

10 South End, Osmotherley,
North Yorkshire

Heritage Impact Assessment



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Heritage Impact Assessment

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EXECUTIVE SUMMARY

Solstice Heritage LLP was commissioned by Ms K. Livingston to produce a Heritage Impact Assessment in relation to the impact of a proposed development on the Grade II listed No. 10 South End, Osmotherley and on heritage assets close to the proposed development area. The most significant heritage assets within the immediate vicinity of the site are considered to be the other listed buildings immediately adjacent, as well as the surrounding Osmotherley Conservation Area.

Elements of the proposed scheme will result in minor negative impacts in terms of the loss of some limited historic fabric and the introduction of an addition to the palette of materials to the rear, subservient elevation of the listed house and its associated outbuildings. It is considered, however, that negative impacts are balanced by the positive impacts of the repair and conservation gain of the proposed scheme, both in terms of the long-term sustainable use of the listed house and its principal outbuildings, and in the improvement to the setting, aesthetic value and amenity of the surrounding listed buildings and Conservation Area.

Views around the listed building make a considerable contribution to its significance. The proposed development will enhance the limited views from South End by repairing the building's existing fabric and therefore improving its aesthetic value. As such, the development is considered to provide a minor positive impact to this element of the setting of the listed building.

It is also considered that the proposed development will result in an overall positive impact upon the settings of the listed buildings on South End and the wider Osmotherley Conservation Area. The improvement of the building's existing north elevation by general repair to the façade and retention of its original character will improve views, and thereby enhance the setting of, the other listed buildings located on South End, resulting in a net gain in aesthetic value and amenity for the Conservation Area more generally. The alteration to the roofline will not substantially alter the character of this area or have an impact upon the ability to understand its historic function or the historic links between the listed main house and the wider village setting.

Representing a balanced judgement, the proposed development is considered to have an overall neutral effect on the significance of the listed building and, as such, fulfils the heritage criterion of 'sustainable development' defined in NPPF (CLG 2012, 31-32). The development seeks to adapt the heritage assets in a mode sympathetic with their surroundings, in order to maintain them in a viable use consistent with their original use and long-term conservation (CLG 2012, 31), thereby ensuring their continued contribution to quality of place.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

This Heritage Impact Assessment (HIA) has been commissioned by Ms K. Livingston to provide an assessment of the potential cultural heritage impact of a proposed development at No. 10 South End, Osmotherley, North Yorkshire.

This document provides baseline information on the cultural heritage resource in the proposed development site and surrounding area and assesses potential effects on that resource.

1.2 SITE LOCATION AND DESCRIPTION

The proposed development is located at No. 10 South End, Osmotherley, North Yorkshire (NGR SE 45629 97111) (Figure 1). The building is Grade II listed (NHLE 1188719) and sits within the Osmotherley Conservation Area and adjacent to a number of other listed buildings. The listing description is reproduced below:

OSMOTHERLEY SOUTH END SE 4497-4597 (west side) 6/70 No 10 31.3.70 II GV House

Mid C18, raised and altered in late C19. Ashlar, coursed squared stone, pantile roof. 2 storeys, 2 bays. Plinth, raised quoins, and remains of wide first-floor band. Central 6-panel door with overlight set in raised quoined surround with lintel. All windows are 4-pane sashes with stone sills and plain lintels. Shaped kneeler to left. Stone coping with shaped kneeler to right, end stacks.

Listing NGR: SE4562997111

1.3 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development consists of the redevelopment of the former coach house, stable, and pigsty to create an additional dwelling, with the joint objective of creating a sustainable and useful building that contributes positively to the Conservation Area. This will include retention of much of the existing fabric, alongside alterations to the internal walls and roofline, replacement doors, inserted window openings, and demolition of the pigsty, as well as the replacement of the later rear extension to the main house (see Appendix 1 for proposed plans and elevations).

1.4 AIMS OF THE STUDY

The focus of this document relates to the setting and fabric of the Grade II-listed No. 10 South End and the potential impact of the proposed development on this setting and fabric. Furthermore, the assessment will consider any potential impacts of the development upon surrounding heritage assets, including the adjacent listed buildings and the Osmotherley Conservation Area.

The aims of the study are:

- To assess the known cultural heritage resource within the proposed development area and its environs.
- To assess the potential effects of the proposed development upon the cultural heritage resource.

