

FORUM Heritage Services

The Old Vicarage, Homington Road, Coombe Bissett,
Salisbury, Wiltshire SP5 4LR

**Proposal: Replace existing dwelling with a new dwelling,
hard and soft landscaping, ecological and tree mitigation**

BUNDLE 6A: Full heritage justification (12/08/25)

- Forum Heritage (FH) (Aug '25) conclude in favour of the proposed replacement of The Old Vicarage with a **“traditional Georgian style house of a notably higher architectural quality than the present heavily and unsympathetically altered building”** (para 7.1).
- FH also conclude The Old Vicarage is not worthy of being described as a Non-Designated Heritage Asset (NDHA) for several reasons – see their report – but including ... **“Simply being old and within the conservation area represent insufficient analysis or justification for identifying this building as a NDHA”** ... **“The house does not have enough heritage interest to be regarded as a NDHA and to insist the building must be retained”** (para 7.4).
- **“The extent of change that the original house has been subjected to, with the loss of original plan form and a near total loss of original fixtures and fittings, means that the building clearly does not merit designation as a listed building”** (8.2).
- **“Importantly, the proposed development will retain the two large trees at the entrance”** ... **“there will be no significant alteration to the street scene”** (7.5). NB Also see Bundles 8 and 9 regarding the protection of those two aforementioned London Plane trees.

“It is concluded that, whilst it is an old building, and is not without a degree of interest, the level of that interest is insufficient to warrant the identification of the building as a non-designated heritage asset” (8.5),

THE OLD VICARAGE, COOMBE BISSETT, WILTSHIRE

Statement of Significance and Impact Statement



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**THE OLD VICARAGE,
COOMBE BISSETT, WILTSHIRE**

**Statement of Significance and
Impact Statement**

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August 2025

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THE OLD VICARAGE, COOMBE BISSETT, WILTSHIRE

Statement of Significance and Impact Statement

1.0 INTRODUCTION

- 1.1 The Old Vicarage, Coombe Bissett is an unlisted building located within the Coombe Bissett Conservation Area. The owners of the property have previously applied for planning permission to demolish the house and replace it with a new house (PL/2024/09412). This application was withdrawn following conservation objections, Wiltshire Council identifying the building as a non-designated heritage asset (NDHA).
- 1.2 The previous application was initially accompanied by a Planning and Heritage Statement prepared by Bell Cornwell and, subsequently, by a Historic Building Impact Assessment prepared by Historic Building Advisory Service (HBAS) (the latter is presented as Appendix I). The Council's Conservation Officer sought further advice from Dorothy Treasure, Wiltshire Council Principal Building Historian. There are some conflicting views presented by the various officers and experts involved to date although there appears to be a general consensus over the 18th century origins of the house, and the broad phases of its development. However, neither the heritage reports submitted, nor the Council's representatives, have presented a detailed assessment of the significance of the house or its contribution to the character and appearance of the conservation area in line with Historic England guidance *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (Historic England 2019).
- 1.2 Forum Heritage Services has been commissioned to review the arguments that have been presented to date, and to make an assessment of the heritage significance of The Old Vicarage and its contribution to the character and appearance of the conservation area, to assess the potential impact of the proposals upon those significances, and to prepare this Assessment of Significance and Impact Statement in accordance with the National Planning Policy Framework (NPPF). Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services, visited the property in June 2025 and subsequently prepared this report.

1.3 This report will present:

- A summary of the background history to the site derived from the HBAS report
- A brief description of the building
- A description of the character and appearance of the Coombe Bissett Conservation Area in the area of The Old Vicarage
- Policy and guidance background
- An assessment of the significance of the building and its contribution to the conservation area following Historic England's *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019) including a review of the arguments presented in relation to the previous application.
- An assessment of the potential impact of the proposals upon the significance of the listed building.
- Conclusions

2.0 BACKGROUND

2.1 The HBAS report (Appendix I) provides a series of maps dating from the mid-19th century to the early 20th century. The development of the house can be summarised as:

- The Andrews and Dury map of Wiltshire dated 1773 is not an accurate representation of the houses of the village, and although the Conservation response incorporating comments from the Principal Building Historian suggests that the house is shown on this map, this is not the case.
- The Heritage Gateway entry for the house suggests that it was built in the late 18th century house and extended to the east in the early 19th century, when the house was no longer in use as a vicarage (Hob Uid: 525524). No source for this statement is cited.
- The north elevation of the house has three slightly pointed arched windows to the first floor reflecting the Gothick Revival style of architecture. This style developed in the later 18th century, Strawberry Hill being one of the earliest examples (1749 – 1776). The style was principally used on high status houses in the late 18th century, becoming more widespread in the first half of the 19th century. The use of this style, in a relatively simple form, on a modest country vicarage is unlikely to date to the earliest application of this architectural form, and so it is considered that the original part of the house probably dates from no earlier than c.1800.
- The first phase of the house was a three-bay building with a central front door and presumably relatively small principal rooms either side of an entrance hall. This house may have been a double pile but the render to the west gable conceals the evidence which would show if this wall has one or two phases of construction.
- The Tithe map of c.1840 shows The Old Vicarage with a plan form similar to that of the main north facing part of the house now with the western part being wider than the eastern section. An ancillary building, probably a coach house, stood between the house and the road, with a further, smaller outbuilding to the south.
- A narrow extension has been added to the rear of the wider western block by 1887.
- By 1901 the late 19th century rear addition had been replaced by a wider addition that extended beyond the line of the west elevation of the main block of the house, and which had a glazed element on the east side. A bay window had been added to the west elevation of the main block at this date.
- The supposed coach house was demolished after 1925.

- A chauffeur's cottage designed by Salisbury Architect Frederick Fisher for Reverend TW Page-Phillips was granted permission in 1938 (WSHC G11/760/372). This no longer forms part of The Old Vicarage property.
- The Church of England sold The Old Vicarage in 1949.
- By 1974 a new building had been erected to the south of the house to provide garaging.

3.0 DESCRIPTION OF THE OLD VICARAGE

3.1 The Old Vicarage is a multi-phase building which presents its principal elevation to the north (Figure 1). This front part of the house consists of three main phases:

- The western block is of heavily painted brick. This element is of three bays defined by small pointed arched windows at first floor level. The present front door is within the left-hand bay and also has a shallow pointed arch over. Alteration to the brickwork to the sides of the lower part of the door suggest that this was a window that has been enlarged to form a doorway. There are later, narrow lights either side of this door. To the centre is the original doorway with a round arch over which has been blocked. In the right-hand bay there is a large sash window with infill below (an early 20th century photo shows that there were French doors to this opening). It is likely that this element dates from c.1800.
- A two-storey addition with a higher eaves line than the earlier block that presents a largely blank, painted brick elevation to the north, with windows to the left part of the front elevation at ground and first floor levels. There is evidence for second, now blocked, openings at ground and first floor levels. Both of the ground floor openings were French doors in the early 20th century (see Figure 7.1.8 of the HBAS report, Appendix I). This addition appears to be present on the Tithe map of c.1840 and so is of early 19th century date.
- The roof of the earlier western block was replaced by the mansard roof providing attic rooms before 1920, and probably c.1900 based on the regular sawn softwood roof construction. The mansard presents a gable to the west, the elevation being subsequently rendered and the windows altered from the pointed arched openings shown in the 1920 photograph (those at first floor were not necessarily original) to rectangular windows with uPVC frames (Figure 2).



Figure 1 North elevation of The Old Vicarage showing the c.1800 three-bay house to the right, the 19th century addition to the left and the c.1900 mansard roof over the earlier phase of the house.



Figure 2 The rendered west elevation with modern fenestration to the first and attic levels.

- 3.2 To the rear there is a low two-storey addition of late 19th century date which has its ridge parallel to the rear, south elevation of the main block of the house forming a valley gutter against the rear elevation (Figure 3). A modern conservatory has been added to the south of the early 19th century eastern addition, and a largely glazed structure occupies the position of the glazed element east of the late 19th century service block.



Figure 3 The rear of the house as seen from the south-east.

- 3.3 Internally, the earlier, western block provides a large hallway that extends from front to back in the eastern part of the block, with rooms to the front and back to the west. Notably, the walls between the two rooms and the entrance hall and staircase do not align, and the central, blocked doorway in the north elevation is located within the front room, an unlikely position for a polite house of late 18th /early 19th century date. The entrance hall has an, irregularly arranged late 19th century staircase to the rear part of the hallway lit by a large stair window in the rear elevation that cuts into the lower part of the mansard roof which suggest that it was inserted when or after the mansard was added. The two rooms to the west have back-to-back fireplaces on the axial wall between the rooms which are not central to the rooms. In the front room there is a painted timber chimney piece of early 19th century style. The door to the entrance hall is a six-panel door with decorative mouldings to the framing of the flat panels, the doorway having a bolection moulding to the architrave. The sash window to the front is modern but has 19th century shutters. The fireplace to the rear room is of late 19th or early 20th century form, constructed in brick and tile creasing in an Arts & Crafts style.
- 3.4 The early 19th century element to the east provides a single room with its fireplace to the south wall which has a reproduction chimney piece. The high ceiling is coved.

- 3.5 The late 19th century service block to the rear provides a kitchen and a second room with a corridor running alongside the rear wall of the western block. There are no features of interest in these spaces.
- 3.6 At first floor level, the staircase gives access to a large landing area with a bathroom occupying the front part of the eastern half of the earlier block above the entrance hall. As on the ground floor there are two rooms to the west, front and rear. Apart from the windows to the three pointed-arched windows of the front elevation, there are no features of interest in these rooms. The fireplaces to both rooms have been blocked.
- 3.7 The early 19th element to the east provides a single large room which also has a coved ceiling as on the ground floor apart from at the eastern end where the ceiling is dropped in height. The fireplace has been blocked and the chimney piece removed.
- 3.8 A bridging structure from the western block across the valley between the main house and the late 19th century service block gives access to the upper floor of this addition which provides two small bedrooms. This 'bridge' is almost certainly a later insertion.

4.0 DESCRIPTION OF THE COOMBE BISSETT CONSERVATION AREA

- 4.1 Coombe Bissett is a relatively large village of a predominantly irregular row plan which stretches along the valley of the Ebbles Stream, the village stretching approximately 1km in length from its north-west to south-east extremities, as shown on the Tithe map of c.1840 (Figure 4). Various small lanes branched off the main street south-east of the church which was located near the junction between the village street to the south-east and the Salisbury to Blandford road. There is no indication of regularity suggesting planning within the property plots. Typical of a rural village, the settlement consisted of a range of properties including farmstead groups, at least one public house, a vicarage, mills, houses and cottages reflecting a stratified community. There was no regularity in the positioning of the houses to the street.



Figure 4 Coombe Bissett as shown on the Tithe map, c.1840.

- 4.2 The historic character of the village remains strong, with the church being a prominent feature, together with the public house and mill along the main road. Along the village street there are numerous historic buildings, many of which are thatched, inter-mixed with 20th

century houses. In relation to The Old Vicarage, it is the character of the village street that leads to the south-east from its junction with the main road near the church that is of most relevance, and which will be considered in more detail.

4.3 From the church, the village street twists and turns, initially lying on the valley floor but, after turning to the south past The Old Vicarage, the road climbs the valley side, and then remains on higher ground, continuing to twist and turn so that when travelling through the village there is a series of short views along the street rather than any longer views through the village. Heading south-east away from the church the first section of the street includes several modern buildings of limited quality but, after a slight bend adjacent to the village shop the street has a large former farmhouse and brick and cob walls to the left and several vernacular cottages to the right, the view along the street being closed by large trees which block views beyond (Figure 5). Nearing The Old Vicarage, two large trees stand column-like at the entrance (Figure 6). Planting inside the entrance, together with these trees and planting along the roadside boundary means that there are no views to the north elevation of The Old Vicarage.

4.4 The road turns to the south adjacent to the entrance to The Old Vicarage. The roadside boundary consists of a modern low brick wall with planting above which provides a relatively substantial screen to views towards the house (Figure 7). When directly opposite the house, there are some, limited, glimpsed views towards the west elevation, but it is not possible to gain an appreciation of the historic character of the house from these glimpses.



Figure 5 The view along the village street towards the entrance to The Old Vicarage which is hidden behind the trees to the centre of the photograph.



Figure 6 The two large trees standing at the entrance to The Old Vicarage.



Figure 7 The roadside boundary to The Old Vicarage.

- 4.5 As the road begins to climb, passing the house, the upper part of the gable to the mansard roof is glimpsed above a tall brick boundary wall (Figure 8).
- 4.6 Moving further to the south, from opposite Old Vicarage Cottage, a little more of The Old Vicarage can be seen, mostly the rendered gable and mansard roof, the lower part of the house being screened by the late 19th century service block and the tall brick boundary wall to the property (Figure 9).



Figure 8 A glimpsed view to the upper part of the gable of the mansard roof of the house from the street south-west of the property.



Figure 9 The Old Vicarage as seen from opposite Old Vicarage Cottage.

- 4.7 To the south of The Old Vicarage Cottage is the former school, a large brick building with a gable set on the roadside which, together with The Croft, blocks views towards The Old Vicarage from further south (Figures 10 and 11). There are no views in which The Old

Vicarage is seen from the higher ground where the village street has a junction with Shutts Lane.



Figure 10 The gable of The Old Vicarage becomes visible near The Old School House.



Figure 11 Further south along the village street The Old School House and The Croft block views towards The Old Vicarage.

5.0 POLICY & GUIDANCE BACKGROUND

5.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas. Section 72, relating to Conservation Areas, requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

5.2 The statutory approach is reflected in Policy CP58 of the Wiltshire Core Strategy, adopted January 2015 (CS) and Policy 99 of the Draft Local Plan Review: Ensuring the conservation and enhancement of the historic environment which has 'weight' following submission to the Secretary of State in late October 2024.

5.3 Paragraph 207 of the National Planning Policy Framework 2025 (NPPF) states that:

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.

5.4 Paragraph 212 advises that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to its conservation whilst para. 208 states that 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.

5.5 Historic England's *Managing Significance in Decision-Taking in the Historic Environment* Good Practice Advice in Planning Note 2 (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies

should be applied. The following descriptive appraisal will evaluate the building against Historic England's criteria for heritage values set out in *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019):

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can rise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and the creation of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.6 The selection of buildings for addition to the statutory *List of Buildings of Special Architectural or Historic Interest* is informed by a set of criteria set out in the revised *Principles of Selection for Listing Buildings*, (DCMS, 2018). These criteria have also been considered in this assessment.

5.7 In relation to non-designated heritage assets Paragraph 216 states that:

'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.'

- 5.8 The government's Planning Practice Guidance confirms that local planning authorities may identify non-designated heritage assets but clearly states that:

'A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets.'

recognising that significance is not black and white and that some buildings will have a little (i.e. not no) heritage significance but:

'Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.'

6.0 ASSESSMENT OF SIGNIFICANCE

Designations

- 6.1 The Old Vicarage is an unlisted building. The local authority has previously identified the building as a non-designated heritage asset (NDHA).
- 6.2 The Old Vicarage is located within the Coombe Bissett Conservation Area, a designated heritage asset.

