



Heritage Statement

64 Upper South Wraxall

March 2026

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01 Introduction

This joint design, access, heritage assessment and impact statement has been prepared to help set out and guide proposals for repairs and alterations to 64 Upper South Wraxall on behalf of the new owner. The heritage statement aims to understand the significance of the building as well as its contribution to its wider setting of designated and non-designated heritage assets, including the Conservation Area, in order to understand any impact the proposals may have upon this significance.



02 Design and Access Statement

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for alterations and repair works to 64 Upper South Wraxall.

The property forms part of a pair of Grade II listed cottages (Nos. 63 and 64) located within the South/Lower South Wraxall Conservation Area. The proposals should be read alongside the Heritage Statement which assesses the significance of the building and the impact of the proposals. The proposed works primarily relate to internal refurbishment and the replacement of unsympathetic modern fittings, together with limited building fabric repairs.

2.1 Amount

The proposals do not increase the size of the building and no extensions or additional built form are proposed. The application relates solely to internal alterations and minor repair works to the existing structure.

2.2 Layout

The overall internal layout of the dwelling remains largely unchanged. Alterations are limited to minor adjustments intended to improve the functionality of the building, including:

- Replacement of kitchen and bathroom fittings
- Removal of modern fitted wardrobes and cabinetry
- Removal of contemporary glazed internal doors
- Installation of traditionally detailed panelled doors

These works do not alter the principal circulation routes through the building and maintain the established spatial arrangement of the dwelling.

2.3 Scale

No alterations are proposed to the scale, height or massing of the building. All works are contained within the existing built form and roof structure.

2.4 Appearance

Externally the appearance of the building will remain largely unchanged. Minor external works are limited to:

replacement of existing rooflights with conservation style rooflights within the existing openings

- Installation of discreet roof vents associated with kitchen and bathroom extract fans
- Localised repointing of masonry using lime mortar to match the existing fabric.

Ground levels along part of the northern elevation are currently higher than the internal floor level which contributes to damp within the wall. It is therefore proposed to locally reduce the external ground level and install a free-draining gravel French drain with breathable construction adjacent to the wall. This work will allow moisture to dissipate naturally from the masonry and improve the long-term performance of the building fabric. The intervention is limited in extent, involves no alteration to the historic structure itself, and will not materially affect the external appearance of the building.

Internally the proposals remove a number of modern interventions which detract from the character of the building, including a contemporary stone fire surround, glazed internal doors and modern fitted wardrobes. Replacement joinery will be simple and traditionally detailed to better reflect the character of the building.

02 Design and Access Statement

2.5 Access

The proposal does not alter access arrangements to the property. The dwelling will continue to be accessed via the existing entrance from the front garden and no changes are proposed to external routes or entrances. Internal circulation remains unchanged and the works do not affect accessibility within the building.

2.6 Conclusion

The proposed works represent a modest programme of refurbishment and repair which will improve the condition and functionality of the building while preserving its architectural and historic character. The proposals respect the scale, form and appearance of the listed building and are considered to comply with the statutory duty to preserve its special architectural and historic interest.

03 Purpose of the Heritage Report

The heritage report was commissioned in support of a listed building application and is in line with the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance (PPG). This is in relation to the below application;

‘Internal refurbishment, replacement of rooflights and installation of new extract vents’

The NPPF states that: “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.” (Paragraph 207) Consequently this statement is not intended to form a complete and exhaustive history of the site, but rather to assess its significance and its contribution to the setting of the Conservation Area and neighbouring heritage assets and to consider the impact of the proposal upon that significance, in accordance with the NPPF.

04 Limitations of the Report

This report has been produced to assess the historic significance of 64 Upper South Wraxall and its setting, including its relationship to neighbouring designated heritage assets. The report seeks to only cover those elements which are affected by heritage considerations and should be read in conjunction with other documents prepared to accompany the application.



Contemporary extensions to the west elevation of 64 Upper South Wraxall

05 Planning Policy Context

5.1 The principal legislation concerning the historic environment is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act is supplemented by Government policy laid out in the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).

5.2 The NPPF defines heritage assets as “a building, monument, site, place, area or land identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest”. For proposals affecting any heritage asset, Paragraph 200 of the NPPF requires their significance to be described, 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 a proposal on its significance.

5.3 Designated heritage assets are offered legal protection by the Act and include both listed buildings and Conservation Areas. Section 16(2) and 66(1) of the Act requires “special regard” to be paid to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Section 72(1) of the Act requires that “special attention” should be paid to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Relevant provisions are included at Paragraph 205-208 of the NPPF.

5.4 In addition Historic England have produced 3 Historic Environment Good Practice Advice in Planning Notes:

Note 1 The Historic Environment in Local Plans

Note 2 Managing Significance in Decision-Taking in the Historic Environment

Note 3 The Setting of Heritage Assets

5.5 The Historic Environment in Local Plans is primarily related to consideration of the historic environment in the formulation of local plans & policy.

5.6 ‘Managing Significance in Decision Taking in the Historic Environment’ gives advice to LPA’s and applicants on assessing significance of heritage assets and the impact of proposals upon the significance; it also refers to the use of Conservation Principles in such assessments.

5.7 The note advises that it is not just important to understand the ‘nature’ & ‘level’ of any significance, but also its ‘extent’ (paragraphs 8, 9 & 10) as this can lead to, “a better understanding of how adaptable the asset may be”.

5.8 ‘The Setting of Heritage Assets’ replaces the earlier English Heritage guidance on setting and advises on assessing its nature, extent & significance and the potential impact of proposals upon it. The document advocates a ‘Staged Approach to Proportionate Decision Taking’, in order to reasonably assess the potential impact of proposals, identifying the heritage assets affected and their settings, assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) and assessing the effect of the proposed development on the significance of the asset(s).

