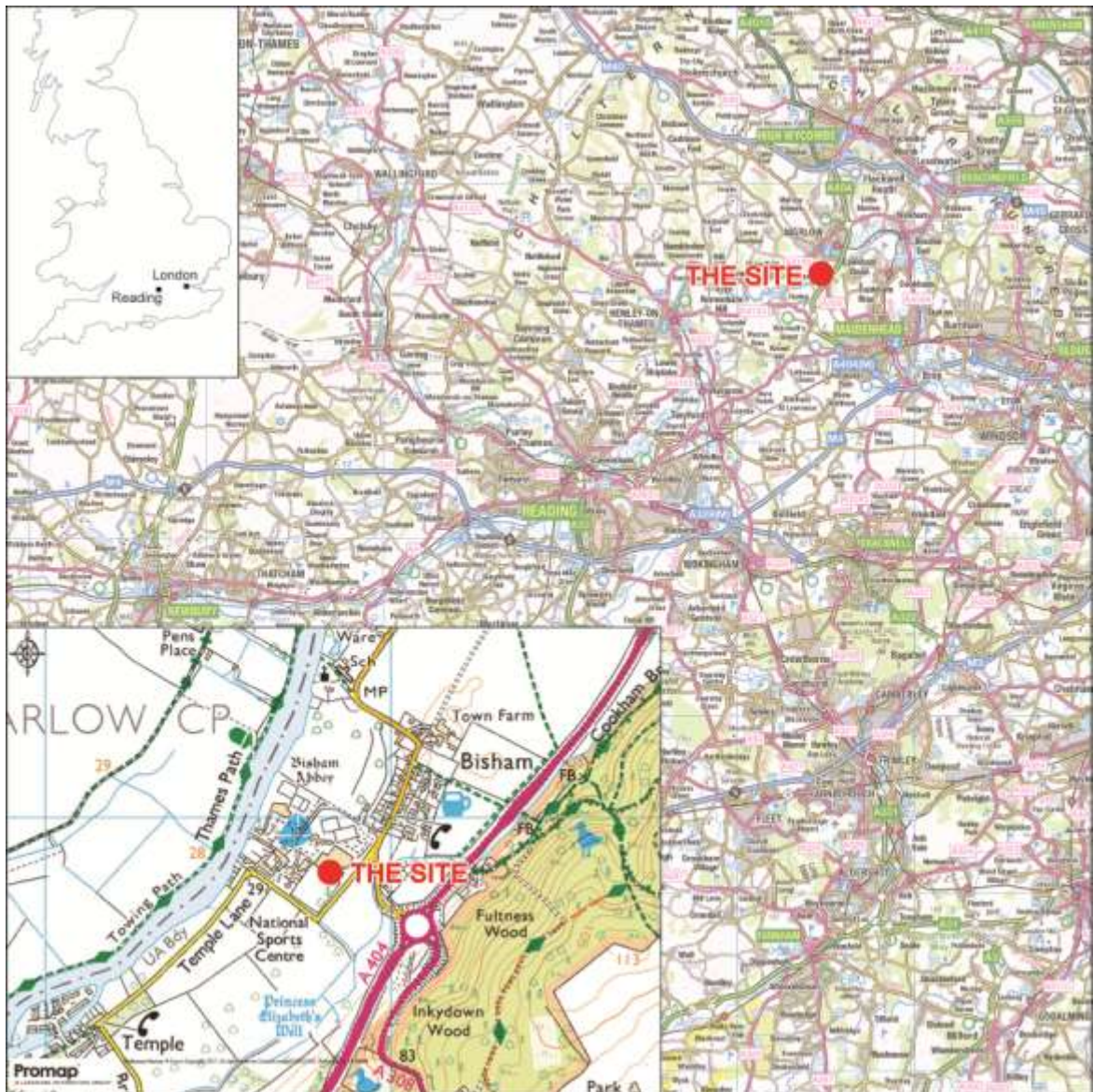


Figure 1: Site location.

## 2.0 DESK-BASED APPRAISAL

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### 2.1 DOCUMENTARY HISTORY

*Bistesham* is first documented in 1066×86 and lay in the Domesday Hundred of Beynhurst. It was taxed for 8 hides but possessed 10 ploughlands, 26 acres of meadow and 12 *arpents* of vineyard; the entry also mentions a church. In 1086 it was held by Bondi, described as a constable (*constabularius*), a member of the royal household and likely to be a high-ranking noble.

In 1086 the manor formed one of more than 200 manors belonging to Henry de Ferrers, one of the major Norman magnates, and Bisham became part of the Honour or Tutbury (Staffs.). During the second quarter of the 12<sup>th</sup> century Henry's grandson Robert granted the manor in free alms to the Knights Templar who established a preceptory there. The de Ferrers remained overlords until 1266 when they forfeited their lands, and the King granted them to Edmund Crouchback, Earl of Lancaster. The descent of the manor is very complex for the period 1307-35: following the suppression of the Templars in 1307 it was often held directly by King and used as a ready reward for his supporters. Elizabeth, the wife of Robert Bruce of Scotland, was held there in 1310, and it was the residence of Edward Prince of Wales in 1313. The ordinance of Pope Clement V, that the former lands of the Templars be handed over to the Hospitallers was not followed in this instance, and the Hospitallers gave up their claim over Bisham in 1324. In January 1331 it was granted to Queen Isabella, as recompense for the surrender of her dowery following the death of Roger Mortimer, but in February that year it was granted to Alice the widow of the Earl of Lancaster and wife of Ebulo Lestrangle. Shortly after the death of Ebulo it was granted to William Lord Montagu (Earl of Salisbury from 1337), who obtained a licence to found a house of Augustinian Canons at Bisham in Spring 1337.

The Priory at Bisham surrendered in 1536 and was dissolved. Unusually, Henry VIII founded a Benedictine Abbey here in 1537, granting it the lands held by Bisham Priory and populating it with an abbot and monks from Chertsey. This foundation lasted 6 months before it was required to surrender to the king in 1538. It was granted to Anne of Cleves in 1541, but she was ordered in 1552 by Edward VI to exchange it for the Hoby manor of Westhorpe in Suffolk. In 1553 Sir Philip Hoby, the last English legate to Rome, took possession of the manor. Peregrine Hoby (1602-79), the illegitimate son of Sir Edward Hoby, was a Parliamentarian but was excluded in Pride's Purge in 1648; he went on to serve in the Third Protectorate Parliament of 1659, the Convention Parliament of 1660 and the Cavalier Parliament of 1661. Peregrine's son Edward was elevated to baronet in 1666.

Bisham remained in the Hoby family until the 1780s, whereupon the failure of the male line and the extinction of the baronetcy, it was sold by Elizabeth Hoby Mill to George Vansittart, sixth son of Arthur Vansittart of Shottesbrooke. The Van Sittarts were a Dutch family who arrived in England in c.1670; the basis of their prosperity lay in the mercantile activities of their progenitor, Peter van Sittart (1651-1705), who was a merchant-adventurer who traded extensively in the Baltic, East Indies and South Seas, and was a director of the East India Company.

During the minority of George Henry Vansittart, Bisham Abbey was leased to Augustus Henry East 1827-38, and thereafter to the Earl and Countess of Plymouth. Edward Vansittart Neale (1810-92) was a Christian Socialist and founder of the first cooperative stores, and his son Henry James Vansittart Neale (1842-1923) rose to become Assistant Secretary to the Admiralty 1896-1902. Following the death of his mother in 1894, the family moved into Bisham Grange, and then to various smaller houses on the estate and both the Abbey and the Grange were let. During WWI the Abbey was used as a hospital for wounded Belgian soldiers, during which period there was a

serious fire. During WWII the Abbey was used as a home for evacuees, a billet for troops, and from 1941, a convalescent home for VAD nurses and Red Cross staff.

