

The Old Surgery, Crowle Road
Lambourn, Berkshire, RG17 8NR

TELEPHONE: 01488 73131

E-MAIL:

enquiries@mw-architects.co.uk

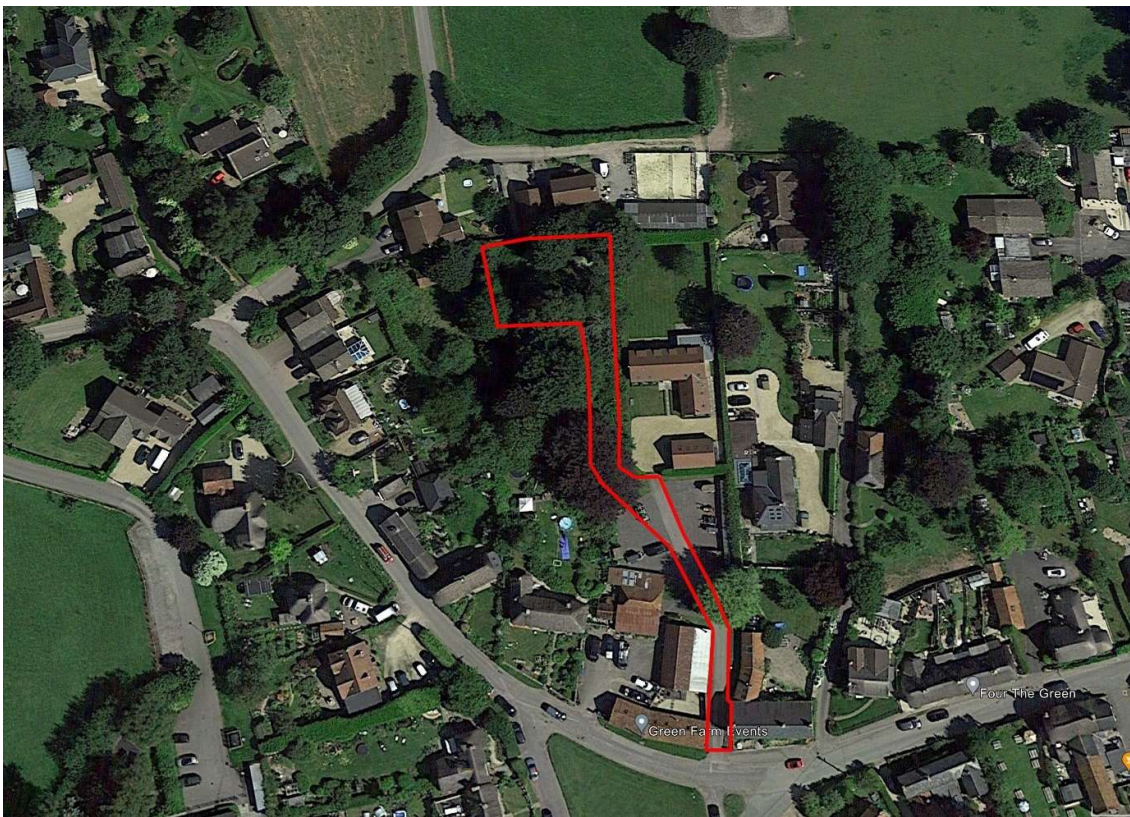
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MATHEWSON WATERS ARCHITECTS

Proposed self-build dwelling to the rear of Green Farm, The Green, Urchfont.

Heritage Impact Assessment and Design & Access Statement. (rev-A)



*Aerial view of the plot for the proposed dwelling, including the access, outlined in red
(Google Earth)*

1.0 Introduction:

- 1.1. This heritage impact assessment (heritage statement) and Design & Access statement is submitted as supporting information to accompany an application for detailed planning consent, on behalf of Mr & Mrs Corke, (Will & Marna).
- 1.2. The statement is prepared in accordance with the guidance contained within the NPPF .