5.9 ‘Conservation Principles’ was published in 2008 by Historic England (then English Heritage), but remains valid and is referred to in the Advice Note 2.

05 Planning Policy Context

5.10 On new works, 'Conservation Principles' advises that, "New work or alteration to a significant place should normally be acceptable if:

a There is sufficient information comprehensively to understand the impact of the proposal on the significance of the place

b The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed

c The proposals aspire to a quality of design and execution which may be valued now & in the future

d The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future." ('Conservation Principles', paragraph 138)

For information on applicable development plan policy and relevant sections of the NPPF refer to the submitted Planning Design and Access Statement.

5.11 Wiltshire Council also provide a range of guidance on the management of change to heritage assets including;

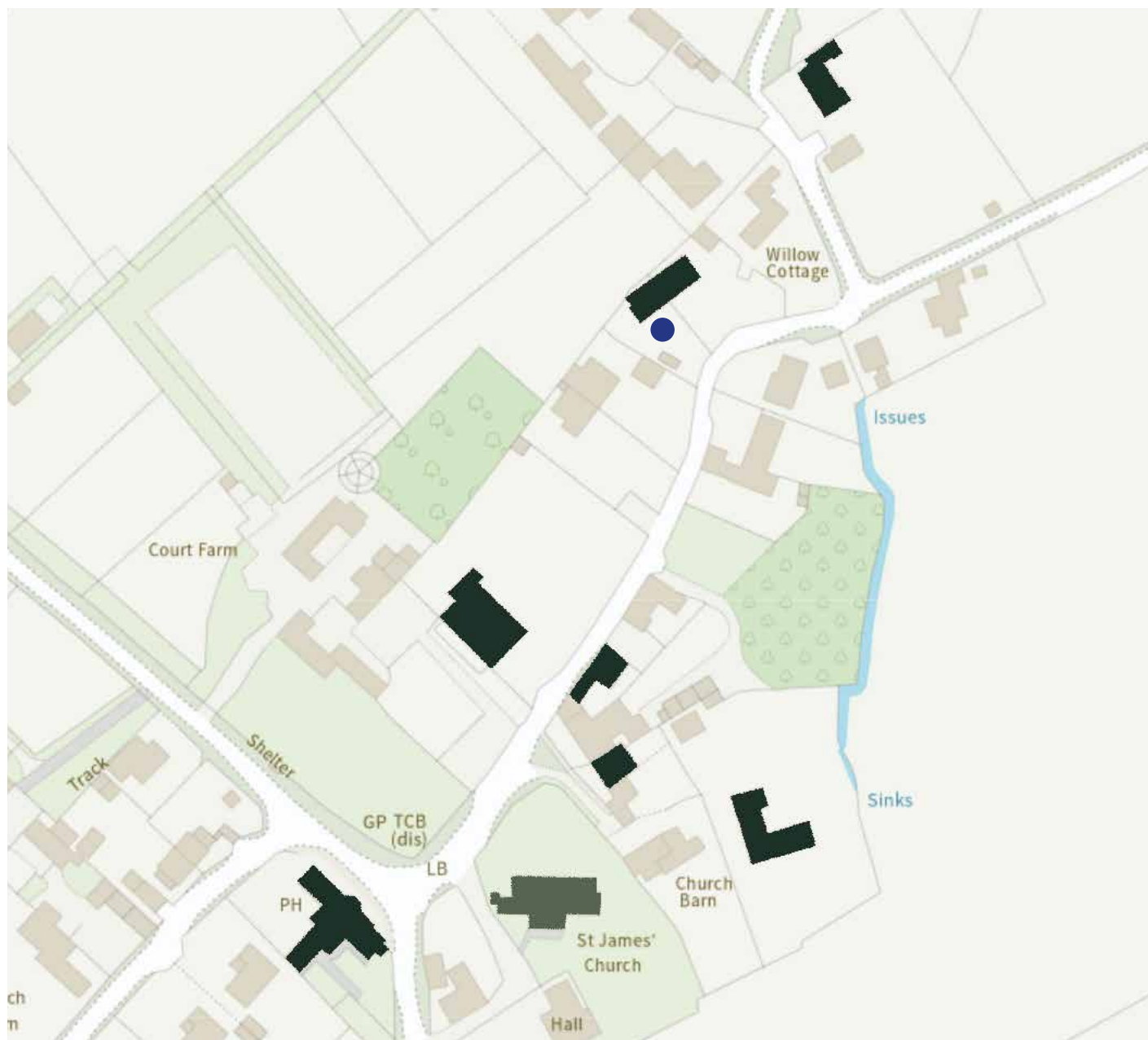
- Wiltshire Local Plan, Core Policy 99

- Wiltshire Core Strategy, Core Policy 58

- Clifton and Hotwells Conservation Area Character Appraisal and Management Plan - June 2010

- Wiltshire Design Guide

06 Designations



The map above illustrates the designated and non-designated heritage assets in the immediate vicinity of 64 Upper South Wraxall.



06 Designations

The following summaries have been taken from the records of designated heritage assets in the vicinity of 64 Upper South Wraxall with the potential to be affected by proposals. Due to the topography and location of the property, the remaining designated assets, as set out on the previous page, are not considered to have any visual or physical connection to No 64. As such the proposals which form part of this application will not have any impact upon the setting of these assets.



63 & 64 Upper Wraxall

Heritage Category: Listed Building

Grade: II

List entry: 1021872

Date first listed: 14.06.1988



South/Lower South Wraxall

Heritage Category: Conservation Area

07 Conservation Area

South/Lower South Wraxall

No 64 is part of the South/Lower South Wraxall Conservation Area. A leaflet was produced by Wiltshire Council in 1981 which provides some information on the character of the area. The relevant parts of this description in relation to No64 are set out below. As No 64 was designated after the leaflet was produced, it is not highlighted as a building of special architectural or historic interest.