Henry James Vansittart Neale's heir died of appendicitis at Eton in 1904; the estate was inherited by his two daughters, Phyllis and Elizabeth Paget ('Bubbles'). Phyllis was unmarried and Elizabeth's two sons were killed in WWII, so following the War they decided to lend Bisham Abbey to the Central Council for Physical Recreation (later the National Sports Council) as a living war memorial. The CCPR paid no formal rent but maintained the grounds and buildings, and bought the freehold in 1962. Phyllis lived in the Grange until her death in 1955, whereupon Elizabeth Paget and her husband moved from Abbey Cottage to take up residence. Following the death of Elizabeth Paget in 1965 the estate was broken up and sold, the remnant vested in her cousin Margaret Evelyn Dickinson, who returned to live at Bisham and died in 1995.

This account is largely derived from the VCH (1923) and BRO Vansittart catalogue entry (2017).

## 2.2 CARTOGRAPHIC DEVELOPMENT

The first cartographic source available to this study is the 1609 estate map. This shows the basic layout of the site, with buildings and walls shown in elevation. The Abbey lies within a rectangular enclosure bounded on two sides by a moat, with half of that enclosure shown with trees and labelled *The Orchard*. To the north of the house is what is likely to have been a formal (geometric) garden, with a range of service buildings to the south.

The next detailed cartographic source is the tithe map of 1852 (Figure 3). The map depicts a landscape very similar in outline to that of 1609, with nearly identical field names. However, there are some differences in detail, specifically the layout of the buildings and enclosures around the House. Making some allowance for the likely inaccuracies of the earlier map, *The Orchard* of 1609 had been subdivided by 1852, with the *Old Orchard* to the north and the *kitchen garden*, *shrubbery* and *timber yard* to the south. All of the land is owned by George Henry Vansittart of Bisham Abbey, and most of it formed part of his personal demesne. The Abbey Farmhouse was leased to one John Blinks, described in the 1851 Census as a farm bailiff (and presumably steward to George Vansittart) managing 120 acres. The Abbey Grange was leased to Henry James Le[e]-Warner, perhaps one of the Lee-Warners of Walsingham Abbey and Tiberton Court.



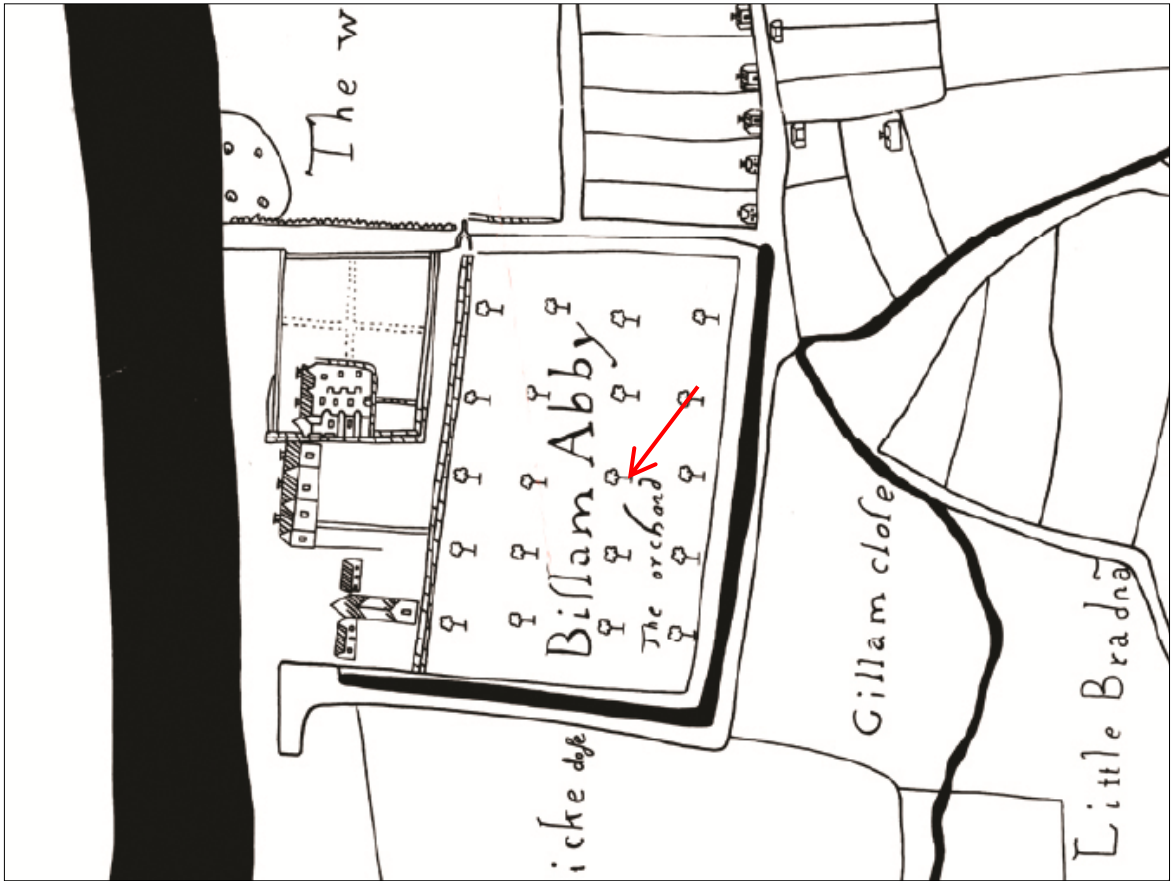


FIGURE 2: EXTRACT FROM A 1609 BISHAM ESTATE MAP (BRO: D/EX1128). THE APPROXIMATE LOCATION OF THE PROPOSED WATER TANKS IS INDICATED.



FIGURE 3: EXTRACT FROM THE 1852 BISHAM TITHE MAP (BRO: D/D1/19/1). THE APPROXIMATE LOCATION OF THE PROPOSED WATER TANKS IS INDICATED.

TABLE 1: TRANSCRIPT FROM THE 1851 BISHAM TITHE APPORTIONMENT.

Number	Landowner	Tenant	Field Name	Cultivation
79	George Henry Vansittart	William Norcut	Orchard	[Orchard]
80	George Henry Vansittart	James Cook	Orchard	[Orchard]
107	George Henry Vansittart	-	The Warren	-
110	George Henry Vansittart	-	The Lawn	-
111	George Henry Vansittart	-	The Rookery	-
112	George Henry Vansittart	-	Bisham Abbey	[Buildings]
113	George Henry Vansittart	Henry James le Warner	Bisham Grange	[Buildings]
114	George Henry Vansittart	-	Timber Wharf	[Buildings]
115	George Henry Vansittart	John Blinks	Abbey Farm House	[Buildings]
116	George Henry Vansittart	John Blinks	Yard & Garden	[Buildings]
117	George Henry Vansittart	-	Timber Yard	[Buildings]
118	George Henry Vansittart	-	Shrubbery	-
119	George Henry Vansittart	-	Old Orchard	-
120	George Henry Vansittart	-	Kitchen Garden	[Garden]
121	George Henry Vansittart	-	Moat	[Water]
122	George Henry Vansittart	-	Plantation around the Moat	[Woodland]
147	George Henry Vansittart	-	Great Gillams	Meadow
149	George Henry Vansittart	-	The Orchard	Arable
150	George Henry Vansittart	John Blinks	Orchard	[Orchard]
151	George Henry Vansittart	John Blinks	Orchard	[Orchard]
394	Surveyors of Highways	Themselves	Public Roads	[Roads]