2.0 Background to the application:

- 2.1 Howard Waters of Mathewson Waters Architects LLP has designed a proposed dwelling for Mr & Mrs Corke in order that they may construct the dwelling and to move from their current home, Green Farm. Part of their land ownership related to Green Farm forms the application site which would be accessed via the existing access serving Oakfrith House and the outbuildings associated with Green Farm.

3.0 The application site:

- 3.1 The application site forms part of the land belonging to the applicant to the north of Green Farm.
- 3.2 Green Farm is a traditional farmhouse and is Listed Grade II as being of architectural or historical interest. A copy of the statutory listing entry for Green Farm is included in the section on 'Significance', along with the statutory listing descriptions for three other listed buildings which are reasonably close to the site of the proposed dwelling. As a heritage asset, any application proposal that is within the setting of the listed building must demonstrate that the significance, character and setting of the listed building would not be harmed as a result of the proposal.
- 3.3 The application site has an area of 0.1 Hectares, plus an additional 0.05 Hectares for the access from The Green.
- 3.4 The key features of the application site are that it is a secluded, verdant and very 'private' part of the village where a loose-knit group of dwellings are located and which surround the site, but in a manner that avoids mutual overlooking or general intrusion. A recent application to allow works to various trees at or close to the application site was allowed in April 2023 under application ref: PL/2023/01958. The works were accepted as necessary as part of the management of the site and to safeguard against further harm to adjoining buildings.

4.0 Planning policy & guidance:

- 4.1 The principle of this type of development is supported by local and national planning policies and guidance and constitutes sustainable development given the site's location within Urchfont which is classed as a large village in the adopted Wiltshire Core Strategy. This classification permits the development of small groups of new houses where these are beneficial to the needs of the village and its community. This application proposal for a self-build dwelling would

represent a modest addition to the housing stock of the village for a long-term resident family who continue to contribute to village life and the local rural economy through their established business.

- 4.2 The Urchfont, Wedhampton & Lydeaway Neighbourhood Plan was adopted in 2017 and is a material consideration in the consideration of planning applications in those three villages. The principal policy within the NP relating to new housing development is 'H2' and is reproduced below:

Policy H2 Form of housing development

Support will be given to development proposals on appropriate sites which:

- a) make efficient use of land*
- b) show a predominance of 2 & 3 bedroomed houses and /or include small scale housing units for older people*
- c) incorporate sustainable foul drainage, sewage and water disposal systems*
- d) incorporate energy efficiency measures and use renewable energy resources where appropriate*
- e) meet the highest possible standards of construction*
- f) protect existing hedges, trees and other natural features of the site*
- g) enhance existing green infrastructure and ecology*
- h) protect and enhance the landscape settings of the villages*
- i) have an acceptable effect on the living conditions of residents in the locality.*

The proposed dwelling meets the criteria set out in policy H2. In particular, it meets criteria (a), (c), (d), (e), (f), (g), (h) and (i). Criteria (b) is intended to help smaller families to settle or remain in the village; This proposal is for a 4-bedroom house as this suits the particular needs of the applicant and their family.

- 4.3 The Urchfont Conservation area, of which the application site forms a small part is described as follows within the Urchfont & Wedhampton Neighbourhood Plan (2015-2026)

Figure 5.1 URCHFONT CONSERVATION AREA

Urchfont and Wedhampton together contain some 43 Listed Buildings which are important elements of local character. The “jewel in the crown” is St Michael and All Angels Parish church in Urchfont listed Grade I, whilst Urchfont Manor, Grade II, is the other listed building of significance. Details of the Listed Buildings and features in the Parish are shown in Appendix B.*

Formally identified heritage assets such as Listed Buildings and Conservation Areas are protected by national legislation and policy and Wiltshire Core Strategy policy.

However, there are significant unlisted buildings and features identified in the Conservation Area Statements which make a considerable contribution to local

character and identity.

Taking the list of buildings set out in the Neighbourhood Plan, we can assert that although the following listed buildings are within close-proximity to the application site, they are not easily seen in relationship to each other because of the arrangement of the existing buildings, their outlook and the mature tree screening in that part of the village.