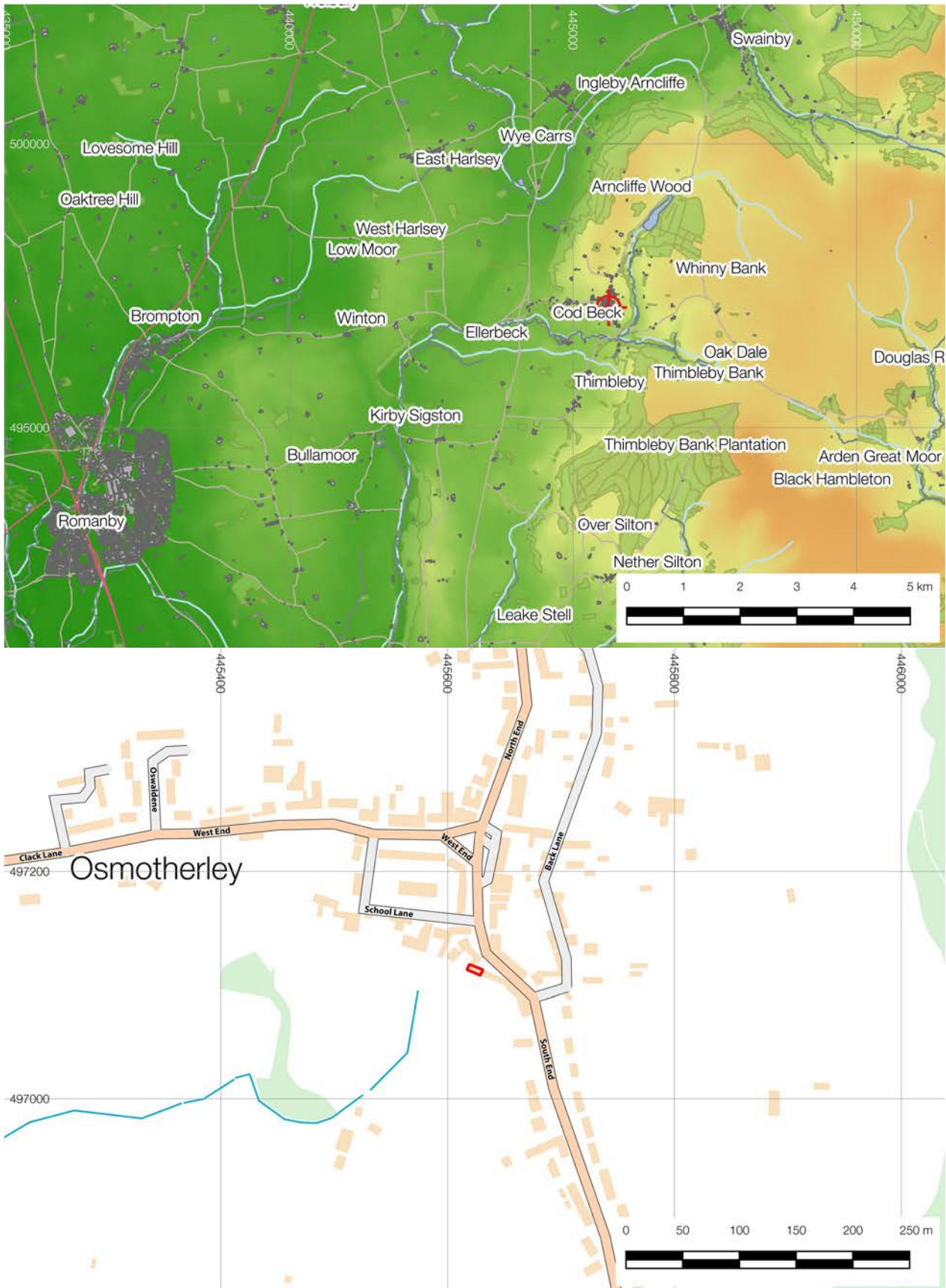


Figure 1 Location of proposed development site

2. BASELINE

2.1 ASSESSMENT OF SIGNIFICANCE

No. 10 South End sits at the south-eastern side of South End within the centre of the village of Osmotherley. The property fronts onto the street and is slightly set back with an intervening front lawn and parking drive at its principal north façade (Figure 2). It comprises a group of buildings, including the main Grade II listed house, rear extension, and three outbuildings which are within the curtilage of the listed building. The main house is a two-storey, north-south-oriented structure with a pantile roof and coursed stone walls, made of local ganister stone, which deviates from the use of standard sandstone in the other buildings within the Conservation Area. The building is likely to be of 18th-century origin, having been raised and altered in the early 19th century.