- The Conservation Area sits within the West Wiltshire Green Belt. Open countryside of a gently undulating nature surrounds the village in all directions, contributing greatly to the rural atmosphere.
- The roads are narrow, and the siting of houses at angles to the road and each other adds to the interest of a gradually revealed view.
- The roads within the village are lined with hedges and dry stone walls and some have grass verges which add to the rural character.
- Within the village a high standard will be required in the design of new buildings, and the extension of existing buildings, and care will be exercised to ensure that the colour and texture of building materials will harmonize with local traditional material.



View towards the Long Arms (top) View north from the village crossroads (middle) View towards the open countryside north of No 64 (bottom)

08 Planning History

TRef: 15/10330/LBC + 15/10098/FUL

Description: Change garage doors from slated wood painted to aluminium slated powder coated

Decision date: 11/12/2015

Decision: Refused

Ref: W/08/03282/LBC

Description: Removal of existing window and reconstructed stone surround and install painted timber patio doors onto decking area

Decision date: 20/01/2009

Decision: Approved

Ref: W/95/01387/LBC

Description: Removal of timber windows and replace with metal as original

Decision date: 22/01/1996

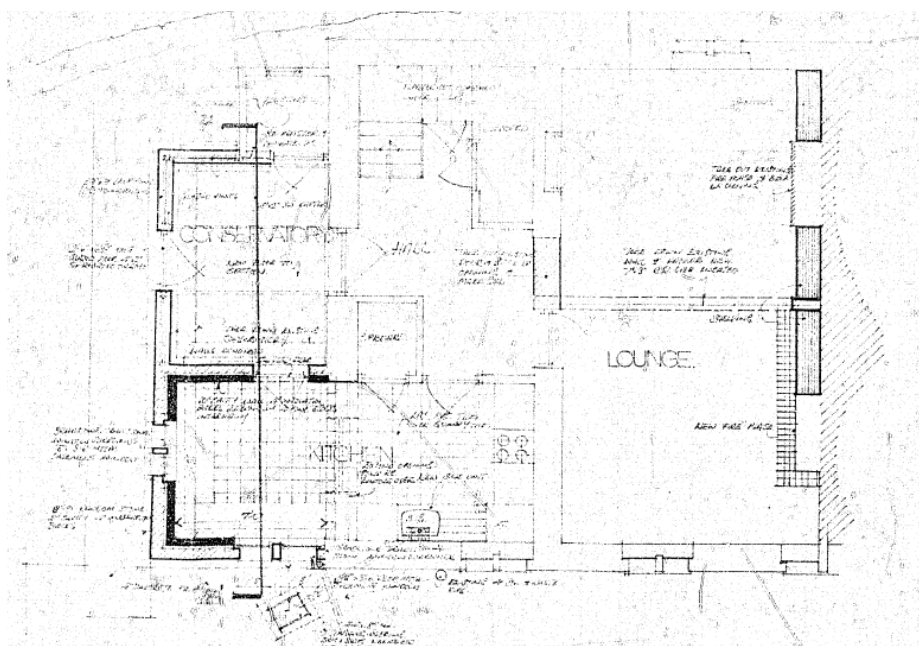
Decision: Approved

Ref: W/76/00011/HIS

Description: Extensions and improvements

Decision date: 19/03/1976

Decision: Approved



1976 ground floor plan

09 Historic Development

9.1 Upper South Wraxall

South Wraxall is formed from two villages; South Wraxall to the south and Upper South Wraxall to the north, separated by open fields. To the north is a group of buildings around the Manor House. South Wraxall was part of the Ancient Parish of Bradford on Avon and one of the Bradford Hundred. The name Wraxall, or Werocosale as it was known, translates in early English to 'Nook of land frequented by the buzzard', suggesting the open valley character of the area which still exists today.

South Wraxall Manor dates from the early 15thC, built by Robert Long, a lawyer who sat in Parliament for several sessions between 1414-1442. Over the generations, the Long family acquired more and more land until eventually they owned all the property within South Wraxall that once belonged to Monkton Farleigh Priory. The manor was retained by the family and tenanted alongside the rest of the South Wraxall estate, which was eventually sold in 1919.

Upper South Wraxall is in the main concentrated around the church, Long Arms inn and village hall. The church is the earliest remaining structure within the village, dating from the beginning of the 14thC, although most of the current church was rebuilt in 1832 and 1882. The chapel contains monuments to members of the Long family, retaining the connection between the manor and the village. The village hall within the grounds of the churchyard was built in 1841 as a former National School which closed in 1972.

The other notable structures within the village are the Long Arms, a 17thC Inn with 19thC additions, South Wraxall House which is a three-bay late Georgian house, and Court Farm House, formerly Church Farm, a large late 17thC house of rubble stone which comprised 255 acres in 1851, employing 12 people.

The tithe map from the mid 19thC shows the church and Long Arms to the south with South Wraxall House to the immediate north and Court Farm bordering the village to the north. The Manor House is also recognisable beyond the village boundaries. There are relatively few other buildings within the village at this time, most of which line Upper South Wraxall road. These are all small-scale buildings, likely smallholdings or cottages housing local workers. The 1844-1888 OS Map provides a clear image of the village much as it appears within the tithe map, but with some extensions to existing built structures. The village remains consistent throughout the 19thC maps, with only slight additions or demolitions. What is notable is that the borders of the village are retained, with no outward extensions. By the mid 20thC, a southern extension to the village can be seen as well as infilling of plots within the village itself, however, the early village centred around the church, surrounded by open field, is still recognisable today.

