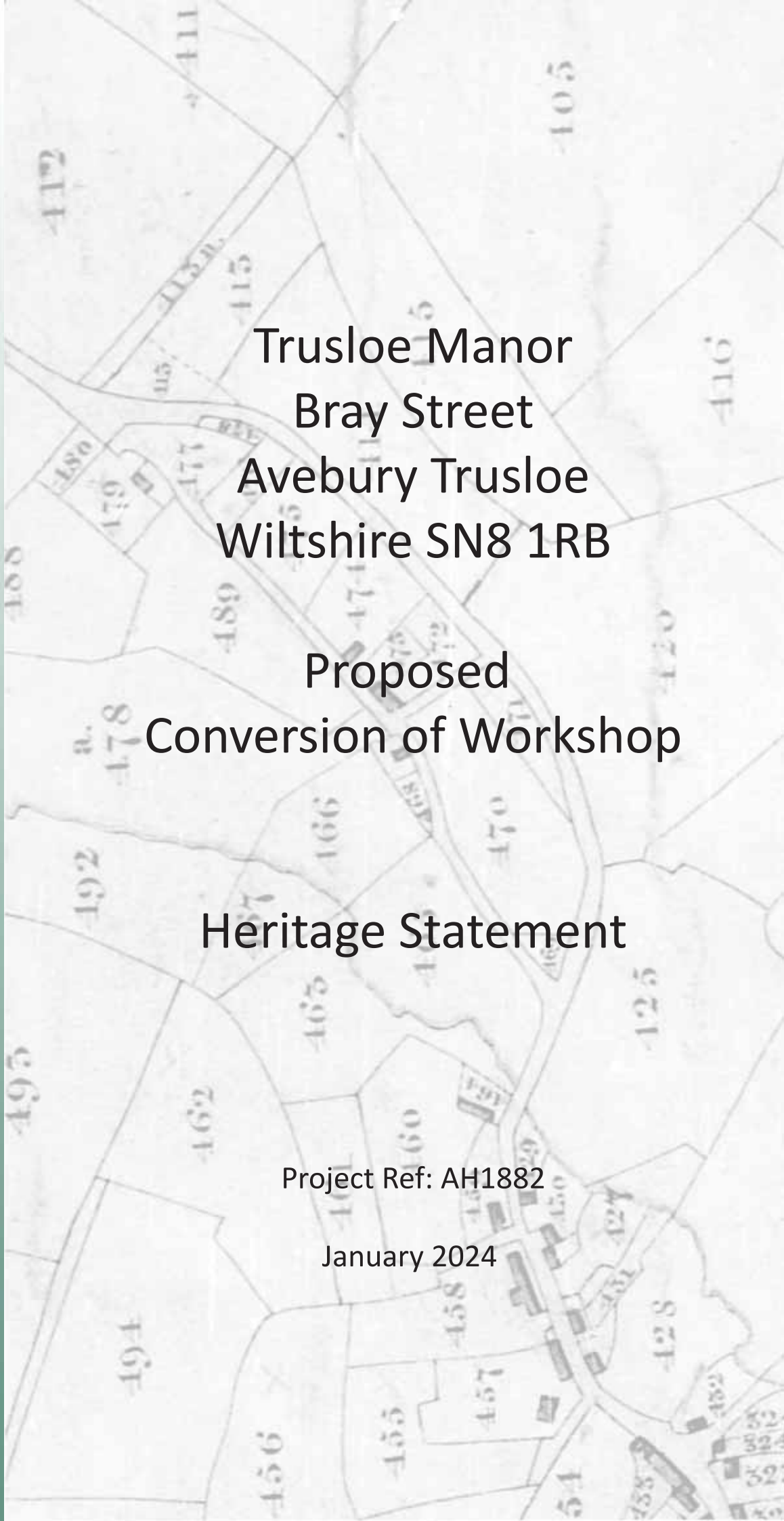
AH
Heritage Planning

ARMOUR HERITAGE



Trusloe Manor
Bray Street
Avebury Trusloe
Wiltshire SN8 1RB

Proposed
Conversion of Workshop

Heritage Statement

Project Ref: AH1882

January 2024

REGISTERED ORGANISATION CIfA

Trusloe Manor
Bray Street
Avebury Trusloe
Wiltshire SN8 1RB

Proposed Conversion of Workshop

Heritage Statement

Project Ref: AH1882

Prepared by	Rob Armour Chelu
Date	January 2024
Issue no.	01.1
Approved	Sue Farr (08/01/2024)

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CONTENTS

1. SUMMARY 1

2. OUTLINE 2

3. SITE ASSESSMENT 4

4. ASSESSMENT OF SIGNIFICANCE 9

5. ASSESSMENT OF IMPACT 12

6. CONCLUSION 15

7. SOURCES AND REFERENCES 16

Images

Image 1 Site plan with workshop highlighted
Image 2 Aerial view showing workshop
Image 3 Distribution of designated heritage assets in study area
Image 4 Domesday Book entry for Avebury (*Aureberie*)
Image 5 1773 Andrews and Dury's Map of Wiltshire
Image 6 1826 Edmund Crocker – North Wilts
Image 7 1886-87 Ordnance Survey County Series 1:2,500
Image 8 1900 Ordnance Survey County Series 1:2,500
Image 9 1924 Ordnance Survey County Series 1:2,500
Image 10 Trusloe Manor, east-facing elevation
Image 11 1986 extension as seen from the north
Image 12 Workshop interior
Image 13 Workshop - north elevation
Image 14 Workshop - south elevation

Appendices

Appendix 1 Gazetteer of heritage assets
Appendix 2 Proposal plans and elevations
Appendix 3 Planning policy and guidance

1. SUMMARY

PROJECT NAME: TRUSLOE MANOR: PROPOSED CONVERSION OF WORKSHOP
LOCATION: BRAY STREET, AVEBURY TRUSLOE, WILTSHIRE SN8 1RB
NGR: 409620, 169865
TYPE: HERITAGE STATEMENT

This heritage statement (HS) has been commissioned in respect of an application for Listed Building Consent (LBC) for the proposed conversion of an existing workshop outbuilding at Trusloe Manor, Avebury Trusloe, Wiltshire, located at NGR 574194, 197535. This document will examine the potential effects of the proposed conversion of the existing workshop on the significance of Trusloe Manor, designated as a Grade II Listed Building (List Entry 1033758). It lies to the north of the core of the hamlet of Avebury Trusloe, some 140m west of the built extents of Avebury and within the Avebury Conservation Area and Avebury World Heritage Site.

The proposal to remodel and repurpose the existing 1986 workshop wing has been assessed in detail, in respect of the significance of Trusloe Manor, the character and appearance of the Avebury Conservation Area and the OUV of the WHS.

The completed conversion of the workshop will result in minor visual changes to the exterior of this element of the 1986 manor extension. It is concluded that, following completion of the works, this element of the Listed Building will remain legible as part of a 20th century extension to the historic property with no associated loss of significance. The proposed works will not result in an alien or inappropriate design change to the existing suite of buildings and extensions which form Trusloe Manor, representing a further minor phase in the Listed Building's long historical and architectural evolution, the result of a number of periods of adaptation and change internally and externally. It is found that the visual changes resulting from the proposed works, whilst resulting in a very minor change in the Listed Building's aspect, will not result in harm in any material way.

The proposed alterations to the workshop will result in minimal perceived visual change which will not significantly alter any fundamental aspect of the building's design or aesthetic, and as such will not impact adversely on the character or appearance of the Avebury Conservation Area. This assessment has concluded that the proposed works do not have the capacity to result in harm to the Conservation Area's character or appearance.

This assessment has found that the Site's contribution to the Outstanding Universal Value (OUV) of the World Heritage Site (EHS) relates in large part to the manor's historical associations with the settlement of Avebury. In this context the proposed minor change to the exterior and interior built form of part of the 1986 extension will not detract from the manor's historical importance or its contribution to the developmental history of the area. It is concluded that the proposed remodelling and repurposing of the workshop will result in no adverse effect on the OUV of the WHS.