The principal façade of the building includes four original single-glazed sash windows in a two-over-two arrangement with a central door. The eaves of the building have been raised, as evidenced by the visible later stonework above the two first-floor windows (see Figure 2). To the right, there is a two-storey ancillary building with a lean-to hipped roof, including a set of double doors and a first-floor hatch directly above. To the left of the double doors, there is a blocked door with stone lintel above (Figure 3). The structural evidence suggests that this functioned as a coach house with a first-floor hayloft. To the right of the coach house, there is another building of one storey with a pitched roof and hit-and-miss boarded window at ground-floor level which was probably created as a stable (Figure 4). In terms of the development of these buildings over time, the house was developed first, followed by the addition of the coach house and then the stable.

To the rear of the property is an open aspect garden overlooking fields to the south. The southern elevation of the main house comprises four four-pane sash windows, as well as a later 19th-century lean-to extension with Yorkshire sash windows and a crow step gable at its western side (Figure 5). The rear of the coach house is also clearly visible, featuring a single ground-floor door and small window, as well as a blocked first-floor window (Figure 6). To the left of the coach house, the rear roof pitch of the stable is partially visible, as is a further attached single-storey building identified as a pigsty. Although the main house is built from a greyer ganister stone, the coach house, stable, and pigsty are of the more common local sandstone.



Figure 2 View looking south-west towards principal elevation of No. 10 South End. Note first-floor stonework and ground-floor blocked doorway of coach house.



Figure 3 Detail of blocked door in coach house



Figure 4 Detail of stable door and window with hit-and-miss boarding



Figure 5 View looking north-east towards rear elevation



Figure 6 Detail of blocked window on rear elevation of coach house

The internal fabric of the outbuildings has, for the most part, fallen into severe disrepair, and the coach house is currently held in place by temporary supports which prevent its meaningful use. The pigsty consists of two openings leading to a separate sty on the right and left, which together form a very basic and utilitarian building (Figure 7). Both the left hand and right hand sections, either side of the dividing stone wall, contain flagstone flooring (Figure 8 and Figure 9) with a replacement pantile roof structure. There is a severe crack in the southern elevation with a tree growing out of the wall. Adjacent to the pigsty is the coach house, which consists of a single room with earth and rubble flooring directly attached to the gable end of the main house, the division of which is clearly evidenced by the better quality masonry of the house. The coach house itself is constructed in poorer quality masonry and includes double doors alongside a door at the north-east corner, which has been subsequently blocked, as well as a first-floor hayloft window with timber shutter (Figure 10). This suggests that, originally, the ground-floor would have served as a coach house and the first floor as a hayloft. Notches on the central beam provide evidence for the former presence of floor joists for the first floor, which has been subsequently lost. The roof structure itself has been substantially renewed with the addition of visibly new timbers (Figure 11). The southern wall of the coach house has been very heavily pointed with concrete mortar and has been pushed outwards at first floor level. Structurally, the building is in very poor condition, with large cracks visible in the rough rubble masonry on the interior west wall of the coach house which travel the full height of the wall (Figure 12).

These cracks are also visible externally from the west and from inside the stable on what used to be the outside wall of the coach house (Figure 13). The stable itself contains a small number of features which have some evidential value, including the hit-and-miss boarded window, vent slit openings on the gable wall and impression of the former position of a feed trough within the plasterwork of the south wall (Figure 14, Figure 15, and Figure 16). Finally, similarly to the other outbuildings, the roof is mainly renewed with only the single truss being of any historical value (Figure 17). The concrete floor is also considered to be relatively modern.