Assessment of Significance

Archaeological interest

- 6.3 The earliest phase of The Old Vicarage appears to date from the end of the 18th or early 19th century, and this element has been subjected to very high levels of changing meaning that little more than the external walls survive. Given the position of the blocked doorway in the north elevation in relation to the wall between the front room and the entrance hall, it is questionable whether the internal walls within this phase are original, other than perhaps the stack between the front and rear rooms. Given the relatively late date. Together with the high level of alteration, including the complete loss of the roof structure, it appears that there is only one timber beam that could potentially be used for dendrochronological dating – the transverse beam in the front ground floor room, but there is no academic benefit beyond the individual interest of this house in using scientific dating techniques on a building that has been so heavily altered and which is unexceptional in its present form and construction. The 19th century additions to the east and south are not of archaeological interest. Overall, The Old Vicarage is a building which does not merit further expert investigations or analysis as its fabric will have limited potential to meaningfully add to the date or development of the house.

Architectural interest

- 6.4 There is little doubt that, as originally constructed, the c.1800 phase of the Old Vicarage would have been an attractive, relatively modest three-bay house employing Gothick

Revival style windows, and possibly having a double-pile plan. This original character has been heavily eroded externally leaving only the three first floor windows on the north elevation reflecting the original arrangement and character, with one ground floor window enlarged to form a door and the original door being blocked-up. The brickwork has been heavily painted over the years and, and on the west elevation, completely rendered over and the elevation being re-fenestrated forming larger rectangle openings fitted with uPVC windows. The roof of this c.1800 house has been replaced by a mansard roof which has significantly increased the form and mass of the west gable, the elevation which has the greatest level of visibility from the public realm. The increase in the size of the gable and the changes to fenestration and the render, makes this an architecturally low-quality elevation.

- 6.5 The early 19th century addition to the east has two window openings to the north from the original four, the ground floor opening being changed from French doors to a sash. Otherwise this presents a largely blank wall to the front, and is an element of minimal architectural interest.

- 6.6 To the rear, the various additions of late 19th century and modern date are not of architectural interest.

- 6.7 Internally, the large entrance hall stretching back to the principal staircase, occupying almost half of the ground floor plan of the c.1800 house cannot represent the original plan form, therefore, the form of the two rooms to the west are questionable in relation to representing the original plan. The c.1800 principal stair case has been replaced by a rather heavy staircase of late 19th century date, and there is only one chimney piece, a painted timber Regency style surround in the front room. Possibly the feature of most interest internally is the six panel door to the front room which has decorative detailing to the edges of the panels, the doorway having a bolection moulding to the architrave, but this is the only door of this form and appears to be set into a later wall. The early 19th century stair to the attic level is almost certainly a re-used stair given that the mansard was added c.1900 and given the modest scale of the c.1800 house, it is unlikely that it had attic rooms.

- 6.8 The 19th century addition to the east provides a single large room at both ground and first floor levels, both of which have coved ceilings. Both rooms have lost their chimney pieces. Internally, the architectural interest of this addition is at the lower end of medium.

- 6.9 The late 19th century service elements to the rear are basic, utilitarian spaces that retain no features of interest and have low architectural interest.

Historic interest

- 6.10 The past use of this house as a vicarage may be considered to contribute to the historic interest of the building. However, Historic England criteria for designation states (with my emphasis):

'To be able to justify special historic interest a building must illustrate important aspects of the nation's history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.'

This means that for historic interest to contribute meaningfully to the significance of a historic building there must be some physical evidence to form the 'strong connection' to the historic interest. Whilst the architectural character of this building reflects a higher status than a typical village house or cottage, it does not demonstrate that the house was built as a vicarage, and it does not have a close physical relationship with the church which might convey an understanding of the association between church and vicarage. The architectural form and scale of the building could equally be used for the house of a merchant, a gentleman of modest means or a gentleman farmer. It is not possible to understand from the appearance of the house that it was a vicarage. The reality of the situation today is that the only factor that allows an understanding of the historic use is the name, which could be changed, which would remove the link to its historic use of the building, leaving only archival sources to understand past use.

- 6.11 As the historic vicarage for the parish the building might be considered to have a degree of communal interest as it is not uncommon for a vicarage in a rural parish to be a focal point for community gatherings, for example, village fêtes or other community celebrations. However, The Old Vicarage ceased to be vicarage after 1949 – over 75 years ago – meaning that it is likely that there are few, if any, residents of Coombe Bissett who remember the house being the vicarage and how it may have served the community. Therefore, this communal interest is likely to be at best very low, and possibly non-existent. In fact, the

value assigned to this building by the community can be ascertained by the view expressed in the draft Coombe Bissett & Homington Neighbourhood Plan (2022) which identifies The Old Vicarage plot as a potential allocation site for new development:

‘The AECOM site assessment report recommended that the site is suitable to take forward for a residential allocation through the Neighbourhood Plan, providing that the design positively contributes to the setting of the Coombe Bissett Conservation Area and nearby heritage features, retains the mature trees at the site entrance, delivers environmental net gains and incorporates sustainable drainage techniques and permeable materials to alleviate surface water flood risk issues (AECOM Site Assessment Report, p.13).’

The response to the possible replacement of The Old Vicarage, and the redevelopment of the site for up to four houses, is a clear indication that the community most relevant to the consideration of ‘communal value’ does not value the house for its long-past use as a vicarage, or for its architectural contribution to the conservation area. This published opinion should carry significant weight when discussing the heritage interest of The Old Vicarage generally, and its communal value specifically.

- 6.12 In terms of the illustrative interest, the alterations have substantially eroded the understanding of the layout of spaces within the original c.1800 element and, overall, the illustrative historic interest is low.

Discussion

- 6.13 The significance of The Old Vicarage must first be assessed against the criteria for the selection of listed buildings. One the principal aspects of the criteria is date:

‘From 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary’.

The Old Vicarage was built c.1800 with an early 19th century extension. The form and character of the c.1800 house has been heavily altered such that there are only three original window openings surviving, whilst the replacement of the original roof with the mansard roof and the alteration of the west elevation has substantially erased the original character of the

house. Internally, the house has been heavily compromised and the original plan probably re-written with few, if any features that can securely be identified as being original to the first phase of the house other than the three possible original windows. It is considered that it is not possible to state that the house, which is little more than a shell of four walls, retains a 'significant proportion of its original fabric'. This first phase of the house clearly does not retain anything that could be regarded as being of special architectural or historic interest.

6.14 Whilst later additions can also add to the special interest of a building, the early 19th century addition to The Old Vicarage is of limited architectural interest externally. Whilst the rooms have coved plaster ceilings, this addition is not of special interest. The late 19th century additions to the rear are relatively low-quality buildings which are also not of special interest due to loss of historic character internally.

6.15 When assessed against the criteria for the designation of listed buildings, it is evident that The Old Vicarage does not fulfil the criteria for selection as a designated heritage asset. The extent to which the building fails to meet the criteria is substantial, and much greater than seemingly suggested by the Conservation Officer who, whilst accepting the building was not listable, cited the 19th century alterations as the reason for not fulfilling the criteria:

'It is not a designated asset likely due to its later re-modelling in the 19th century.'

Many houses have 19th century phases of re-modelling and are still considered to be of sufficient interest to merit designation. It is not just the re-modelling, it is the substantial loss of features of significance of any period, the considerable loss of original fabric and the low architectural quality of the later additions and alterations that mean this building is not even a marginal candidate for designation.

6.16 The local planning authority has identified The Old Vicarage as a NDHA. This designation appears to be based on little more than the building is old, its historic use as a vicarage, and the claim that it makes a positive contribution to the character and appearance of the conservation area. Very little cogent argument has been presented to positively identify the heritage values of the external appearance of the building (although there are various references to features internally) or its contribution to the architectural or historic interest of the conservation area externally.

- 6.17 When discussing the significance of an unlisted building which is so clearly not a candidate for selection as a listed building, it is of great importance that only those features that the planning authority can exert control over and which contribute to the designation as a NDHA should be discussed. Therefore, the presence of, for example, important plan form, chimney stacks, internal joinery such as doors, shutters, skirting boards, the early 19th staircase, lath and plaster ceilings or the coved ceilings of the early 19th century extension, are completely irrelevant to the discussion. Any or all of these features could be removed by the owners without requiring consent from the planning authority.
- 6.18 Externally, a number of alterations could also be made which would further erode the limited interest of the house, for example, the replacement of the probably original windows at first floor level. Although in a conservation area, it is understood that there no Article 4 Direction has been applied to this house to remove permitted development rights for alterations such as window replacement or removal of chimneys. Clearly, a previous owner has replaced and remodelled the fenestration on the west elevation, inserting uPVC windows. The Conservation Officer on the previous application claimed that such features could be replaced with more appropriate windows of a traditional form, and other inappropriate changes rectified. Whilst this is true, it is also true that the planning authority does not have the power to demand such changes or control similar changes which would further erode the minimal interest of the building. In reality, the only architectural features of the exterior which have any value are the three-pointed arch windows on the north elevation reflecting what may be the original Gothick Revival character of the house, and these are open to potential alteration and further loss of character.
- 6.19 So, whilst The Old Vicarage is a house of c.1800 origins with early and late 19th century additions, the fact is that this house has been subjected to numerous unsympathetic alterations that have eroded its original character to a considerable degree, the later extensions are of limited quality, and it may be justifiably argued that the mansard roof extension represents a major harmful change. So, apart from being an old building, the question must be asked whether this house has enough heritage interest, based solely on its external appearance, to merit being regarded as a NDHA?
- 6.20 It is considered that, in its present form, taken as an individual building, it does not merit NDHA status. The historic interest derived from its past use as a vicarage contributes little

to the heritage values, as clearly expressed by the community in the draft Neighbourhood Plan, and that if further works, particularly the replacement of the first floor pointed-arch windows on the north elevation and the removal of chimney stacks were to be undertaken, the currently very low interest of this building would be further eroded well beyond the point where this could be regarded as a heritage asset. The fact that the building is old does not necessarily mean that the building has sufficient heritage interest to merit being regarded as a NDHA.

- 6.21 One of the Conservation Officer's arguments for regarding The Old Vicarage as a NDHA is the claim that the building makes a positive contribution to the character and appearance of the conservation area. There is no conservation area appraisal for Coombe Bissett, and no specific analysis justifying this statement was made by the Conservation Officer, nor was the claim based on any assessment of the building to the character and appearance of the conservation area presented in the various heritage statements and appraisals that have been produced in relation to the previous application. The Conservation Officer's opinion seems to be based on the simple fact that the building is within the conservation area, and it is old. This does not represent the level of analysis and assessment that should be expected from a local planning authority. The Conservation Officer, in comments dated 24 November 2024, stated:

'In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.'

'The building is considered to be a non-designated heritage asset due to its age, historic development and communal value in the conservation area; as the Vicarage it is a feature building in the development of the village'.

- 6.22 The assessment of significance goes no further than this wholly inadequate statement, and when the reality of the experience of The Old Vicarage within the conservation area is considered, as set out in Section 4, above, it is clear that the house has a very limited visibility from the public realm (which is from where the character and appearance of a

conservation area is assessed), and that this limited visibility presents the heavily altered west elevation which is of low architectural quality. There is no basis in fact to describe this house as a 'feature building in the development of the village'. It is a largely anonymous building.

- 6.23 The Old Vicarage can, at best, be regarded as a neutral building in the conservation area; its contribution comes from representing a larger detached house above the typical thatched village house status, set in relatively secluded grounds.
- 6.24 The Council makes reference to the 1930s chauffeur's accommodation, implying that this contributes to the significance of The Old Vicarage. The chauffeur's cottage is presumably now Old Vicarage Cottage, a building in separate ownership from The Old Vicarage, and not directly affected by the proposals. It is doubtful that this 1930s building is of sufficient interest to be regarded as a NDHA, and if it were, the question would be whether the proposals impact on the importance of the setting of the building – this was not discussed by the Conservation Officer, presumably because it was concluded that there would not be any harm to this building.

7.0 PROPOSALS & ASSESSMENT OF IMPACT

- 7.1 It is proposed to demolish The Old Vicarage and replace it with a new house on a similar footprint but re-orientating the house so that its principal elevation faces west towards the village street (Figures 12 and 13). The proposed house is to be a brick two-storey, symmetrical three-bay house of Georgian style with a hipped slate roof, end stacks and a central rear wing extending to the rear. The main entrance door to the west elevation will have an arched fan light above the six-panel door, and a moulded arched hood over which takes its form from a hood used on another house in the village, the windows will have flat gauged brick arches over and there are to be rusticated brick quoins. These features will result in a traditional Georgian style house of a notably higher architectural quality than the present heavily and unsympathetically altered building.
- 7.2 The house will have a typical double pile plan with a narrower rear element which will provide the large kitchen and living space required for modern living standards in a house of this status. The rear elevation will have three sets of French doors, each having an arched fanlight with radiating glazing bars over, continuing the traditional character of the house.

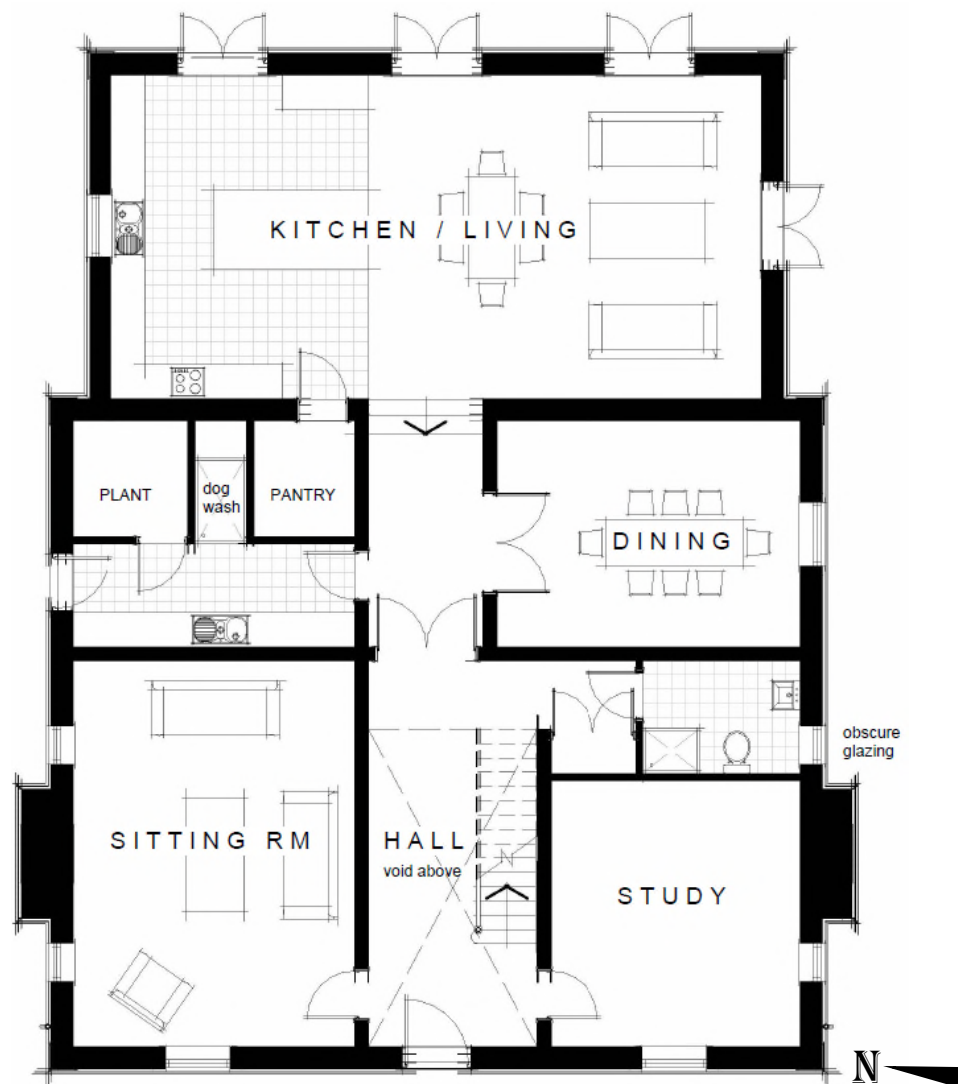


Figure 12 Proposed ground floor plan.



