



JOHN MOORE HERITAGE SERVICES

**HERITAGE IMPACT ASSESSMENT**

**ON**

**ENGLEFIELD COTTAGE**

**HARWELL, OXFORDSHIRE**

**NGR SU 49126 88861**

*On behalf of*

*Anderson Orr Architects*

**AUGUST 2017**

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# Englefield Cottage

## *Heritage Impact Assessment*

### **SUMMARY**

*A Heritage Impact Assessment was requested at a proposed development to the rear of Englefield Cottage in Harwell (NGR SU 49126 88861). Harwell is a historic parish that was located in the historic County of Berkshire. It is now located in modern Oxfordshire and the Vale of White Horse.*

*Englefield Cottage is located on an L-shaped piece of ground. On the southern part of this piece of ground it is proposed to insert a traditionally designed dwelling that is two storey and with a pitched roof, and which will not overshadow the listed buildings adjacent.*

*Englefield Cottage is a grade II listed timber framed building with a thatched roof. It is one of a number of listed buildings in the area, others include Cyprus House, Wellhead, Abbey Timbers and Gable and Tibberton Cottages. These buildings are located in the Harwell Conservation Area. All of these heritage assets are thus designated as significant nationally.*

*There are the possible remains of a hollow way on the site.*

*The proposal site borders and lies adjacent to the Conservation Area and can thus be considered to lie in the buffer zone of that designated asset. The construction of new structures next to listed buildings is governed by paragraph 137 of the National Planning Policy Framework (NPPF), which requires an assessment of the impact that proposals will have.*

*The site can clearly be recognised as a potential building plot. The construction of a building adhering to traditional designs is in keeping with the two listed buildings Englefield Cottage and Cyprus House. There is probably a minor impact visually for Tibberton Cottage and Abbey Timbers. This impact would have to be mitigated by landscaping.*

*The proposed development plot originally was not in the ownership of Englefield Cottage.*

## **1 INTRODUCTION**

### **1.1 Origins of the Report**

This heritage impact assessment was requested by Mike Orr, Anderson Orr Architects, on behalf of Lakehouse Developments. The report is an assessment on Englefield Cottage, Harwell, Oxfordshire (NGR SU 49126 88861). The report is to inform on any impact the proposed development may have on Englefield Cottage and the surrounding conservation area.

### **1.2 Location**

The site is located towards the southern end of the village of Harwell. Historically the site was located in the parish of Harwell, in the hundred of Moreton and the historic county of Berkshire. The site now lies within the civil parish of Harwell, in the district of the Vale of White Horse in Oxfordshire.

### **1.3 Description**

The proposal site is located to the rear of Englefield Cottage, in what is currently an area of garden. To the east the site is bounded by a series of residential gardens, to the south by Broadway Close, a residential street, and to the west by Cyprus House, a residential property. The site itself is irregular in shape, and has an area of approximately 0.1 hectares.