The listed buildings closest to the application site are:

- Green Farm
- Former Farm building to the east of Green Farm
- Pynsent Cottage
- West End House

The statutory listing description for these four buildings are reproduced further down in the section on 'Assessment of significance'.

An assessment of the impact of the application proposal would therefore need to take into consideration aspects of significance of the affected built heritage assets, (listed buildings) and also those of the conservation area itself. This should include the impact on setting through consideration of both the tangible and intangible aspects of significance of the setting. This assessment is included further on in the section entitled....'*Impact of the proposals and mitigation*'.

- 4.4 Historic buildings and conservation areas are protected by law and in planning policy. This report is intended to consider the impact that the proposed dwelling on this site would have on the nearest listed buildings and the part of the Urchfont Conservation Area that is affected by this proposal.
- 4.5 The Council requires that a heritage statement is undertaken by 'a professional qualified in historic building conservation. I can confirm that I am suitably qualified and experienced, having undertaken 36 years of professional architectural work involving listed buildings and conservation areas as a registered Architect, and I also hold a Masters Degree in the Conservation of Historic Buildings.
- 4.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have '*special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which*

it possesses' and, in respect of conservation areas, that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

- 4.7 In considering applications for planning permission, local authorities are also required to consider the policies on the historic environment set out in the National Planning Policy Framework. At the heart of the Framework is 'a presumption in favour of sustainable development' and there are also specific policies relating to the historic environment. The Framework states that heritage 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'.

- 4.8 The Glossary to the National Planning Policy Framework defines a heritage asset as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

- 4.9 The Framework, in paragraph 194, 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.

The following section of this report – the 'assessment of significance' – meets this requirement and is of a sufficient level of detail to understand the potential impact of the proposals.

5.0 Assessment of Significance:

- 5.1 The Framework also, in paragraph 199, requires that:

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

The Framework goes on to state at paragraph 200 that:

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.

- 5.2 The NPPF requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a proposed development will lead to 'substantial harm to (or total loss of significance of) a designated heritage asset', the Framework states, in paragraph 201, that:

... local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 202, that:

...this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The following section sets out what I understand to be the significance of the nearest listed buildings and the conservation area, and what impact on the particular significance would be caused by the proposed dwelling. These have been discussed in terms of Historic England's *Conversation Principles, Policies and Guidance* (2008).

A heritage asset can have certain values that are part of its significance; these values are classed as: *Evidential, Historic, Aesthetic and Communal*, which can be briefly explained as follows:

Evidential value: Evidential value derives from the potential of a place to yield evidence about past human activity:

Historical value: Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*:

Aesthetic value: This derives from the ways in which people draw sensory and intellectual stimulation from a place. This can be the result of the conscious *design* of a place, including artistic endeavour. Equally, they can be the seemingly *fortuitous* outcome of the way in which a place has evolved and been used over time:

Communal value: The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

- 5.3 The nearest listed buildings, named in paragraph 4.3 are briefly described in the statutory listing descriptions reproduced below:



Green Farm

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1035868**

Date first listed: **25-Mar-1988**

List Entry Name: **GREEN FARMHOUSE**

Statutory Address 1: **GREEN FARMHOUSE, THE GREEN**

Location

Statutory Address: **GREEN FARMHOUSE, THE GREEN**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **Urchfont**

National Grid Reference: **SU 03717 57156**

Details

URCHFONT THE GREEN SU 0357 (north side) 10/213 Green Farmhouse GV II Farmhouse. C17. refaced in C18. Timber framed with Flemish brick facade and thatched roof. Two storeys, four bays. Five panelled door in third bay with flat canopy. Paned casement windows. Brick stringcourse. Stack between bays 1 and 2. Roof hipped. Framing 4 panels high with corner braces. Single storey 1 bay thatched wing to rear of left bay. Interior not seen, may be of interest.