Figure 13 Proposed west elevation.

- 7.3 The Old Vicarage is a building which, although dating from c. 1800 with early and late 19th century extensions, is a building which has been subjected to substantial levels of alteration which have seriously compromised the heritage interest of the house. The architectural interest of the earliest phase and the later extensions are of low architectural quality. Whilst historically this was the vicarage for the parish, this use ceased a sufficiently long time ago that it does not contribute to the historic interest of the building as its historic use is not readable from the character of the building, particularly as it has no spatial relationship of significance with the parish church. It is evident from the draft Neighbourhood Plan, which has been subject to community consultation, that the community does not place any communal value on this building as the site has been identified for potential development which accepts the possibility of the demolition of this building. In selecting this site for potential development, it is also clear that the community does not view this building as making a positive contribution to the character and appearance of the conservation area – there was only concern that the design of the replacement buildings would be appropriate for the character of the conservation area. It is considered that the proposed design of the replacement house conveys a similar architectural status which is a better option than the replacement with a smaller modern house to the street frontage part of the site.
- 7.4 The previous Conservation responses to the proposed demolition of this building essentially assigned it heritage value on the simplistic basis of it being old and within the conservation area, also referencing its 'high quality materials and architecture'. Simply being old and within the conservation area represent insufficient analysis or justification for identifying this building as a NDHA. The claim that this building is of high-quality materials and architecture is plainly unreasonable. The only architectural features of this building of note are the pointed-arch windows at first floor level on the north elevation, and these windows could be removed at any time without the need for consent from the local authority - even if the building was to be retained, they are likely to be replaced to improve thermal efficiency. If they were to be removed there would really be little left of architectural value. When The Old Vicarage is assessed as an individual building it is considered that whilst the house is not completely without any heritage interest as it presents an architectural puzzle, it is argued that the house does not have enough heritage interest to be regarded as a NDHA and to insist that the building must be retained.

- 7.5 In relation to the conservation area, this building is, at best, a neutral building on the basis of how it is experienced from the public realm due to the fact that it is the heavily altered, west elevation that is the most visible part of the building, together with the c.1900 mansard roof. Given the neutral value of the house to the character and appearance of the conservation area, it is considered that its replacement with a house of similar scale and of a higher architectural status than a typical village house, means that the architectural mix, reflecting the various levels of status of houses within the village will be maintained and so the character of the conservation area will be preserved. The proposed house, a three-bay two-storey building with a hipped tile roof and end stacks, reflecting a Georgian character will result in an improvement to the appearance of the site as seen from the public realm compared to the present, architecturally awkward, low-quality, west elevation of the existing house. Therefore, the proposal will preserve and enhance the character and appearance of the Coombe Bissett Conservation Area.
- 7.5 Importantly, the proposed development will retain the two large trees at the entrance and the planting along the roadside providing a similar level of seclusion and privacy as is enjoyed by the existing building, meaning that in views south-east along the village street towards the entrance, there will be no significant alteration to the street scene.

8.0 CONCLUSION

- 8.1 The Old Vicarage is a multi-phased building originally consisting of a modest three-bay house of probable double-pile plan form which was built in the Gothick Revival style with pointed arch windows, three of which survive at first floor level on the north elevation. The use of this architectural style on a modest vicarage in a village context is likely to indicate that it was not in the vanguard of the development of the Gothick Revival in the second half of the 18th century but is probably more likely dating from c. 1800 or shortly afterwards. This house has subsequently been heavily altered internally and externally, including the complete replacement of its roof so that it is only the three windows at first floor level that convey the original character. The later additions are of little to no architectural interest.
- 8.2 The extent of change that the original house has been subjected to, with the loss of original plan form and a near total loss of original fixtures and fittings, means that the building clearly does not merit designation as a listed building.
- 8.3 Based on its external appearance only, as any alterations to the interior layout are not in the control of the local authority, the building has very limited architectural interest due to the extent of changes and the only surviving architectural features of interest are the three pointed arch windows to the north elevation which could also be replaced without the need of consent from the local authority. The loss of these windows would remove the last vestige of the original character of the c.1800 house. Whilst the potential loss of these features is understandably difficult for Conservation to accept philosophically, their removal is likely to happen in any eventuality, and this is a material consideration when assessing significance.
- 8.4 The historic use of the building as a vicarage makes a very limited contribution to the heritage value. The house cannot be understood to have been a vicarage from its physical form or details, and the house has no spatial relationship with the church which would convey the understanding that there was a relationship between the two buildings. As the vicarage use ceased over 75 years ago, there is no meaningful communal interest in this building as confirmed by the draft Neighbourhood Plan which identifies the site for redevelopment, including the possible replacement of the existing house.

- 8.5 It is concluded that, whilst it is an old building, and is not without a degree of interest, the level of that interest is insufficient to warrant the identification of the building as a non-designated heritage asset.
- 8.6 Due to the significant alterations to the west elevation, including rendering the brickwork, changes to the fenestration including the insertion of uPVC double glazed units and the addition of the large mansard roof which is expressed as a gable to this elevation, this elevation, which can be seen from the public realm from only a relatively short section of the village street to the south of the house, this building does not make a positive contribution to the character appearance of the conservation area through its architectural form. It is apparent however that this is one of the larger houses of the village set within a generous plot (although the actual size of the plot to the rear cannot be appreciated) and the two large trees at the entrance gate creating a natural sense of grandeur the entrance to the drive. The replacement of this house with a new house of an appropriate design conveying a similar status, will preserve the character of the conservation area and, by presenting architecturally superior elevation compared to the existing west elevation of the house, it will represent an enhancement to the appearance of the conservation area and so there will be no harm to the designated heritage asset, the Coombe Bissett Conservation Area.
- 8.7 Accordingly, I can find no conflict in the proposed development with the statutory duty in Section 72 of the Act, National Policy in the NPPF or Core Policy 58 of the Wiltshire Core Strategy, adopted January 2015 and Policy 99 of the Draft Local Plan Review: Ensuring the conservation and enhancement of the historic environment, and conclude that the application should be allowed.

APPENDIX I

HBAS Historic Building Impact Statement

January 2025



Historic Building Impact Assessment

**Old Vicarage, Homington Road,
Coombe Bissett, Wiltshire.**



January 2025

Reference: 24929

**OLD VICARAGE
HOMINGTON ROAD
COOMBE BISSETT
SALISBURY
WILTSHIRE**

Historic Building Heritage Impact Assessment

Prepared on behalf of

**Mr D Walker.
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By

**The Historic Building Advisory Service
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Reference: 24929

January 2025

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**OLD VICARAGE
HOMINGTON ROAD
COOMBE BISSETT
SALISBURY
WILTSHIRE**

Historic Building Heritage Impact Assessment

Summary



Fig: Old Vicarage from the northeast

The Historic Building Advisory Service was commissioned by Mr D Walker to undertake an historic building assessment of works to and around a building known as Old Vicarage, Homington Road, Coombe Bissett, Salisbury, Wiltshire. These works are to demolish the existing house and build a new house on the site.

This report is intended to consider the historic significance of this house and the effect its proposed demolition and replacement with a new dwelling, on almost the same footprint as the existing, will have on the character of the Coombe Bissett conservation.

The building contains elements that possibly date to the very late 18th C or early 19th C, particularly the north side of what is now the west three storey part of the main building. When built it was evidently a small four room, two storey, cottage with a central entrance corridor. That part was much altered and adapted in several stages through the 19th C and into the 20th C.

Next seem to have been the addition of the two storey east end section and probably an addition to the back of the original cottage as a kitchen. There was then a significant remodelling of the whole house, with the addition of the service block at the very end of the 19th C. Then in the early part of the 20th C, possibly the 1910s or very early 1920s, the west part was extended upwards by an extra storey with the mansard roof and severe remodelling was undertaken internally to reshape the whole of the rest of the house. This latter work included changing the room layouts, the introduction of the large formal stair arrangement and the erection of the service block on the south side.

Further alterations, adaptations and changes appear to have occurred to the building in the third quarter of the 20th C with the addition of garages and then in the fourth quarter the swimming pool and associated plant room, conservatory etc. were added. A comprehensive 'modernisation' was undertaken with the insertion of plastic windows and other changes internally and externally all the way around.



Fig: Old Vicarage from the northeast

The main part of the building is suffering from severe wet related decay entry right the way through, from roof to ground floor with related loss of ceilings, damages to walls and in certain areas roof structure is also greatly affected and will require localised rebuilding. There is long term movement within the three storey west section of the main house in the section of the north wall showing as cracking and bowing. This is probably due to the additional loading applied by the application of the mansard roof. This is likely to require significant structural repair, and possible remaking, to stabilise this whole part.

The roof over the two storey east section of the main part of the house has partial failure of the central roof truss and that in turn is resulting in roof thrust and spread. That has caused severe external bowing to the roof at the eaves and is likely to be part of the cause of the partial collapse of the west end wall head to this where it overlaps the western roof. This movement is also noted by the opening up of the construction joint between the two main parts of the building on the north side. Internally there is severe cracking to the walls and ceilings within the east section where this abuts the west part. Rebuilding is likely to be required too much of this.

Around the building the roof coverings are in a very poor condition with much internal water entry that is resulting in much damage to the internal structure as well as decorations and finishes. Similarly most of the joinery in the form of doors and windows, together with eaves and ancillary aspects are largely failed and need of replacement.

Whilst this has some historic fabric within the overall building this would appear to be quite limited and have been much altered and adapted so that little of that is now readily visible. When considered as an overall structure the building could be capable of repair, but this would require very significant restructuring, if not actual rebuilding of large parts of the house and as part of this thought will need to be given as to whether the mansard is retained because of the potential overloading this is causing to the fabric below. With the other remediation work that will be necessary it is likely that the building will effectively need to be stripped back to a bare shell, at which point it may be found that there are further or greater underlying defects that will need attention.

The demolition of this house will result in the loss of some historic fabric, from this house that dates to the very end of the 18th C, but mostly to the mid to late 19th C and due to the successive building phase and later alterations and adaptations there is not effective architectural style or form that can be clearly identified. In terms heritage loss this will be very limited.

The manner in which the house has been changed in recent times, the use of plastic windows and the use of cement render and painted finishes mean that the house is very much an 'odd-ball' in terms of its actual and visual bulk in this village. The demolition of the present structure will allow this anomaly to be addressed and a new one built to replace it will be positioned and orientated in a better position relative to the wider site to suit the village streets.

The screening to the site will mean that the new house will not be readily seen from Homington Road or elsewhere in the vicinity, apart from limited views from Water Lane to the north where new houses have been built. In this position the new house will be moved away from the cottage on the south side and the size will not be significantly bigger than the present property.

The new house will not have any detrimental impact on the character of the conservation area, where its positioning will not adversely affect it in a wider context. The materials proposed for the new house will reflect those employed in the present structure and those of the wider built settlement.

The site inspection was carried out on 6 January, 2025.

**OLD VICARAGE
HOMINGTON ROAD
COOMBE BISSETT
SALISBURY
WILTSHIRE**

Historic Building Heritage Impact Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 The Historic Building Advisory Service was commissioned by Mr D Walker to undertake an historic building assessment of works to and around a building known as Old Vicarage, Homington Road, Coombe Bissett, Salisbury, Wiltshire. These works are to demolish the existing house and build a new house on the site.
- 1.1.2 The examination of the building was undertaken generally within the guidelines of good surveying and building archaeology practice. The purpose of the survey was to undertake an assessment of the historic nature and character of the building that is presently used as dwelling and how its demolition and replacement with a new house may result in the loss of historic fabric and impact on the village conservation area. This was undertaken by means of a visual and physical assessment and analysis of the building to understand its means of construction as well as the way it has been altered and adapted over time.

1.2 Survey Content

- 1.2.1 The aim of this report is to produce an overall impression of the property and its setting at the time of the inspection. This was undertaken by a visual examination of the elements that make up this facility to identify the means of construction, analyse its construction, and assess its historic significance and what historic character remains.
- 1.2.2 Voids, cupboards, closed spaces, etc. were inspected where these were relevant and ready access could be gained. There were no areas that we were requested or prevented from entering by the owner of the facility. Surfaces with directly applied coverings such as wall panelling or heavy coverings, fully fitted or stuck down carpets and other sheet floor coverings were assessed for the general 'feel' of the building and have been taken into account as to whether there was any

historic fabric concealed or there is a need for a further more detailed inspection or opening up of the structure that will involve the client in additional cost.

- 1.2.3 Readily accessible documentary sources were reviewed in an attempt to create an established time and ownership line for the relevant parts of the site and buildings. The results of this research were then applied to the findings from the site survey in an attempt to show the development of the relevant part of the site.
- 1.2.4 This assessment has been compiled in line with good practice to meet the requirements of NPPF.

1.3 Survey Information

- Premises inspected: Old Vicarage
- Location: Homington Road,
Coombe Bissett,
Salisbury.
Wiltshire.
- Client: Mr D Walker
- Property Occupant: Vacant
- Contact: Mr D Walker
- Current Use: Dwelling
- Reason For Inspection: Historic building heritage assessment
- Inspection By: R J Hill MRICS, MCIfA
- Inspection Date: 6 January, 2025
- Weather Conditions: Dry
- Site Exposure: Sheltered
- Listed Building? No
- Registered Park / Garden No
- Scheduled Monument No
- Conservation Area? Yes
- National Landscape / Park? Yes

2 GENERAL

2.1 Location



Fig 2.1.1: Old Vicarage from Homington Road

- 2.1.1 The house sits on the east side of Homington Road in almost central position within the village, where it is on the south side of the junction with Water Lane which is narrow road that runs along the north side of this site. In this position Homington Road turns from an west to east direction at an almost right angle bend so then it runs against the site's west side up a slight hill and further to the south. This is all to the east of the road junction with the A354 Salisbury to Blandford road.
- 2.1.2 This is all on the south side and just above the bottom of the Chalk Valley that flows down from the west to the east. The Old Vicarage sits on a slight terrace towards the bottom of the ground slope where there is a noticeable drop off of about 1.0 -1.2 m on the north and east sides of the building.
- 2.1.3 This is in a predominantly residential area with another house directly on the boundary on the south side of the site and other detached properties lie on the west side on Homington Road opposite this plot. Then to the north side of the junction with Water Lane there is a cottage with a large modern house lying to the

east of that and the end of a cottage forming part of the east site boundary close to the northeast corner.