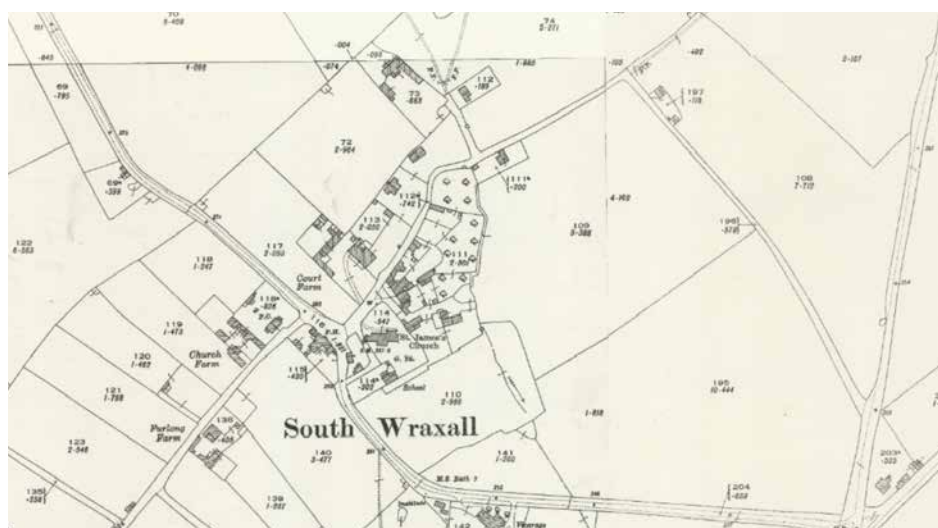
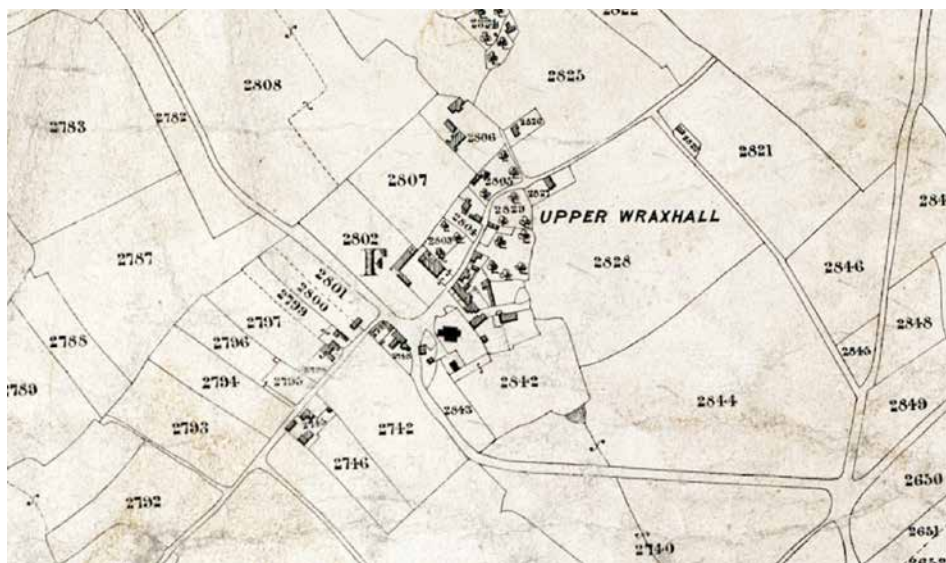
9.2 64 Upper South Wraxall

No 64, or April Cottage, is one of a pair of cottages which form a single building set back from Upper South Wraxall Road, with a date stone which reads 1900. Comparing this with historic maps, there is a similar sized building on the site of No 63 & 64 from the tithe map onwards. Within the tithe map from the mid 19thC this appears as a single dwelling within a plot which occupies the land up to the track leading to Court Farm. By the 1844-1888 OS Map the plot has been divided into two parcels with the notation of a fence line between the two. The building is retained within the southernmost parcel. Throughout the 19thC this building is the largest structure north of South Wraxall House, and potentially the only dwelling, outside of farm buildings, compared to the scale of the other buildings surrounding it. The 1898-1939 map appears to show the current building, illustrated as two joined buildings of equal size, roughly square in plan. An additional pair of buildings has also been constructed to the south. Within the latter half of the 20thC both pairs of dwellings have had a detached garage constructed to the road. The location and form of the building mirrors that which we can see through historic mapping, so it is possible that the building reused the previous footprint and material. The character of the building suggests an earlier vernacular form, although it is not possible to say with any certainty whether the masonry superstructure is from an earlier period.



St James' Church (top) The Long Arms (middle)
South Wraxall House (bottom)

09 Historic Development



1840's tithe map (top) 1844-1888 OS Map (middle) 1898-1939 OS Map (bottom)

09 Historic Development

The first planning application for the building dates from 1976, described as 'Extensions and improvements'. It was at this time that the contemporary westerly extension to the current kitchen was proposed, as well as the creation of the conservatory. There are also several notable differences between the current plan and that contained within the application.

At ground floor level the kitchen extension and conservatory can be seen, requiring a wall and window to be removed within the current kitchen, still evident through the downstand beam. In a change to the existing layout, there is a large opening between the conservatory and kitchen and a cupboard space which is set within the hallway. A new mullioned window is set within the southern elevation of the extension, with access retained via the west elevation.

The proposed work also includes the removal of the partition wall which separated the living room into two spaces and the blocking of the northern opening, now used as a recessed cupboard. The fire surround within the most northern space is noted as being removed and a new fireplace installed within the southern room.

At first floor the largest change is the removal of the previous staircase to the attic storey, which was located centre plan between the two bedrooms, and the creation of a new staircase in the position seen today. This required the removal of a section of wall and door which previously provided access to the rear bedroom. The only other notable differences between the plan as it appears today, is the addition of a cupboard within the landing and a new dormer window to the western elevation within the bathroom.

The relocation of the staircase up to the attic floor was to allow a single space at this level, previously split into two by the central stairwell.