Figure 7 Entrance to pigsty

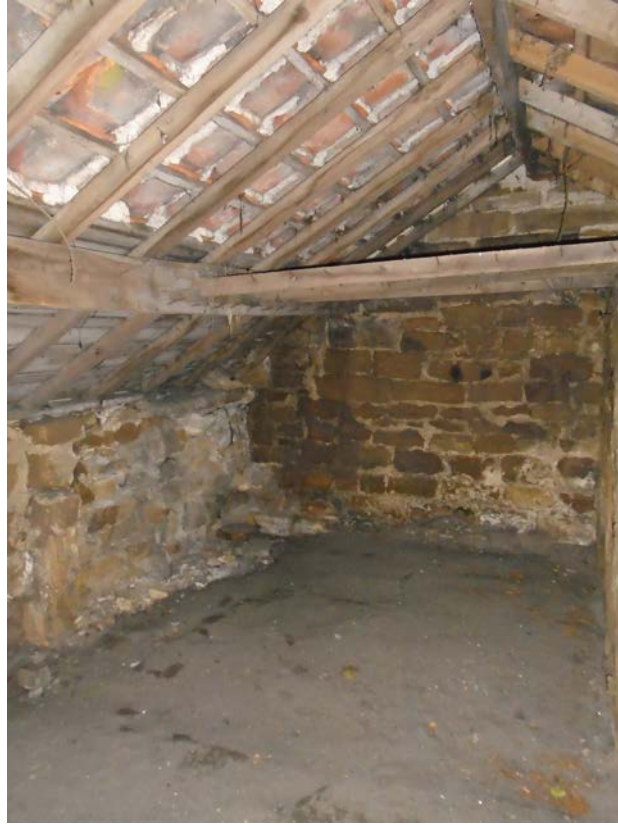


Figure 8 Left room of pigsty



Figure 9 Right room of pigsty



Figure 10 Main room of coach house, note blocked door and first-floor hayloft opening



Figure 11 Cracked wall and renewed roof timbers



Figure 12 Interior north wall of coach house, note crack in stone wall



Figure 13 Outside wall of coach house, now south wall of stable. Note large crack in stonework.



Figure 14 Interior of stable, note hit-and-miss boarded window



Figure 15 Gable wall of stable



Figure 16 Concrete floor and remnants of trough



Figure 17 Mainly renewed roof structure of stable

The internal fabric of the outbuildings is difficult to appreciate given their poor state of repair and many modern insertions, with few period features remaining which reflect the function and historical development of the structures. Few attractive or architecturally significant period elements survive inside the buildings, with most architectural and aesthetic value contained within the external walls of the buildings and their relation to the main house. Given the perilous structural state of the buildings as well, albeit secured with interim support, it is considered that their interiors do not contribute strongly to the significance of the listed asset.

The contribution to significance made by the physical fabric of the building itself is most evident within the north elevation of the principal house. This provides the overall character, evidential and aesthetic value of the building. In particular, this can be characterised as the arrangement of the outbuildings in relation to the main house and the traditional materials, particularly the local stone, used within its construction. The existence of the coach house, stable, and pigsty, although not architecturally rare, are of some historical and evidential value in terms of the function of the individual buildings and the legibility of the buildings as a group, as well as being indicative of the social status of the main house. The house, however, retains pre-eminence within the small farm grouping and is the principal contributory factor to the significance of the whole. Elements of existing fabric which detract from the significance of the building have also been identified. Specifically, these elements comprise the altered and raised form of the principal elevation, the blocked openings at the front and rear of the coach house, the heavy-handed use of concrete mortar on its southern elevation and the overall poor state of structural repair of the outbuildings.

The building itself is best viewed from the north-east facing the principal northern façade (Figure 18). It also provides some contribution to views north and south along South End (Figure 19 and Figure 20), forming a small part of the mix of traditional properties – including structures from the 17th to 19th centuries – which give this street its traditional architectural character of mainly two-storey development, in local stone with simple pitched roofs in pantile or Welsh slate. This contribution, however, is limited, almost entirely, to views of the main house as there is very limited visual exposure to the main elevation of the outbuildings, which are only appreciable when standing directly in front of the house. This is in part due to the angle of the buildings as well as their being obstructed by No. 8 South End, a double-fronted Grade II-listed 18th century house and converted outbuilding (NHLE 1315155). When facing south therefore, they are not a prominently visible part of the street scene (Figure 20). Further south on South End, looking north, the angle of the buildings renders both the house and the outbuildings invisible from the street (Figure 21).

The main contribution of the listed building and associated outbuildings to this part of the Conservation Area derives from the relatively unaltered stone walls and pantile roof of the principal elevation of the main house, which conform broadly to the predominant local vernacular, with the interesting exception of the stone used for construction of the main house. The general uniformity of the line and height of the buildings on the street is also a contributory factor to the character of the wider Conservation Area and the setting of the building (Figure 22). Views from the rear of the building are relatively open, facing south/south-west towards Thimbleby, however, there are very limited views towards this particular elevation except from Colgate Lane where only the upper part of the buildings, particularly the first-floor windows and roof of the main house and the rear roof pitches of the stable, coach house, and kitchen extension, are only partially visible due to the lip of the hill (Figure 23). As such, it is considered that this view makes no measurable contribution to the significance of the building. No other views are considered to make a meaningful contribution to the significance of the building.