2.2 Description



Fig 2.2.1: Old Rectory from the southwest

- 2.2.1 On plan the house resembles very flat and slightly exaggerated **Z**-shape that starts with a range of garages and car ports running along the south boundary from the southwest corner of the site to it meets the south west corner of the house proper. At that point there is a one and half storey former service block on the south side of the main body of the house at its west end, which appears from map dating to have been added at the very end of the 19th C. This block is separated from the side wall of the house on the south boundary by a gap that varies from of approximately 1.0 - 3.0 m.
- 2.2.2 The house itself extends along the north side of the service block and then further to the east, where it terminates with a single storey conservatory, which wraps around its south flank. The west part of the house is of three storeys, where the upper part is a mansard type roof structure that has been added over a previously two storey part. At the east end of the house there is a two storey block that has been added and which has a single storey conservatory all along the south side and which closes to the east end of the service block.

- 2.2.3 When ascribing some dating to this building the garage and carport part, from its overall form of construction and style appears to date to the 1950s or 1960s. The service block is of mixed construction that has been altered and adapted, which originally dates to the very end of the 19th C, although on the east end of this has a late 20th C conservatory style plant room added to house filtration equipment and boiler for a swimming pool.



Fig 2.2.3: Garage block in southwest corner of site

- 2.2.4 The west section of the main part of the house is of very mixed and altered forms and date of construction. The north wall of this part has a window pattern at first floor level that could suggest a dating to the very late part of the 18th C or early part of the 19th C by the arch heads. However there has been much rebuilding of this, particularly at ground floor level in the mid – late 19th C when the fenestration pattern was significantly altered. On this west wall of this part the north bay window was added in the very late 19th C and that on the south in the mid 20th C.
- 2.2.5 Then the two storey block east end section of the main is of a style and form very typical of the mid 19th C, but the arrangement of the window pattern and the large rooms internally suggest this was extensively remodelled in the very late 19th C, probably when the service block was added. The east end bay window dates to the mid 20th C and the conservatory on the south side to the fourth quarter of the 20th C.

3 EXTERNAL INSPECTION

3.1 Roof



Fig 3.1.1: Mansard roof north side with dormer windows

- 3.1.1 Over the three storey section of the main part of the house is a gable ended mansard type on a west –east axis, which has the steeper north and south side slopes covered with machine made clay plain tiles. The top section of the mansard is covered with natural slates running up to the top capped with variety of pattern and types of ridge tiles.
- 3.1.2 On the angled intersection of the roof slopes there is flashing of lead sheet.
- 3.1.3 Within the north and south slopes of the mansard roof there are dormer windows with flat roofs that are covered with a mixture of zinc sheet, bituminous felt and some lead. There are timber facings to the front and clay tile dressings to the cheeks of the south sides and lead sheet to those on the north.
- 3.1.4 The roof to the two storey east section of the main house is a hip ended structure covered with clay plain tiles over the slopes with angled ridge tiles to the tops of the hips and hog back style ridge tiles to the main ridge. This has a gable on the west end that results in a somewhat awkward and difficult over lap to the mansard on the north side and butts against the east end of the west roof gable on the south side. At the east end this is hip ended and the whole roof is covered with mostly machine made clay plain tiles with the hips finished with angle clayware

tiles and hog bag profiled ridge tiles to the top mortared in position. Where the north slope overlaps the east end of the mansard this is finished with modern machine tile and half width.



Fig 3.1.5: East two storey roof

- 3.1.5 Where the west end of the south slope of the two storey roof abuts the east end of the mansard type roof there is flashing formed with a mortar fillet. At the top of this there is a slight overlap where the ridge appears to be dressed over in lead.
- 3.1.6 The roof over the service block to the south side of the house is effectively a separate structure that is gable ended and runs on an west – east axis parallel to the main part where it pitches against the south wall with a simple and rather crude valley gutter resulting. This results in a somewhat untidy arrangement of roofs where there is then a flat roof link corridor connecting at first floor level from the house and on the south side towards the east end there is a large dormer head type structure that has valleys on either side to the roof slope.
- 3.1.7 On the southwest corner of this section there is a single storey hip ended roof over a section of building, which from its overall style, probably dates to the mid 20th C. This is covered with tiles as that of the main part of this roof with machine made clay plain tiles and clay half round section ridge and bonnet tiles.
- 3.1.8 The roof over the flat roof topped link corridor is what would appear to be lead or zinc sheet and the side walls to this are clad with vertical clay plain tiles.
- 3.1.9 On the east side of the link corridor there is an area of lead or zinc sheet covered flat roof in a very poor condition.

- 3.1.10 Over the staircase window at the east end of the south side of the three storey block is a tall window with a dormer head type to the top that is covered with bituminous felt that has been painted, as have the cheeks.
- 3.1.11 Against the east gable of the service block is the swimming pool plant room with a modern conservatory style roof finished with twin skin plastic sheeting supported on uPVC rails.
- 3.1.12 In the south side junction between the three storey section and two storey part of the main house is a mono pitch roof over the cloakroom and lobby that is covered with clay plain tiles.



Fig 3.1.12: Cloakroom and lobby roof

- 3.1.13 Wrapping around the east end of the two storey part of the main house, and then along the south side, is the glazed roof of the conservatory and is very much as that described in terms of roofing and structure over the swimming pool plant room. This has lead flashings to the top to the wall of the house and the glazing

panels show signs of discolouration and oxidation and some slight deformation in the sheeting rails so will require replacement within 5 – 10 years.

3.2 Ancillary Roofs

- 3.2.1 The car port roof is covered with single skin translucent corrugated plastic sheeting with much moss being held on the surface. This drains to an outlet against the parapet wall to the adjacent property on the south boundary.
- 3.2.2 The roof over the garage block in the southwest corner is a flat deck, covered with bituminous felt, behind a low upstand parapet wall capped with natural stone copings and this has a slope on it from the west down to the east. The roofing felt is turned up against the parapets and tucked in underneath the copings,



Fig 3.2.1: Garage and car port roof

- 3.2.3 The roof over the north bay window on the west elevation of the house, seems to be some form of flat construction, but could not be inspected due to severe overgrowth of vegetation.
- 3.2.4 The roof over the west face south bay window and that at the east end are both hipped and covered with clay plain tiles with cut tile over the hips and there are lead flashings to the roof covering where this abuts the walls of the house.

3.3 Chimneys

- 3.3.1 Projecting up through the west end of the ridge of the west three storey section, there is a large, somewhat monolithic looking, chimneystack of brickwork that has been fully rendered and has lead flashings to the surrounding roof.



Fig 3.3.1: Main chimney

- 3.3.2 Projecting up through the roof of the lean-to roof on the south side of the east end of the three storey part of the house is a stainless steel flue from the oil burning stove in the hall supported on large metal brackets on the end wall of the house. This runs up to just above the verge of the upper part of the mansard roof.
- 3.3.3 At the south end of the swimming pool plant room roof is a box section galvanised metal unit running up the outside face of the building from the internal boiler, finishing just below or slightly above eaves level, with a simple metal cowl.
- 3.3.4 There is a two flue brick stack with shoulders to the lower section that projects up through the east side of the roof to the two storey east part of the main house, which is surmounted by two clay pots. This rises from a projecting chimneybreast on the south wall of the house with shoulders, where it reduces, above eaves level

that are render covered. It is flashed in the roof coverings with mortar fillets on the sides and a lead back gutter. At lower level the shoulders of the chimneystack, just above the roof to the conservatory, are finished with flat laid bricks.



Fig 3.3.4: East end chimney

3.4 Eaves and Rainwater Goods

- 3.4.1 All the way around the main house and the service block the guttering is extruded aluminium with somewhat crude box section and where the box section downpipes are attached to the walling with very lightweight aluminium strap.



Fig 3.4.1: Main eaves structure

- 3.4.2 The south side eaves at the east end of the two storey section have been extended out in a somewhat ad-hoc manner to replace what previously may have been a smaller closed boxed eaves. This has resulted in the rafter feet being extended out and over dressed in a somewhat clumsy manner above with a narrow flat roof or ledge covered with lead sheet, which then empties into the aluminium guttering at the eaves. When viewed from the underside of the eaves, it can be seen where an attempt has been made to create some form of ornate corning to the underside, using cement render and timber brackets, much of which appears to have failed. Along the north side of the roof, the projecting cornice is much reduced in width and the tiling runs down to the eaves in a more normal manner.
- 3.4.3 Along the north side of the three storey section the eaves are a projecting structure with a wide cornice formed at the bottom of the slope, which is all dressed over in lead before it empties into the guttering.
- 3.4.4 On the south side of the three storey roof the eaves are more as would be expected for a mansard type roof where they are fitted tightly to the head of the

wall to the underside of bottom of the tile dressing. Here the guttering is supported on simple timber fascia board fixed to the head of the wall.

- 3.4.5 Around the service block the eaves are of a closed boxed arrangement, which supports the aluminium guttering, although as previously mentioned much of this is overgrown so a full inspection of this part was not possible.



Fig 3.4.6: Failed valley gutter to north side of service block

- 3.4.6 On the north side of the service block, from the side of the link corridor to the west end over the main entrance door, there is a valley gutter, which is lined with bituminous felt that probably had lead flashings, but are all missing.

3.5 External Walls



Fig 3.5.1: West elevation of main house

- 3.5.1 The west wall to the main house in the three storey part is covered with a hard cement type render from ground level to top and which is finished with what would appear to be a cement slurry type paint. However, the bottom of the south bay windows is of brickwork painted with modern plastic or polymer paint, whilst the north bay is fully rendered and painted and there is much disruption of the render to the parapet and backing wall that is in need of repair.
- 3.5.2 The three storey north side wall, below the mansard, is in brickwork, approximately 450 mm thick, which is heavily coated with various forms of coatings, including cement and modern plastic polymer paints where the brickwork pattern could be suggest that this is built in a form of English garden wall bond, although there is a section around the northwest corner that appears to be have been rebuilt. By the rather simple form of the arch heads to the first floor windows, which are capped with headers on edge, could suggest a construction date in the region of 1790 – 1820 as part of the Gothic Revival style.

- 3.5.3 This section of wall shows where there has been much rebuilding of the fabric where the west ground floor window is a late 19th C insertion with a diagonally set brick arch over this. Then to the left of that is a blocked-up arch headed doorway, which may have been the original entrance in to the cottage. To the left hand side of the blocked door there is a fairly narrow late 19th C window with a diagonal brick arch on either side of a matching inserted door into the entrance hall.
- 3.5.4 At its junction with the three storey west section the two storey east part of the main house has a vertical construction joint for its full height to the eaves level of the west section.
- 3.5.5 The north wall of the two storey section is of solid brickwork, approximately 450 mm thick where seen through window opening, which is laid in English bond and is covered with a mixture of materials similar to the west section. The original west gable of this part was built off of the head of the east gable of the west section, so showing it was built later.
- 3.5.6 In the east section of the north wall it can be seen where there are blocked up windows to the right of both the ground and first floor windows. These openings would have been similar to the remaining two and so suggesting comparative dating. At ground floor level on the east end of the two storey block the bay window would appear to be mid to late 20th C insertion with a stretcher bond brick base.



Fig 3.5.7: South side of east block

- 3.5.7 On the east side of the two storey section to the main house only the upper storey of the building is visible externally, as it is otherwise covered by more recent additions. This wall is clad with vertically hung clay plain tiles from the top of the conservatory roof up to what would appear to have been the level of some form of boxed eaves level, which as noted previously has been removed and has left the top of the brickwork exposed.
- 3.5.8 The walling to the one and half storey service wing is apparently all in a very evenly coloured reddy brown brick laid in Flemish bond in what appears to be a fairly hard cement type mortar with flush joint that is fairly even across the east gable. Along the south side very little of this is visible due to sever overgrowth of vegetation, but it could be seen that this incorporates cast in-situ concrete lintels over window heads. From its overall style would suggest a building to the very late part of the 19th C that has been altered in the first or possibly early second quarter of the 20th C.



Fig 3.5.16: East wall of garage

- 3.5.9 The brickwork and general construction form of the garage block in the southwest corner of the site is typical of the third or possibly fourth quarter of the 20th C. This is all in brickwork of a somewhat indifferent quality with metal tray or angle type lintels built-in over openings.
- 3.5.10 The west wall to the garage block is built over the head of the boundary wall to the property on that side, where the brickwork to the upper part is of low quality and the bottom section is becoming destabilised and in need of remedial work such as re-pointing to prevent further movement in this part. At the north end of this there is a curved section of walling that sweeps back in to the boundary wall to the front of the property on the back edge of the road.

3.6 Windows

- 3.6.1 To the west side of the main house all the windows are all double glazed uPVC units set within timber sub frames as is that to the main window on the ground floor on the north side.
- 3.6.2 The windows to first floor level on the north side of the three storey range of the house are timber framed with a mixture of casements to the east window and small top hung lights to the centre and west units. All these are single glazed with square pane leaded lights within them.



Fig 3.6.2: North side windows

- 3.6.3 On the north side of the mansard roof the windows are single glazed small pane cast iron metal casements, evidently reused, hung in timber surrounds. On the

south side of the mansard the windows are double glazed uPVC units within timber sub frames.

- 3.6.4 The north side windows on either side of the entrance hall door are tall single glazed units with fan lights in the upper section over two fixed panes below.
- 3.6.5 The ground floor north side window to the two storey block is a one-over-one arrangement fixed light, possibly where this was originally a vertical sliding sash that has been adapted.
- 3.6.6 The first floor north side window to the two storey block is a double glazed uPVC unit in a timber sub frame as noted for the west side of the building. There are a similar arrangement to both to the bay window and the first floor window in the east end of the two storey block.
- 3.6.7 The glazing to the main conservatory, as well as the swimming pool plant room, has been described previously.
- 3.6.8 The first floor window on the south side of the two storey part is a double glazed uPVC unit in timer sub frame where the opening has been altered to suit.
- 3.6.9 In the east wall of the three storey section, where this abuts the two storey part, there is a small metal casement within a timber sub frame.
- 3.6.10 There is a staircase window in the south side of the three storey block that is largely a single glazed fixed light unit with a dormer type top where it projects in to the lower part of the mansard.
- 3.6.11 In the south side of the service block, towards the east end, there are single glazed metal frame Crittal type windows within existing openings to ground and first floors.
- 3.6.12 The first floor window in the west end of the service block is a double glazed uPVC unit within a timber sub frame, as seen elsewhere. At ground level, to the west end of the service block, is a double glazed window with a large fixed light beside a horizontal tilt and turn unit. Also in this wall, adjacent to the entrance door, is a former single glazed vertical sliding sash window of a one-over-one pattern arrangement.
- 3.6.13 To the south section of the west elevation of the service block there is also a small fixed light window with a ventilator grille within it.
- 3.6.14 To the side of the garage there is a modern standard joinery storm proof casement.