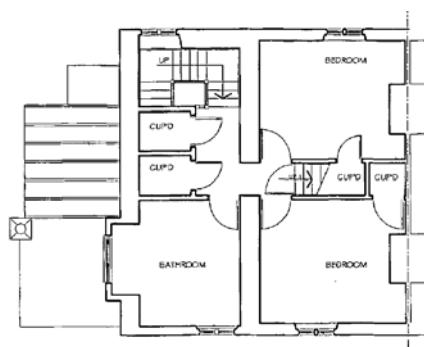
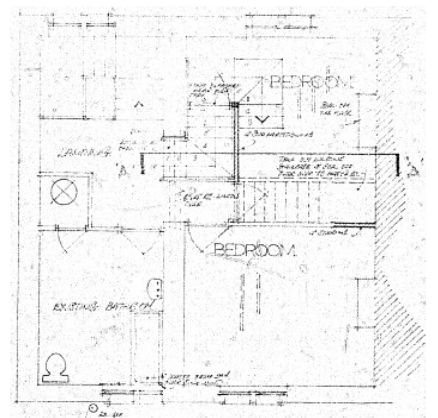
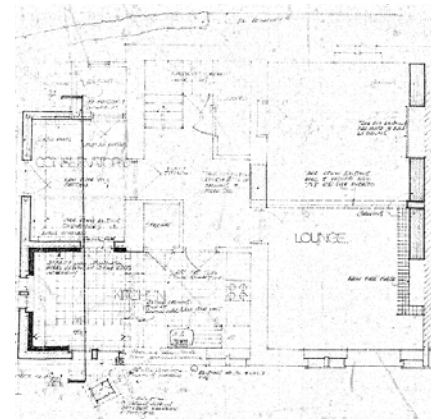
The next application is from 1996 for proposals to replace timber windows with metal. This details that 4 frames within 2 windows were replaced to the front elevation and 6 frames within 3 windows were replaced to the rear, although it is not clear which windows this relates to.

The final application in relation to the main house dates from 2010 for the removal of the window to the 1976 kitchen extension and its replacement with timber patio doors to provide access to existing timber decking. Strangely the plans included with the application show a layout which matches that from 1974 with a central staircase at first floor level. Other alterations proposed at this time, including the removal of the partition within the sitting room are included. This suggests that this alteration was not carried out under the previous works. The fireplace within the sitting room to the north is also still shown, although it does not indicate the larger stone surround which exists today. The dormer window to the west elevation is now depicted as well as two cupboards on the first-floor landing.

9.3 64 Upper South Wraxall Today

Externally, the house's principal elevation is constructed from limestone ashlar with a simple stone band and mullioned windows, set back from the road behind a front garden. A stone wall and dense foliage to the road, alongside the detached garage, restricts visibility towards the house from the road, with the only glimpse from the public realm at the gap between the garage and garden gate. The roof slopes to the east and west and both Nos 63 & 64 have extended further to the east/west with a sloped roof single storey extension. At ground floor level the properties share a mullioned window to the party wall line and a dormer window to the roof.

The rear elevation is set close to the neighbouring field and is set down approx. 1.5m limiting views back towards the building. The first floor retains the ashlar blocks as seen to the south, with rubble stone to the ground floor and sloping areas to the east and west. The join between the ashlar and rubble stone is clear and suggests that this could have been a later addition. It is possible that the historic house consisted of the central section of the building, with the central mullion the original entrance. The sloping sections, as later additions, provided access to the individual houses, although this is superstition.



1976 Ground floor proposed plan (top) 1976
First floor proposed plan (middle) 2010 First
floor proposed plan (bottom)

09 Historic Development

The west elevation has been heavily altered through the addition of the conservatory, kitchen extension and dormer window to the bathroom at first floor. The historic rubble stone wall is visible within the conservatory, with stone quoins indicating the more historic location of the entrance door.

The windows are, in the main, matching in style with metal casement and fixed panes set into stone mullions. All principal rooms have also had secondary glazing installed. The only notable difference is the casement within the bathroom which has a more ornate handle, potentially indicating this is an earlier window. Due to the consistency in style, where windows deter from this pattern it makes these particularly noticeable. This includes the window within the western dormer and the stained timber windows and doors to the conservatory. The window to the pantry is also timber, although its location, size and design allow this to sympathetically sit within the other windows.

Internally, little historic fabric has been retained. The majority of the joinery appears to be mid to late 20thC, including doors, skirtings, dados and architraves. The only exception to this appears to be the 6-panel cupboard door to the pantry at ground floor level and the stone shelving within the pantry which both appear older. Although of newer fabric, the architraves and panel doors at first floor are of a sympathetic character. In contrast, the glazed doors to the kitchen and living room stand out as less sympathetic additions. The rubble stone fire surround within the living room and the contemporary fitted wardrobes and vanity units at first floor are also noted as contemporary fixtures and fittings which stand apart from the historic character of the house.



Understair pantry (top) First floor bedroom doors (middle) Ground floor stone fire surround (bottom)

09 Historic Development



Top line - South elevation (left) North elevation (right)

Middle line - West elevation (left) Entrance door within conservatory (right)

Bottom line - Pantry window within rear elevation (left) Bathroom window ironmongery (middle) Join between ashlar and rubble stone within rear elevation (right)

10 Method of Apportioning Significance

10.1 The concept of 'significance' was originally based in the attempt to replace the Planning (Listed Buildings & Conservation Areas) Act, 1990 (which placed emphasis upon the 'character' of listed buildings). However, significance was revived, first in the Planning Policy Statement 5, Planning & the Historic Environment and more recently in the NPPF.

10.2 The importance of significance is reiterated in Historic England's publication 'Conservation Principles', which attempts to define significance by breaking it down into four separate heritage values:

- Evidential Value
- Historical Value
- Aesthetic Value
- Communal Value

10.3 Evidential Value relates primarily to the capacity of the heritage asset in question to yield evidence about past human activity.