This assessment follows national and local planning policy and guidance set out in the December 2023 issue of the NPPF, the Wiltshire Core Strategy adopted 2015, and guidance notes issued by Historic England and the CifA.

2. OUTLINE

2.1. This heritage statement (HS) has been commissioned in respect of an application for Listed Building Consent (LBC) for the proposed conversion of an existing workshop outbuilding at Trusloe Manor, Avebury Trusloe, Wiltshire, located at NGR 574194, 197535, and referred to hereafter as 'the Site'.

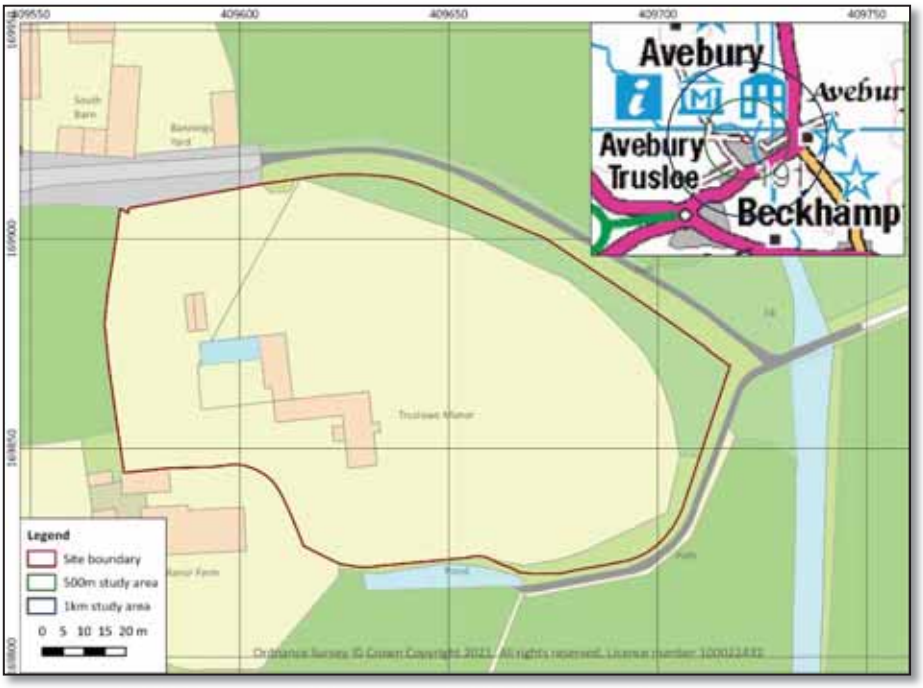


Image 1: Site plan with workshop highlighted



Image 2: Aerial view showing workshop

2.2. This document will examine the potential effects of the proposed conversion of the existing workshop on the significance of Trusloe Manor, designated as a Grade II Listed Building (List Entry 1033758). It lies to the north of the core of the hamlet of Avebury Trusloe, some 140m

west of the built extents of Avebury and within the Avebury Conservation Area and Avebury World Heritage Site.

Limitations of data

2.3. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Copyright information

2.4. This report may contain material that is independently copyrighted (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Armour Heritage is able to provide for limited reproduction under the terms of its own copyright licences, but for which copyright itself is non-transferrable. The end-user is reminded that they remain bound by the conditions of the Copyright, Designs and Patents Act 1988 regarding multiple copying and electronic dissemination of the report.

Instruction and limitations of this report

2.5. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed leading to damage to, or removal of, historic fabrics, features or archaeological remains. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

Assessment Criteria

2.6. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset

Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

3. SITE ASSESSMENT

The Site and its setting

3.1. The Site comprises Trusloe Manor, a Grade II Listed Building dating from the early 16th century which includes significant later alteration and addition, including a large mid-1980s extension. The property lies in well-tended grounds just west of the course of the River Kennet. It is situated north of the core of Avebury Trusloe, some 140m west of the built extents of Avebury and within the Avebury Conservation Area and World Heritage Site.

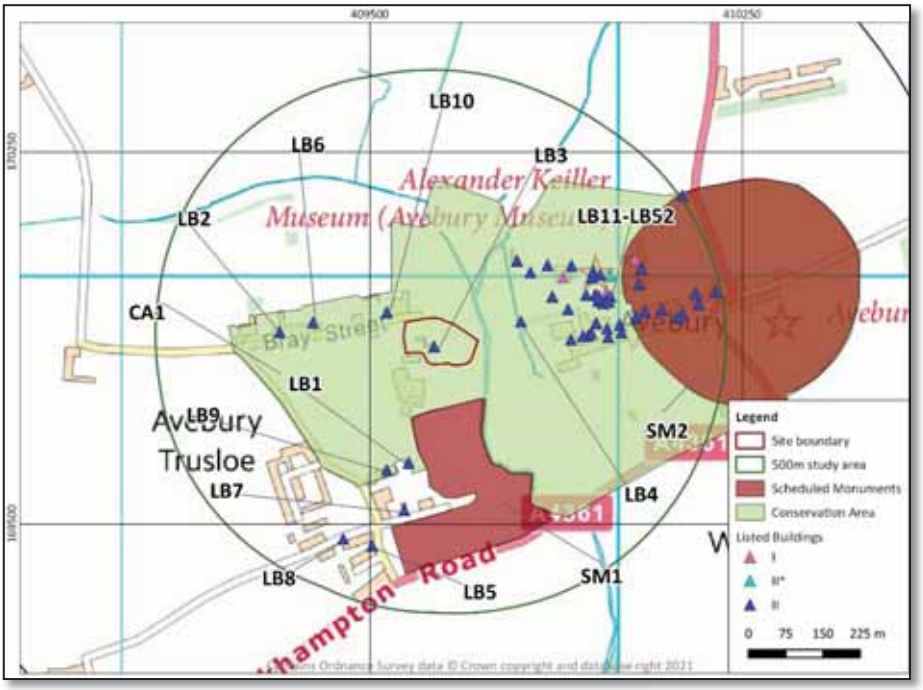


Image 3: Distribution of designated heritage assets in study area

3.2. An arbitrary 500m study area was established to identify elements of the wider historic environment which may be affected by changes at the Site (Image 3).

3.3. The study area includes 52 Listed Buildings, although none beyond Trusloe Manor are considered to lie in close enough proximity to the Site as to be considered at risk of harm in respect of the proposal.

3.4. Two Scheduled Monuments lie in the study area comprising *Shrunken medieval village site E of Avebury Trusloe* (Image 3, SM1) and *Avebury henge and stone circles* (Image 3, SM2),

alongside the majority of the Avebury Conservation Area. As previously identified, the Site lies within the Avebury World Heritage Site.

3.5. The proposal affects only the existing workshop, part of the significant extension added to the manor house in 1986.

Site visit

3.6. The Site and its setting were initially visited on 9th April 2021 in respect of a previous application. Particular attention was paid to the visual and spatial relationship between the historic house and the later extensions. Later examination of the workshop has subsequently been undertaken in respect of this current application.

Developmental history of the Site and its setting

3.7. This heritage statement is focused largely on the significance of the extant Listed Building and its setting, and the study of the developmental history of the Site will focus therefore on historic periods, largely from the Norman Conquest to the present day. It is noted however that Avebury is significant in historic environment terms for the survival of its large henge monument, a Neolithic feature with stone settings which is protected as a Scheduled Monument and lies some 320m east of the Site. The significance and setting of this monument will remain unaffected by the proposals at the Site and no significant below-ground works are proposed. As such no further assessment of the henge or the prehistoric and Romano-British periods has been undertaken.

3.8. A settlement is first recorded at Avebury in the 1086 Domesday Book entry, where it is identified as *Aureberie*. The place name is thought to derive from the Old English personal name *Afa* and *burh*, broadly translating to 'stronghold of a man called Afa' (Mills 2003).