3.7 Doors

- 3.7.1 To the front of the garage there are two modern metal panel pattern up-and-over doors, hung within timber frames.

- 3.7.2 The door to the service block corridor is a standard four panel door in a timber frame.
- 3.7.3 The door to the entrance hall on the north side is a low quality door that has a curved head with six pane glazing in the top, none of which carries a safety mark and vertical boards to the bottom. This is fitted with modern brass knobs and similar fittings.



Fig 3.7.3: Entrance hall door

- 3.7.4 On the south side of the wrap round eastern conservatory there are a pair of full height double glazed doors that were not accessible due to severe overgrowth of plants externally.

4 INTERNAL INSPECTION

4.1 Entrance Hall



Fig 4.1: Entrance Hall, looking to rear

- 4.1.1 This is approached through the door on the north side of the building in the three storey section. At the back it connects with the east end of the serviced corridor and from here the stairs ride to the first floor.
- 4.1.2 The floor is a suspended timber structure covered with fitted carpet and slopes up from the door for approximately 3.0 m before levelling out.
- 4.1.3 The external walls and that to the east end block are of construction, where it can be seen these have been re-plastered up to approximately 1.0 m above floor level, suggesting that this has been tanked or water proofed. The internal walls are of hollow construction, possibly being a mixture of modern and more traditional lath and plaster types.

- 4.1.4 The ceiling is a flat soffit of plasterboard on the underside of what would appear to be fairly modern floor joists on either side of a dropped beam that spans across the room in an approximately central position at the base of the staircase.
- 4.1.5 Opening off this room to the ground floor northwest room is a simple six panel door of a style suggesting the early to mid 19th C that is hung on a pair and half of butts. The door to the east ground floor room is a simple six panel door of a style and form suggesting a dating to the late 19th C and is hung in a door lining and door case through the former wall thickness. Opening in to the cloakroom lobby is a simple six panel door of indifferent quality of late 19th C appearance and form. To the rear of the hall is a four panel door to the service corridor of a style to the late 19th or early 20th C.

4.2 Ground Floor Northwest Room



Fig 4.2: Ground floor northwest room

- 4.2.1 This has a suspended timber floor, but to which very little access was possible due to it being covered by a large pile of scrap furniture and timber and so could not be inspected.

- 4.2.2 The wall, where visible or accessible because of the same reason as the floor, were modern hollow lined construction to the interior and the face of the exterior walls are as described for the entrance hall.
- 4.2.3 Running up the wall to the ground floor southwest room is a chimneybreast, where to the right hand side is a recess with shelving in it.
- 4.2.4 A timber beam, with simple splay to each side and a stop at each end, spans across the room. This is of a style that could suggest a dating to the late 18th C or early 19th C.
- 4.2.5 The ceiling is a flat soffit of plasterboard as seen where the skim has popped off of nail heads. There is damp ingress over the bay window to the west end.

4.3 East Ground Floor Room



Fig 4.3: Ground floor east room

- 4.3.1 This has a suspended timber floor covered with painted boarding approximately 120 mm wide that would suggest a dating to the late 19th or early 20th C. No adequate sign of sub-floor ventilation was seen externally and therefore similar comments apply to this as made for the entrance hall floor.

- 4.3.2 The walls are of solid construction with fairly deep painted timber skirting boards to the base. Where the bay window has been formed at the east end a seat has been formed in that area.
- 4.3.3 There is damp entry into the base of the wall all the way along and particularly showing where this is disruption of the decorations towards the abutment to the west end block.
- 4.3.4 In the south wall there is a small fire opening positioned over a modern polished marble hearth with a modern reproduction timber fire surround that has a polished marble inset and plate glass top to the mantle shelf.
- 4.3.5 The window on the north wall has a fairly plain set of shutters fixed to the inside of the reveal in to a shutter box.
- 4.3.6 Around the perimeter of the room there is a deep plain curving cornice rising from a timber picture rail to moulded reeded bead line around a flat central soffit. This is of a style and form that is very typical of a style suggesting a dating to possibly the late first or early second quarter of the 20th C.
- 4.3.7 Opening out of the room at the east end of the south side are a pair of modern standard joinery single glazed French doors.

4.4 South Side Conservatory



Fig 4.4: South side conservatory

- 4.4.1 The interior of this is typical of a late 20th C addition, where the floor is of solid construction covered with large format ceramic tiles.
- 4.4.2 The walls to the house have all been rendered and painted with a modern standard joinery ogee profile skirting board to the base. Supporting the uPVC framing to the perimeter the walls are apparently of cavity construction in brickwork and are capped with modern quarry tiles a form of cill.
- 4.4.3 The ceiling is the underside of the glazed roof above.

4.5 Cloakroom Lobby



Fig 4.5: Cloakroom lobby

- 4.5.1 This has a step over threshold from the conservatory on to a suspended timber floor, which is probably much as that described below the entrance hall, and about which similar comments apply.
- 4.5.2 The walls are of solid construction that are partially lined with vertical timber dado boarding.

- 4.5.3 The ceiling is a skelining on the south side, where this follows the underside of the roof slope, to a flat soffit over the remainder of the room.
- 4.5.4 Leading off this room to the cloakroom is a simple four panel door.



Fig 4.6: Ground floor cloakroom

4.6 Ground Floor Cloakroom

- 4.6.1 The floor is approximately 75 mm up from that of the lobby floor on to a suspended timber structure and similar comments apply to this as made for that in the hall.
- 4.6.2 The walls are of solid construction, partially covered with timber panelling.
- 4.6.3 The ceiling is a skelining o plasterboard.

4.7 Ground Floor Southwest Room



Fig 4.7: Ground floor southwest room

- 4.7.1 This has a suspended timber floor structure that as that noted elsewhere on the ground floor and about which similar comments. Due to the amount of stored material in this space a full inspection of this area was not possible.
- 4.7.2 The walls are of solid construction.
- 4.7.3 Running up the wall to the northwest ground floor room is large chimneybreast with a modern brick fire opening in the base, with tile dressed detail over the front and decorative brickwork surrounding a small brick fire opening positioned over a stone slab base and concrete forward hearth. The style of this would suggest a rebuilding in the 1960's or possibly the 1970's.
- 4.7.4 To the right hand side of the firebreast is possibly a blocked-up doorway to the northwest room. That would correspond with the position of former rear door to the cottage, which would have been opposite the original front door.
- 4.7.5 The ceiling is a flat soffit of plasterboard as can be suggested by the hairline cracking on the joints.

4.8 Service Corridor



Fig 4.8: Service corridor

- 4.8.1 This is effectively in three sections where it extends from the entrance lobby at the west end, along the north side of the service block and the south side of the house, to a lobby at the east end to the entrance hall and the swimming pool plant room and where a door leads out to the garden.
- 4.8.2 The floor through most of its length is of stone slabs
- 4.8.3 The walls are all of solid construction.

- 4.8.4 The ceiling over the west end lobby is a flat soffit. The ceiling to the centre part of the corridor is a skelining where it slopes down from the south side roof to the main house wall from a flat soffit in the upper section.
- 4.8.5 The internal door leading off this is a partially glazed panel door to the plant room at the east end. There is a simple four panel door to the central part of the lobby at the east end and a six panel door to the entrance hall. A four panel door enters the service wing proper and then a modern standard joinery external small pane glazed door. A further simple four panel door opens in to the under stairs cupboard.

4.9 Swimming Pool Plant Room



Fig 4.9: Swimming pool plant room

- 4.9.1 This appears to have been built as a plant room for the swimming pool, the remains of which are in the garden and this space contains an oil fired boiler as well as a filtration plant and is a very utilitarian space. It is possibly a 20th C rebuild of an earlier greenhouse.

- 4.9.2 The floor is a solid construction in two sections.
- 4.9.3 The walls are a mixture of construction where to the outside is of brickwork possibly cavity construction supporting glazed external uPVC framing above and a DPC built in this approximately four courses above the floor level. The internal walls are those to the main part of the service block, are all in brickwork.
- 4.9.4 The ceiling is a skelining of translucent sheeting, generally as that noted for the conservatory.

4.10 Service Block Ground Floor East Room



Fig 4.10: Service block ground floor east room

- 4.10.1 This is approached through the service block southwest ground floor room on to a solid floor covered with vinyl sheeting, partially covered with debris and so a full inspection of this was not possible.
- 4.10.2 The walls are of solid construction with painted plaster.
- 4.10.3 The ceiling is a flat soffit of plasterboard or similar.

4.11 Service Block Ground Floor West Room

- 4.11.1 The floor is as that described for the southeast room and about which similar comments apply. The exception is a section on the south and west side that is a suspended timber structure. The floor was mostly covered with stored material so a full inspection of this was not possible.



Fig 4.11: Service block ground floor west room

- 4.11.2 The walls are all of solid construction partially covered with ceramic tiling.
- 4.11.3 Positioned against the south wall is a Stanley cooker from where the flue runs up through the ceiling.
- 4.11.4 Leading off this area, in the southwest corner, is a simple four panel door to a larder.

4.12 Service Block Larder

- 4.12.1 This has solid floor of concrete.

- 4.12.2 The walls are hollow lined, probably of plasterboard or similar.
- 4.12.3 The ceiling is a flat soffit of what would appear to be polystyrene slabs supported on timber battening, probably closing of a roof void above.

4.13 Stairs from Ground to First Floor

- 4.13.1 These, as previously mentioned, rise from the back part of the entrance hall and are a timber structure of a traditional form that has been fully closed in below and so a full examination of these was not possible.



Fig 4.13: Stairs from ground to first floor

- 4.13.2 They rise from short flight at the base to a quarter space landing from where they then return as a straight flight to a higher quarter space landing, with a further return to the first floor. Running up the wall side of the staircase is a modern stair lift.
- 4.13.3 The walls up through the stairwell, are of solid construction on the ground floor and hollow construction at first floor level internally, but the external walls are all of solid construction.

- 4.13.4 Over the head of the upper part of the staircase is the curving section of ceiling to the underside of the staircase window roof
- 4.13.5 The window glazing has large panes of glass fitted internally as a form of secondary double glazing.

4.14 First Floor Landing



Fig 4.14: First floor landing

- 4.14.1 This is a suspended timber structure covered with painted softwood boarding that runs from the head of the stairs at the back to an area over the front (north). As it changes direction in a position approximating to the beam running across the ground floor entrance hall ceiling level, there is a distinct slope in the floor to the north side.
- 4.14.2 Adjacent to the head of the main stairs there is a chimneybreast running up the east wall where there is a closed up fire opening in the base. This relates to that seen externally running up the east gable of this section of the house and terminating at verge level.

- 4.14.3 The walls are of solid construction to the exterior and hollow to the interior.
- 4.14.4 The ceiling is a flat soffit and over the position of the change in the floor level there is a dropped beam
- 4.14.5 From the northeast corner the stairs rise to the second floor from a low landing to the east bedroom. Opening off this area are fairly simple four panel doors to the bedrooms on this level as well as small cupboard under these stairs.

4.15 Service Block First Floor Access Corridor



Fig 4.15: Service block first floor access corridor

- 4.15.1 Leading off the west side of the landing is a short length of corridor that runs south in to the high level link to the upper floor of the service block.
- 4.15.2 This has suspended timber floor, similar to that in the landing.
- 4.15.3 The walls are a mixture of hollow partition walls and vertical board timber walls that have been painted.
- 4.15.4 The ceiling is a flat soffit.
- 4.15.5 Opening off the landing end of this is a small linen cupboard with a simple four panel door to the front and a door to the first floor southwest room.

4.16 First Floor Southwest Room



Fig 4.16: First floor southwest room

- 4.16.1 The floor is suspended timber structure covered with fitted carpets.
- 4.16.2 The walls, as previously noted, are solid construction to the exterior and hollow construction to the interior around the chimney breast.

4.16.3 Running up the wall to the northwest first floor room is a chimney breast with a cupboard in the former fire opening in the base.

4.16.4 The ceiling is a flat soffit.

4.17 First Floor Northwest Room

4.17.1 This has a suspended timber floor.



Fig 4.17: First floor northwest room

4.17.2 The walls are of solid construction to the exterior and hollow to the interior.

4.17.3 Running up the internal wall to the southwest room there is a chimneybreast with a cupboard formed in the base where there was probably a fireplace previously.

4.17.4 The windows are fitted with internal secondary double glazing.

4.17.5 The ceiling is a very flat and even soffit of plasterboard or similar.

4.18 First Floor Bathroom

4.18.1 The floor is a suspended timber structure covered with cork tiles.



Fig 4.18: First floor bathroom

- 4.18.2 The walls are a mixture of solid and hollow construction that are mostly covered with glazed ceramic.
- 4.18.3 The ceiling is a flat soffit of plasterboard.
- 4.18.4 All the fittings have been removed from this room.

4.19 First Floor Stairs to East Bedroom

- 4.19.1 The east bedroom is approached by a short flight of steps up to a small and is of timber in a straight flight that is covered with carpet. This has a balustrade on either side of a style typical to the early to mid 19th C with turned newels and square balusters under a moulded timber handrail. From the landing another set of stairs rise to the second floor.
- 4.19.2 The door lining to the east bedroom from the approach stair landing is fairly plain with a simple four panel door within it.



Fig 4.19: Stairs to east bedroom

4.20 First Floor East Bedroom

- 4.20.1 The bedroom floor is a suspended timber structure with softwood boards approximately 120 mm wide and similar to that on the east ground floor room.
- 4.20.2 The position of the beam across the ceiling below this floor probably corresponds with where a room dividing walls have been removed both at this level and below. This would correspond with the blocked windows seen in the north wall when this was probably opened-up to form large single rooms at each level.
- 4.20.3 The walls are all of solid construction with a finish of embossed decorative wall paper.

- 4.20.4 The ceiling is in two sections on either side of the dropped beam, where on the west side this has is a large coved section running up from a high level picture rail to a flat central soffit. Then on the east side of the beam there is a dropped flat soffit, with no perimeter coving.



Fig 4.20: First floor east bedroom

- 4.20.5 Fixed on the wall to the stairs at the east end is a bracketed wash basin of a somewhat vintage form.

4.21 First Floor Link to Service Block

- 4.21.1 This has a suspended floor where it passes through this area and is in poor condition. It shows much signs of previous repairs to the surface and has a certain amount of flexion within it.
- 4.21.2 The walls are all of hollow construction, showing much signs of damp ingress and related problems of deterioration and decay.



Fig 4.21: First floor link to Service block

- 4.21.3 The ceiling is a flat soffit possibly of lath and plaster with much signs of damp ingress and surface damage within this.
- 4.21.4 In this area there are some kitchen type fittings, including stainless steel single drainer sink with mixer tap over it, all mounted on very insubstantial bases.

4.22 Service Block First Floor East Room



Fig 4.22: Service block first floor east room

- 4.22.1 The floor is a suspended timber structure covered with fitted carpet, which has been disrupted and part removed in the southwest corner where it can be seen to be of softwood floor boards over joists.
- 4.22.2 The walls are of solid construction.
- 4.22.3 The ceiling is skellings on either side that run up to a flat.