Listing NGR: SU0371757156



Farm building to the east of Green Farm

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1284226**

Date first listed: **25-Mar-1988**

List Entry Name: **FARM BUILDING TO EAST OF GREEN FARMHOUSE**

Statutory Address 1: **FARM BUILDING TO EAST OF GREEN FARMHOUSE, THE GREEN**

Location

Statutory Address: **FARM BUILDING TO EAST OF GREEN FARMHOUSE, THE GREEN**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **Urchfont**

National Grid Reference: **SU 03743 57130**

Details

URCHFONT THE GREEN SU 0357 (north side) 10/214 Farm building to east of Green Farmhouse
GV II Farm building on north side of The Green. C19. English and Flemish bonds brickwork with single roll pantiled roof. Single storey, built in 2 sections at slight angle to each other. Single loading door. Important in its setting with other listed buildings on north side of Green.

Listing NGR: SU0374357130



Pynsent Cottage

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1284223**

Date first listed: **25-Mar-1988**

List Entry Name: **PYNSENT COTTAGE**

Statutory Address 1: **PYNSENT COTTAGE, THE GREEN**

Location

Statutory Address: **PYNSENT COTTAGE, THE GREEN**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **Urchfont**

National Grid Reference: **SU 03702 57159**

Details

URCHFONT THE GREEN SU 0357 (north side) 10/212 Pynsent Cottage GV II Cottage. C17. Timber framed with brick noggings. Thatched roof. Single storey and attic. Three bays, with central half bay containing stack and stair, and an unheated bay on right. Added half bay on left, late C18-early C19. Framing 2 panels high on stone sills, with corner braces. Boarded door and paned timber windows. Two 3-light flush dormers. Central chimney. Interior: main fireplace in right room blocked. Lobby to rear. Chamfered spine beams with check and scoop stops. Roof has clasped purlins and windbraces to parlour bay. Wattle and daub hood and stack replaced in brick in 1938.

Listing NGR: SU0370257159



West End House

Official list entryHeritage Category: **Listed Building**Grade: **II**List Entry Number: **1364616**Date first listed: **25-Mar-1988**List Entry Name: **WEST END HOUSE**Statutory Address 1: **WEST END HOUSE, THE GREEN****Location**Statutory Address: **WEST END HOUSE, THE GREEN**

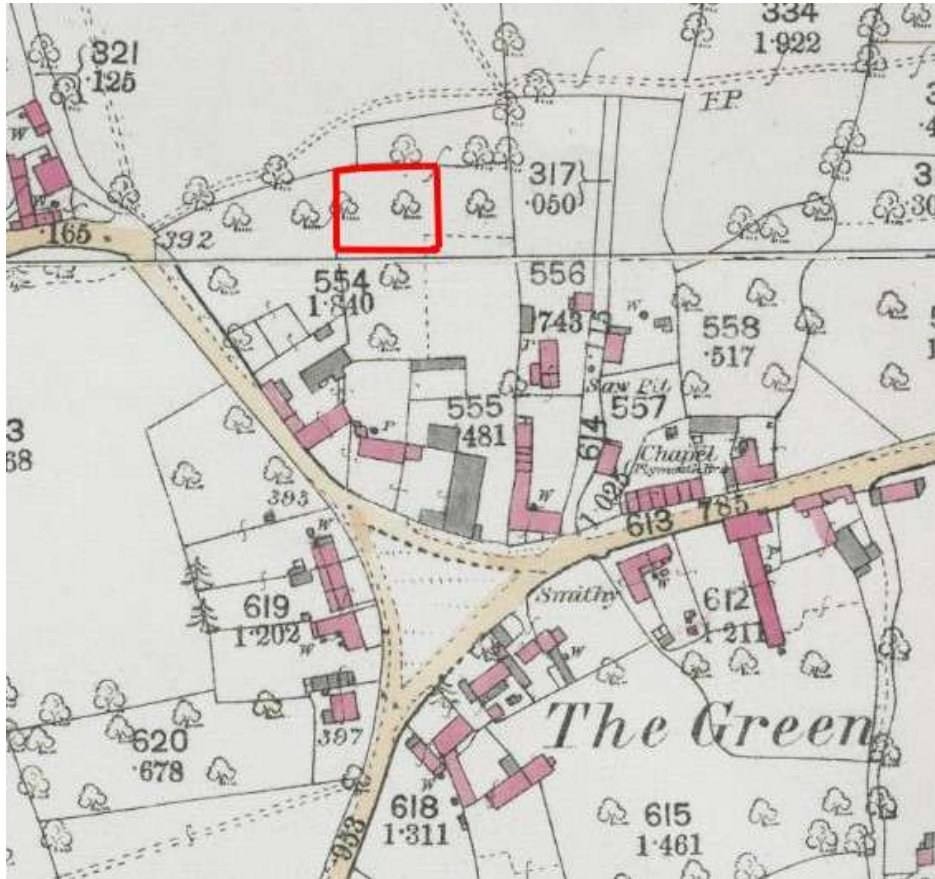
The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**Parish: **Urchfont**National Grid Reference: **SU 03762 57129****Details**