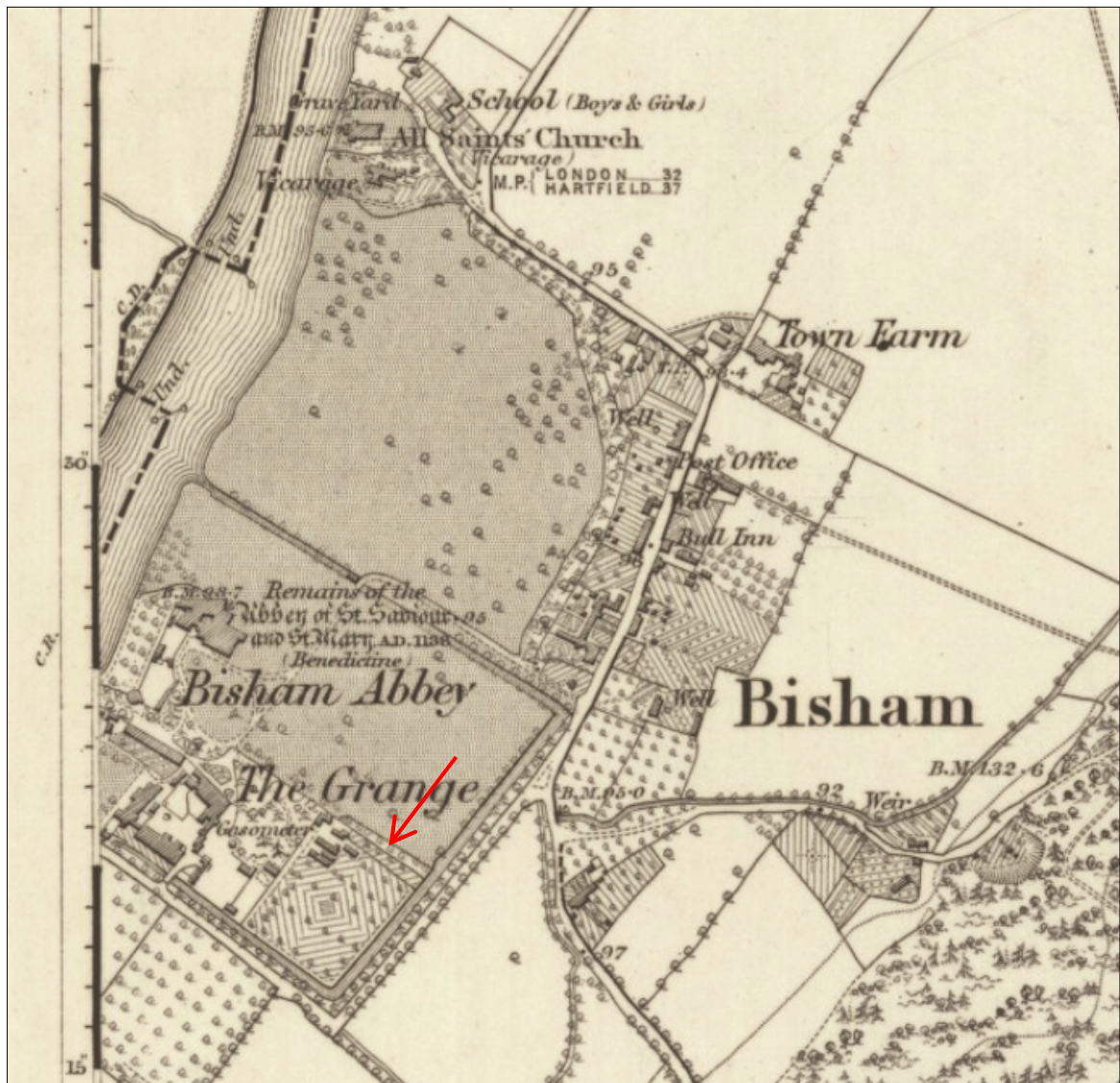


FIGURE 4: EXTRACT FROM THE 1875 (PUBLISHED 1882) OS 1<sup>ST</sup> EDITION 6" MAP (BRO: BERKSHIRE SHEET XXIV). THE LOCATION OF THE PROPOSED WATER TANKS IS INDICATED.





FIGURE 5 (LEFT): EXTRACT FROM THE 1897 (PUBLISHED 1899) OS 25" MAP (BRO: BUCKS. SHEET LII.5).

FIGURE 6 (RIGHT): EXTRACT FROM THE 1910 (PUBLISHED 1912) OS 25" MAP (BRO: BERKS. SHEET XXIV.5).



FIGURE 7 (LEFT): EXTRACT FROM THE 1923 (PUBLISHED 1925) OS 25" MAP (BRO: BERKS. SHEET XXIV.5).

FIGURE 8 (RIGHT): EXTRACT FROM THE 1932 (PUBLISHED 1933) OS 25" MAP (BRO: BERKS. SHEET XXIV.5).

The cutilage of Bisham Abbey remains largely unchanged from 1852 until after 1933. Glasshouses were built in the north-west corner of the kitchen garden by 1875, and a Gasometer is shown in the shrubbery for the period 1875-1910. A series of small buildings were constructed south-west of the Abbey, and two boat houses are shown on the Thames from 1910. As the 1875 OS map makes clear, the square curtilage of the Abbey, and the field immediately to the north, were considered part of a small polite landscape attached to the house.

The moat is still visible on the 1960x61 OS map, but by 1974 the south-east quarter of the moat was been lost. *Tennis courts* are shown on the lawns north of the Abbey, the kitchen garden is shown as a *hockey ground*, and the field north of the complex is labelled *sports ground*. The A404 dual carriageway with roundabout were built in the earlier 1960s. The National Sports Centre buildings north of the hockey pitches are first shown on OS maps of 1977x99.