4.23 Service Block First Floor Bathroom and Lobby

- 4.23.1 This part of the building contains a lobby and small bathroom area that has been divided off from the larger area.
- 4.23.2 The floor is of chipboard.
- 4.23.3 The walls are of low quality partitioning internally and solid to the exterior, finished with a mixture of materials including decorative wall paper, ceramic tiling etc.



Fig 4.23: Service block first floor bathroom

- 4.23.4 The ceiling is a skelining on either side with a traditional single glazed metal skylight.
- 4.23.5 Internal doors are all 1950's pattern four panel doors of plywood.
- 4.23.6 Sanitary fitting comprise; enamelled cast iron bath with hardwood side panel and low level WC suite.

4.24 Service Block First Floor Southwest Room



Fig 4.24: Service block first floor west room

- 4.24.1 In general terms this is similar to the first floor east room, where the floor is of chipboard and partially carpeted.
- 4.24.2 There is small bracketed wash basin, which is in very poor condition.

4.25 Stairs from First to Second Floor

- 4.25.1 These rise from the landing to the east bedroom as a set of winders and that turn to become a straight flight to rise to the floor above.
- 4.25.2 The walls to the stairwell are of timber boarding to the lower sides and then are topped at high level with a balustrade, which then continues to the landing of a similar nature to that noted on the lower part.



Fig 4.25: Stairs from first to second floor

4.26 Second Floor Landing

- 4.26.1 This is a fairly small space at the head of the stairs that has a suspended timber floor covered with fitted carpet.
- 4.26.2 The walls are all of fairly modern hollow construction to the interior.
- 4.26.3 The ceiling, which extends over the head of the stairs, is a flat soffit.
- 4.26.4 All the doors opening off this landing are fairly simple panel doors.

4.27 Second Floor Southeast Bedroom



Fig 4.27: Second floor southeast bedroom

- 4.27.1 This has floor, walls and ceiling generally as that described for the landing and about which similar comments apply, although on the south side the wall is largely a skelining where this follows the underside of the lower mansard roof slope.
- 4.27.2 Running up the east wall is a chimneybreast, as that noted externally, with a small fire opening in base that has a tiled surround and mantle shelf over it. This of a style and form that suggests a dating to the 1930's or 1950's.
- 4.27.3 The main ceiling is a flat soffit.

4.28 Second Floor Southwest Room

- 4.28.1 The floor is a suspended timber structure with softwood boarding approximately 200 mm wide that has wear and tear to the surface, but not exceptional.
- 4.28.2 The walls and ceiling are generally as those described for the second floor southeast bedroom and about which similar comments apply.



Fig 4.28: Second floor southwest bedroom

- 4.28.3 Running up on the wall to the northwest bedroom is a large chimneybreast where a cupboard has been formed in the base.

4.29 Second Floor Northwest Bedroom

- 4.29.1 In terms of floor walls and ceiling, this is generally as that described for the southwest bedroom and similar comments apply.

4.30 Second Floor Bathroom

- 4.30.1 This has a suspended timber floor covered with chipboard topped with cork.
- 4.30.2 In the east wall there is small service cupboard that shows where the facing wall is modern structure with a storage space behind that to the wall to the main building beyond.



Fig 4.30: Second floor bathroom

4.31 Roof Space over the Three Storey House Section

- 4.31.1 This is accessed by a lift out panel in the ceiling over the top floor landing and which gives in to the upper part of the mansard roof.
- 4.31.2 This roof is framed-up in such a style to suggest construction in possibly the 1920s or 1930s, where all the timbers have been cut on power band saws as judged by the kerf marks on the sides.
- 4.31.3 The slates are on timber batons over the rafters and there is no sarking to the underside of those, which would suggest it has not been stripped and re-slatted since it was formed.
- 4.31.4 The west end has a brickwork gable, where these are of a type and form as could be expected for the suggested date of the roof with the bricks laid in Flemish bond. The east gable, which sits over and primarily to the south side of the head of the east two storey roof, is timber framed.



Fig 4.32: Three storey roof looking to east gable

- 4.31.5 There is a small opening in to the roof space in the northeast corner of the roof space, under the east gable framing, that connects to the roof void to the east two storey section.
- 4.31.6 The large chimney stack that runs up through the building in the centre, towards the west end, shows where this has been built in two vertical sections. These relate to what would have been the stacks to the south and north rooms, indicating a difference in construction dates.
- 4.31.7 In the west gable there is a large ventilator grille fitted.

4.32 Roof Space over the Two Storey House Section

- 4.32.1 From the limited viewing of this that could be seen from the threes storey roof space, this has a central queen post timber truss that appears to be formed of small and somewhat insubstantial timbers. At the east end there are hip rafters to each corner of the roof. The whole of this arrangement has the appearance of an early to mid 19th construction.



Fig 4.33: Two storey roof

- 4.32.2 The principal rafters to the truss are only slightly larger than the common rafters and onto which there is a small diagonal brace at low level and a high level collar.
- 4.32.3 The roof covering have been under laid with bituminous sarking felt, suggesting that this has been re-roofed within the last 40 - 50 years.

4.33 Service Block Roof Space

- 4.33.1 This is accessed by a small lift out hatch in the ceiling over the first floor east room, which gives in to a small void above. In this it is seen that the roof structure has been under boarded and in to which the room extended before the insertion of a modern ceiling.

5 DESK TOP STUDY

5.1 Map Study

- 5.1.1 The Andrews and Dury map of 1773 is a small scale if Wiltshire that shows some features and buildings in the more rural areas, but not to any accuracy. In Coombe Bissett there are some more notable structures, such as the church are readily identifiable, but other buildings and plot should be considered as being representational and not necessarily an accurate indication. There are no buildings shown that would correspond with the Old Vicarage as seen on later larger scale or detailed mapping



Fig 5.1.1: Andrews and Dury 1773 map extract

- 5.1.2 The Tithe map of the area from the 1840s is the first large scale map that buildings and site boundaries with a reasonable form of accuracy. This shows Old Vicarage with a plan form not dissimilar to that of the main house as it is now seen with a west end section that is wider than that to the east. In the return to the two parts is a smaller part of the structure that would correspond to the area that is now the ground floor cloakroom lobby.
- 5.1.3 On this map the plot does not extend to the east or southeast to the extent now encompassed and there is a small building in the southwest corner of the site. Because it is shown as it is it can be suggested that the house and grounds was not historically church owned property and thus exempt from tithe payment.



Fig .5.1.2: 1840s Tithe map extract

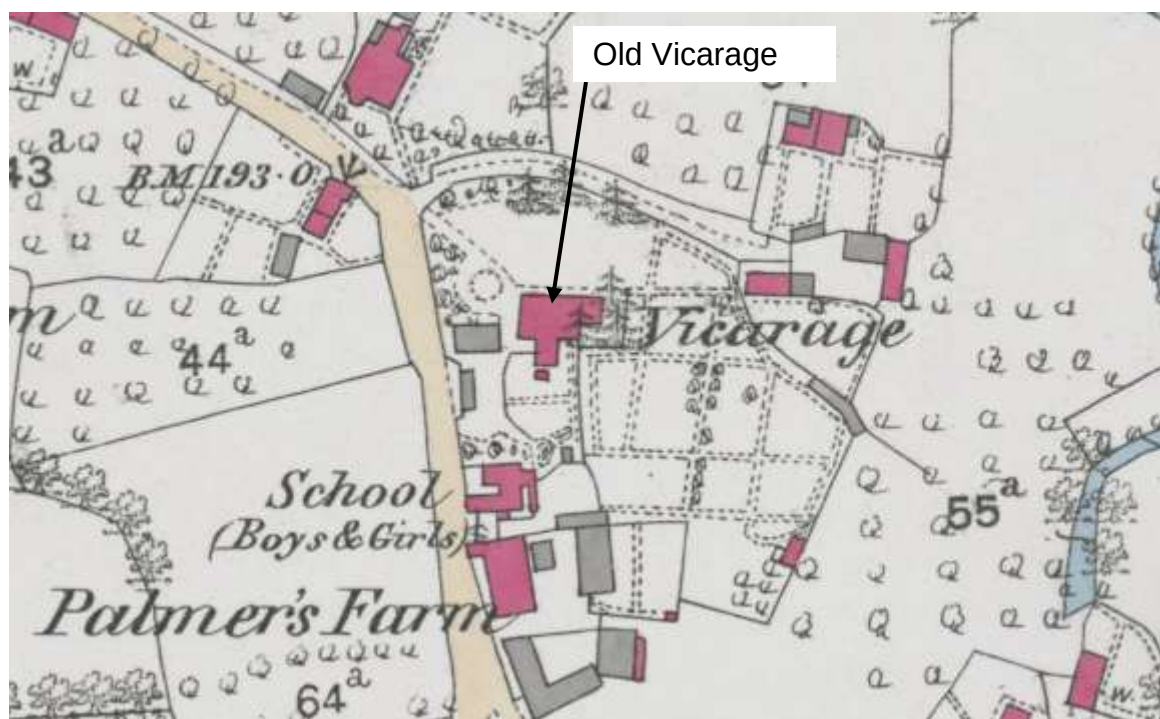


Fig 5.1.4: 1887 OS 25" scale map extract

- 5.1.4 The first accurate mapping of the site is the 25" to the mile Ordnance Survey (OS) map that was published in 1887. This shows the main part of the house in a similar configuration to that on the Tithe map, but with a rectangular extension projecting out from the south side. The building to the southwest, shaded grey is that shown on the earlier map and may have been a stable, carriage house or similar.
- 5.1.5 Around the house the gardens have been greatly enlarged to include the land to the south where there is now also the village school that has replaced the previous building on that part of the site. The majority of the grounds is shown in a manner typical of country house garden.

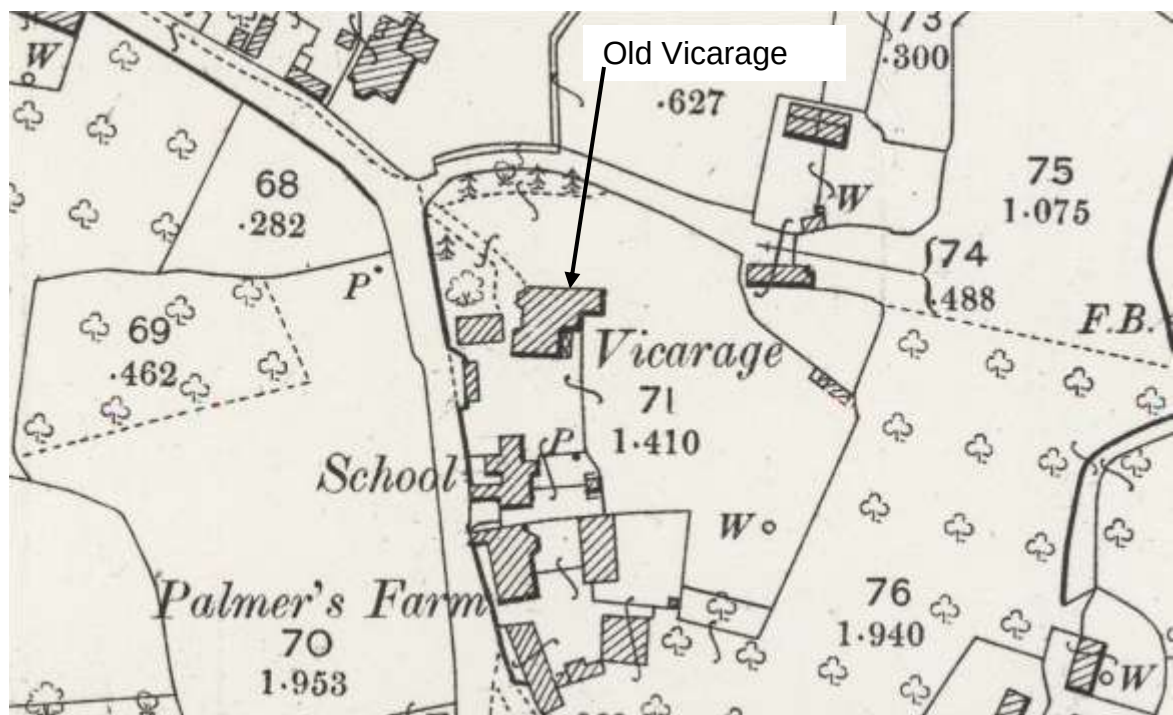


Fig 5.1.6: 1901 OS 25" scale map extract

- 5.1.6 By the time of the 1901 edition of the 25" scale map the small side extension seen on the previous survey has been replaced with a new addition that reflects the shape, size and position of the present service block. At the east end of this new part is a small greenhouse that would correspond to what has been rebuilt as the swimming pool plant room. On the west end the north side bay window is shown
- 5.1.7 Externally the plot appears to be much as it was previously, but due to a change in mapping technique not so much detail is shown. The drive still enters the site from the corner on the junction between Homington Road and what is now called Water Lane.