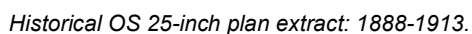
URCHFONT THE GREEN SU 0357 (north side) 10/215 West End House GV II House and shop, now house. Early-mid C19. Brick with slate roof. Two storeys, bays. Left 3 bays symmetrical about central 6-panelled door in tall fluted and pedimented doorcase. Sixteen-paned sashes with concealed boxes and gauged brick lintels. End stacks, and beyond stack to left further 2 bays, contemporary, but with C20 very large bow window replacing former butcher's shop window. Gable stack.

Listing NGR: SU0376257129

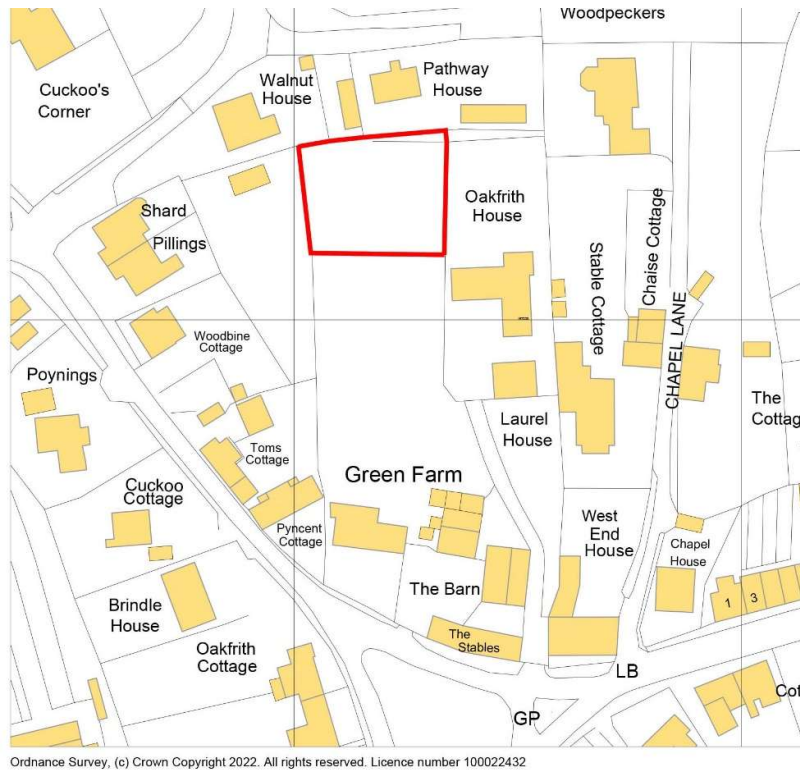
- 5.4 The following historical OS map progression illustrates the development of the land over the previous 150 years in the area of the application site, which is shown approximately as a red line:



Historical OS 25 inch plan extract: 1873-1888..



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- 5.6 The two key points to understand from the OS map progression are; (a) That the application site appears **not** to have been a part of the historical curtilage of Green Farm, and was instead in an area of orchard or grazing land/paddock. And, (b) that the application site is in a part of the village that has experienced significant change in terms of the gradual introduction of dwellings that now completely surround the application site.