### **1.4 Geology and Topography**

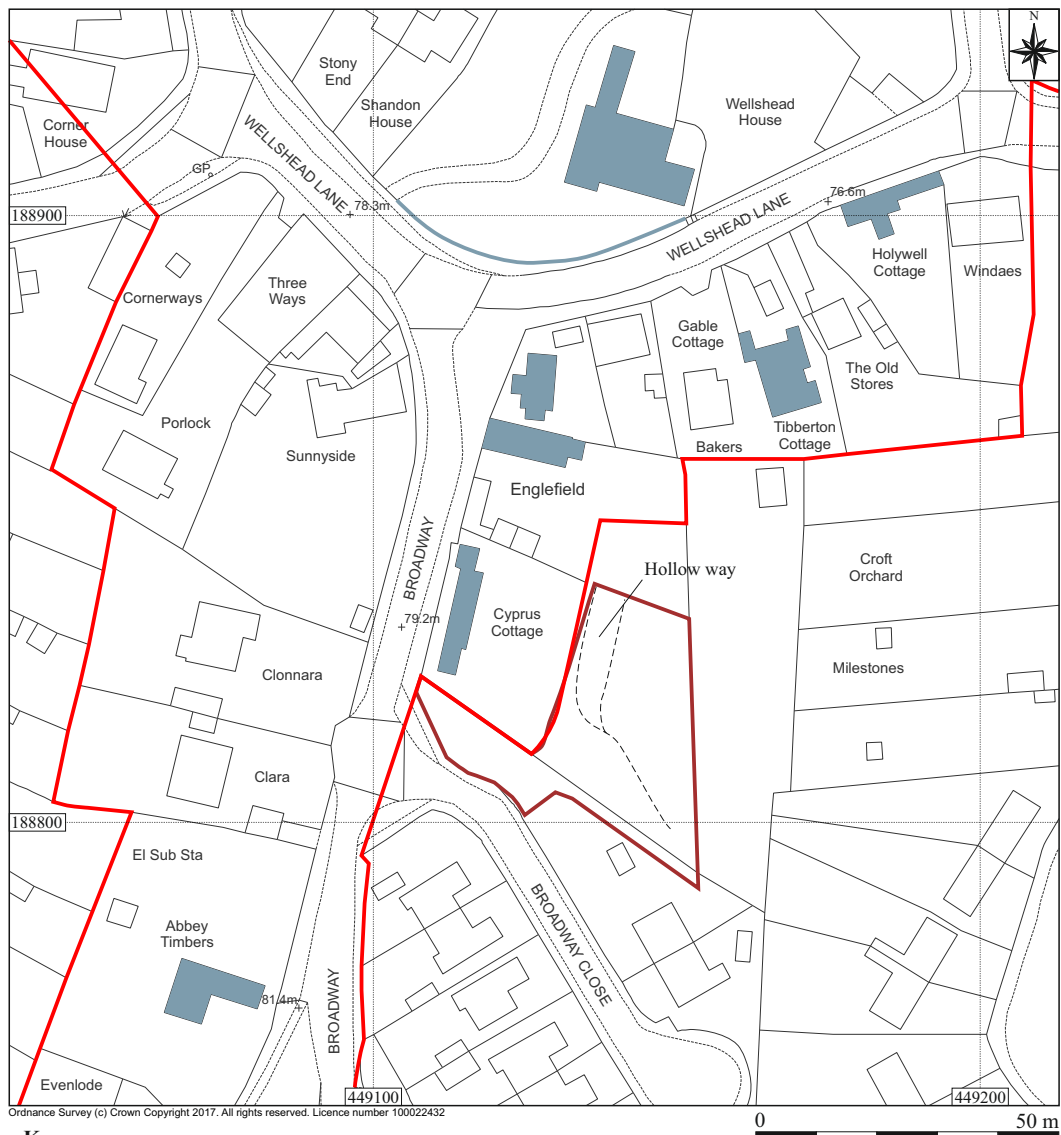
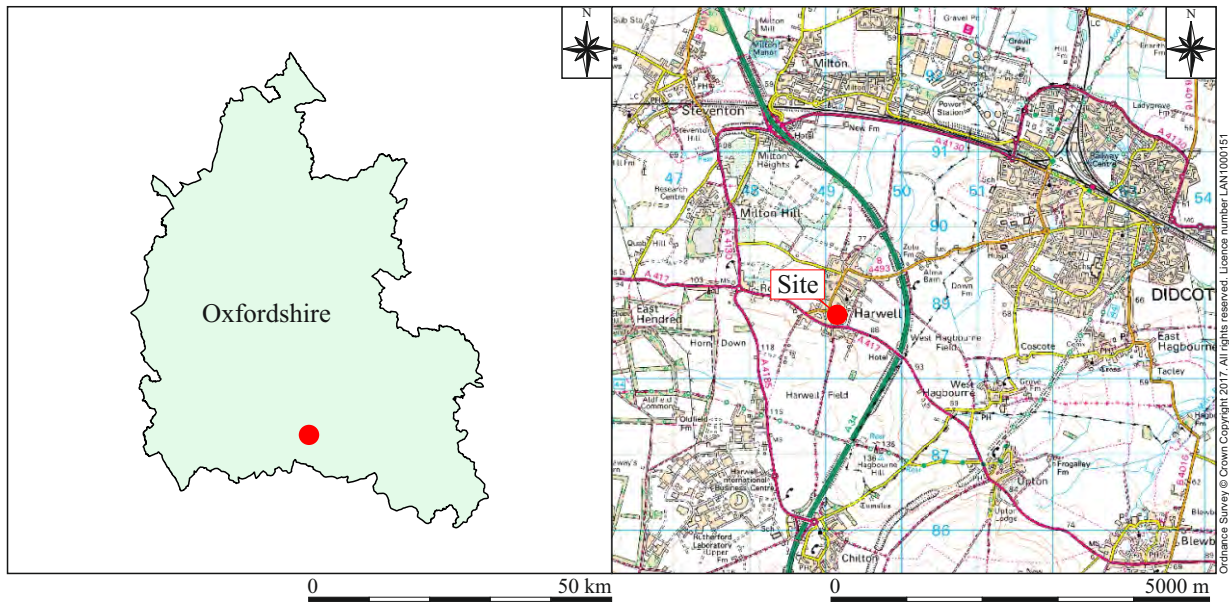
The village of Harwell sits on land that slopes gently northwards towards the Thames Valley. The site itself is located upon a gentle north-facing slope, at between 80 to 81m OD.