3.9. Domesday records the manor as held by the King although no population or landholding is included in this case. An additional plot comprising two hides of land held by Regenbald the Priest along with the church is however recorded.

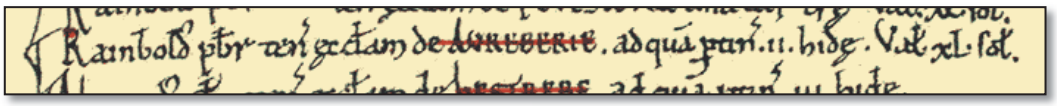


Image 4: Domesday Book entry for Avebury (Aureberie)

3.10. It has been suggested that, prior to the Norman Conquest, land in the Kennett region was held by Alfred of Marlborough in 1086 and may have included lands now part of wider Avebury. No conclusive evidence has been found to support this theory however (Baggs *et al* 1983). It is recorded however that Avebury is one of a small number of places in north Wiltshire for which excavated and standing structural evidence exists for an Anglo-Saxon (early medieval) settlement with an identifiably long history, that subsequently developed in the medieval and later periods (Reynolds 2001).

3.11. The area was struck with the Black Death in 1349, resulting in the loss of almost half the population. Shrunken settlement remains south of the Site (Image 3, SM1) may relate to this period. The modern South Street is considered a likely element of this earlier settlement (Pollard 2001).

3.12. Following the Dissolution, the estate was held by the Crown until 1604 when it was granted to the Dunche family who held the manors until their sale to Sir John Stawell in 1640. Around this time elements of the estate, including Trusloe Manor, passed to Robert Baynton. The

earliest elements of the standing building at the Site date to the late medieval and/or early post-Dissolution period.

3.13. Further information on the developmental history of the Site and its wider environs from the early 19th century is set out below in the historic map regression section.

Historic map regression

3.14. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape.

1773 Andrews and Dury's Map of Wiltshire

3.15. Andrews and Dury's first map of the county depicts Avebury and the hamlet of Avebury Trusloe, although the latter is not specifically named.



Image 5: 1773 Andrews and Dury's Map of Wiltshire

3.16. The Site is illustrated in the sub-triangular area formed by the two roads to the north and south with the manor house apparent represented rather schematically. The second edition of the Wiltshire map, issued in 1810, shows no difference in respect of the Site.

1826 Edmund Crocker – North Wilts

3.17. Edmund Crocker's earlier 19th century map represents one of the first group of Ordnance Survey illustrations undertaken for the military.

3.18. The map shows the original manor on a larger footprint than the historic part of the property which remains today. The List Entry indicates a reduction in size of the property in the 18th century so this footprint is likely to refer to the older footprint, although if so then the List entry dating may be incorrect.

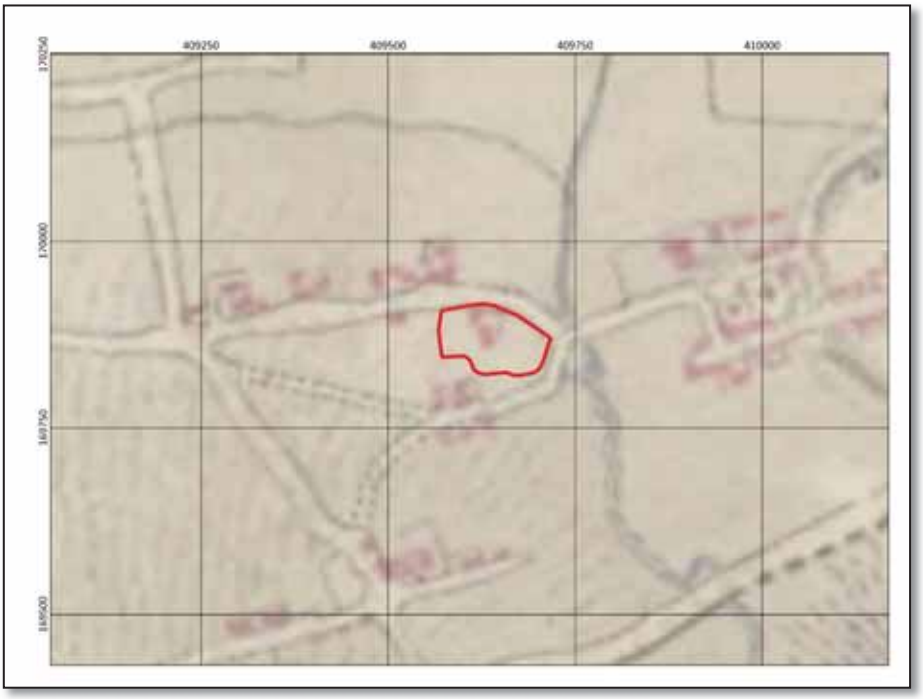


Image 6: 1826 Edmund Crocker – North Wilts

1845 Avebury Parish tithe map

3.19. The tithe map for the parish of Avebury was completed in 1845 with the apportionment document compiled in the same year (Kain and Oliver 1995). The map is described as comprising 'titheable parts only' and does not include Trusloe Manor or its grounds.

1886-87 Ordnance Survey County Series 1:2,500

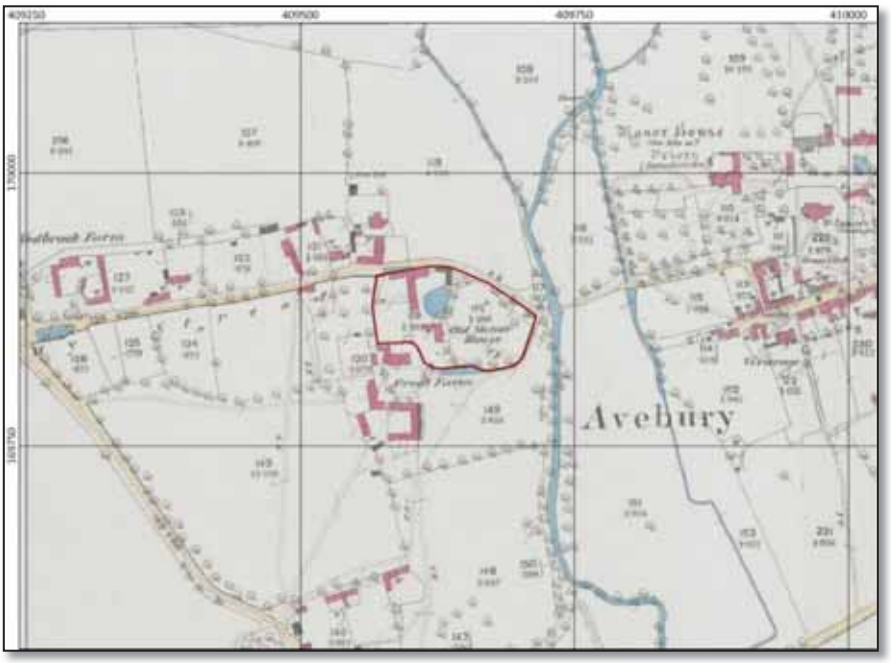


Image 7: 1886-87 Ordnance Survey County Series 1:2,500

3.20. The first edition OS map illustrates Trusloe Manor as *Old Manor House*, comprising the historic elements of the current building. Two large outbuildings are shown north of the manor house,

comprising an L-shaped and a T-shaped structure. Their relationship with the manor house is unclear and it is possible that they may relate to Great Farm situated southwest of the Site.

1900 Ordnance Survey County Series 1:2,500

3.21. By 1900 the two large outbuildings have been removed and the property is identified as *Trusloe Manor House*. Great Farm to the south is now shown as *Manor Farm*. The main house shows no obvious alteration since the 1886 map was issued.