10.4 Historical Value is generally illustrative of past people, events and aspects of life. Thus the design of a window, by directly reflecting both the aesthetic trends and the industrial innovations of the time, can also be of historical value. Historical value can also be associative.

10.5 Aesthetic Value relates to the sensory and intellectual stimulation that is drawn from the asset and as such includes both intellectually designed architectural or artistic value and unplanned, but fortuitous aesthetic appeal, including the 'patina of age'.

10.6 Communal value derives from the meanings, collective experience or memories that people and communities derive from a place and thus by definition is usually less applicable to heritage assets that are of a more private nature.

10.7 In March 2015 Historic England published the 'Historic Environment Good Practice Advice' in Planning Notes. Note 2 provides particular advice upon assessing significance and identifies 3 different aspects of significance to be considered:

- The nature of the significance
- The extent of the significance
- The level of significance

10.8 The nature of the significance varies according to the nature of the site and its particular sensitivities.

10.9 The extent of the significance assesses where the significance lies and thus leads to a better understanding of how adaptable; an asset may be.

10.10 The resultant level of significance provides the essential guide to how policy should be applied in terms of seeking not to harm the asset.

10 Method of Apportioning Significance

10.11 There are a number of criteria that are of relevance when considering heritage value and significance, such as:

- Age
- Rarity value
- Intrinsic quality
- Extrinsic relevance
- Typicality
- Exceptionality

10.12 The older an asset, or a part of an asset is, the more likely it is, all other things being equal, that it will be considered to be of value and significance. This is to a degree related to, but not always synonymous with rarity value.

10.13 The rarer an asset or a part of an asset is (eg if it is one of the last surviving examples of its type), proportionally the more important any inherent significant that it may have become.

10.14 The significance that rests in the asset or the part of an asset in question itself, without regard to other assets or parts of the asset (eg an exceptionally finely carved piece of joinery may have great artistic value, regardless of its context)

10.15 The significance that rests in the asset or the part of the asset in question's relationship to other assets or parts of the asset (eg a nineteenth-century fireplace may be of little intrinsic value, but as an integral part of an important wider internal decorative scheme, may nonetheless have considerable significance)

10.16 The significance of an asset can increase if it is seen as absolutely representative or characteristic of its type (such as an eighteenth century terraced house having an intact and quintessential planform)

10.17 Conversely, the significance of an asset can also increase if it is seen as being unusual and uncharacteristic of its type (such as an Elizabethan building that has hidden Catholic iconography and thus represents a curious or important counter-trend)

11 Statement of significance

11.1 Location and Setting

Upper South Wraxall is located approximately 13 miles to the north of Bradford-on-Avon, surrounded on all sides by open fields. The village retains its compact historic form with the core of the village containing the Long Arms, St James' Church and South Wraxall House. Upper South Wraxall road runs north to south with residential houses to either side. The width and winding nature of the road limits views along this road, with views opening up as you move forwards. No 64 is located to the east side of the road, set back from the road's edge behind dense foliage. As such, views are limited to glimpsed views only. The rear elevation is also limited in its visibility. The ground floor level is set at a lower level to the neighbouring field to the north, therefore making it hidden from most directions, except in close proximity. The upper floors are visible across the open fields to the north and the farm buildings to the north west of the village, but are otherwise concealed.

11.2 Evidential Value

As can be expected when considering the Evidential Value of a building, that with the highest significance tends to relate to the earliest historic fabric. As set out in section 8, much of the historic fabric internally has been previously removed as the property has been refurbished and updated. The masonry superstructure is one of the few remaining historic elements in its original form and is therefore considered of high Evidential Value. This also includes the stone mullions, although the majority of windows are of late 20thC origin and are therefore afforded a lower value. Due to the rarity of the few surviving pieces of more historic fabric internally, the pantry door and stone shelving are also considered of high Evidential Value. Conversely those which have been listed in section 8 as having a negative impact, or are contemporary insertions, would be considered as possessing low value. This includes the fitted cupboards and vanity units, stone fire surround, modern finishes, and glazed doors.

11.3 Historical Value

As can be expected, the areas of highest Historic Value typically reside in fabric which holds the highest Evidential Value. Following this logic, the external elevations and internal masonry walls hold the highest value, as well as a moderate value afforded to the few areas of retained historic internal fabric due to their scale. The plan form has been altered although the party wall, central masonry spine wall and ground to first floor staircase maintain elements of the original proportions of the spaces. The bathroom and front bedroom are likely in their original form and where these aspects are maintained, these are considered of high value.

11.4 Aesthetic Value

The principal elevation to the public realm holds high Aesthetic Value, retaining the architectural design, detail and proportions of its original design. The rear elevation holds a more moderate Aesthetic Value due to its designed secondary status. The west elevation does not hold the same aesthetic quality, due to the contemporary additions which do not sympathetically contribute to the overall character of the house. In this context, the conservatory and first floor dormer window could be considered as having an overall negative impact. Internally, much of the character of the house has been altered by contemporary finishes and fittings. Where more sympathetic joinery styles have been used, including the first floor panelled doors and architraves, these are of moderate value in maintaining some of the likely former character of the interior. However, it may be possible to remove this fabric without altering the aesthetic value if replaced with sympathetic and well considered alternatives.

11 Statement of significance

11.5 Communal Value

As is common with private dwellings, Communal Value is often reduced due to possessing limited public access, meaning in and of itself No64 could be considered of low Communal Value. However, when considering the house as part of the historic village, it has high significance in regard to its quality and contribution to the wider setting. In this manner, it would be considered of high Communal Value.

