



EXPEDITE

Higher Town, Sampford Peverell

Heritage Statement

May 2017

Ref: HS17.17

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1.0 PURPOSE OF STATEMENT AND METHODOLOGY

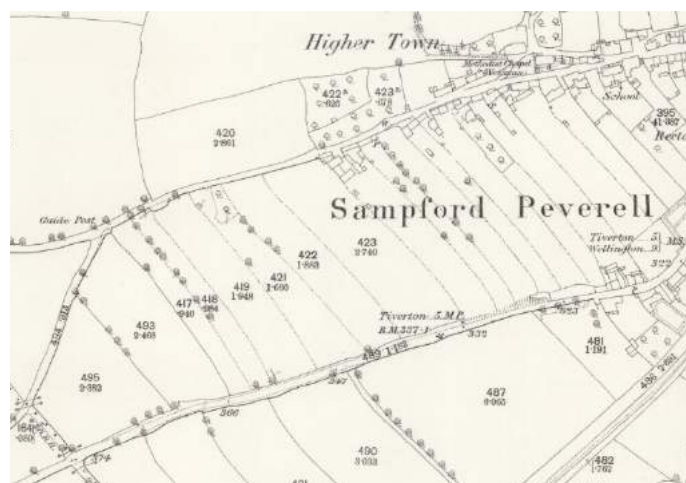
- 1.1 This Heritage Statement and Impact Appraisal has been prepared for Place Land LLP/ Mr & Mrs G Cottrell, Mr T Burns, Mrs C Pearce and Mrs W Upham in order to consider the impact of the proposed development of land at Higher Town, Sampford Peverell on the setting of nearby Heritage Assets.
- 1.2 The site itself does not contain designated heritage assets, however 42 Higher Town, a Grade II listed building is adjacent to the site and the north east boundary is contiguous with the Sampford Peverell Conservation Area.. The list description for 42 Higher Town can be found in Appendix 1.
- 1.3 The National Planning Policy Framework (NPPF) defines significance as being 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.
- 1.4 In the Glossary of the NPPF the setting of a heritage asset is identified as the surroundings in which the heritage asset is experienced. It further states that the extent of this setting is not fixed and may change as the asset and its surroundings evolve. This interpretation is important in terms of understanding the extent of the setting in terms of the historical, visual and physical aspects of the asset.
- 1.5 Historic England's Good Practice Advice in Planning, note 3 "The Setting of Heritage Assets" outlines a 5-step staged approach to proportionate decision taking; these steps are as follows:
- Step 1: Identifying the heritage assets affected and their settings.
 - Step 2: Assessing whether, how and to what degree these settings make contribution to the significance of the heritage asset
 - Step 3: Assessing the effect of the proposed development on the significance of the asset.
 - Step 4: Maximising enhancement and minimising harm.
 - Step 5: Making and documenting the decision and monitoring outcomes.
- 1.6 The NPPF requires applications that may have an impact on the significance of a heritage asset to be accompanied by a proportionate Heritage Statement that describes the significance of an asset and enables the local planning authority to understand any impact that the proposals may have on it.
- 1.7 Therefore, in order to provide a robust assessment in line with the requirements of the NPPF, this document follows steps 1 - 4 outlined above.
- 1.8 This report has been prepared by Katharine Metcalfe IHBC, Associate Director of Expedite Design Services, an appropriately qualified and experienced Heritage professional. It has been prepared in accordance with guidance as outlined above.

2.0 DESCRIPTION OF THE SITE

- 2.1 The site is located on the western edge of the village of Sampford Peverell . This road follows a raised ridge in a general north west-south east direction and the land slopes gently to the north east.
- 2.2 The site area is just under 5.5 Ha and it has a fall of approximately 15m from the north west to south east. It is wholly within an area described as “Lowland Plains” in the Mid Devon Landscape Character Assessment document (2011)
- 2.3 The site is bounded on three sides by roads; Higher Town is to the north and Turnpike is to the south. The site is generally elevated from the road by 1m and separated by hedges. To the east, the boundary is open to the houses and gardens. An existing entrance to the field is via the north west corner and there is a n existing depression in the land to the south that creates a level access from Turnpike.
- 2.4 The relevant Historic Environment record notes that the site comprises the remains of a medieval strip field system that was prevalent in the area around Sampford Peverell. Proposed Policy SP2 of the Mid Devon Local Plan Review 2013 - 2033 (unadopted) also notes the archaeological potential of the site.
- 2.5 The 1844 Tithe map clearly shows these field boundaries surrounding the village and they are still visible on the 1888 Ordnance Survey map.