The bedrock geology consists of the Upper Greensand Formation; sedimentary bedrock of calcareous sandstone and siltstone formed approximately 94 to 112 million years ago in the Cretaceous Period. This is overlain by superficial head deposits of clay, silt, sand and gravel formed up to 3 million years ago in the Quaternary Period (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

### **1.5 Proposed Development**

JMHS was provided with a series of plans and elevations, and it is from these that the subsequent assessment of the impact to the Historic Environment is based (Location: 16106-L02, Topographical: 16106-TOPO, Elevations: 16106-PE101, Plans: 16106-PP001, 16106-PP101, and 16106-PP102, dated 23/08/2017).

The current proposal is for the construction of a single dwelling on land predominantly attached to Englefield Cottage. It is apparent that the proposal site is a location for a building plot with the current requirements for new homes.



**Key**

- Conservation area boundary
- Boundary of proposed development
- Listed feature

Figure 1: Site location

The proposal for the dwelling is for the construction of a two storey, traditional pitched-roof design, dwelling, with no garage and access to the site being from the southwest from Broadway Close. The building has been described as a traditional design.

## **2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE**

### **2.1 Legislation and Treaties**

The following pieces of legislation are obligatory, and thus significant aspects of the legislation must be adhered to. The relevant heritage acts thus cover the protection of significant heritage (archaeological and standing structures) remains, either below ground or as a standing structure. The identifiable acts came into force in 1857, 1973, 1979, and 1990.

“The *Burial Act*” of 1857 makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained (HO 2004).

“*The Protection of Wrecks Act*” of 1973 provides specific protection for designated Wreck sites. This piece of legislation does not affect most planning applications.

The “*Ancient Monuments and Archaeological Areas Act*” of 1979 discusses two types of structures: Scheduled Monuments and Ancient Monuments. Scheduled Monuments are automatically protected under the legislation, however, the legislation also provides cover for other monuments. This includes:

- Those that are demonstrably of equivalent significance to scheduled monuments and are thus subject to the same policies.
- Those that have yet to be formally assessed.
- Those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State has exercised his discretion not to designate usually because they are given the appropriate level of protection under national planning policy.
- Those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

This inevitably means that some nationally important sites for various reasons are not scheduled.

The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides protection for buildings considered to have significant architecture (Listed Building) and also for areas that are considered to have special architectural or historical interest (Conservation Area). There are three ranks for Listed Buildings that are I, II\* and II; all of these grades are considered to represent various degrees of national significance. The criteria for these listings are provided in an appraisal document (DCMS 2010). Locally significant buildings should be catalogued by the local authority and kept on a Local List. Any alteration or destruction has to be legally sanctioned by the proper



authorities. Particular notice should be taken of sections 16, 66 and 72 of this act, though section 69 may also be considered to have some merit.

This act means that there is a legal requirement to consult Historic England in respect to development that would affect a Grade I or II\* listed building (structure and setting), and a development in a Conservation Area that would affect over 1,000 square metres. Development Management Procedure (England 2015) calls for consultation with Historic England on planning that would affect a Scheduled Monument, Registered Battlefield or a Registered Park and Garden (any grade).