5.7 **Impact of the proposals and mitigation:**

Heritage asset	Aspects of significance, and description of setting.	Potential impact and mitigation.
Urchfont Conservation Area	<i>The key aspects of the character and setting of the conservation area are summarised in the Neighbourhood Plan which concentrate on the traditional vernacular forms of the listed and unlisted buildings.</i>	<i>The application proposal utilises traditional materials and details that are sympathetic to the</i>

	<i>The conservation area has all four aspects of significance i.e. Historical, Evidential, Aesthetic and Communal significance.</i>	<i>character and materials that exist on the buildings within the conservation that characterise its distinctiveness.</i> <i>The form of the proposed dwelling respects the massing, height and form of traditional buildings within the conservation area.</i>
Green Farm (Grade II – listed)	 <i>Green Farm has Historical, Evidential, Aesthetic and Communal significance.</i> <i>The Historical and Evidential significance lies in the historical fabric both internally and externally. The use of local brick under a thatched roof is a distinctive combination which dominates the setting of the property and its position facing The Green.</i> <i>Aesthetic significance lies in the form of this traditional farmhouse, the combination of brick & thatch and its position overlooking The Green.</i> <i>Communal significance is derived from the long-standing presence of this building within the</i>	<i>The application design utilises traditional materials and details that are sympathetic to the character of Green Farm.</i> <i>The proposed dwelling would be sited a significant distance to the north of Green Farm and would not be easily visible to an extent that would impact on views of Green Farm from points of public access.</i> <i>Therefore it is reasonable to conclude that the setting of Green Farm and its aspects of significance</i>

	<i>community, and its important association with the local social and agricultural history of the village and its surroundings.</i>	<i>would be unharmed.</i>
Former farm building to the East of Green Farm (Grade-II listed)	 <i>This traditional former cart shed and stables building is now a separate dwelling unit on the edge of the courtyard to the east of Green Farm and bordering The Green.</i> <i>Like Green Farm, this building has strong Communal, Evidential and Historical significance. Due to its simple brick and Double-Roman tiled external appearance and its association with Green Farm and the local historical farming community.</i>	<i>The proposed dwelling would not be seen from this building due to the intervening outbuildings and trees.</i> <i>Therefore it is reasonable to conclude that the setting of this building and its aspects of significance would be unharmed</i>
Pynsent Cottage (Grade-II listed)	 <i>This cottage has a different character to the first two buildings because of its more 'humble box-timber-frame and thatched roof, indicating that it may have originally been a pair of agricultural</i>	<i>As with Green Farm, the proposed dwelling would be sited a reasonable distance to the north-east of Pynsents Cottage and would not be easily visible to an extent that would impact on views of the cottage from points of public access</i> <i>No aspects of significance would</i>

	<i>workers cottages.</i> <i>It has obvious Evidential and Historical significance, and a very characteristic aesthetic value because of its vernacular use of framing and thatch which would typically have pre-dated the widespread use of brickwork in this area.</i> <i>Communal value is evident through its association with the local agricultural history and simple cottages that were key to providing accommodation for farm workers.</i>	<i>therefore be harmed.</i>
West End House (Grade-II listed)	 <i>West End House has Historical, Evidential, Aesthetic and Communal significance.</i> <i>The Historical and Evidential significance lies in the historical fabric both internally and externally. This building is a more formal, period style than the other three buildings within this section of the report and has 'higher status' details, particularly in its rubbed brick window arches and sash windows.</i> <i>Aesthetic significance lies in the form of this more ordered village house and former shop. The combination of brick & slate and sash windows presents an imposing frontage to The Green.</i> <i>Communal significance is derived from the long-standing presence of this building within the</i>	<i>The proposed dwelling would be sited a reasonable distance to the north of West End House and would not be easily visible due to the configuration of the access lane and the existing adjacent outbuildings and trees.</i> <i>The proposed dwelling would therefore not impact on views of the heritage asset from points of public access</i> <i>No aspects of significance would therefore be harmed.</i>