Image 8: 1900 Ordnance Survey County Series 1:2,500

1924 Ordnance Survey County Series 1:2,500

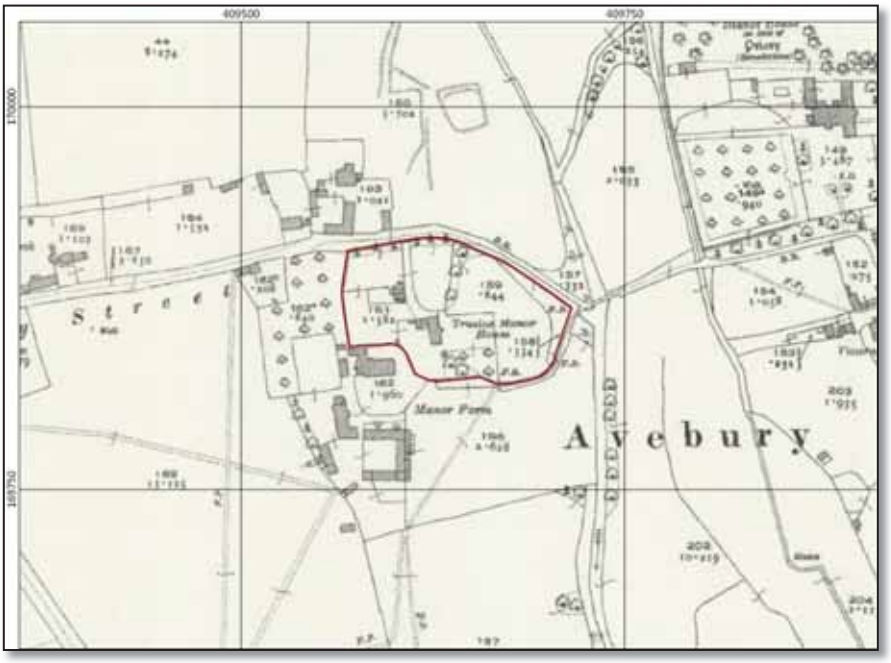


Image 9: 1924 Ordnance Survey County Series 1:2,500

3.22. The 1924 map illustrates an apparently unchanged situation at the Site in respect of the layout of buildings.

1979-83 Ordnance Survey Plan 1:10,000

3.23. Maps extending into the early 1980s still show the Site as largely unaltered since previous OS issues. The sequence unfortunately ends here with no depiction of the later extensions.

Satellite image sequence

3.24. The modern Google Earth satellite image sequence covers the period 2002-2021. The 2002 image shows the existing arrangement of buildings at Trusloe Manor, including the north wing added in 1986. The sequence offers no further significant insights into the buildings at the Site.

4. ASSESSMENT OF SIGNIFICANCE

Scoping

4.1. Beyond Trusloe Manor itself, the site visit and associated documentary and map regression has identified no other Listed Buildings with the capacity for harm in respect of their setting as a result of the proposals at the Site. However, both the character and appearance of the Avebury Conservation Area and the OUV of the WHS have been considered further below.

Trusloe Manor (Grade II Listed Building; List Entry 1033758)

The Listed Building and its setting

4.2. The Grade II Listed Building comprises a property of early 16th century origin, although it has been subject to significant extension and alteration since the 17th century, including a reduction in size in the 18th to early 19th century. A significant new wing was added in 1986 (Image 11) which includes the workshop under assessment in this document.



Image 10: Trusloe Manor, east-facing elevation

4.3. The historic earlier sections of Trusloe Manor are of sarsen rubble lined with chalk and include limestone ashlar dressings and porches. The property is under stone slate roofs throughout.

4.4. The 1986 works were underway at the time the property was recorded and described in the List Entry. The property was originally Listed in 1966. The List Entry does indicate that the interior of the original house was undergoing repair and remodelling in April 1986 with "…blockwork partitions replacing timber framed partitions".



Image 11: 1986 extension as seen from the north

4.5. Trusloe Manor lies in modest well-tended grounds including a shallow pool, ponds, vegetable gardens, lawns and yew hedges. The property is situated in the northern extent of Avebury Trusloe, separated from Avebury by the course of the River Kennet just to the east of the gardens.

4.6. The setting to the property is designated as both a Conservation Area and a World Heritage Site.

Contributors to the significance of the Listed Building

4.7. Archaeological value: The Listed Building will derive significance from its historic fabrics, the earliest of which date to the early 16th century. The archaeological and evidential value of the building is considered to contribute to its overall significance at a moderate level.

4.8. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building, which was originally constructed as the manor of Cirencester Abbey, although rebuilt c. 1520, and subsequently much reduced in scale.

4.9. The current building includes the surviving element of the earlier 16th century manor house, a significant building in the history and economic development of Avebury and surrounding areas. Its historical value is considered a major contributor to its overall significance as a heritage asset.

4.10. Architectural value: The Listed Building's architectural aesthetic reflects that of a building which has evolved over several periods. Its early 16th century origins are apparent in the built form of the historic section of the building.

4.11. The 1986 extensions to the property have been completed in a sympathetic and complementary style and are considered an interesting addition in terms of the building's architectural evolution. It is reported that the house was 'much reduced' during the early post-medieval period and the 1986 elements have fairly successfully restored the house to a style and size which is perhaps more akin to its original form. A larger building footprint is visible in Crocker's map of 1826 (Image 6).

4.12. The property's architectural and aesthetic values are assessed to represent a major contribution to the Listed Building's significance.

4.13. Communal value: The property is adjacent to, and partially visible from, a public right of way extending from Bray Street across the Kennet and known as Church Walk. Views of the manor will contribute to a sense of history and place in this part of the Conservation Area. Its communal value is assessed to offer a minor contribution to its overall heritage value.

4.14. Setting: The Listed Building's setting comprises its grounds and in the wider landscape, agricultural land and farm buildings, many of which have historic connections to the manor, and other residential dwellings and minor roads.

4.15. This setting is considered to be enhanced in heritage planning terms through its designation as part of both a Conservation Area and a World Heritage Site and the Listed Building's setting is assessed to represent a major contributor to its overall heritage significance.

4.16. Overall: This Grade II Listed Building is considered a heritage asset of national importance and high heritage significance, derived largely from the building's historical value and architectural/aesthetic qualities and its setting.

Avebury Conservation Area

Character and appearance

4.17. It is unfortunate that Avebury Conservation Area has not been subject to any comprehensive appraisal. However, it was clear from the site visit that this important settlement and the adjacent Avebury Trusloe together form two distinct nucleated settlements within a significant prehistoric and medieval landscape setting.

4.18. Both elements of Avebury originated in the early medieval (Anglo-Saxon) period and have evolved and expanded to a fairly limited degree since. Avebury and Avebury Trusloe suffered shrinkage during the medieval period, largely as a result of the Black Death, but important elements of its current form are the result of intervention in the 1930s by Alexander Keiller who in 1934 acquired most of the land on which the Neolithic stone circle stood. He opened up the interior of the henge monument, removing several buildings and cottages.

4.19. It is interesting that a number of historic buildings in the villages of Avebury and Avebury Trusloe, including Trusloe Manor, utilise sarsen, the same stone as the upright stones at the henge. Many of these buildings will have been constructed from the results of the breaking up of the stones in the 18th and 19th centuries.

4.20. The significant contributors to the character and appearance of the Conservation Area are considered to be the built form and materials of the historic buildings, the surviving medieval street plan and the survival of the restored henge and associated monuments.

Contribution of the Site to the character and appearance of the Conservation Area

4.21. Trusloe Manor is considered an important contributor to the character of the Avebury Conservation Area, due in part to its historic connections with Avebury's ecclesiastical and manorial history. Its built form has been subject to significant alteration, although the historic elements are considered of significant value. Its gardens represent a well-tended and attractive green space, although not one open to the public. Its contribution to the Conservation Area is considered to be at a major level.

Avebury World Heritage Site

Outstanding Universal Value (OUV) of the World Heritage Site (WHS)

4.22. Avebury forms part of the wider Stonehenge and Avebury Word Heritage Site. The Management Plan document (Simmonds & Thomas 2015) states that "Within the WHS and its setting and particularly at Avebury the historic built heritage, including a range of vernacular buildings, is of great interest and importance, especially in the light of its juxtaposition with the prehistoric monuments".