Some of these pieces of legislation were designed with other Government policy to underpin the Countries' commitment to international legislation and treaties. The two most significant pieces of legislation are the "*Convention Concerning the Protection of the World Cultural and Natural Heritage*" of 1972 and also the "*European Convention on the Protection of the Archaeological Heritage*" of 1992. The former treaty is for the creation of a framework for the designation of sites of outstanding universal value that are termed World Heritage Sites. The British Government adheres to this as a member of UNESCO. The latter is also known as the Valletta Convention 1992, which is a development from the Paris Convention 1954 and the Granada Convention of 1985. The British Government is a signatory of all three Treaties. The principle of the latter is the incorporation into the planning process of archaeological decision making and the managed preservation of Archaeological Heritage.

These pieces of legislation covers a series of Designated Heritage Assets: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed if sanctioned through the appropriate procedures and authorities (Historic England, Cadw and Historic Scotland).

## **2.2 National Planning Guidelines and Policies**

Section 12 of the National Planning Policy Framework (NPPF 2012) provides guidance related to heritage within the planning process. The chapter is titled *Conserving and Enhancing the Historic Environment*. This has been added to with a Planning Policy Guidance of 2014 (PPG 2014), which attempts to simplify the explanation of certain aspects of *NPPF*. These planning policies should create guidance for standard procedures concerning the treatment of the environment in and around Heritage Assets for planning authorities, property owners, developers and conservationists and researchers.

Paragraph **126** of the NPPF indicates that the authority should set out a plan for the conservation and enjoyment of the historic environment, and produce an at risk list. Heritage Assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. The paragraph raises four key points, which Local Authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness.
- And opportunities to draw on the contribution made by the historic environment to the character of a place.

The following paragraphs are also relevant to the proposed development:

**128.** In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**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.

The use of the terms '*significance of any heritage assets affected*', and '*the level of detail should be proportionate to the assets' importance*' in paragraph 128 are problematic and vague in some cases, as due to the nature of archaeological sites and historic buildings it is not always apparent what the significance of the site is prior to development, degradation and in some cases total destruction. Pre-application research is often only as good as the available knowledge and in some cases the person conducting the investigation. Indeed '*significance*' is further addressed in PPG 2014 and the fact that in many of these records the account is not necessarily an exhaustive explanation.

Policies on substantial harm to a designated heritage asset and heritage asset are set out in paragraphs **132** and **133** of *NPPF*.

**132.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade Ii listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* parks and gardens, and World Heritage Sites, should be wholly exceptional.

**133.** Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

- the harm or loss is outweighed by the benefit of bringing the site back into use.

These paragraphs are further discussed and clarified in PPG 2014. These discussions focus on disrepair and damage, viability, deliberate damage and neglect, compulsory purchase, use of the land, successive harmful changes, and also optimum viable use. There is also a section on appropriate marketing to demonstrate the redundancy of a heritage asset qualifying paragraph 133 of the NPPF.

The *NPPF* makes provisions for protecting the significance of non-designated heritage assets in paragraph **135**; while paragraph **136** discusses loss of the whole or part of a heritage asset.

**135.** The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**136.** Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraphs **137** and **138** discuss World Heritage Sites and Conservation Areas and the loss of assets within them.

**137.** Local planning authorities should look for opportunities for new development with Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

**138.** Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

PPG 2014 broadens the discussion on World Heritage Sites, Designated Heritage Assets, and non-designated heritage assets and calls for consultation in various cases with Historic England, Natural England and the Department for Culture, Media and Sport (DCMS). There are further accounts concerning consent and lawfulness and consultation and notification requirements. Local planning authorities are required to consult or notify the following groups in certain cases: Historic England, The Garden Trust, the national Amenity Societies (listed as the Ancient Monuments Society, Council for British Archaeology, the Georgian Group, the Society for the Protection of Ancient Buildings, the Victorian Society, and the Twentieth Century Society) on certain applications.

Paragraph **141** of NPPF discusses wider implications to local authorities and that not every outcome will necessarily be favourable to the developer.

**141.** Local planning authorities should make information about significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this

evidence (and any archive generated) publicly accessible (footnote) . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The footnote (Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository) here refers to the Historic Environment Record and local museums amongst other depositories. The phrase “*The ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted*” implies that a paper record of a site is not equivalent to the loss of a significant heritage site. This latter phrase echoes World and European conventions of protection for significant heritage sites.

### **2.3 Local Planning Policy**

Up until 2013 Planning Policy had incorporated the use of regional plans. The plan for the South East (the region to which Oxfordshire is included) was revoked 25<sup>th</sup> March 2013. The revocation of the South East Plan decentralises planning powers back to local authorities.