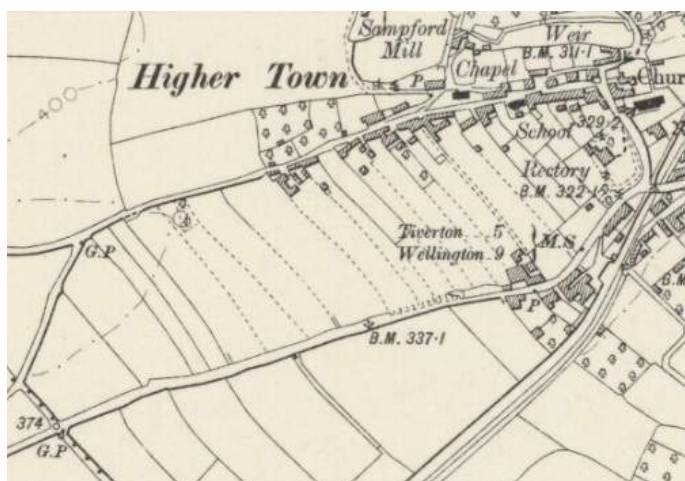


1844 Tithe map

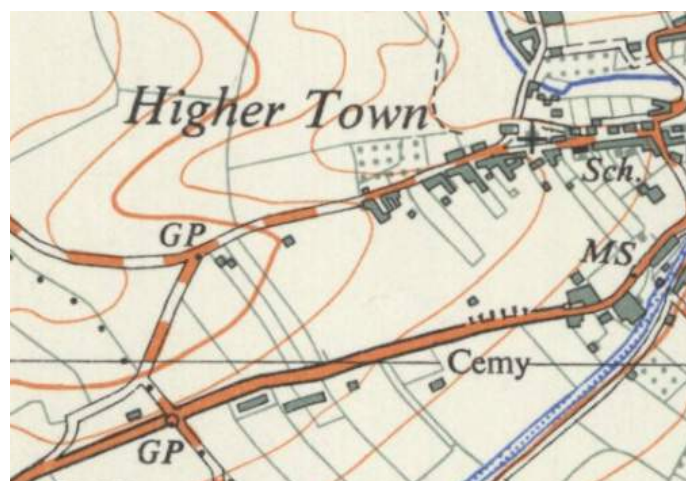


1888 OS 25 inch map

- 2.6 By 1906 many of the field boundaries were marked with a dotted rather than solid line and on the 1961 OS 6 inch map, the boundaries had all but disappeared.
- 2.7 The Devon County Council Historic mapping tool notes a 58% loss of historic field boundaries in the Sampford Peverell area and certainly there are no visible historic boundaries left within the development site.