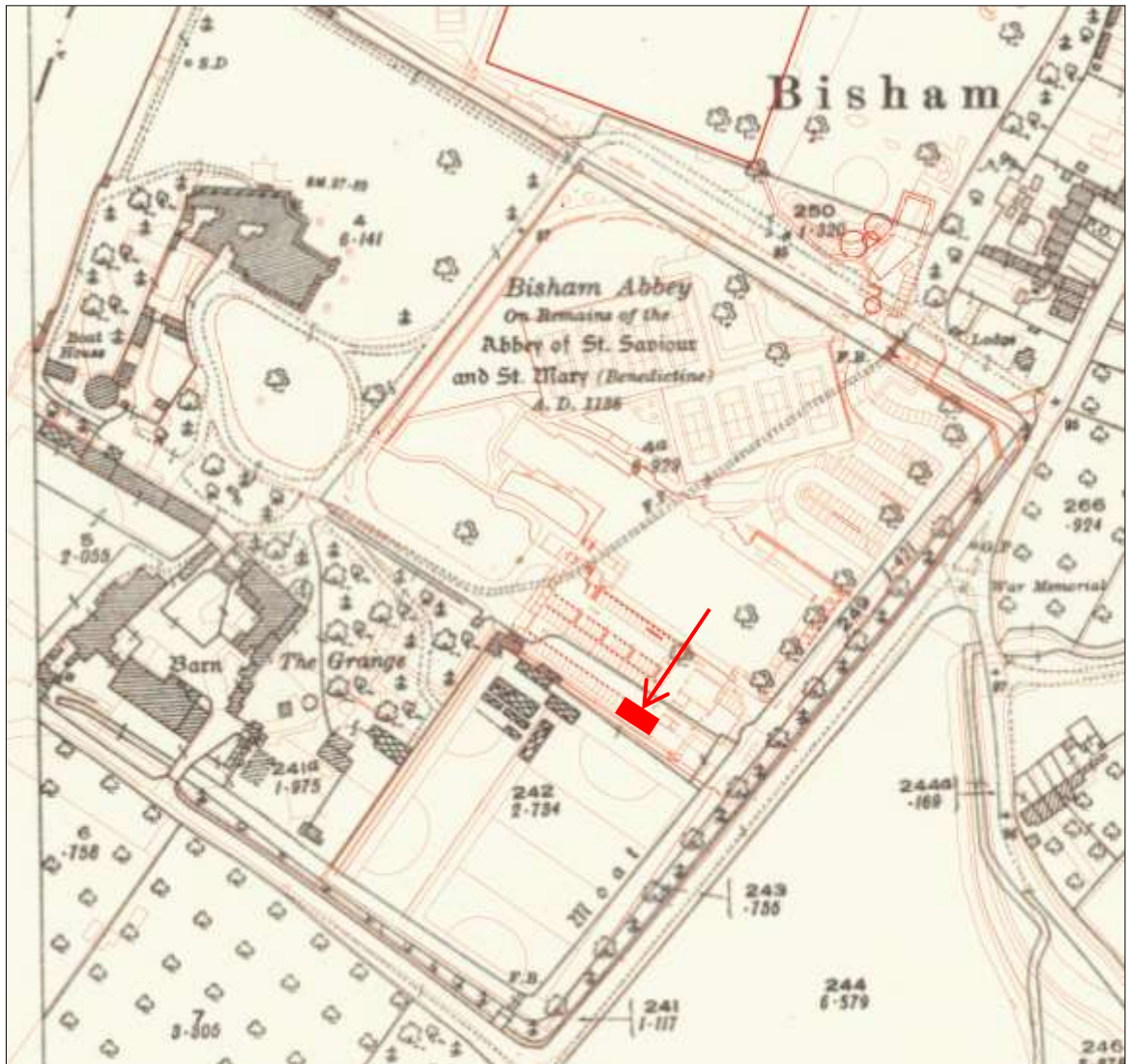


FIGURE 9: THE 1932 (PUBLISHED 1933) OS 25" MAP WITH MODERN LAYOUT (IN RED) SUPERIMPOSED. THE LOCATION OF THE PROPOSED WATER TANKS IS INDICATED.

### 3.0 ARCHAEOLOGICAL BACKGROUND

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The whole of the area formerly defined by a moat (see above) was designated as a Scheduled Monument (UID: 19021) in 1977. The core of the Abbey is 13<sup>th</sup> century in date, and the Grange and other service buildings are of late medieval or early post-medieval date. The location of the Priory has not been established. The clear importance of this site is such that most developments since the late 1980s have been subject to some form of archaeological monitoring. These range from desk-based studies (e.g. Prosser 2001), to geophysical surveys (e.g. Stratascan 2001) and watching briefs (e.g. Wessex Archaeology 1989; Oxford Archaeology 2008). A list of interventions can be found in the bibliography, but, broadly speaking, archaeological monitoring has rarely identified significant archaeological remains to match the standing structures, with a high degree of disturbance evident in most areas.

#### 3.1.1 PREHISTORIC 4000BC – AD43

The Thames Gravels were extensively settled and exploited during the Prehistoric period, and a range of sites and findspots have been reported in the local area. Mesolithic flints have been recorded at Town Farm (HER 498); Neolithic and Bronze Age axes from the Thames at Temple (HER 2933-4); a Bronze Age spearhead from the Thames (HER 493); and other artefacts from near Temple (HER 3044, 3087, 3089-91; EBAS). A multi-period site with Bronze Age occupation has recently been at Temple (TVAS 2011), and there are cropmarks of ring ditches to the east (HER 574) and a possible enclosure/settlement (HER 548).

#### 3.1.2 ROMANO-BRITISH AD43 – AD410

The Thames Gravels were also extensively utilised during the Romano-British period. The site at Temple was still in use (TVAS 2011) and Roman villas have been identified to Mill End and Yewden to the west (Cocks 1921; Eyers 2012). Stray finds of Roman material have been reported (HER: 3006, 2582) and the settlement at Temple was occupied through the Late Iron Age and Romano-British periods (TVAS 2011).

#### 3.1.3 EARLY MEDIEVAL AD410 – AD1065

The early medieval archaeology of the area is poorly understood, but it is likely it remained clear of trees and formed part of a working agricultural landscape. A Saxon gilt brooch and two spearheads have been reported from Temple (HER 2951, 155595) and this would suggest the presence of a migration era (i.e. 5<sup>th</sup>-6<sup>th</sup> century) cemetery here.

#### 3.1.4 MEDIEVAL AD1066 – AD1540

During the medieval period the area around the Abbey formed part of an Open Field system associated with the settlement at Bisham. A church is noted in the Domesday entry for the manor, making it likely the extant church has its origins in the 10<sup>th</sup> century. The village is located on the edge of a large sub-rectangular enclosure c.18ha in extent, the southern half of which contains Bisham Abbey and was defined by a wide moat. The core of the extant house at Bisham Abbey is the preceptor of the Knights Templar and dates back to the 13<sup>th</sup> century, with several periods of subsequent alteration and reconstruction. The Great barn and Dovecote are 15<sup>th</sup> century in date, and the Grange is 16<sup>th</sup> century in origin. The buildings belonging to the Priory established in 1337 were demolished in the later 16<sup>th</sup> century and have not been located, but are believed to lie beneath the lawns north and north-west of the main house. The village contains a number of medieval houses, and metal detectorists in the area (as reported to the PAS) have recovered a considerable number of silver-alloy medieval coins and other stray finds (e.g. medieval strap end from Bisham Abbey [BUC-9399F2]; long-cross farthing from Town Farm [BUC-693971]).



### 3.1.5 POST-MEDIEVAL AD1540 – 1900

The property was briefly in the hands of Anne of Cleves, who was forced to exchange it for the Manor of Westhorpe in 1552. It remained a possession of the Hoby Family until the 1780s, during which time the remains of the Priory were cleared away, a tower constructed (1560), and the site adapted for use as a grand Tudor residence. It is plausible that the moat dates to this period, as a prominent family elaborated its surroundings. During this period the site is shown as an orchard; between 1852 and 1875 the southern half was turned into a kitchen garden with glasshouses.

### 3.1.6 MODERN 1900 – PRESENT

During the later half of the 20<sup>th</sup> century the site was adapted as a National Sports Centre. This led to the loss of most of the moat, the kitchen garden and orchard through the construction of hockey pitches, a covered car park and related accommodation and administrative buildings. Tennis courts were laid out across the lawns in front of the house, but these were removed c.2003.