The *Planning and Compulsory Purchase Act 2004* and *NPPF* make provision for the use of a development plan. *NPPF* indicates that continued use of the Local Plan is required for decision making in the authority (sections **58** and **126**). The current Local Plan will, therefore, continue to form the basis for determining local planning applications until superseded by documents produced for the Local Development Framework are available, which includes a new draft Local Plan.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that:

If regard is to be made to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

With respect to the proposed development site the ‘Development Plan’ currently comprises the saved policies of the 2011 Vale of the White Horse District Local Plan, which was adopted in July 2006 (VoWHDC). The following policies are considered to be relevant to this report:

- HE9 states that where there are reasonable grounds for believing that important archaeological remains may be disturbed or otherwise adversely affected by a development proposal that applicant will be required to carry out an archaeological field evaluation of the site and its setting before the planning application is determined;
- HE10 states that development will not be permitted if it will cause damage to the site or setting of nationally important archaeological remains, whether scheduled or not;
- HE11 states that development affecting important archaeological sites should be designed to achieve preservation in situ. Where this is not practicable or desirable development will not be allowed to commence until a programme of archaeological investigation including excavation, recording and analysis and publishing results has been agreed and its implementation secured.

The Vale of the White Horse District Council is currently in the process of preparing a new Local Plan to guide development within the District up to 2031. The draft Local Plan was submitted to the Secretary of State for examination in March 2015. The Inspector proposed modifications to the plan following examination in June 2016. The following policy from the latest (at the time of writing) proposed modifications document is considered of relevance in this report:

Core Policy 39 states that the Council will work with landowners, developers, the community, English Heritage and other stakeholders to:

- i. Ensure that new development conserves, and where possible enhances, heritage assets and non-designated heritage assets and their setting in accordance with national guidance and legislation;
- ii. Ensure that vacant historic buildings are appropriately re-used as soon as possible to prevent deterioration of condition;
- iii. Seek to reduce the number of buildings on the “Heritage at Risk” Register;
- iv. Encourage better understanding of the significance of scheduled monuments on the “Heritage at Risk” Register and to aid in their protection;
- v. Better understand the significance of Conservation Areas in the district through producing Conservation Area Character Appraisals and Management Plans;
- vi. Identify criteria for assessing non designated heritage assets and maintaining a list of such assets as Locally Listed Buildings, and
- vii. Encourage Heritage Partnership Agreements, particularly for Listed Buildings on any ‘at risk’ register.

Policy HE4 states that planning permission will only be granted for developments within the setting of a listed building if it can be shown that the design is respectful of the various aspect of the listed building.

### **3 BACKGROUND**

#### **3.1 Designation**

Englefield Cottage is a designated grade II listed building (EHBID 249949: SU 49126 88861) and as such is considered to be of national importance. It was listed in 1988 with the following description:

*House. Mid C16, with C17 addition to left painted brick to ground floor, except render, probably on stone rubble, to right; irregular timber-framing to first floor with angle braces centre bays, and rendered infill; thatch half-hipped roof: brick: ridge stack to right of centre. 2-storey, 4-window range at right-angles to road. Plank door to left of centre, irregular fenestration of C20 casements to ground floor. Two C18*

*casements of 3-lights to first floor centre. C19 two-light casement to left. Rear: 3-light wood-mullion window with ovolo-moulded mullions to first floor centre. Interior: open fireplaces to ground floor. Straight flight staircases to left and right of centre between ground and first floors.*

Cyprus House, a nearby property, is also a designated grade II listed building (EHBID 249950: SU 49116 88834), and thus the proposed development may have a visual impact upon this building. It was listed in 1988 with the following description:

*House. Probably early C18, with C20 alterations. Brick plinth: grey brick with red brick dressings; old plain-tile roof; brick end stacks. 2-storey, 5-window range, C20 panelled door to centre, C20 two-light casements to segmental-head openings having keystones to ground and first floors left and right, and to first floor centre. Segmental-headed panels having keystones to ground and first floors left and right of centre. Flat brick band between ground and first floors. Brick dentil course to eaves. Interior not inspected.*