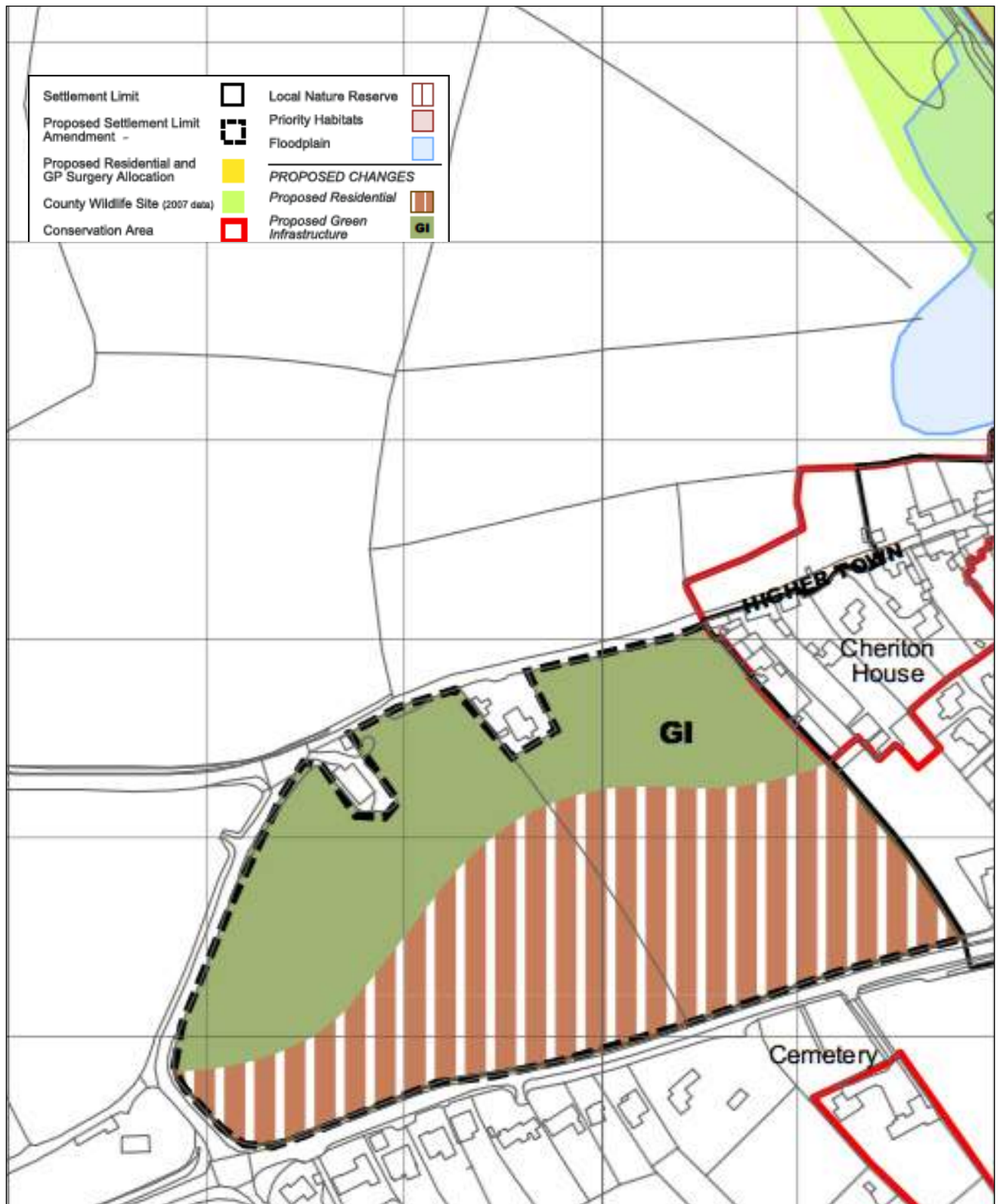


1906 OS 6 inch map



1961 OS 1:25,000 map

- 2.8 The site is not identified in the adopted Mid Devon Local Plan, however it has been identified in the Local Plan Review 2013 - 2033 for potential expansion of the village within a proposed amended settlement limit, retaining a "green infrastructure" band to the north of the site.



Extract from Mid Devon Local Plan Review proposals map insert for Sampford Peverell

3.0 IDENTIFICATION OF NEARBY HERITAGE ASSETS AND ASSESSMENT OF THEIR SETTING

- 3.1 The nearby heritage assets are 42 Higher Town, a Grade II listed building, and the adjacent Sampford Peverell Conservation Area.
- 3.2 42 Higher Town was listed in March 1988 and the description states *“Late C16-early C17, modernised circa 1986. Plastered walls, mostly stone rubble but with some cob; the stacks are plastered but the hall one appears to be ashlar stone and have its original chimneyshaft, both are topped with brick; slate roof, formerly thatch”*
- 3.2 Most of the historic buildings in this part of Higher Town front directly onto the road but this building is set back and map evidence suggests that it might have been part of a west-facing U shaped farm house. However it was separated into three dwellings (42, 44 and 46) some time ago, and certainly prior to listing. Whatever the situation in the past, it is now only the section facing the road that is listed and numbers 44 and 46 behind remain unlisted,
- 3.3 The list description mentions some interior features of note however references the C20th UPVC windows, which detract from its historic character. It has lost its original thatched roof at some time in the past, although the slate roof is characteristic of the area.



- 3.5 Whilst it has been much altered and modernised, 42 Higher Town retains the simple detailing and materials expected of a farmhouse of this age.
- 3.6 Therefore, the archaeological, architectural, artistic and historic values of 42 Higher Town are considered to contribute to a medium level of significance overall.
- 3.7 The Sampford Peverell Conservation Area was designated in 1990 and an appraisal was adopted in 2008. The document notes the strip field pattern and notes that much has been lost around the village, amalgamated into larger modern fields.
- 3.8 The conservation area boundary on the western follows one of these former strip field boundaries to a mid-point between Higher Town and Turnpike where it turns east around the bottom of the gardens to higher Town and skirts around the north of the modern development at Blackdown View.
- 3.9 The conservation area adjacent to the development site is very open grained, with large irregular plots and

low density. The historic buildings front directly onto the road, accessed by a raised pavement in one area, whereas more recent development is set back, more central to their plots, with large gardens to the front.