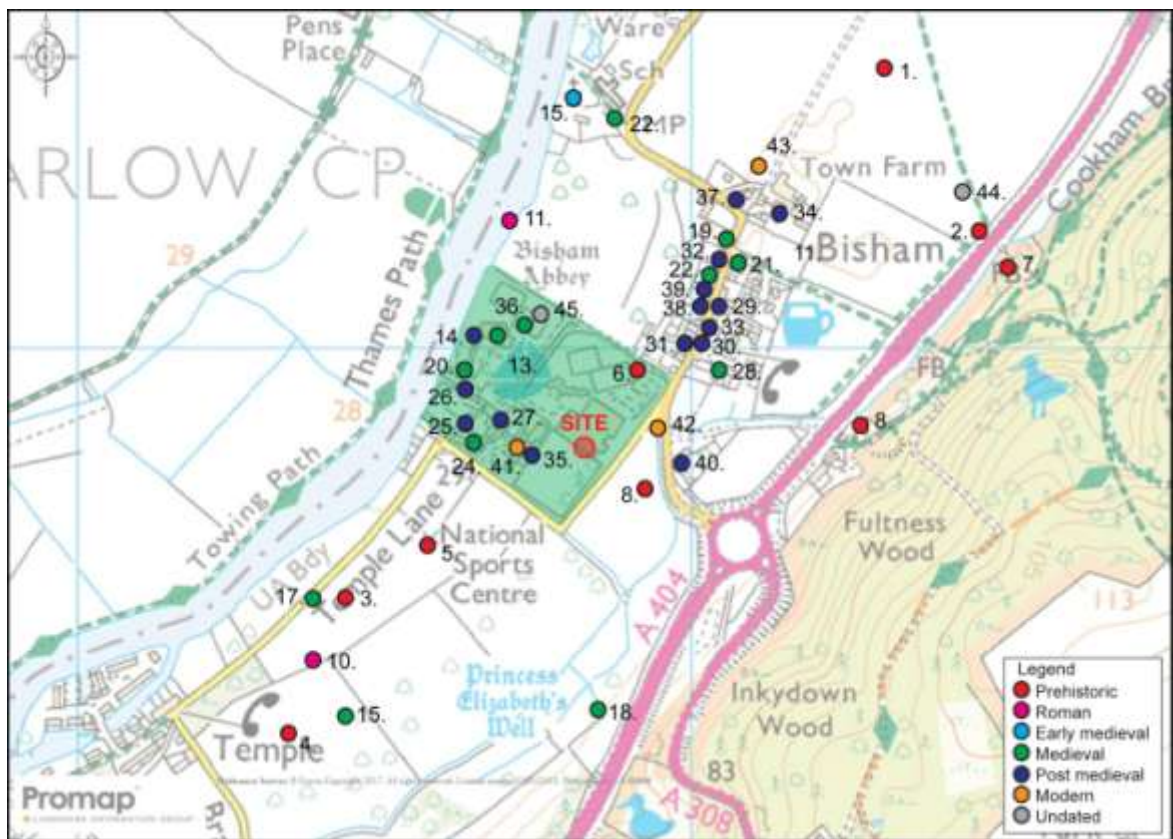


FIGURE 10: MAP OF NEARBY HERITAGE ASSETS (SOURCE: BERKSHIRE HER).

Table 2: Table of nearby heritage assets.

No.	Identifiers	Name	Record	Description
1	498	Flint scatter	Findspot	Scatter of Mesolithic and Neolithic flints, mainly scrapers
2	498.03	Flint scatter, bones	Findspot	Worked flint including blades, cores, scrapers and a hammerstone, with some bone, recovered from a roadside ditch
3	3044	Flint scatter	Findspot	Flint scatter (EBAS)
4	3090	Flint scatter	Findspot	Flint scatter (EBAS)
5	3091	Flint scatter	Findspot	Flint scatter (EBAS)
6	15896	Flint scatter	Findspot	Burnt flints reported
7	MRM16032	Iron Age brooch	Findspot	La Tene Period I copper alloy brooch
8	SUR-789DF5	Iron age pottery	Findspot	Sherd of late Iron Age pottery



9	574	Ring ditches	Cropmarks	Three ring ditches
10	3006	Pottery scatter	Findspot	Roman Samian vessel (EBAS)
11	2582	Pottery scatter	Findspot	Roman pottery reported from the river
12	496	Village of Bisham	Settlement	Settlement first recorded 1086
13	492	Bisham Abbey	Structure	GI Listed house. Perceptory for the Knights Templar, Priory 1337-1536, Abbey 1537-8, gentry residence 1538-1965.
14	492.09	Bisham Abbey wall	Structure	Packed chalk surface and 0.8m wide chalk wall, possibly C16
15	1303618	Church of All Saints	Structure	GII* Listed C12 church (tower), church restored in 1849
16	3242	Pottery scatter	Findspot	Scatter of medieval pottery (EBAS)
17	3241	Pottery scatter	Findspot	Scatter of medieval pottery (EBAS)
18	492.03	Princess Elizabeth's Well	Monument	A spring connected to Elizabeth, wife of Robert Bruce of Scotland
19	1154882	1-3 Marlow Road	Structure	GII Listed C14 hall houses
20	1319381	Dovecote	Structure	GI Listed dovecote
21	1117600	The Nook	Structure	GII Listed early C15 hall house, altered C17
22	1154891	8-9 Marlow Road	Structure	GII Listed early C15 hall house, altered C18
23	1117601	Lychgate	Structure	GII Listed C15 lychgate, restored 1965
24	1117563	Tithe Barn	Structure	GII* Listed C15 barn
25	1117564 1117565	The Grange The Middle House	Structure	GII Listed C16 house
26	1319399	Stable Cottage, Bell Cottage, Walls	Structure	GII Listed C16 stables, now houses
27	1319401	Barn and Dairy House	Structure	GII Listed C16 farm buildings, now houses
28	1154793	30-31 Marlow Road	Structure	GII Listed early C16 Hall house
29	1154805	Rose Cottage	Structure	GII Listed late C16 cottage and byre
30	1117599	32-33 Marlow Road	Structure	GII Listed late C16 cottages
31	1303615	16-28 Marlow Road	Structure	GII Listed early C17 row of cottages
32	1117602	4-5 Marlow Road	Structure	GII Listed late C18 cottages
33	1319379	35-36 Marlow Road	Structure	GII Listed late C18 cottages
34	1154784	Town Farmhouse	Structure	Late C17 building altered in C19 and C20
35	MRM16402	Bisham Abbey walls	Structure	Late C18 or C19 walls adjoining garden wall
36	MRM16401	Bisham Abbey surface, walls	Structure	Packed chalk surface and the brick foundations of structures and a well
37	MRM17594	The Old Toll House	Structure	Toll House built by the Reading and Hatfield Turnpike Trust
38	1319380	10-15 Marlow Road	Structure	GII Listed row of 6 cottages
39	RW15713	16 Bisham Village	Monument	Post-medieval pits
40	1319378	Bisham Green Cottages	Structure	GII Listed mid C18 cottages
41	-	Gasometer	Document	Gasometer shown on late C19 maps
42	1117603	War Memorial	Structure	GII* Listed C20 war memorial
43	5046.22	WWII Pill Box	Structure	Polygonal concrete pillbox in the garden of 41 Bisham Village
44	548	Cropmarks	Cropmarks	Indistinct linear cropmarks suggestive of an enclosure and/or possible street pattern
45	RW16500	Geophysical anomalies	Survey	Two high resistance anomalies detected that may be archaeological

### 3.2 AERIAL PHOTOGRAPHY AND LIDAR

A review of readily available recent aerial photographs failed to identify anything of any great significance in the immediate area. It confirmed that in 2003×4 the tennis courts north of the house were removed and the areas subject to landscaping. Analysis of Environment Agency LiDAR data (not shown) indicated the earthworks of the removed tennis courts appeared very distinct, but did not provide any further useful information.