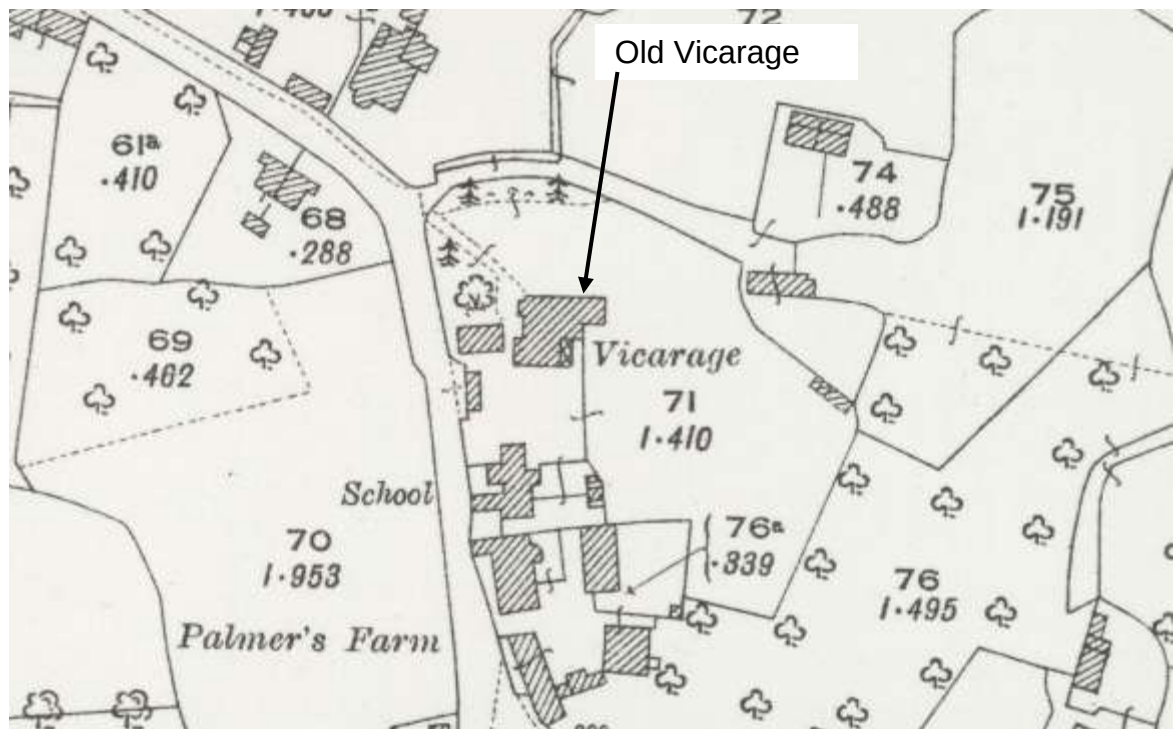


Fig 5.1.8: 1925 OS 25" scale map extract

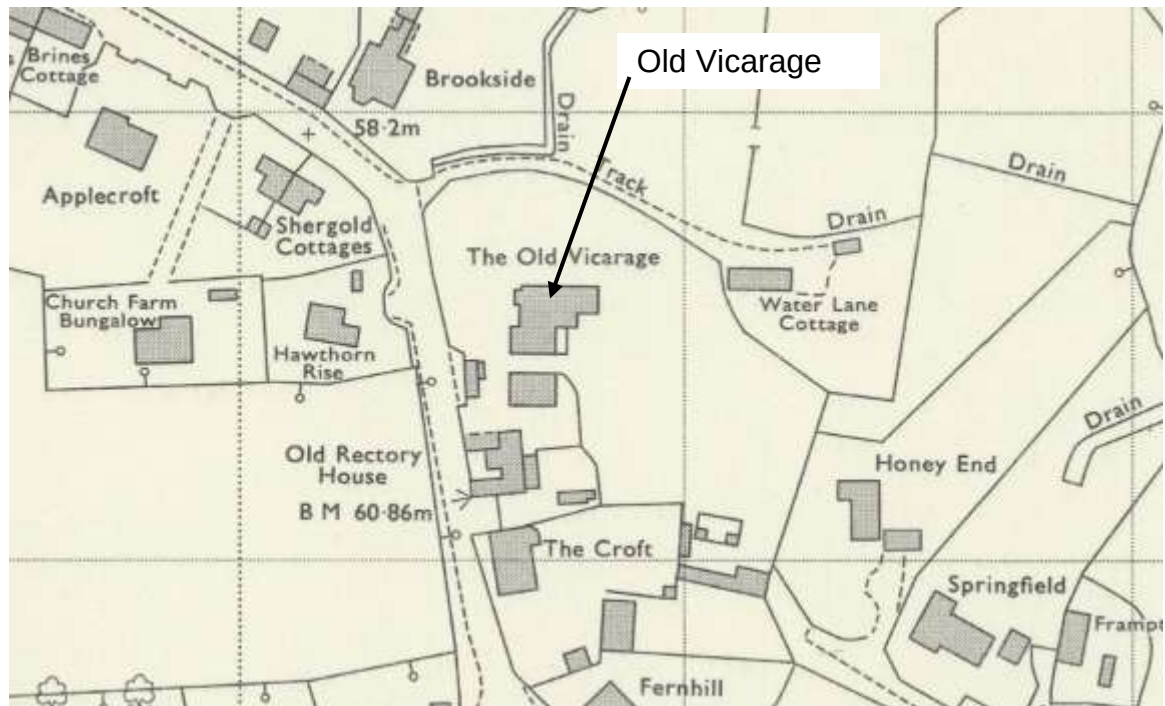


Fig 5.1.9: 1974 OS 1 - 2500 scale map extract

- 5.1.8 The 1925 25" scale OS map shows little change to the house, in its plot, much as that seen on the previous edition.
- 5.1.9 By the time of the 1974 edition of the metric 1 – 2500 scale OS map there is little difference in what can be seen to the earlier mapping. To the south there is the first part of what is now Vicarage Cottage.

5.2 Documentary Material

- 5.2.1 As with the majority of rural properties there is no concise documentary material to help show the development of this house.

5.3 Oral History

- 5.3.1 There is no oral history associated with this site.

6 PROPOSED WORKS

6.1 Description of works

- 6.1.1 It is proposed to demolish the present house and erect a new dwelling in a position that is mostly on the footprint of the main part of the existing building, with a slight overlap on the north side. A new garage block is proposed to be erected close to the boundary to Water Lane, with the existing building in the southwest corner of the site being removed.
- 6.1.2 Access to the site is to maintain the present route from the existing entrance adjacent to the junction of Water Lane and Homington Road, between the two large and mature plane trees that are to be conserved. The drive will then curve around to the new garage block.

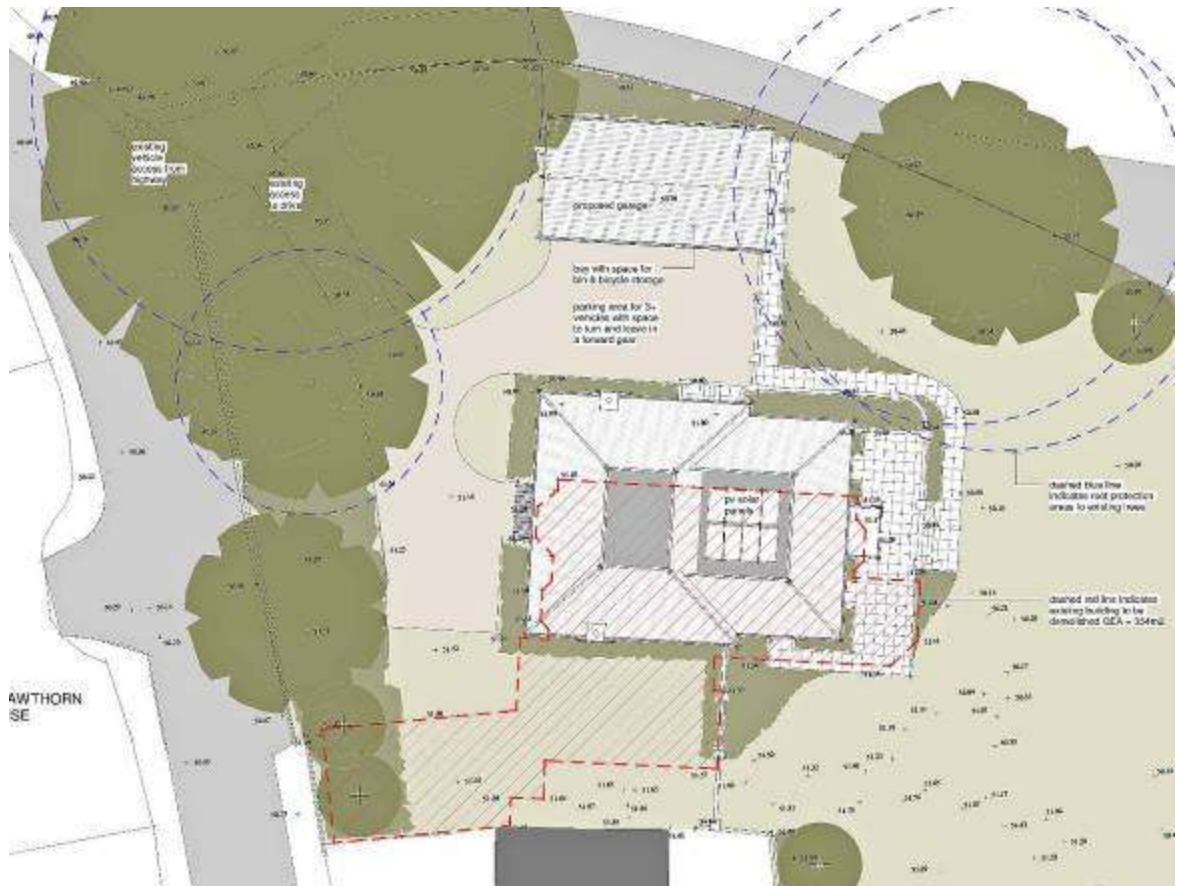


Fig 6.1: Propose house siting and existing footprint (red dashed line)

- 6.1.3 It is proposed that new house will be built using traditional materials that are in sympathy and relate to a vernacular pallet as can be seen employed within other

adjacent properties. This will a distinct benefit and improvement to the conservation area with the removal of those within the present house with the rendered and panted facades compared to the use of local bricks.

- 6.1.4 In its positioning the new house will not adversely impact on listed buildings in the vicinity. Of these, Brookside, is the closest and which lies to the west of the site entrance and which is not visible from the site of the proposed house due to the existing natural tree and shrub screening. Somewhat further away to the west is The Brines, which cannot be visually related to the new house and with the increased distance will not be affected in any manner. There are also two further listed buildings that lie even further away to the south where through a combination of topography and intervening buildings do not relate to this site in anyway.



Fig 6.1.4: Relationship to listed building

7 HISTORICAL ANALYSIS

7.1 Building Construction

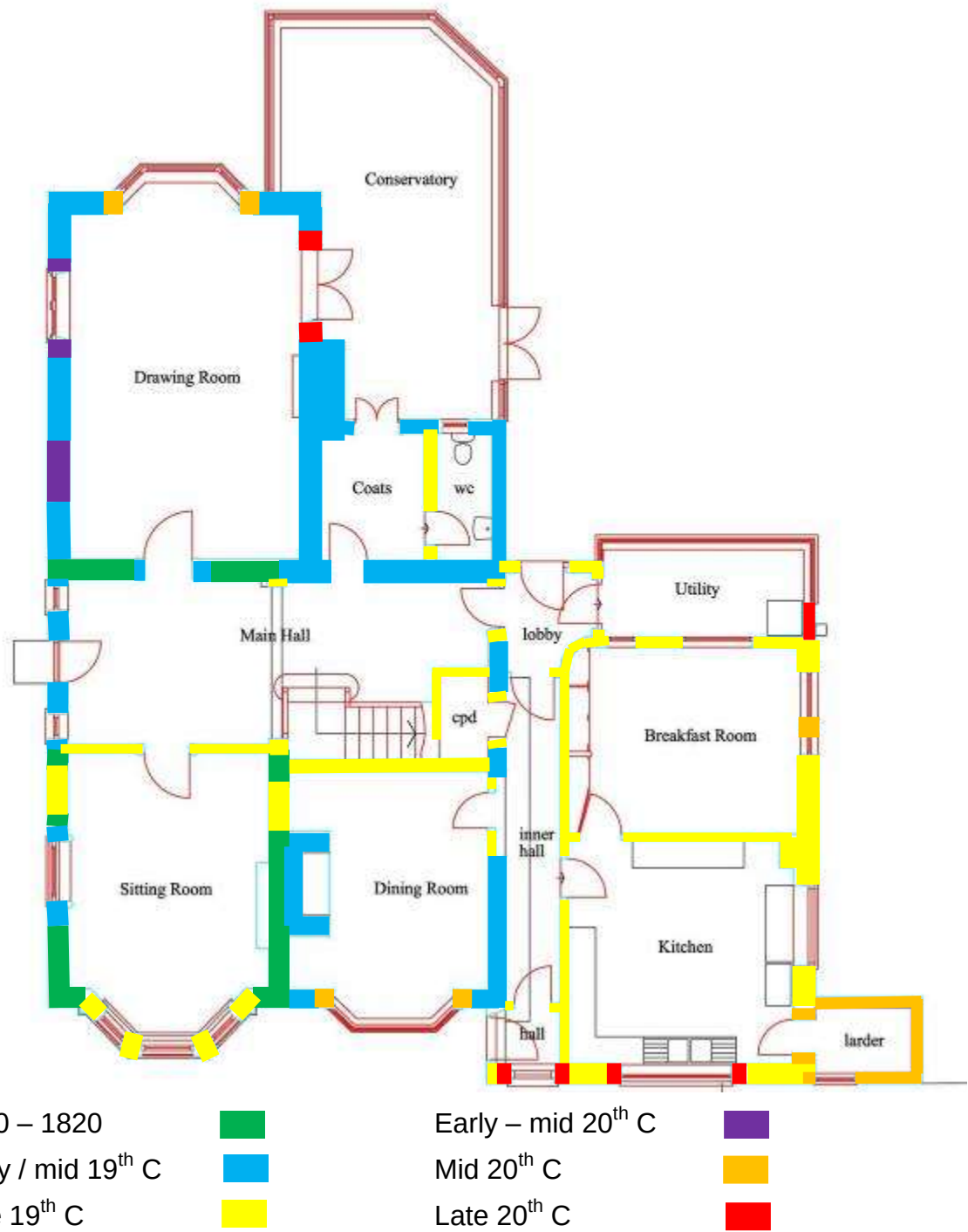


Fig 7.1: Phase floor plan (nts)

- 7.1.1 The earliest part of the Old Vicarage is seemingly the section forming the northwest part of the main part of the house, as can be suggested by the window pattern at first floor level on the north side. These windows have curved heads of type, when dating purely stylistically could suggest a built date somewhere in the period 1790 – 1820 during what was the early stage of the Gothic revival period.
- 7.1.2 This would have been a simple two up and down cottage with a central front and back door arrangement as can be seen by the closed-up doors within the remaining fabric. When this is considered in conjunction with the quality and form of the brickwork this appears to have been of a fairly average building standard for a rural location at that time.
- 7.1.3 This small cottage was evidently then enlarged in the early 19th C as suggested by the form of construction used within the main and as indicated by items such as door and window heads. The framing of the roof over the two storey east section is of a form that could be considered as typical for that period.
- 7.1.4 This initial enlargement provided a new wing on the east end and a parallel block across the south side of the original cottage with a small link section on the east end. The east wing probably contained at least two rooms per floor as can be suggested by the ceiling beam arrangements as well as where windows have been closed-up. In the parallel range a kitchen was probably formed as can be suggested by the size of the fireplace in what is now the southwest room and how the chimney stack in the roof space shows how it was built in two sections.
- 7.1.5 What may have been a further form of service wing was had been added by the OS map of 1887, projecting out to the south from the new kitchen part. There is now no evidence for this within the building apart from a slight inset to the door opening from the service corridor into the southwest ground floor room.
- 7.1.6 In the very late 19th C the house evidently underwent a significant remodelling with the removal of the earlier service wing and the building of a large addition for that purpose on the south side. This was built as a distinct extension to the earlier building, where it takes support from it, with a long valley gutter between the two parts. This may originally have had an internal staircase to the first floor, but that cannot be confirmed.
- 7.1.7 At this time the earlier part of the house was significantly rearranged on the ground and first floors. The entrance hall was greatly enlarged with a new staircase, as indicated by its style and form, introduced in the rear southwest corner and which then rises against the south wall. A new and large landing was then created at first floor level, with a likely adjustment to the access to the east rooms.
- 7.1.8 The next major addition is seemingly the addition of the mansard roof over the west main part of the house in the early part of the 20th C, which removed any earlier roof structure over this part and introduced a complete new one on top of the walls below. A photograph of the house, possibly dating to about 1915 – 25 as suggested by when the named publisher was known to be working, shows this

structure in place. That would also relate to the type and form of the timber roof structure that can be seen as well as the style of other features such as fireplace surrounds.