- 3.10 There is a mix of styles and ages of properties within this part of the conservation area, but most share the limited palette of materials prevalent in the historic buildings and the boundary walls and mature planting visible within the plots adds to overall character and appearance.
- 3.11 The values of interest in the conservation area are considered to contribute to a medium level of significance.
- 3.12 The setting of the listed building and conservation area extends around the assets and certainly includes both the open land rising to the north and the development site to the west as these offer space in which the assets may be experienced.
- 3.13 Neither of these areas make up a designed or inclusive setting, but rather they are a result of curtailment of the development of the village, however they nevertheless contribute to the significance of the assets through their openness.
- 3.12 The setting of the listed building to the south is limited to the conservation area boundary; beyond this residential development has spread along Turnpike and indeed, new houses are being built on the remaining land directly to the south.



4.0 DESCRIPTION OF THE PROPOSALS AND ASSESSMENT OF THEIR IMPACT

- 4.1 There are two optional development proposals that have been prepared; one for 86 dwellings and one for 60 dwellings.
- 4.2 Both proposals respect the open green space to be retained at the northern part of the site and allow for green corridors within the development to ensure that the rural village feel is maintained.



Option 1, above - 86 houses and Option 2, below - 60 houses.. Courtesy of Place Land.



4.3

space with public access have been retained to the north and included around the proposed housing.

- 4.4 The existing trees and hedgerows along the boundary will be retained as far as possible and enhanced with further planting. Vehicular access will be gained through the existing break in the boundary on the south side; this will ensure that any visual impact on the conservation area will be limited.
- 4.5 Option 2 allows for a slightly wider green corridor through the centre of the site and lower density development adjacent to the eastern boundary whereas option 1 accommodates more homes whilst still retaining an open character and providing public footpaths and permeability across the site.
- 4.6 Option 1 offers an overall density of 16 dwellings per Ha and option 2 offers 10 dwellings per Ha. Both of these options are low density, in keeping with the rural village setting.
- 4.7 The impact of the development on the listed building will be limited due to it being adjacent to the open space, which will ensure the setting of this building is not undermined.
- 4.8 Similarly, whilst the new development will clearly be visible from within the conservation area, the proposed open space extends along the majority of the joint boundary and this will reduce any potential negative impact. Furthermore, there is the potential to enhance biodiversity in the area through the introduction of improved habitats.
- 4.9 It is therefore considered that either of the proposals represent a development that is sensitive to its landscape setting and appropriate for its edge of village location, with minimal impact on the setting of the existing listed building and conservation area.



5.0 POLICY BACKGROUND

- 5.1 In the deliberation of any proposals with the potential to affect the historic environment, the relevant National and Local Heritage policies must be considered.
- 5.2 The Planning (Listed Buildings and Conservation Areas) Act of 1990 provides the legislative background for the consideration of applications that affect the historic environment and section 66 states that the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.3 In the National Planning Policy Framework (NPPF) 2012, chapter 12 deals with Conserving and Enhancing the Historic Environment and the relevant paragraphs are 132, 134 and 137.
- 5.4 Paragraph 132 considers a development's impact on the significance of designated heritage assets, including the setting and notes that significance can be harmed or lost through development within an assets' setting.
- 5.5 Paragraph 134 considers weighing the harm to designated heritage assets against the public benefits of a proposal where the harm is considered to be less than substantial.
- 5.6 Paragraph 137 considers new development within the setting of a heritage asset and states that opportunities should be sought to enhance or better reveal the asset's significance.
- 5.7 Historic England's guidance, Good Advice in Planning note 3, The Setting of Heritage Assets offers advice throughout on how to assess the contribution that a setting will have on a heritage asset and how to minimise harm through development proposals.
- 5.8 The Mid Devon local Plan Part 3, Development Management Policies (October 2013) contains policy DM27 which seeks to protect heritage assets and their settings.
- 5.9 All of the above legislation, policies and guidance has been taken into consideration through the development of these proposals.