11.6 Wider Setting

11.6.1 South/Lower South Wraxall Conservation Area

In considering the special historic and architectural qualities of the Conservation Area, as summarised in section 6, No64 contributes to the character and appearance of the Conservation Area in several ways, the retention of which will help to preserve the significance of the area. These are;

- Maintaining the rural nature of the village in the open views towards the countryside beyond
- The setting of the house at an angle to the road gradually revealing views along its length
- The dry stone wall and hedges to the roads edge
- The use of traditional materials of a colour and texture which preserve the historic character of the place

11.6.2 Neighbouring Heritage Assets

No64 is designated as a group asset with No 63. Due to its location, it was determined that the house does not have a visual or physical impact on other designated assets within the village. Its contribution to the setting of No63 is as part of a unified structure, although the east/west extensions have partly impacted this symmetry.



12 Impact Assessment

This impact assessment has been prepared to accompany a listed building consent application for internal alterations. For ease of reference the assessment has been set out under each proposed item to understand the impact of each element, followed by a summative assessment which looks at the impacts in the round.

12 Impact Assessment

Ground Floor

1. Removal of kitchen fittings and replacement with new

The current kitchen fittings are a contemporary addition to the house and hold no heritage value in and of themselves, therefore their removal is not considered to hold any harm. The new kitchen will replicate the layout of the existing allowing service runs to be reused, therefore there is no foreseeable harm due to its installation.

2. Removal of glazed timber doors to the living room and kitchen and the installation of new panelled doors

The two glazed timber doors are not of a character which is sympathetic to the historic origins of the house and considered detrimental to its internal character. Their removal is therefore considered of benefit. The proposal is to replace these with a four panelled door with upper glazed panels. This style replicates the other doors within the house and considered a more sympathetic alternative. As such, there will be some aesthetic gain in their installation.

3. Removal of stone fire surround at ground floor

The stone fire surround is a contemporary insertion which is of a style, scale and design which does not reflect the historic form of the living room and as such its removal and reintroduction of a traditional chimney breast within the space is considered of heritage benefit.

4. Installation of new ceiling mounted extract fan within the kitchen, terminating at roof level

The new extract fan is designed to be installed within the 1970s extension, removing the need to remove any earlier fabric. The in-line lead vent will have no visual impact from the principal elevation and will only be visible from the west elevation. The scale and material of the fan have also been chosen to be respectful of the overall form and historic character of the house. There will be some limited impact to the external appearance of the building, but it is not considered of a scale to be detrimental.



First Floor

1. Removal of bathroom fittings and replacement with new

As with the kitchen, the bathroom fittings are all contemporary in nature, and their removal is not considered of heritage harm. A new layout is proposed but this should have limited impact on service runs due to the location of existing fittings. The current floor is carpeted and the proposal is to replace this with tiles. The sub-floor material is not currently known, but it is possible that historic floorboards existing beneath this. It is noted that a decoupling layer is already proposed which should prevent any harm in overlaying potential historic flooring. There are no new areas of tiling proposed but rather replacement in the same areas as currently installed.

2. Blocking storage door within bathroom and opening new access door to the landing

There are currently two cupboards within the first floor landing; one accessed via the landing and one via the bathroom. These were installed in the late 20thC and in the 2010 plans both doors are shown within the landing. The proposals include blocking the 2010 door within the bathroom and creating one large cupboard within the landing. There will

Glazed door proposed for removal into sitting room (top) Stone fire surround within living room (middle) First floor landing cupboards (bottom)

12 Impact Assessment

be no historic fabric altered due to this change.

3. Removal of contemporary fitted cupboards and vanity unit to bedrooms

The fitted furniture within the bedrooms are all contemporary items and are considered to have a negative contribution to the character of the house. Their removal is therefore considered of heritage benefit

4. Installation of new ceiling mounted extract fan within the bathroom, terminating at roof level

The bathroom does not currently have an extract fan and therefore the installation of a fan is of benefit when considering the protection of internal fabric, particularly any historic timbers which may exist within the roof spaces above. The proposed vent is a lead roof vent which will be installed in the slope above the dormer. This will have some minor visual impact to the west elevation, but due to the scale, choice of design for the vent and the tertiary nature of this elevation, this is not considered to amount to minor harm.



Attic Level

1. Replacement of existing rooflights with new Velux Conservation style lights

The current rooflights are timber, seemingly installed within the later 20thC. The proposals would replace the existing with a conservation style rooflight which would minimise the projection and frame size of the current rooflights. This would not require any fabric removal and should result in an aesthetic benefit both internally and externally.



Impact to neighbouring designated assets

Due to the mostly internal nature of the works, there is not considered to be any impact on either No63 or the wider Conservation Area. The minor external works, which include the replacement of the rooflights and installation of the vents will not be visible from the public realm or in the setting of No63, and are also, therefore, considered to have no impact.

Existing bathroom fittings (top) Existing rooflight (bottom)



13 Further References

- A - Bibliography and References
- B - Site Photographs
- C - Historic Maps and Photographs

A Bibliography and References

Historic England Listed Building Record Maps. Available at <https://historicengland.org.uk/listing/the-list/map-search/y> Accessed 27.02.26

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Evered, R. B&AFHS Journal, June 2002. Available at <https://bafhs.org.uk/wraxall/?v=7885444af42e> Accessed 05.03.26