Contribution of the Site to the OUV of the WHS

4.23. The Site comprises a significant element of the WHS, with the manor house reflecting a long manorial history reaching back to Domesday and beyond whilst its fabric reflects available local stone, most readily seen in the standing stones at the henge monument.

4.24. Historically and architecturally, Trusloe Manor is inexorably linked to the cultural history of the WHS and is considered a major contributor to its Outstanding Universal Value through both its historical context and its built form.

5. ASSESSMENT OF IMPACT

Proposal

5.1. The planning proposal comprises conversion and refurbishment of the existing workshop building to provide an artist's studio, home office and summer room off the existing swimming pool. The artist studio and home office will have 2m high screens separating them from the central sitting area, retaining the current 'openness' of the workshop's internal form (Image 12).

5.2. In brief, the proposals comprise:

North elevation (Image 13)

- Retain the central barn doors as shutters and install glazed folding doors to the inside to maintain an access point into the courtyard.
- Block off the existing left and right barn doors with timber boarding and brickwork to match the existing.
- Introduce a small window at the western end for light in respect of the use of the space for an artist's studio.

South elevation (Image 14)

- Block off the existing door with timber boarding and brickwork to match existing.

- Introduce three new openings with glazed metal French doors to complement the existing metal windows throughout the building.

Internal

- Insulate and finish to enable year round use of the building which currently is not insulated or heated.

5.3. A set of plans and elevations for the proposal are set out in Appendix 2.



Image 12: Workshop interior



Image 13: Workshop - north elevation



Image 14: Workshop - south elevation

Trusloe Manor

5.4. The proposal allows for internal and external changes to the existing 1986 workshop. No alteration or impacts on any historic part of Trusloe Manor are proposed.

5.5. The completed works will result in minor visual changes to the exterior of the workshop, which will remain legible as part of a 20th century extension to the historic property with no loss of significance.

5.6. The proposed works will not result in an alien or inappropriate design change to the existing suite of buildings and extensions which form Trusloe Manor, representing a further minor phase in the Listed Building's long historical and architectural evolution, the result of a number of periods of adaptation and change internally and externally.

5.7. It is concluded that the visual changes resulting from the proposed works, whilst resulting in a very minor change in the Listed Building's aspect, will not result in harm in any material way.

Avebury Conservation Area

5.8. The Site lies in a secluded position within a private garden space. There is only limited intervisibility with any area beyond the Site's boundaries, although it has been identified as an important contributor to the Conservation Area's character and appearance, largely due to its long and significant historical connection with the settlement.

5.9. The proposed alterations to the extant workshop will result in minimal perceived visual change at Trusloe Manor. It is concluded that the works proposed will not significantly alter any fundamental aspect of the building's design or aesthetic and as such cannot be seen to impact adversely on the character of the Conservation Area. This assessment has found that the proposed change does not have the capacity to result in harm with regard to the Conservation Area's character or appearance.

Avebury World Heritage Site

5.10. As was the case with the Conservation Area, it is assessed that the Site's contribution to the OUV of the WHS relates in large part to the manor's historical associations with the settlement – in this context this minor change to its built form is considered a secondary consideration which will not detract from the manor's historical importance or its contribution to the developmental history of the area.

5.11. It is concluded that the proposed remodelling and repurposing of the workshop will result in no adverse effect on the OUV of the WHS.

6. CONCLUSION

6.1. The proposal to remodel and repurpose the existing 1986 workshop wing has been assessed in detail, in respect of the significance of Trusloe Manor, the character and appearance of the Avebury Conservation Area and the OUV of the WHS.

6.2. The completed conversion of the workshop will result in minor visual changes to the exterior of this element of the 1986 manor extension. It is concluded that, following completion of the works, this element of the Listed Building will remain legible as part of a 20th century extension to the historic property with no associated loss of significance. The proposed works will not result in an alien or inappropriate design change to the existing suite of buildings and extensions which form Trusloe Manor, representing a further minor phase in the Listed Building's long historical and architectural evolution, the result of a number of periods of adaptation and change internally and externally. It is found that the visual changes resulting from the proposed works, whilst resulting in a very minor change in the Listed Building's aspect, will not result in harm in any material way.

6.3. The proposed alterations to the workshop will result in minimal perceived visual change which will not significantly alter any fundamental aspect of the building's design or aesthetic, and as such will not impact adversely on the character or appearance of the Avebury Conservation Area. This assessment has concluded that the proposed works do not have the capacity to result in harm to the Conservation Area's character or appearance.

6.4. This assessment has found that the Site's contribution to the Outstanding Universal Value (OUV) of the World Heritage Site (WHS) relates in large part to the manor's historical associations with the settlement of Avebury. In this context the proposed minor change to the exterior and interior built form of part of the 1986 extension will not detract from the manor's historical importance or its contribution to the developmental history of the area. It is concluded that the proposed remodelling and repurposing of the workshop will result in no adverse effect on the OUV of the WHS.

6.5. This assessment follows national and local planning policy and guidance set out in the December 2023 issue of the NPPF, the Wiltshire Core Strategy adopted 2015, and guidance notes issued by Historic England and the CIfA.

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- opendomesday.org
- stonehengeandaveburywhs.org
- Wiltshire Council

Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data: 1km study area)								
World Heritage Site (1km study area)								
WHS1	1000097	Stonehenge, Avebury and Associated Sites	WHS	Prehistoric	The Stonehenge, Avebury, and Associated Sites World Heritage property is internationally important for its complexes of outstanding prehistoric monuments.	SM	411554	155473
Scheduled Monuments (1km study area)								
SM1	1004692	Shrunken medieval village site E of Avebury Trusloe	DMV	Medieval	Medieval settlement remains	SM	409692	169565
SM2	1015546	Avebury henge and stone circles	Henge and stone circle	Neolithic	The monument includes the henge at Avebury as defined by its earthen bank and internal ditch containing a large stone circle within the henge, two smaller stone circles within the enclosure.	SM	410252	169971
Listed Buildings (2.5km study area)								
LB1	1033756	Chapel Corner Cottages	Cottages	Post-medieval	Two cottages, now 1. C17, much altered	II	409578	169624
LB2	1033757	Westbrook Farmhouse	Farmhouse	Post-medieval	Farmhouse, now house. Late C17 and C18	II	409318	169887
LB3	1033758	Trusloe Manor	House	Post-medieval	House. Early C16, mid C17 and 1986.	II	409629	169858
LB4	1192841	Garden Figure At South End Of West Walk, Avebury Manor	Statue	Post-medieval	Garden statue, 1826	II	409804	169908
LB5	1192935	Brow Cottage	Cottage	Post-medieval	Cottage. Late C18.	II	409504	169456
LB6	1192939	Little Acre	House	Post-medieval	House. C17 and later.	II	409385	169906