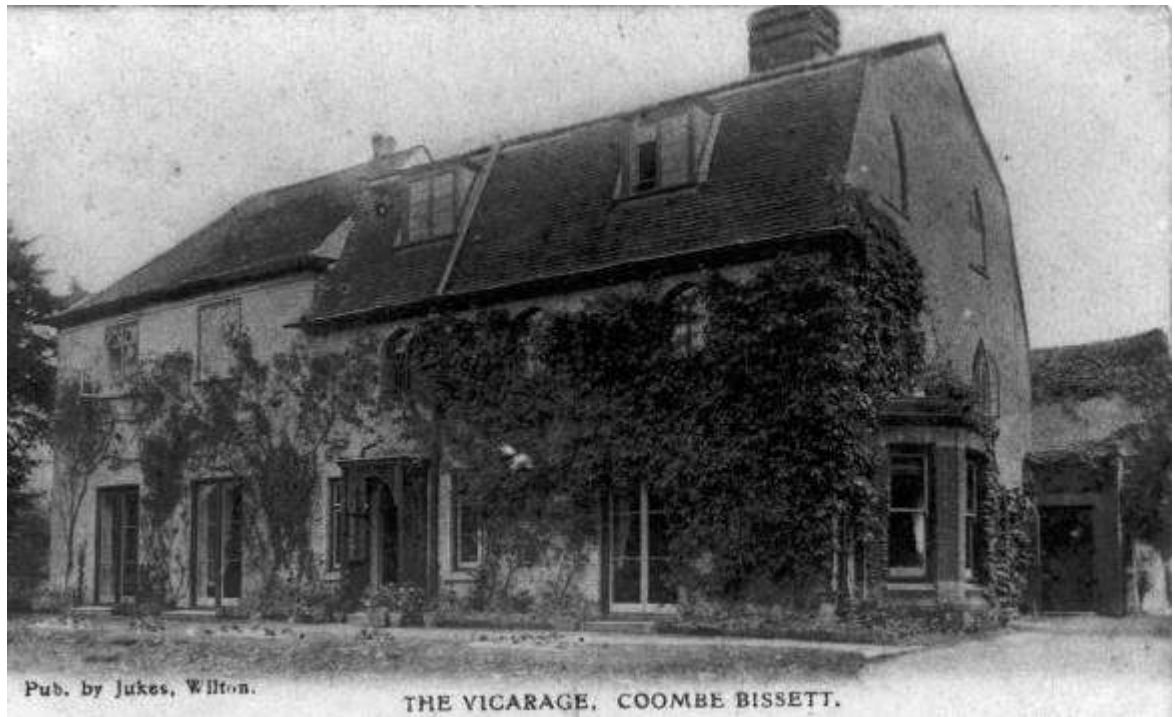


Fig 7.1.8: The Old Vicarage circa 1920

- 7.1.9 In this photograph can be seen the fenestration pattern for the north side of the house, which indicates this was orientate to look over the gardens in that direction. In the west wall the windows are more distinctly pointed than those at first floor on the north side, which indicates a change in building style for the later work.
- 7.1.10 On the south side of the house the staircase window would have been installed as part of the works to the new floor, where it continues up into the lower slopes of the south side mansard and where its glazing pattern is redolent of the period.
- 7.1.11 As the 20th C continued other alteration and adaptations were made to the house. Of these was the closing up of windows in the north wall of the east two storey section of the house, as well as the reduction of French doors to become sash windows on this elevation. It is also most probable that the first floor link corridor was inserted between the main house and the service block was formed during this period to provide some staff accommodation as suggested by the form and level of fit-out seen within it.
- 7.1.12 In perhaps the third quarter of the 20th C an addition in the form of a larder was added on the southwest corner of the service block. Then at the east end of the

two storey block was added a bay window with another built of the west wall of the southwest ground floor room.

- 7.1.13 Then in the last one or two decades of the 20th C the large south side conservatory was added along the south side of the two storey east part and, possibly at the same time, the earlier greenhouse on the east end of the service block as rebuilt as the swimming pool plant room.
- 7.1.14 Other works included changing almost all the windows around the house to uPVC double glazed units, some of which are in timber sub frames. This included the adaptation of all the upper level windows openings in the west elevation of the house to squared shapes to suit the modern glazing. It is likely that this also necessitated the rendering of the walls to disguise the building alterations and the subsequent decoration with cement and plastic based paints.
- 7.1.15 Internally the house has been much modified and adapted in the 20th C a can be seen with the insertion of modern stud partition walls, the replacement of ceilings with plasterboard almost all the way through and where floors have been restructured with modern timbers and chipboard flooring. Where internal kitchen and sanitary fittings survive these are generally from the late 20th C, along with the decorations.

7.2 Historic Impact

- 7.2.1 Please note that clarification of some aspects of this section can be derived if it is read in conjunction with the condition survey that has been undertaken and which forms part of this planning application.
- 7.2.2 The Old Vicarage has origins in the very late 18th or early 19th C, but of which relatively little material remains that is readily visible. Of this the upper part of the north wall to the main part of the house is probably the most architectural significant. Much of this is marred by external coatings of render as well as cement and plastic based coating that have altered its visual character.
- 7.2.3 Internally the oldest part of the house has been much changed from its original form, together with much historic fabric by the way it has been altered and adapted by later occupants of the property to suit their need, tastes styles for a particular time. As such little regard was given as to how this might affect what we now perceive as heritage, but was then just old and inconvenient.
- 7.2.4 With the succession of changes that have been applied to the structure there has been a continued loss and change to the fabric and the materials that have been employed at a particular time or phase in the life of the building. This has resulted in a house that has a somewhat discordant plan on each floor, which has little relation to the phases within which it has developed.

- 7.2.5 Externally it has no coherent appearance and very little that can be considered as being of architectural merit. From the west end, facing the road it has a heavy and monolithic appearance that is completely alien in form and bulk to anything else in the Combe Bisset conservation area and certainly none of the neighbouring properties.
- 7.2.6 When the two storey east section is seen together with the three storey west part there is a very noticeable visual imbalance between the two as can be readily seen from Water Lane to the north. Due to the slightly elevated position of the house, relative to this viewing position, the difference in the visual mass and bulk of one part and the slightly uneven fenestration pattern of the other highlights the lack of aesthetic relationship between them



Fig 7.2.6: Old vicarage from the north

- 7.2.7 When this building is viewed from other angles around the site there is no consistency of architectural form or style and very little historic construction from before the mid – late 19th C. Much of the building dominated by additions applied in the very late 19th C and the late 20th C, so that when that is combined with the historically recent changes to the fenestration pattern and type the external heritage visual value is extremely limited.
- 7.2.8 A separate report has been prepared on the condition of the property and submitted as part of this planning application and whilst that does not directly address aspects of heritage value it should be considered alongside this historic building assessment. That is because the overall condition of the building is in a very poor, and in some situations it is structurally unsafe, and so that cannot be

ignored as part of this appraisal. There is an identified need to undertake a great amount of work to this building, where much of this is the result of long term structural problems that have arisen from various causes. These range from how the building has been altered and modified in the past with the imposition of an extra floor onto simple cottage walls, though ill considered removal of internal walls and structures, to general historic failure of major supporting elements. To that can be added the long term use of materials that are inappropriate for historic fabric as well as the lack of maintenance exacerbated by poor workmanship.

- 7.2.9 The overall condition of the house is now such that substantial rebuilding and restructuring of it is not just desirable, but is necessary to keep it standing and will involve all its parts. With any work of this nature there will be loss of historic fabric and also the need to comply with current design standards as part of the reconstruction as without it being listed then there will be no potential exempt from Building Regulation requirements. On completion this will remain a building that has little or any significant architectural style and will have lost further part of the little remaining early historic fabric. The resultant effort and cost for all this work to a non listed building is therefore very questionable in terms of the amount of worthwhile heritage that might be retained.
- 7.2.10 The demolition of the present building will result in the loss of historic fabric that ranges from the very end of the 18th C through the latter years of the 20th C, but where the majority is from a period from the very end of the 19th C and later. As a building it has been extremely changed from its original form by past occupiers and now is in a state of repair that will require substantial rebuilding, with associated heritage loss, to keep it standing in the form it is. Therefore, when seen in a wider view its planned loss will be very little removed, in terms of heritage loss, from what would happen through the necessary rebuilding. The main difference will be a new appearing building in a slightly adjusted position.
- 7.2.11 The new house will only be partially visible from Homington Road and more fully seen from Water Lane, as is the present structure. The very obvious difference will be the style, form and overall appearance of the proposed property where this will be of a more traditional form as seen elsewhere in the village, as well as the immediate vicinity. It will be very similar to the large modern house built on the north side of Water Lane called The Glebe, which was approved in 2016.
- 7.2.12 On the south side of the plot the removal of the bulk of the existing house will improve the setting of the cottage on that side and the loss of the garage block from the southwest corner will further benefit it. To the northeast Water Cottage will not be adversely affected by the new siting as there will remain a large gap between them and they will not be readily seen in the same view line.
- 7.2.13 From the site entrance the proposed house will be more in keeping when this is seen with the retained existing trees and natural screening. What will be seen will be a building more recognisable as fitting the village than the existing

7.3 Significance Considerations

- 7.3.1 The Old Vicarage is not a listed building. However, understanding what features are important and to what degree and what elements play a neutral role or detract from the building's significance is important. These aspects will help in enabling informed decisions to be taken when proposing works to it, so that any special interest can be considered. The purpose of this section is to provide a detailed assessment of significance, so that the effects of any proposed changes upon this building can be fully evaluated.
- 7.3.2 The following assessment of the building uses Historic England's Conservation Principles (2008), which provides tools for understanding the significance of the buildings and places in relation to the following values.
- 7.3.2.1 **Evidential** (or architectural) value – the physical aspects of a building that yield evidence about its past.
- 7.3.2.2 **Historic** value – the extent to which the building is associated with or illustrative of the historic events or people.
- 7.3.2.3 **Aesthetic** (architectural / artistic) value – which includes the importance of buildings or places for their design, visual, landscape and architectural qualities.
- 7.3.2.4 **Communal** value – includes the importance of buildings or places to societies and communities, including the local identity.
- 7.3.3 This assessment draws upon the historical understanding set out above, and follows established conservation practice in using the following terms:
- 7.3.3.1 **Higher Significant** – original elements which make a notable contribution to the building's historical and architectural interest of the building.
- 7.3.4 **Significant** – original elements which make a strong though secondary contribution to the building's special interest, or later additions which have notable historic or design value.
- 7.3.5 **Lower significance** – this may include original elements where these are of very modest or greatly diminished value; more often it relates to non-original features which contribute to maintaining the overall building's architectural or historic interest (e.g. replacement windows which replicate the original design).
- 7.3.6 **Neutral or Detracting** – features which do not contribute positively to the historic and architectural interest of the building, and in some cases may even detract from an appreciation of its significance. This can include original fabric where it is of minimal special interest, and is located in an area that has undergone notable change.

- 7.3.7 These terms are used in a purely relative sense within the context of the house, and should not be taken as descriptions of the absolute significance of elements compared to those in other listed buildings.
- 7.3.8 For this statement, the significance of the different elements has been assessed as follows:
- 7.3.9 The exterior of the building has for the most part a higher significance in terms of evidential and historic values. It has lower communal value as a private house as well as its setting and how well it can be seen.
- 7.3.10 The interior of the principle ground floor rooms are similarly of higher significance for the evidential and historic aesthetic values, while the rear rooms in the service wing score lower given the level of alteration to the plan form.
- 7.3.11 The significance of the elements of the building that are affected by this proposed work are highlighted below.
- 7.3.12 Part of the fenestration pattern on the north elevation that indicates its possible origin date to the very late 18th C.
- 7.3.13 The resultant development of the house through to the late 20th C.

7.4 Legislation, Policy and Guidance

- 7.4.1 The Old Vicarage is not a listed building so any proposals which would affect its special interest will not require Listed Building Consent. Therefore there is less need for consideration to be given to the impact of the works on the significance of the building. The proposals are not therefore subject to so much national, regional and local authority heritage policies in addition to normal planning policy.

7.5 National Policy-National Planning Policy Framework July 2021

- 7.5.1 The NPPF streamlined national planning policy into an integrated set of priorities, structured around the central theme of sustainable development, first in 2012 and then as revised in July 2018 and 2021. Paragraph 8 states: *Achieving sustainable development means that the planning system has three overarching objectives, which are independent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).* The objectives are: economic, social and environmental.
- 7.5.2 Conservation and Enhancement of the Historic Environment Chapter 16 of the NPPF (paragraphs 189 to 208) sets out the national planning policies on the historic environment. Paragraph 189 sets out several important considerations local planning authorities need to bear in mind when dealing with applications affecting heritage assets, such as:

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...

- 7.5.3 The policy continues to place the assessment of the significance of heritage assets and the impact of proposed development on this at the heart of planning for the historic environment, as follows:

- 7.5.4 Paragraph 194 states:

In determining application, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

- 7.5.5 Paragraph 195 states:

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.

- 7.5.6 Paragraph 197 states:

In determining planning 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 viability: and*
- c) The desirability of new development making a positive contribution to local character and distinctiveness.*

- 7.5.7 Paragraph 199 states:

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.

- 7.5.8 Paragraph 200 says:

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:

7.5.9 Paragraph 202 sets out how the impact of the proposed works at Old Vicarage should be considered by the planning authorities in the decision-making process:

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

8 CONCLUSION

- 8.1.1 This building could, as suggested by some of the remaining fenestration on part of the north elevation possibly date the very late 18th or early 19th C, but which has been very extensively altered and enlarged since then. As a result there is very little original fabric that survives and what does is affected quite severely by movement that has been induced by the additional loading coming from a new floor that was built over it.
- 8.1.2 When considered a whole the building has very little coherent architectural style or value due to the extent of change it has undergone over the years to suit the needs and tastes of those who have occupied it. Externally it has an appearance, as well as visual form and mass, that is alien to and totally out of character with the Coombe Bissett conservation area within which it is sat. Internally it has undergone changes related to the various phases of its development and where fashions and usage adaptations have been undertaken to suit the tastes and needs of the occupiers of the house over time.
- 8.1.3 As mainly dealt with in a separate report on the condition of the fabric this is all in a very poor state or repair where much restructuring and more major rebuilding will be required. This is due to a range of reasons including the way it has been altered and enlarged, the use of inappropriate materials and workmanship, coupled with long term inadequate maintenance and repair. If this remedial work were to be undertaken to the necessary level then it would result in more loss of the little remaining oldest fabric and not improve the style or appearance of the house.
- 8.1.4 The demolition of this house, which is unlisted, will result in the loss of some historic fabric, but which overall is not of a particularly high quality. A lot of this is likely to be at least disturbed as part of any proper restoration programme and so its value will be reduced further. Therefore the loss of this building will not be a particularly significant event.
- 8.1.5 Compared to the loss of heritage fabric the demolition of the present house will also remove a structure that is visually anomalous within the Coombe Bissett conservation area. It is of a bulk and mass, as well as largely unstructured architectural form that does not in any way relate to other properties in the vicinity, or the village as a whole. Therefore the proposal to replace it with a more traditionally looking house, using materials sympathetic to the surroundings should be viewed as positive benefit to the locality.