There are a further group of cottages on the Broadway and on Wellhead Lane that are also listed structures. These include early 17<sup>th</sup> century Wellhead Cottage (EHBID 249948: SU 49128 88871), and 15<sup>th</sup> century Abbey Timbers (EHBID 249951: SU 49072 88771), both fronting onto the Broadway. The others lie along Wellhead Lane and include Gable and Tibbleton Cottages (EHBID 250012: SU 49168 88872) of which the rear is dated c. 1295 and the front late 17<sup>th</sup> century, 16<sup>th</sup> century Hollywell Cottage (EHBID 250011: SU 49185 88901) and the Poplars a late 17<sup>th</sup> century and 19<sup>th</sup> century structure (EHBID 250009: SU 49141 88909) with the gates, gatepiers and railings listed separately (EHBID 250010: SU 49119 88892). With some of these the development site is not visible, but with others such as Abbey Timbers and Gable and Tibbleton Cottages a completed structure may be visible.

All of these buildings are located in the Harwell Conservation area, the boundary of which lies to the rear of Cyprus House and is stepped across the garden of Englefield Cottage. The staggered boundary means that the proposal site is located just outside the Conservation Area, with the boundary on the west side. Though not technically in the Conservation Area, such designated areas along with World Heritage sites require scrutiny of such plans within a buffer zone to help maintain its significance.

### **3.2 History of the Development of Harwell**

At the time of the Domesday Survey the village of Harwell lay within the Blewbury Hundred; however the hundreds of Berkshire underwent some reorganisation in the 13<sup>th</sup> century. As a result the hundreds of Blewbury and Slotisford were amalgamated into the Moreton Hundred. The etymology of the name has been given as **Hara' w(i)ella** (Gelling 1974, 521-2). Here the name is interpreted as a personal name, but this name could be related to har, hoar or grey, in the sense of a boundary, or hara, a hare. There is a recognised tradition of naming streams after animals.

Historically the parish and village of Harwell was divided up into two main manors, known consecutively as the Bishop's and the Prince's (VCH 1923, 484-92). The manor of Bishop's Harwell was given to the Bishopric of Winchester during the reign of Edward the Confessor, when it was held by Bishop Stigand. At the time of the

Domesday Survey the Bishop held 10 hides, with land for 8 ploughs. The value in 1066 was recorded at £12, which had risen to £16 by 1086. The manor stayed with the bishopric until the 16th century, when the principal farmhouse with the demesne lands and its stock were let, with a lease of sixty years, to John Woodliff of Harwell. Edward Wiseman of Spursells Court purchased the manor in 1647, however it was recovered by the bishop after the Restoration. In the early 19<sup>th</sup> century the manor was leased to the Hopkins family of Tidmarsh Manor; during this period Robert Hopkins purchased the bishops' rights to the manor. The manor descended within the family until 1890, when it was purchased by Mr Paine & Mr Brettell of Chertsey.

The second manor known as Prince's Harwell or Upper Manor was held by Wulfric in 1066 as 6 hides (Morgan 1979, 44.3). The manor was granted by William I to Robert d'Oily and part of the holding by the later in 1074 to Saint George's College in Oxford (VCH 1923, 484-92). The honour came into the hands of Roger d'Ivry by 1086 and accounted for 3 hides, 7 villagers, 7 cottagers, 2 slaves and a chapel (Morgan 1979, 44.3). There developed two distinct holdings in the manor at this time, which are evident in the Domesday holdings. In 1149-51 the honour passed to Reynold de Saint Valery (VCH 1923, 484-92), whose wife Avoris the probable daughter of John Saint John. In 1200 the honour was held by Thomas Saint Valery, with the holding generally being called the Honour of Saint Valery in the 13<sup>th</sup> and 14<sup>th</sup> centuries AD. In 1205 the honour was recovered by King John and in 1228 it was granted to Richard Earl of Cornwall. In 1300 the honour passed to Edward I, and in c. 1340 to Edward the Black Prince. The manor became part of the land holdings attached to Wallingford and Wallingford Castle.

There was a further holding in 1066 of 5 hides previously held by Aki (Morgan 1979, 44.4). The third holding of 1086 was also by Roger d'Ivry, but was held from King William, and contained 2 ½ hides with 5 villagers, 5 cottagers, and 3 slaves (Morgan 1979, 44.4). The sub-manor of Bayllois is recognised from the 15<sup>th</sup> century (VCH 1923, 484-92), and is considered now to be a development of the royal holdings.