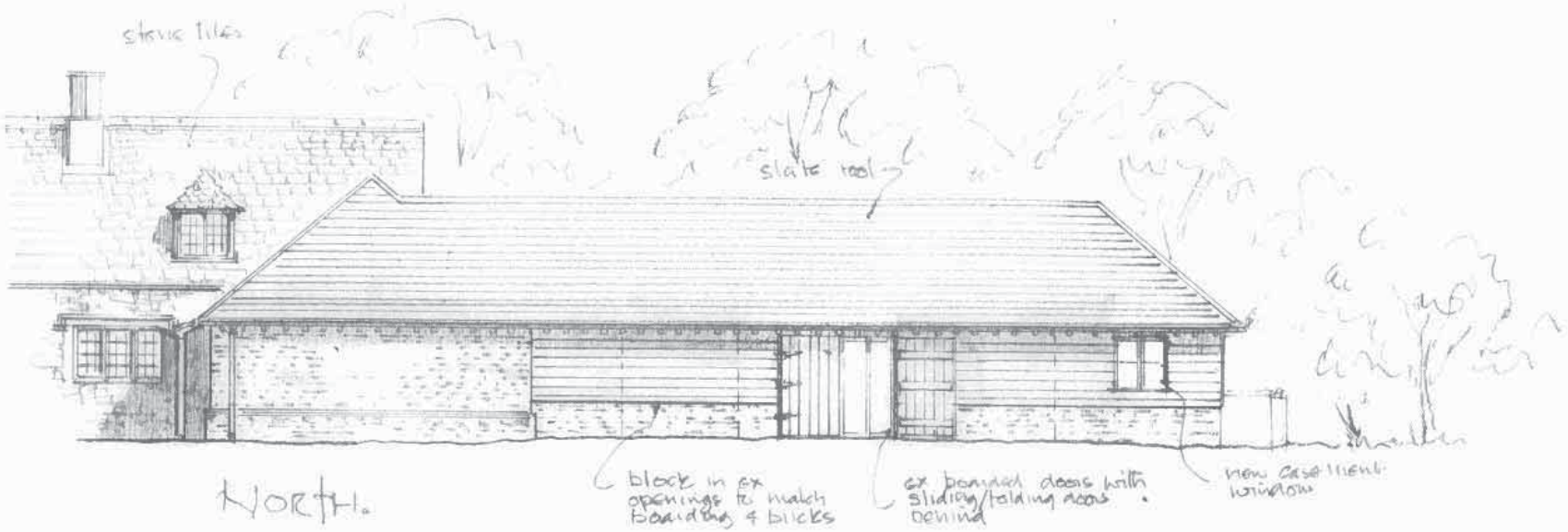
LB7	1192963	Trusloe Farm Cottages	Farmhouse	Post-medieval	Farmhouse, now cottages. Late C17 and C18.	II	409569	169528
LB8	1271212	Vine Cottage	Cottages	Post-medieval	Pair of attached cottages, converted into one house. Circa early C18; remodelled circa early-mid C19; altered later C20.	II	409446	169470
LB9	1365945	Stables With Chapel Corner Cottages	Stables	Post-medieval	Stables. C18.	II	409534	169609
LB10	1365946	Banning's Farmhouse	Farmhouse	Post-medieval	Farmhouse. Early C18	II	409534	169926
LB11	1033729	K6 Telephone Kiosk, Adjoining The Post Office	Kiosk	Modern	Telephone kiosk, K6 type. About 1937.	II	410129	169924
LB12	1033763	Manor Farmhouse And Front Garden Railings	Farmhouse	Post-medieval	Farmhouse. C18.	II	410088	169932
LB13	1033764	Lychgate	Lychgate	Post-medieval	Lychgate. 1899.	II	410003	169902
LB14	1033765	Hawkins Monument In Churchyard, 4 Metres South Of Chancel, Church Of St James	Chest tomb	Post-medieval	Chest tomb. Mid C19.	II	409984	169959
LB15	1033766	Unidentified Monument In Churchyard, 11 Metres South West Of South Aisle, Church Of St James	Chest tomb	Post-medieval	Chest tomb. C18.	II	409960	169950
LB16	1033767	The Old Bakery	Cottage	Post-medieval	Cottage. Early C18.	II	409978	169894
LB17	1033768	Surgery	Cottage	Post-medieval	Cottage, now veterinary surgery. C18 or C19.	II	409940	169880
LB18	1033769	Henge Shop	House	Post-medieval	House and shop. C18	II	410119	169916
LB19	1033785	Avebury Manor	Manor House	Post-medieval	Manor house. c1557, 1601, c1730, and c1907.	I	409889	169997

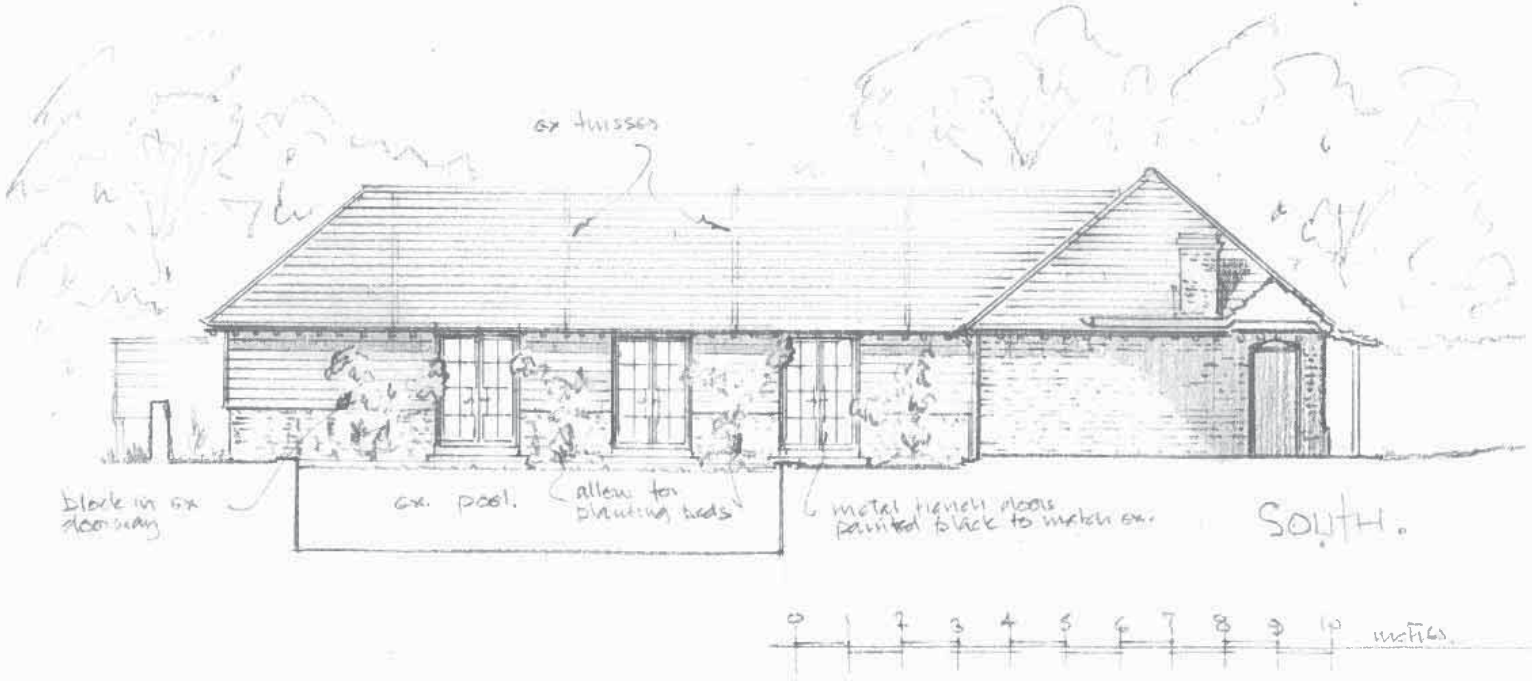
LB20	1033786	Walls And Gates And Gatepiers To Stable Yard, East Of Alexander Keiller Museum	Walls and gates	Post-medieval	Walls and gate piers with gates. C18 and later.	II	409964	170003
LB21	1033787	West Boundary Wall Of Churchyard	Wall	Post-medieval	Boundary wall between churchyard and rose garden of Avebury Manor	II	409954	169963
LB22	1033788	North Wall Of West Garden Of Avebury Manor	Wall	Post-medieval	Wall. Early C18.	II	409823	170008
LB23	1033789	Racquets Court, Avebury Manor	Court	Post-medieval	Racquets Court, later squash court. Early C18 ashlar facade to C19 rendered brick building.	II	409796	170031
LB24	1033790	Stones Restaurant	Farm building	Post-medieval	Farm building, now restaurant and WCs, attached to south-east end of Great Barn (q.v.) and enclosing former farmyard. Pre 1724, but rebuilt mid C19.	II	410047	170015
LB25	1192783	Garden Gate East Of Avebury Manor	Gate	Medieval	Garden pedestrian gate east of main door of Avebury Manor (q.v.). Early-mid C18.	II	409947	169997
LB26	1192798	Gatepiers And Gates On North Side Of East Garden, Avebury Manor	Gate	Post-medieval	Gate and gate piers. Piers pre-1724 and relocated. Gate probably C18 or C19.	II	409906	170021
LB27	1192810	Walls To Rose Garden, South East Of Avebury Manor	Wall	Post-medieval	Walls forming three sides of rose garden, south east of Manor, with churchyard wall (q.v.) forming the fourth, eastern, side. C18.	II	409935	169962
LB28	1192822	West Wall Of South Garden Of Avebury Manor	Wall	Modern	Wall. C17-C18.	II	409867	169959
LB29	1192886	National Trust Shop	Granary	Post-medieval	Granary, formerly with Manor Farm, now shop. C18-early C19.	II	410042	169984