### 3.3 ARCHAEOLOGICAL POTENTIAL

The archaeological potential of the site can broadly be classed as *high to very high*. Not only does the background incidence of stray Prehistoric and Romano-British finds imply the presence of a settlement(s) in the area, the site was occupied by successive religious orders and became a high-status gentry residence in the post-medieval period.

## 4.0 HERITAGE IMPACT ASSESSMENT

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### 4.1 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. Sections 3.2-3.6 discuss policy, concepts and approach; section 3.7 covers the methodology, and section 3.8 individual assessments.

### 4.2 METHODOLOGY

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (GPA3 Historic England 2015), with reference to ICOMOS (2011) and DoT (DMRB, WEBTAG) guidance. The assessment of effect at this stage of a development is an essentially subjective one, but one based on the experience and professional judgement of the authors.

The proposed development consists of the construction of two new water tanks within an existing structure (covered car park), together with surface water pipes. Given the highly restricted nature of this development – the tanks themselves would be concealed within an existing modern structure – the detail of the assessment methodology is relegated to Appendix 2.

### 4.3 IDENTIFY THE HERITAGE ASSETS

The proposed development would be located in a highly-sensitive location: close to the curtilage of several high-value Listed buildings, and inside the large Scheduled area of a former monastic and tenorial centre. However, the extent of the works, and the necessary emphasis on reasonable and proportionate, means that a detailed heritage assessment is not warranted, and can be limited to a consideration of the direct and indirect effects of the proposed works.

#### 4.3.1 DIRECT EFFECTS

The two water tanks would be constructed within an existing covered car park building. Direct effects would be limited to the required modifications to the modern structure. No archaeological deposits – should they survive beneath the footprint of the building – would be affected. Impact: **neutral**.

#### 4.3.2 INDIRECT EFFECTS

Indirect effects – i.e. the visual impact on the setting of heritage assets – during the operational phase would be minimal given the tanks would be located within an existing modern structure. During the construction phase there would be some related disturbance. However, given the scale of the works, and the fact that the location is remote from the immediate setting of the high-value assets to the west, the level of disturbance is likely to be restricted and short-lived. The closest elements of the complex to the site are the walls that formerly surrounded the kitchen garden and which reputedly date to the later 18<sup>th</sup> or 19<sup>th</sup> century. The setting of these walls has changed radically since the 1950s, with the loss of the moat and the construction of the lurid blue all-weather hockey pitches and car park building. It is unlikely the tanks or associated pipework will have any appreciable impact on how the walls are currently perceived or experienced. Impact: **neutral to negligible**.

## 5.0 CONCLUSION

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The high-value complex at Bisham Abbey includes a range of medieval and post-medieval structures standing within a Scheduled monastic precinct. Granted to the Knights Templar in the 12<sup>th</sup> century, it became a Augustinian Priory in 1337. At the Dissolution it was granted to the Hoby family, whose descendants held it until c.1780, whereupon it was purchased by the Anglo-Dutch Vansittart family. They held the manor until the 1960s, and lent the Abbey and grounds to the forerunner of the National Sports Council in memory of two sons killed in WWII.

At the core of the extant Abbey is the 13<sup>th</sup> perceptory of the Knights Templar, but the Priory buildings were demolished following the Dissolution; they have not been located but are presumed to lie beneath the lawns north of the House. A range of service buildings were built to the south during the early post-medieval period, and the whole complex surrounded by a moat. The archaeological potential of the wider landscape is also considered to be high, with evidence for Prehistoric and Romano-British remains within 1km.

The proposed development consists of the installation of two water tanks within an existing modern building. There is unlikely to be any direct effect on the buried archaeological resource, unless deep excavations take place, in which case archaeological monitoring and recording may be required. The effect on the setting of the high-value heritage assets in the local area will be extremely restricted. On that basis, the impact of the development is assessed as **neutral to negligible**.

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## APPENDIX 1: LISTING AND SCHEDULING TEXT

SAM

**Bisham Abbey: a monastic and manorial complex**

UID: 19021

Bisham Abbey is a rare example of a religious house occupied successively by three different monastic orders. Despite conversion of the site to a sports complex, archaeological remains survive both as buried and standing features. The location of the monument on the floodplain of the River Thames provides conditions for the survival of environmental remains relating to the economy of the site and the surrounding landscape. Four main periods of occupation are represented at the monument: The site was founded as a preceptory during the period 1135-54. Only 57 preceptories are recorded as having existed in England, all of which were founded to fund the 12th and 13th century Crusades to Jerusalem. After the site's abandonment in 1307, an Augustinian Priory was established. Of some 700 monasteries founded in England, about 225 belonged to the order of St Augustine. The Augustinians were not monks in the strict sense but rather communities of canons and priests who, from the 12th century onwards, undertook much valuable work in the parishes, running almshouses, schools and hospitals as well as maintaining parish churches. Following its dissolution in 1536, the monument was briefly refounded as a Benedictine Abbey, finally surrendering in 1538. Although only in existence for a short time, the Benedictine Abbey was part of a wealthy order and this wealth may have been reflected in the scale and flamboyance of building work conducted on the site. After 1538 the site became a private manor. It was probably at this stage that the moat was constructed to enclose the site. Bisham Abbey therefore represents a sequence of monastic development and the later establishment of a manorial complex unique in the region and possibly in the country. Its location in an area where waterlogged material may survive gives the site great archaeological potential for the investigation of the internal layout of the monument, its changing fortunes through time and the economy of the communities who lived there.

The monument includes the remains of Bisham Abbey, a monastic and manorial complex located on the south bank of the River Thames. It was founded as a preceptory of the Knights Templars during the reign of Stephen (1135-54) and was occupied by the order until their dissolution in 1307. In 1337 an Augustinian Priory, dedicated to Jesus Christ and St Mary, was founded on the site and the monastery remained Augustinian until its dissolution in 1536. It was then briefly refounded in 1537 as a Benedictine Abbey but again surrendered in 1538, subsequently becoming the home of the Hoby family. No trace of the Augustinian priory buildings can normally be seen although they are visible as parch marks on the lawns in dry summers and therefore are known to survive as buried features. Various parts of the original Templar buildings survive, including the great hall of the Templars preceptory with its braced rafter roof and screens, stone roofed porch and kitchen block. This remains largely intact and is Listed Grade I. Buildings of late medieval date which survive and are protected by Listing include a circular dovecote, tithe barn and grange (Listed Grade I, Grade II\* and Grade II respectively). Earthwork remains consist of the surviving part of a surrounding rectangular moat, enclosing an area some 300m-400m square. Though most of the moat has been infilled, where visible it is up to 10m wide and is steep sided with an earthen inner bank. The age of the moat is uncertain, but it is possible that it belongs to the post Dissolution occupation of the site. The archaeological remains of timber buildings are known to exist within the interior of the site and large amounts of medieval pottery have also been recovered from time to time. All modern buildings and structures, Listed buildings, roads and metalled surfaces, including new tennis courts and an artificial hockey pitch, are excluded from the scheduling, though the ground beneath is included.