### **3.3 Cartographic Evidence**

A range of maps were observed that date from the 18<sup>th</sup> to the 20<sup>th</sup> century. The earliest of these was Rocque's map of 1761 (T/M 128). This shows the Broadway at the southern end of Harwell village as widening and dividing into two roads (Fig. 2). There are properties shown in the area of Englefield Cottage. On Wellhead Lane there is a linear east to west feature, with two structures to the east (Tibbleton Cottage and Holywell Cottage). There are structures to the south along the Broadway. The area of the proposal site appears to fall within an area associated with the gardens and paddocks of the village.

The Inclosure Map of 1804 (CP/C64/20/1) shows Englefield Cottage on plot 64. Wellhead Cottage is shown to the north. Cyprus House is located on plot 65 as a linear range of buildings (Fig. 3). The proposal site on this map appears to be part of plot 62. The south boundary of the gardens is indicative of a line along Broadway Close. This map indicates that the proposed development was not located on the curtilage of Englefield Cottage but has been acquired by that property at a later date.



Figure 2: Rocque's Map 1761



Figure 3: Inclosure Map 1804





Figure 4: Greenwood Brothers' 1829

The Greenwood Brothers' map of 1829 (D/ERu P5) shows a series of buildings along the Broadway and Wellhead Lane (Fig. 4).



Figure 5: Tithe Map 1841

The Tithe Map of 1841 (D/D1 64/1) shows Englefield Cottage on a plot as a house orientated east to west with a building to the south also orientated east to west (Fig. 5). Cyprus House is located to the south on plot 68, and Wellhead Cottage to the north

on plot 64. It could be argued that the proposal site is at this time part of land attached to Wellhead Cottage.



Figure 6: OS map 1876



Figure 7: OS map 1899

The First Edition Ordnance Survey map surveyed in 1876 (Berks 15.10) shows Englefield Cottage and a reduced number of ancillary buildings to the south (Fig. 6). The building is not coloured pink as domestic properties are, which may be an error or

the place may have been derelict in some form at that time. The proposal site now appears to be attached to this property and is marked as an orchard. Cyprus House, Wellhead, Gable and Tibbeston Cottages, and Broadway farm are all marked.



Figure 8: OS map 1912



Figure 9: OS map 1933

The Ordnance Survey map of 1883 and the more detailed map at 1: 2,500 of 1899 (Berks 15.10) show Wellhead Cottage, Englefield Cottage with an L-shaped structure

to the south, Cyprus House as 4 units, Abbey Timbers as Broadway Farm (Fig. 7). On Wellhead Lane there is Gable and Tibberton Cottages and Holywell Cottage. There is a linear strip forming an orchard and the proposal site is an orchard also. From these maps it is possible to see how the Conservation Area boundary ended up as it did.

The Third Edition Ordnance Survey of 1912 (Berks 15.10) has a similar arrangement to that of the Second Edition, but there is infill behind Wellhead Cottage (Fig. 8). The Fourth Edition Ordnance Survey map (Berks 15.10) shows a similar arrangement to that of the 1912 map (Fig. 9).

## **4 DESCRIPTION OF ENGLEFIELD COTTAGE AND CYPRUS COTTAGE WITHIN THE CONSERVATION AREA**

### **4.1 Introduction and General Description of Englefield Cottage**



Plate 1: Englefield Cottage

The property associated with Englefield Cottage is L-shaped in plan, which runs around the north and east side of Cyprus House. The western arm fronts on to the Broadway. The structure is a rectangular timber framed building, which is whitewashed apart from the timbers (plate 1). The windows are arranged in an irregular fashion to fit in with the timber frame. The roof is hipped and thatched, with a brick chimney extending from the ridge. On the east side of the building there is a timber framed lean-to with a slate roof. This building is located on the north side of a yard with a garage and other outbuildings located on the south side. These are rendered, and one would assume that these structures are of a more recent origin.

The boundary of the Conservation Area runs through the garden of Englefield Cottage, which means that the cottage is in the Conservation Area and the proposal site is located outside of it.

The southern part of the site, the proposal area, appears to have either a quarry or part of a hollow way that runs directly to the rear of the rear of Cyprus House, at the south

end of the main part of the depression (plate 2), there may be a lighter depression. In the southeast corner there is a pile of stones.