LB31	1192997	Front Gate To The Lodge	Gate	Post-medieval	Simple gate and stanchions. Wrought iron. Single leaf of alternating thick and thin square section rails, the thin ones looped to the thicker ones.	II	410162	169944
LB32	1193084	Church Of St James	Church	Early medieval	Anglican parish church. C10, late C12, C13, C14, C15, 1812 and chancel restored 1879 by R.J. Withers	I	409976	169968
LB33	1193152	Wentworth Monument, In Churchyard 17 Metres South Of South Porch, Church Of St James	Chest tomb	Post-medieval	Chest tomb, C19.	II	409969	169945
LB34	1193168	Unidentified Monument In Churchyard, 8 Metres South Of West Tower, Church Of St James	Chest tomb	Post-medieval	Chest tomb. C18.	II	409962	169954
LB35	1193174	Churchyard Cottages	Cottage	Post-medieval	Two cottages in one block, now one dwelling. C17 and C19.	II	409956	169906
LB30	1192990	Red Lion Public House	Inn	Post-medieval	Farmhouse, now inn. Late C16-early C17, and C20	II	410196	169969
LB36	1193191	Rose Cottage	Cottage	Post-medieval	Cottage. Late C17-early C18.	II	409946	169885
LB37	1193249	Pearce's Cottage	Cottage	Post-medieval	Cottage end of row. C17 and early C19.	II	410007	169886
LB38	1286265	Hollis Cottage	Cottage	Post-medieval	Cottage, end of row. 1710 for Samuel Fowler	II	409929	169879
LB39	1286327	Gates And Gateposts To Driveway To Avebury Manor	Gate	Modern	Gate piers and gates. Mid-late C18.	II	410036	169917

LB40	1286423	Great Barn	Barn	Post-medieval	Glebe barn attached to Manor Farm, now Wiltshire Folk Life study centre. Late C17.	I	410034	170034
LB41	1286437	Dovecote At Avebury Manor	Dovecote	Post-medieval	Dovecote, mid-C16.	II*	409984	170001
LB42	1365923	Wall And Gates South Of Avebury Manor	Wall and gates	Post-medieval	Wall and gate piers, 30m south of Avebury Manor. C17	II	409899	169933
LB43	1365924	North Screen To Topiary Garden, Avebury Manor	Screen	Post-medieval	Screen. C18.	II	409858	170022
LB44	1365925	Eastern Gates To Avebury Manor	Gate piers	Post-medieval	Gatepiers. Early C18.	II	410129	170162
LB45	1365949	The Lodge	House	Post-medieval	House, now 2 flats. Early-mid C19.	II	410156	169965
LB46	1365950	110-113, High Street	Terrace	Post-medieval	Terrace of cottages for Meux estate. c1890.	II	410055	169929
LB47	1365951	Unidentified Monument In Churchyard, 4 Metres South Of South Aisle, Church Of St James	Chest tomb	Post-medieval	Chest tomb. C18	II	409978	169955
LB48	1365952	Unidentified Monument In Churchyard, 4 Metres South West Of West Tower, Church Of St James	Chest tomb	Post-medieval	Chest tomb. Early C19	II	409961	169960
LB49	1365953	Leaside Cottage /The Forge	House	Post-medieval	House, now two dwellings. Late C17-early C18	II	409980	169872
LB50	1365954	Ashdown House And Front Railings	House	Post-medieval	House end of row. Early C19	II	409980	169877
LB51	1365961	Alexander Keiller Museum	Stables	Post-medieval	Stables for Avebury Manor, since 1938 museum of local antiquities. C18.	II	409950	170010
LB52	1366110	Nalder Monument 15 Metres South Of South Aisle, Church Of St James	Chest tomb	Post-medieval	Chest tomb, early C19.	II	409981	169949

Appendix 2: Proposal plans and elevations





TITLE
TRUSLOE MANOR

DETAIL
PROPOSED ELEVATIONS

NOTES

REVISIONS

SCALE 1:100 @ A3

DATE Nov '23

DRAWN BY M W.

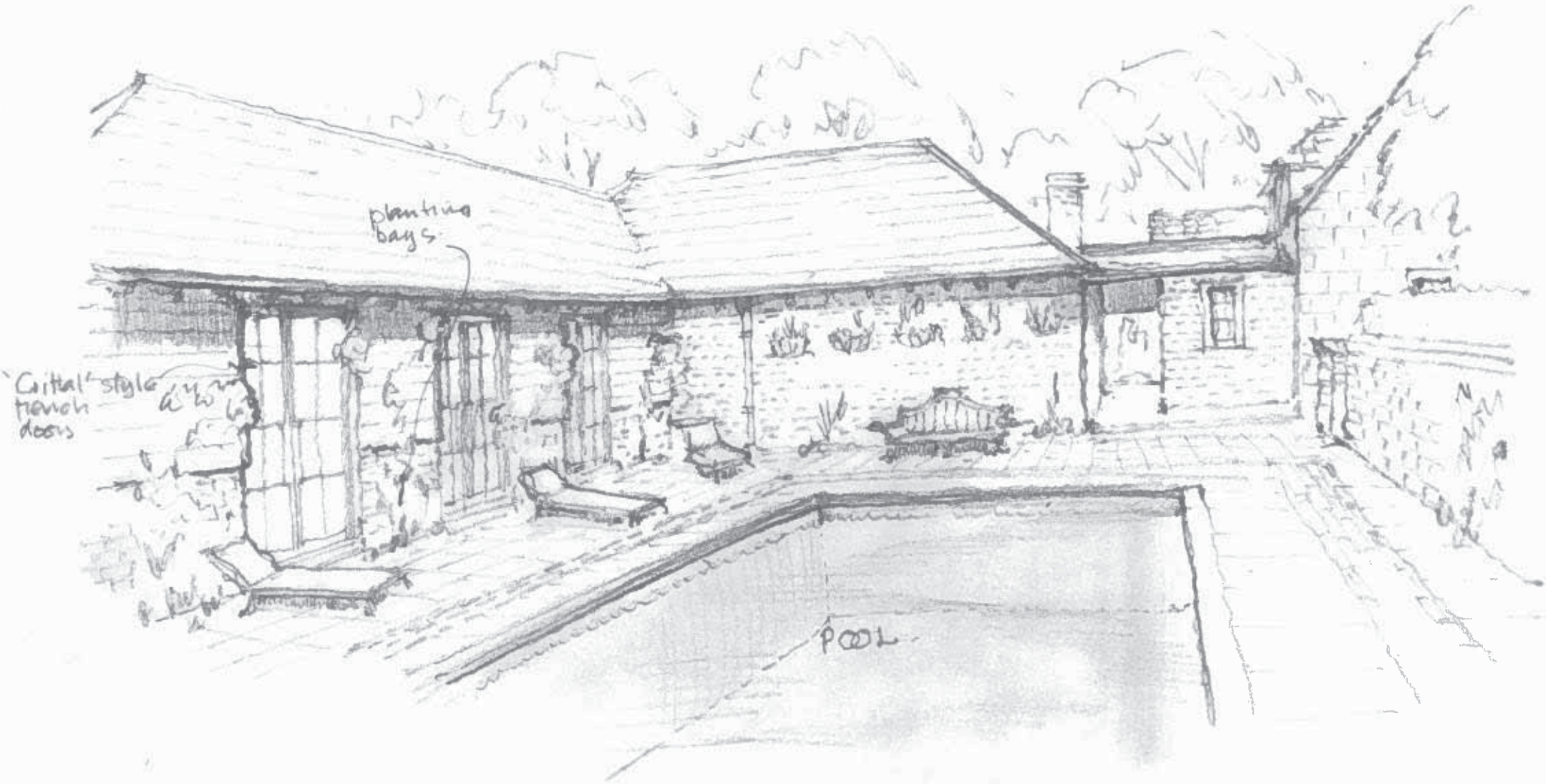
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Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the architect before proceeding
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DRAWING