GI

**Bisham Abbey**

UID: 40803

Preceptory of the Knights Templar, now the Bisham Abbey National Sports Centre. C13, altered and extended C14, and largely rebuilt in C16, altered and extended C17. Minor restorations in 1859, altered mid C20. Part brick, part rendered, part chalk, part chalk with knapped flint; some exposed timber frame on west. Several old tile gabled roofs. Roughly 4 main blocks; the first runs east and west and faces due north; the second is connected at its west end to the first block and runs in a south-easterly direction; the third is a continuation of the second and contains the great hall and screens passage; the fourth runs north-east at right angles to the hall. At the south-east corner of the northern range and rising above it is a tower. Mostly 2 storeys, but part 2 storeys and attic. Tower: built 1560, brick with stone quoins and dressings. Irregular, windows mostly blocked but some 2-light casements remain. At the north-east is an octagonal turret, finishing in an embattled parapet, and at the opposite corner, a large chimney-stack containing many chimneys. South-west or entrance front: centre part chalk, 4 bays, with a one bay gable at either end. Centre part has 2 brick gables with crow steps, and 2 large chimneys with diagonal shafts, offset heads and clay pots. Three C16 cross windows with pediments on first floor. On ground floor are three, 3-light casements with pediments and on the left a C13 entrance porch with fine outer and inner doorways and a quadripartite ribbed vault. The doorways have colonettes and moulded arches, and the large planked inner door with its ironwork is original. Above the doorway is a small 3-light casement and above it is an embattled brick parapet. The left gable of chequered chalk and flint is set back slightly and has a steeply pitched roof, a 2-light cusped traceried window at the upper level, and a small 2-light window with a 2-centred arched head, below. The right gable is chalk and has a 2-light leaded casement at attic level in a moulded frame. Below this is a 5-light mullioned and transomed window with casements at the bottom level. On the ground floor, a small 3-light casement on left with pediment, and a blocked arched opening on the right. East front: coved eaves cornice. 4 bays. On the right bay, a 2-storey canted bay with hipped tile roof with large mullioned and transomed window on first floor, and 3 arched openings to ground floor. To the left of this on the first floor, two 2-light casements with hoodmoulds and a large window in the third bay similar to that in the canted bay. On the ground floor of this section is a small, square-headed blocked opening on the left, and to the right one narrow and 3 wide arched openings with moulded heads which formed part of the former C14 cloisters. 2 further arches run through behind the openings of the canted bays. Interior: in the great hall the remains of a late C13 window of 3 lancet lights, now blocked, in the east wall; and a mid C16 stone fireplace with coupled Corinthian columns on either side, standing on enriched pedestals and supporting an entablature with a carved frieze. Above this, an early C17 oak overmantel, given by James I to Lord Windsor c.1605 for his house at Worcester, and when the house was sold, the eighth Earl of Plymouth presented it to Bisham Abbey. The screens and projecting gallery above are late C15, and the lower part of the hall wall is C17 panelling. In the screens passage are 5 blocked arches which originally went into the C13 kitchens. A good C18 staircase with moulded balusters to the north of the hall. Over the Great Chamber on the east side, built by Lord Montagu, c.1370, and now the Elizabethan Room, is an extremely fine collar purlin roof of 5 bays with moulded arched braces to collars, moulded crown posts braced 4 ways, and double side-purlins hollow chamfered and finely moulded. The House was an abbey for only 3 years. Formerly a preceptory of the Templars, it became an Augustinian Priory in 1337, and in 1537 a Benedictine abbey. This was dissolved in 1540, and the estate granted to Sir Philip Hoby in 1553, who began to rebuild as did his half-brother who succeeded him. Much of this work was carried out between 1557 and 1562. V.C.H. Vol III p.139 et seq, but note the interior has been much altered since that publication. B.O.E. (Berkshire) p.89 and 90.

**Dovecote 68m SW Bisham Abbey**

UID: 40904

G.V. I Dovecote. C15. Chalk and flint, slip tiles and brick buttress. Old tile conical roof. Circular plan. Four, 2-stage buttresses. Flint plinth, moulded stone string and closed eaves. 4 small open gabled dormers. Centre ogree roof with ball and finial. Very small plank entrance door on south-east. Interior: nesting boxes, nearly continuous, revolving ladder on large newel post, and fine framed timber roof, with some replacement timbers. B.O.E. (Berkshire) p.90 V.C.H. Vol. III p.145. C.L. April 12th, 1941 p.323 with illustrations.

GII\*

**Tithe Barn**

UID: 40808

Large aisled barn, now part house. Late C15, altered late C20. Timber frame, chalk and stone walls, old tile roof hipped and gabled. Rectangular plan of 7 and 2 lean-to framed bays, aisled on each side; midstrey on north east with dovecote in gable. South west gable front: 3 rooflights in hipped roof, 3-light window at ground-floor level with horizontal boarding under. Interior: heavy square section timbers, queen post roof trusses, straight braces and posts.

**Bisham War Memorial**

UID: 40802

Bisham War Memorial, situated at the junction of Marlow Road and Temple Lane, is listed at Grade II\* for the following principal reasons: \* Historic interest: as an eloquent witness to the tragic impact of world events on this community, and the sacrifices it made in the conflicts of the C20; \* Architectural interest: by the nationally renowned sculptor, Eric Gill, in the form of a Calvary depicting a crucified but triumphant Christ executed in Portland stone; \* Sculptural interest: as a good example of Eric Gill's newly resolute, Romanesque style figure of Christ that had emerged from Gill's reaction to mass bereavement caused by the war; \* Historic association: as an expression in war memorial form of Eric Gill's belief that faith in the resurrection and in redemption would be of comfort to the bereaved; \* Group value: with Bisham Abbey scheduled monument.

MATERIALS: Portland stone.

DESCRIPTION: the memorial takes the form of a calvary, with a canopied figure of the crucified Christ, his feet supported on a small ledge. It stands c1.8m high. The shaft tapers and is chamfered, and almost rounded at the bottom, in towards a narrower, circular section that stands atop the base. The memorial's defining feature is the distinctive Romanesque figure of Christ. It is a triumphant figure, not a suffering or victimised Christ. The head, arms and torso are strong and stiff, with much definition to the biceps. The legs are swathed in elegantly-folding wrappings from his waist down. The nails in the hands and feet are chunky, the legs part and bend slightly, the toes just protruding across the edge of the ledge. The wound in the left side of the abdomen is visibly depicted. A crown of thorns is worn around the head. At the canopy, above the figure of Christ, is the inscription: INRI. The front face of the shaft reads: JESU/ MY/ STRENGTH/ AND MY/ REDEEMER. The right side of the shaft reads: REMEMBER/ F S KELLY DSC/ BISHAM GRANGE/ + NOV. 13. 1916/ REMEMBER LIKEWISE HIS/ COMRADES IN/ ARMS OF THIS/ COUNTRYSIDE (NAMES in date order). On the left side of the shaft the inscription reads: ERECTED/ IN MEMORY OF/ A MOST BELOVED/ BROTHER/ LIEUT. COMMDR./ FREDERICK SEP-/ TIMUS KELLY/ DSC/ HOOD BATTLN./ RYL. NAVAL DIVN./ WHO FELL AT THE/ TAKING OF BEAU-/ COURT SUR ANCRE/ AFTER SERVING/ THROUGHOUT/ THE GALLIPOLI/ CAMPAIGN/ REMEMBER/ ALSO (seven Second World War names in date order). On the base the inscription from Shakespeare's Henry V reads: HERE WAS/ A ROYAL FELLOWSHIP/ OF DEATH.