Plate 2: Depression through garden

#### 4.2 Introduction and General Description of Cyprus House



Plate 3: Cyprus House

The property of Cyprus House has the Broadway on the west side, and the property now attached to Englefield Cottage on the north and east. To the south is Broadway Close, with a small strip of land attached to one of the bungalows in that road. The frontage of Cyprus House is early 18<sup>th</sup> century of red and grey brick with five bays, two of which are blank architectural features. The roof is slate with two gable end chimneys. There are two different pitch lines to the front elevation, which may indicate that the brick façade faces an earlier timber framed structure. To the rear the bay arrangement is more random (plate 3). The north two thirds of the property is or red and grey brick which matches the front of the building. There was one casement window visible on the first floor. The southern third of the building is constructed of

an orange red brick, with the ground floor rendered and coloured white. In the first floor there is a single casement window of this part of the building. The plans show that the rear boundary of the property (which is the boundary of the Conservation Area), thus implying that a small part of the garden to incorporate the drive will actually fall inside the Conservation Area.

### 4.3 Conservation Area and other Listed Buildings

The other listed buildings are largely not affected by this development. All of them are not affected physically but two will have a visual impact of a minor nature. It is possible to see the proposal site from the rear of Gable and Tibberton Cottage (plate 4), a structure that has a 13<sup>th</sup> century origin, and Abbey Timbers a 15<sup>th</sup> century building to the south that sits on a north facing slope above the medieval hollow way that is the Broadway (plate 5).



Plate 4: View towards Tibberton Cottage



Plate 5: Abbey Timbers

The development is outside the Conservation Area. Building control in development areas often look at heights of structures along the relevant road or roads. The access road is onto Broadway Close, which is a cul-de-sac of late 20<sup>th</sup> century bungalows. Though this road is largely outside the Conservation Area it falls within the Conservation Area's buffer zone.

## 5 ASSESSMENT

The proposed area falls slightly on and adjacent to the Conservation Area of Harwell. Such Conservation Areas are covered the "*Planning (Listed Buildings and Conservation Areas) Act*" of 1990 that designated Conservation Areas as national assets generally. This implies that certain criteria about Conservation Areas, which are listed above, should be taken into account.

The National Planning Policy Framework (NPPF) deals with Conservation Areas and World Heritage sites in paragraphs **137** and **138**. Of these **137** deals with the impact of a development on Listed Buildings, which are national assets. With Englefield Cottage and Cyprus House there will be a moderate visual impact as the proposed buildings are adjacent. With the sites of Abbey Timbers and Gable and Tibberton Cottage there is a minimal visual impact.

The proposed development, a traditional design, is two storey set lower than the current ground level. This is to provide it with a lower elevation; as there are bungalows along Broadway Close and listed buildings on the Broadway. The traditional design is in keeping with the two listed buildings to the west and northwest, and also with the bungalows in Broadway Close and also the 20<sup>th</sup> century houses constructed to the west. It is proposed for the existing hedge on the boundary with Cyprus House and Englefield Cottage to be reinforced, besides tree planting to the west of Cyprus Cottage. This will go some way to providing an effective screen and minimise the visual impact of the proposal on both the neighbouring listed properties.

## 6 CONCLUSIONS

John Moore Heritage Services was requested to carry out a visual impact assessment of a proposed development to the rear of Englefield Cottage in the village of Harwell. Harwell is a historic parish that was located in the historic County of Berkshire.

Englefield Cottage is a listed building and lies in the Harwell Conservation Area of Harwell. Thus it is a designated national asset and lies within a further designated national asset. There are a further group of listed buildings that lie in the immediate vicinity of the proposal site. Most notably Cyprus House, which is adjacent to the property, and to a lesser extent Abbey Timber (previously Broadway Farm) and Gable and Tibberton Cottages.

A site visit identified what may be part of a hollow way on the site.

It is apparent that the site does represent a potential building plot with the current demand for houses within the Oxfordshire area. The current proposal is for a two storey dwelling with a traditional pitched roof that is in keeping with the surrounding listed buildings so as to minimise any impact.

The proposed planting on the north and west boundaries will assist in minimising the impact on the visual surroundings of Englefield Cottage and Cyprus House. There will be a minor visual impact to Abbey Timbers and Gable and Tibberton Cottages.

Map evidence shows that the proposed development plot did not originally belong to Englefield Cottage.

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### **Historic Maps**

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