6.0 OPPORTUNITIES FOR ENHANCEMENT AND MINIMISING HARM

- 6.1 Consideration of the potential impact on the setting of the heritage assets from the outset is key to maximising enhancement and minimising harm and this will be sought through further development of the proposals.
- 6.2 Enhancements may be gained in many ways including improving public access to the setting of an asset and introducing new views that add to its appreciation. It is clearly contentious to focus on one private listed building in this way, so any benefits in this regard would have to be balanced against respecting the privacy of the owners.
- 6.3 Echoing the limited palette of materials found in the conservation area with the introduction of contemporary materials in key locations and features will create a relationship with the conservation area that will enable new development to sit comfortably in its surroundings.
- 6.4 Minimising any potential harm can be sought through good design of both the buildings and the spaces to create a place that has its own identity but is sympathetic to its historic neighbours.
- 6.5 The open space provides ideal opportunities for minimising harm through increased planting and the introduction of new biodiversity habitats .

7.0 CONCLUSIONS

- 7.1 The NPPF states that when determining planning applications, local planning authorities should take account of:
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness*
- 7.2 The proposal for residential development on this site has been considered with due regard to the points above, and in particular the desirability to sustain the assets' significance.
- 7.3 Furthermore, the English Heritage document "Conservation Principles, Policies and Guidance" offers the following advice on new work and alteration:
- New work or alteration to a significant place should normally be acceptable if:*
- a. there is sufficient information comprehensively to understand the impacts 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 and 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.*
- 7.4 The options considered offer the opportunity to create a development in a manner that would not cause harm to the heritage assets and that could, through early consideration and consultation, achieve a high level of design and execution that would offer opportunities for enhancement of the assets and be valued in the future.
- 7.5 This document offers a comprehensive assessment of the listed building, the conservation area and their settings and the impacts of the proposals on their significance. It has been shown that the site can accommodate development that will not harm this significance and early consideration of any issues will secure enhancement opportunities are taken wherever possible.
- 7.6 The proposals are therefore considered to comply with national and local heritage policies and guidance outlined above.

APPENDIX 1 - LIST DESCRIPTION

42 HIGHER TOWN

GRADE II

DATE FIRST LISTED: 17 MARCH 1988

House, former farmhouse. Late C16-early C17, modernised circa 1986. Plastered walls, mostly stone rubble but with some cob; the stacks are plastered but the hall one appears to be ashlar stone and have its original chimneyshaft, both are topped with brick; slate roof, formerly thatch.

Plan: 3-room-and-through-passage plan house facing north-west and built down the hillslope. Downhill at the left (north-east) end there is the former service end room which has a projecting gable-end stack. The hall has a large projecting front lateral stack and there is a newel stair turret projecting to rear at the upper end of the hall. At the right end is an unheated narrow inner room. The house appears to be a single phase building. It seems likely that the hall was floored over from the beginning. The service end however was rebuilt probably in the C18. Before that it contained 2 unheated small rooms divided by an axial partition, probably buttery and pantry. Farmhouse is 2 storeys.

Exterior: irregular 4-window front of C20 pvc casements, most of them with glazing bars. A C20 bay projects from the right end (the inner room). The passage front doorway is left of centre and contains a C20 door behind a contemporary porch. The roof is hipped to right and gable-ended to left.

Interior: retains most of its original carpentry detail. Only in the service end has it been replaced. Here there is a roughly-finished axial beam. On the lower side of the passage a small part of the original oak plank-and-muntin screen remains and its headbeam provides the evidence for 2 original doorways to the service end. On the upper side of the passage there is another oak plank-and-muntin screen; this one nearly intact., it contains a cranked-headed doorway. The hall crossbeam is soffit-chamfered with bar runout stops. The fireplace is plastered stone and has a soffit-chamfered and scroll-stopped oak lintel. Original crank-headed oak doorframes from the hall to the inner room and stair. Both have chamfered surrounds with lambstongue stops. The staircase is a C20 replacement. At the head of the stair a pair of oak doorways (both chamfered with lambstongue stops) and there is another similar doorway between the hall and service end chambers. The original crosswalls are oak-framed: close-studded with series of holes drilled into the sides of the studs to fix a ladder of lathes which provide the backing for the cob infill. The roof is carried on side-pegged jointed cruck trusses and although the roofspace was not inspected the owner reports that the timbers are clean.

EXPEDITE

BRISTOL

Whiteladies Business Centre
12 Whiteladies Road
Bristol BS8 1PD
t: 01173 250 421

EXETER

35 Southernhay East
Exeter EX1 1AX
t: 01392 691 631

CARDIFF

First Floor, Unit 8
Greenmeadow Springs Business Park
Cardiff CF15 7NE
t: 02920 098 655

LONDON

4 Skinner Place
Belgravia
SW1W 8HH
t: 02034 754 087

e: info@expediteps.com
@Expediteps
www.expediteps.com