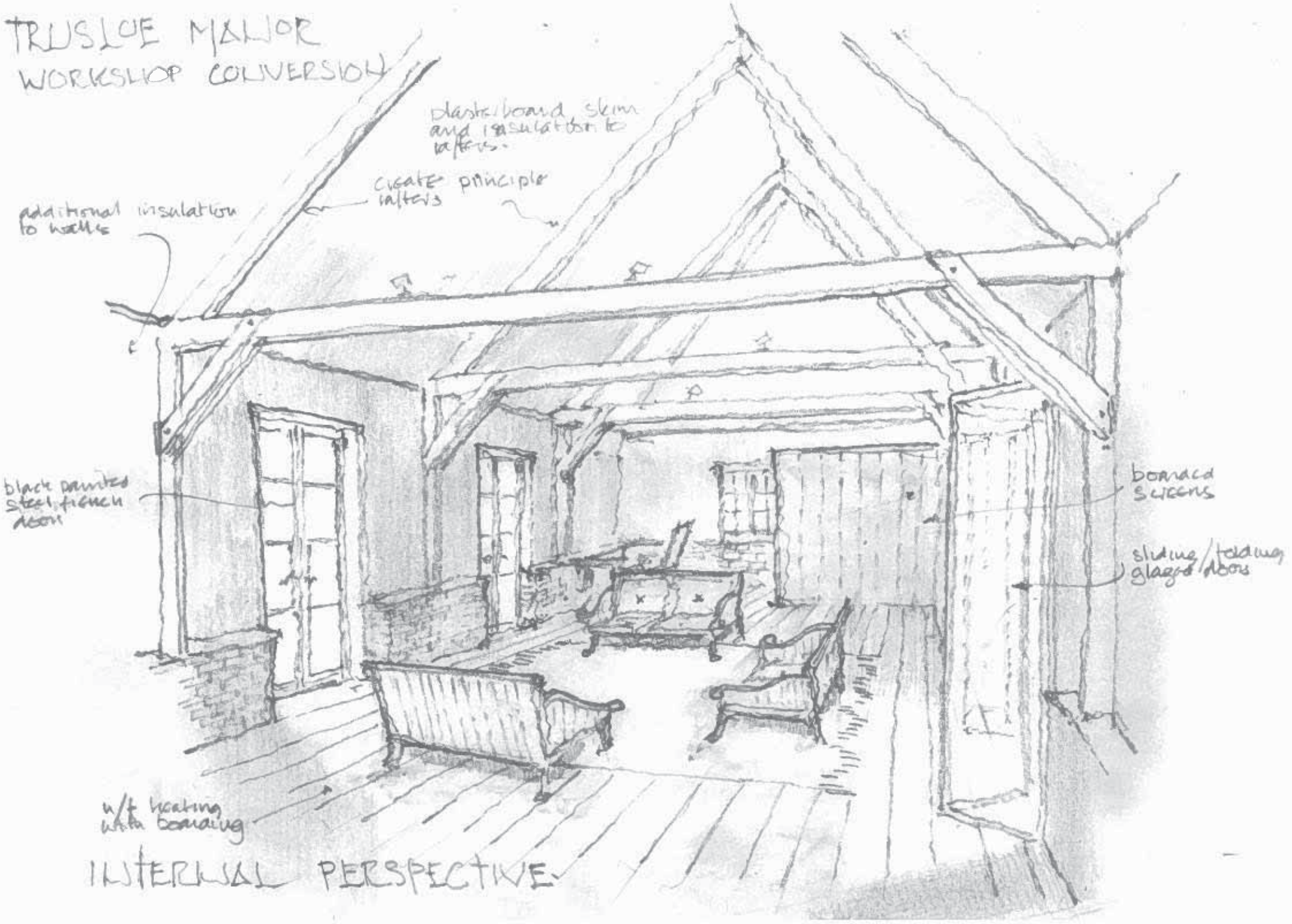
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TRUSLOE MANOR
WORKSHOP CONVERSION



POOLSIDE PERSPECTIVE

TRUSLOE MANOR
WORKSHOP CONVERSION



INTERNAL PERSPECTIVE.

Appendix 3: Planning policy and guidance

Introduction

There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
Planning policy and guidance

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2023);
- Planning Practice Guidance, Historic Environment (2023);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

Subsection (1): "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".

National Planning Policy Framework (NPPF – Dec 2023)

16. Conserving and enhancing the historic environment

195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value[70]. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations[71].

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

197. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

198. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

199. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

200. 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.

201. 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

203. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

204. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

205. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional[72].

207. 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

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

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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

210. Local planning authorities should not permit the 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.

211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible[73]. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

212. Local planning authorities should look for opportunities for new development within 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 the asset (or which better reveal its significance) should be treated favourably.

213. Not all elements of a Conservation Area or World Heritage Site 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 207 or less than substantial harm under paragraph 208, 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.

214. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".

It continues "Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting".

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that "Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces".

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit".

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Local planning policy: Wiltshire Core Strategy adopted 2015

Core Policy 58: Ensuring the conservation of the historic environment
Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains
ii. World Heritage Sites within and adjacent to Wiltshire
iii. buildings and structures of special architectural or historic interest
iv. the special character or appearance of conservation areas
v. historic parks and gardens
vi. important landscapes, including registered battlefields and townscapes.

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

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Core Policy 59: The Stonehenge, Avebury and associated sites World Heritage Site
The Outstanding Universal Value (OUV) of the World Heritage Site will be sustained by:

i. giving precedence to the protection of the World Heritage Site and its setting
ii. development not adversely affecting the World Heritage Site and its attributes of OUV. This includes the physical fabric, character, appearance, setting or views into or out of the World Heritage Site
iii. seeking opportunities to support and maintain the positive management of the World Heritage Site through development that delivers improved conservation, presentation and interpretation and reduces the negative impacts of roads, traffic and visitor pressure
iv. requiring developments to demonstrate that full account has been taken of their impact upon the World Heritage Site and its setting. Proposals will need to demonstrate that the development will have no individual, cumulative or consequential adverse effect upon the site and its OUV. Consideration of opportunities for enhancing the World Heritage Site and sustaining its OUV should also be demonstrated. This will include proposals for climate change mitigation and renewable energy schemes.

Stonehenge, Avebury and Associated Sites World Heritage Site Management Plan 2015

Policy 1a
Government departments, agencies and other statutory bodies responsible for making and implementing national policies and for undertaking activities that may impact on the WHS, and its environs should recognise the importance of the WHS and its need for special treatment and a unified approach to sustain its OUV.

Guidance

This assessment has been carried out with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.
The list of Steps is set out below, however the GPA does add "…it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: "Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives".

Regarding the assessment of the significance of a heritage asset, the GPA also states that the "…reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society".

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset's communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings
The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)
This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset's heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset's physical surroundings
- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset
- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;

- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)
The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development
- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development
- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development
- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development
- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm
Enhancement may be achieved by actions including:
- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes
Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: "Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact".

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