GII

**The Grange**

UID: 40810

Large house. Late C16, mostly rebuilt C19. Altered and extended early to mid C20. Brick, some chalk and flint at rear, old tile gabled and hipped roof. 3 dormers on rear. Rectangular plan with large C20 flat roof entrance porch. 2 storeys and attics. 3 ridge chimneys, with square bases, cornices, and octagonal shafts with offset and moulded tops; one on right end gable, C20 and plain with offset head. Entrance front: irregular. Left hand section; one- and 3-light casements with glazing bars, 4 on first floor, one on ground floor and with pair of glazed entrance doors with arched head on right. Right hand section; 2 one-light leaded casements and one 2-light similar turning right hand corner with 2-light on return. 3 centre-pivoted windows on ground floor. Middle House adjoins The Grange on the south west and is listed separately, 15/8.

**Middle House**

UID: 40811

G.V. II House, probably formerly part of The Grange. Late C16, rebuilt C19. Brick, old tile hipped roof. L-plan. 2 storeys and cellar. 3 chimneys each with square bases, cornices, 2 octagonal attached shafts with offset and moulded heads. Entrance front: one-bay gable projecting on left with string and offset eaves. 4-light casements with glazing bars and segmental heads to each floor. Half-glazed entrance door in left hand corner of right section and one bay of 3-light casements with glazing bars and segmental heads to right of door. Tithe Barn Cottage adjoins Middle House on the south west and is listed separately, 15/9.

**Tithe Barn Cottage**

UID: 40812

Small house. C18 altered mid to late C20. Brick, part tile-hung, old tile hipped roof of different heights. Irregular plan. One and 2 storeys. Chimney on ridge. Entrance front: irregular fenestration. Centre projecting section tile-hung having 2-light casement with glazing bars on oversailing first floor; single-pane centre-pivoted window on ground floor. Left hand section: dentilled eaves, 2 bays, leaded casements to first floor, single-pane windows to ground floor with glazed garden door between. Right hand section; one bay with glazed entrance door. On right of this, a 2-bay one-storey range with 2, single-pane windows, adjoining Tithe Barn, listed separately, 15/5. Included for group value.

**Barn and Dairy House**

UID: 40809

Barn, now 2 houses. Late C16. Altered late C20. Timber frame, chalk, stone and brick walls, old tile gable roof. Rectangular plan of 4 framed bays, aisled, and with former midstrey on south west. Entrance front: three C20 double height glazed dormer

windows with semicircular heads. Pair of plain entrance doors in arched, recessed porch between first and second windows. Interior: most of the timber frame visible with large windbraces and jowled posts.

**Stable Cottage, Bell Cottage and Workshops and Attached Wall**

UID: 40805

Stables, now 2 houses, and flats over workshops with attached wall. C16, altered mid and late C20. Random chalk and stone with some brick and painted weatherboard. Tile, gabled roof having lantern at centre with clock and weathervane. Long rectangular plan with flat roof dormer extension on north end of north front. One and a half storeys. Entrance front: Irregular. C20, scattered casement windows with glazing bars. Right hand section, weatherboarding on first floor with 2- and 3-light casements. 2, planked doors in semicircular arched recess, entrance door to left of these with flat hood on cut brackets. Left hand section, mostly stone. 3 hipped dormers. One C20 chimney. 3- and 4-light casements on ground floor and C20 entrance door to right of centre. Adjoining chalk wall on left with tiled, weathered, top and large brick-arched opening to rear yard. The rear front is chalk and stone with only one small window opening.

## APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY

### 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 2012). The relevant guidance is reproduced below:

#### Paragraph 128

*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 129

*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.

#### 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.

#### 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*.

**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 3: 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).
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. However,

*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 farmbuildings, 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 principal 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 4), 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 4 (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.

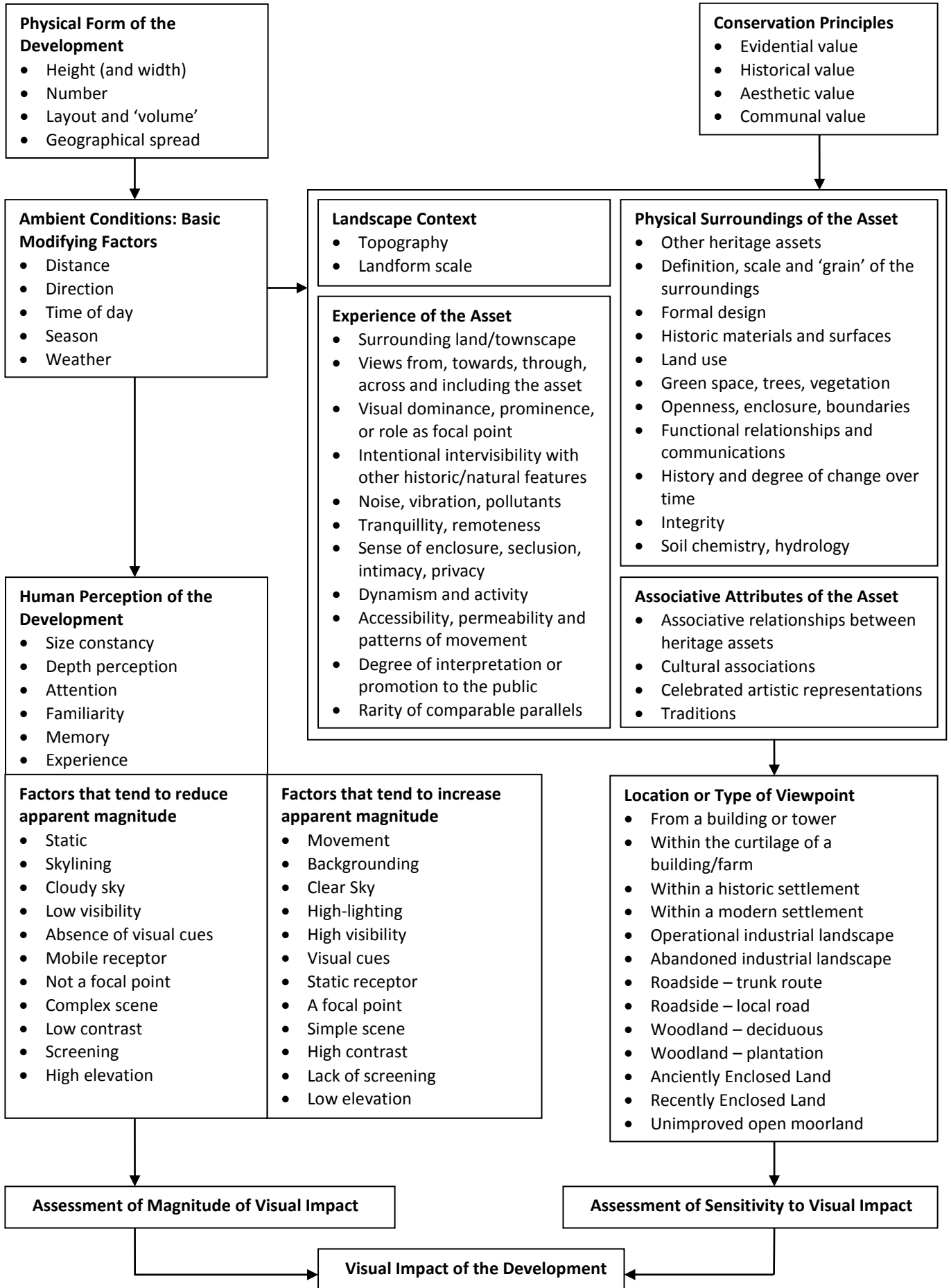


TABLE 4: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

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 5-6), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 7). 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 5: 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 6: 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 7: 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.



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