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B Site Photographs



Detached garage to the road



View from the road side



Principal south elevation



Principal south elevation



Rear elevation



Rear elevation - junction in stonework



Western elevation

B Site Photographs



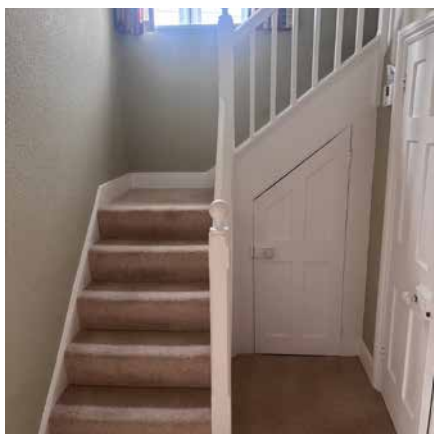
Living room looking north



Living room looking south



Living room looking west



Staircase to first floor



Understair cupboard



Kitchen looking west



Kitchen looking east

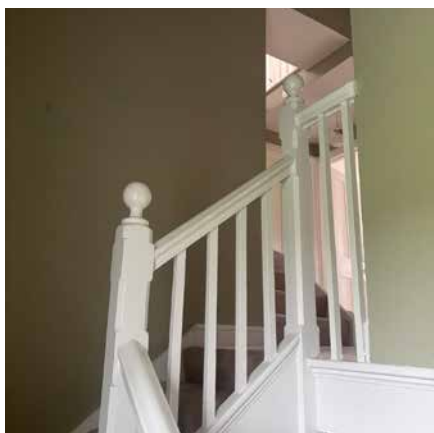


Conservatory

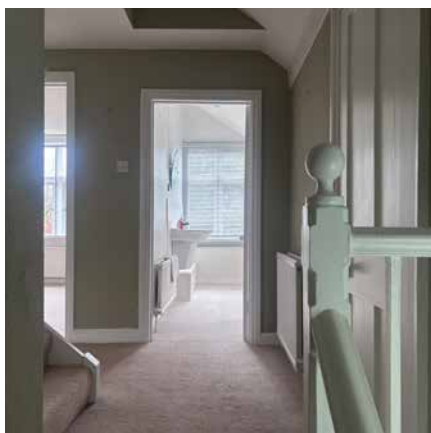


Historic opening within conservatory

B Site Photographs



Ground floor staircase looking to the first floor



First floor hallway



Staircase to second attic



Bathroom looking south



Front bedroom looking south



Front bedroom looking east



Rear bedroom looking north



Understair cupboard in rear bedroom



Understair cupboard in rear bedroom

B Site Photographs



Attic room looking south



Attic room looking north

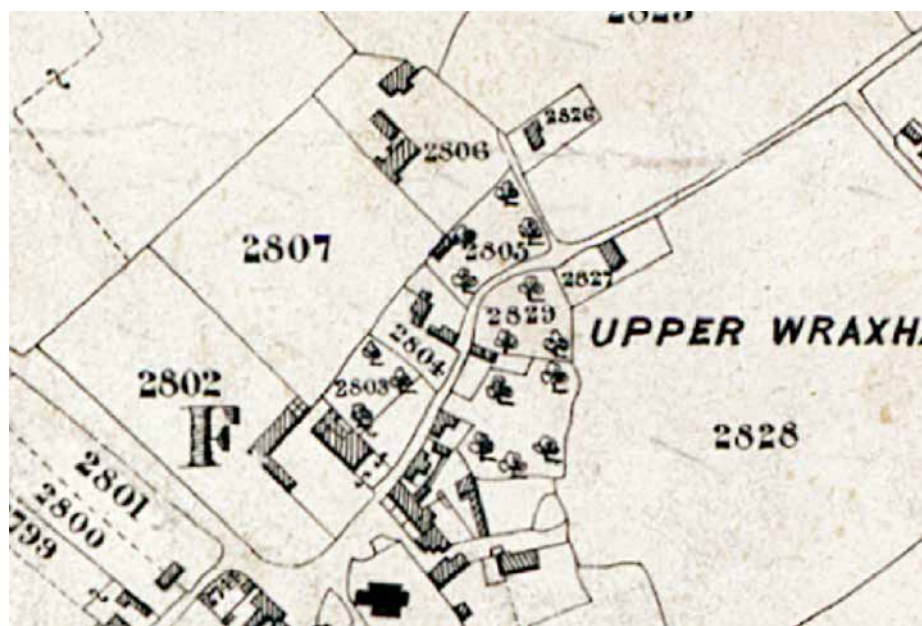


Attic room looking west

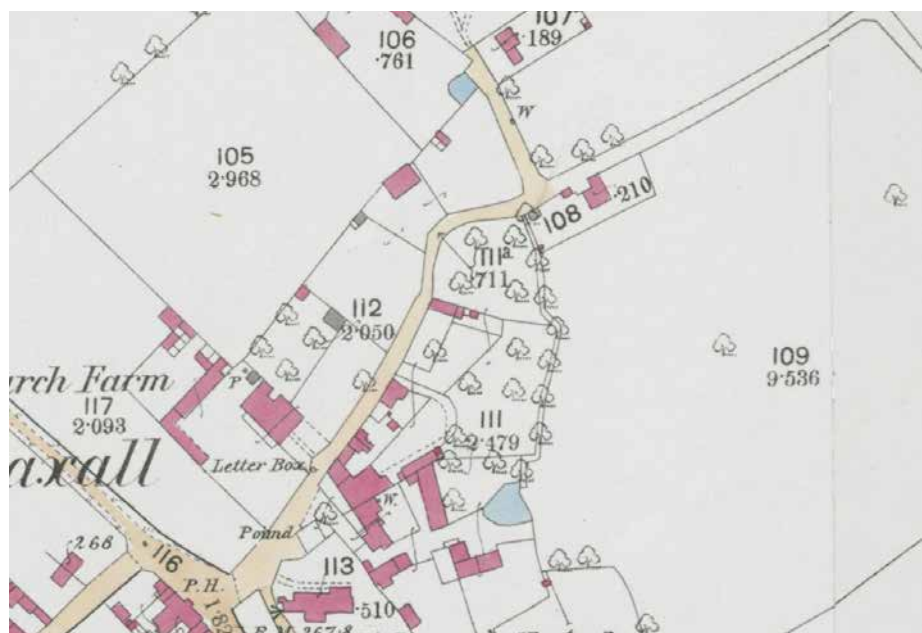


Staircase

C Historic Maps



1840s Tithe Map



1844-1888 OS Map

C Historic Maps



1894 - 1903 OS Map



1898 - 1939 OS Map

C Historic Maps



1972 - 1973 OS Map

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