	<i>village and its former status as the village Butcher.</i>	
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6.0 Justification for the Proposals:

- 6.1 I have carefully considered the impact of the proposed dwelling on the nearest listed buildings and conservation area and have concluded that there would be no harm to the heritage assets.
- 6.2 The proposed dwelling has been designed so as to not compete stylistically with those individual listed buildings, but is intended to appear as a simple, but traditional building using materials that are typical of Urchfont and its key buildings.
- 6.3 The proposed dwelling, due to its siting and orientation would not overlook or overshadow the neighbouring properties and would be a 'good neighbour' in those respects.
- 6.4 Because we find that no harm is caused, the relevant paragraph (202) of the NPPF is not engaged. However, it is also helpful to consider what public benefits the proposal would bring, which in this case are pertinent. The proposed dwelling would provide a suitable home for a long-established family within the village on a plot of land which the applicant has been carefully managing for many years; This will help to contribute to the village 'stock' of high-quality homes and would free-up a traditional dwelling for another family. The new dwelling would have very high sustainability credentials and a low carbon footprint to add to the gradually growing number of eco-friendly houses in the local area.

7.0 Design & access information:

- 7.1 **Amount of development:** The gross-internal area of the proposed dwelling is 264m²
- 7.2 **Scale:** The approximate height to eaves and ridge of the proposed dwelling would be 4 metres and 8 metres respectively.
- 7.3 **Siting:** The dwelling would occupy the north-east end of the application site and would be a 'T' shaped plan form which provides a good outlook and connection with the garden surrounding the dwelling and ensures that there would be a good level of natural light and sunlight in the principal rooms at various times throughout the day.
- 7.4 **Appearance:** The design of the dwelling is intended to reflect a simple traditional character. The materials and details are kept to a modest 'palette', using a red-orange brick plinth using bricks similar to the typical Caen Hill brick-type, natural finish featheredge boarding and a

Bridgewater Double-Roman clay roof covering and traditional flush-casement window & door joinery.

- 7.5 **Access:** Vehicular and pedestrian access would be from The Green via the existing access which serves Oakfrith House and various outbuildings associated with Green Farm. Parking within the application site can comfortably be provided for three cars. A level threshold would be installed for the new dwelling to assist occupiers and visitors with a disability, all in accordance with part 'M' of the building regulations.
- 7.6 **Trees & Landscaping:** The existing Holly hedge along the west boundary of the plot would be enhanced, and the north and east boundaries would be maintained and enhanced. A post & rail fence would be introduced on the southern boundary as indicated on the site layout and this would be added to with a native-species hedge. The garden itself would be mainly laid to lawn but with planting introduced over time.
- A full arboricultural impact assessment and method statement has been prepared by Steve Russell of Woodland & Countryside Management Ltd, and is submitted as supporting information for this application.
- It demonstrates that the proposed dwelling can be introduced without initial or future harm to existing trees and their root protection areas.
- 7.7 **Ecology:** It is the applicant's intention to install bat roost and Swift boxes into the proposed dwelling. These could be the subject of a suitable condition. It would also be expected that a suitable condition relating to external lighting would be included.
- 7.8 **Sustainability measures:** The proposed dwelling would be thermally-efficient to a very high level and would incorporate grey-water and rainwater collection for re-use in the flushing of WCs and for the garden. It would also have an electric car charging point fixed to the house and close to the parking spaces. Surface water would run into a crate-system collector under the driveway/parking, so as to not run off into the public sewer.

8.0 Summary:

- 8.1 This application proposal has been carefully conceived and designed to introduce a modest, neighbour-friendly dwelling into an area that is considered to be a highly sustainable location.
- 8.2 It has been demonstrated that the dwelling would not harm the character or setting of the nearby listed buildings and would appear modest in terms of height and massing. It utilises traditional forms and materials so as to respect the context of the site, whilst being an interesting, attractive addition within that part of Urchfont.

Howard Waters RIBA

BA; BArch; MSc (*Conservation of Historic Buildings*)

14th April 2026