Based on this assessment, it is strongly considered that the views which contribute most to the setting, and therefore the significance, of the listed building are those gained from South End, immediately north-east of the building where both the house and associated outbuildings are visible (see Figure 18). These views most clearly allow an understanding of the building's setting, as well as its architectural interest and aesthetic value, in particular the additional interest provided by the deviation from the standard palette of materials used for the main house. Views looking south along South End highlight that the main house, which is much more prominent, for longer, and in more views, provides more interest in terms of wider contributions to the street scene and character of the Conservation Area than the primarily obscured outbuildings (see Figure 19 and Figure 20). These have very little visual exposure more widely, offering little contribution to the wider Conservation Area.



Figure 18 View from directly north-east of property



Figure 19 View from South End looking south-west



Figure 20 View along South End looking south with No. 10's outbuildings obscured by No. 8



Figure 21 View along South End looking north with No. 10 obscured



Figure 22 View along South End looking north



Figure 23 View from Colgate Lane looking north-east

3. ASSESSMENT

3.1 ASSESSMENT OF PHYSICAL IMPACTS

The proposed development will have a number of physical impacts on the designated building which will result in both positive and negative impacts.

Internally, the coach house and stable will be joined into one space which will be subdivided in order to create a single dwelling. This will inevitably result in the loss of physical fabric, primarily consisting of rubble masonry, which will inevitably reduce the evidential and historical value of the buildings as their historical use will become more difficult to understand. However, given the structurally unsound state of the existing fabric without the current interim support, as well as the limited amount of existing significant period features, it is considered that this element of the proposed development will have a neutral impact on the significance of the listed building. It is also worth noting that these internal repairs will make the building structurally sound thus improving its long-term conservation. The proposed development also seeks to retain the existing first-floor hayloft opening and will insert sympathetic replacement doors which will enhance the overall character of the exterior of the building.

The proposed development will see the ridge height of the existing roofline of the coach house extended with the ridge height of the stable raised and the gable extended to the western extent of the north elevation. This will disturb the existing physical fabric of both outbuildings; however, as these are modern replacement roof coverings, this will have a neutral impact on the fabric of the listed buildings.

The construction of the proposed rear lean-to extension to the coach house and stable will result in the loss of some historic fabric on the existing southern façade, most notably the demolition of the existing pigsty. Although this is a building of basic and functional form, it provides some evidential and historical value, particularly in relation to the coach house and stable, which will be lost with its removal. As such, it is considered that this will have a negative impact on the significance of the listed building.

Similarly, the replacement of the later rear kitchen extension to the main house will also result in the loss of historic fabric characterised as original stone walling and the covering of an original ground-floor window, which will be removed and blocked up. The shape of the original opening for the window, however, will be retained in the stonework and thus remain legible; this element of the proposed work is considered to have a neutral impact on the significance of the listed building. The other original window, which currently faces into the existing extension, will be removed completely, resulting in the loss of historic fabric (Figure 24). It is considered that this will have a minor negative impact on the fabric of the existing listed building. However, it is important to note that aside from the minor alterations to the rear windows, the original historic layout of the main listed house will remain unchanged.

On balance, the physical effects of the proposed scheme are therefore considered to have an overall minor negative impact on the significance of the listed building. This is due both to the structural repairs to the coach house and stable, their reuse ensuring their long-term conservation, together with the improvements to the aesthetic value of the principal façade mitigating the negative impacts of alterations to elements of the historic fabric.



Figure 24 Original ground-floor window facing into rear extension

3.2 ASSESSMENT OF SETTING IMPACTS

The most pertinent elements of the setting of No. 10 South End, in terms of its contribution to the significance of surrounding heritage assets are examined here.

3.2.1 NORTH-FACING FAÇADE

No. 10 South End has a principal north-facing façade, identified during the walkover survey as forming a key element of the setting of the building and of significance to important views within the Conservation Area. The presentation of this façade – set back from the road and tightly in line with the adjacent building in this row – is clearly an important element of the setting of the listed building. This façade also sits in close relationship to the other buildings in the row, which have a dominant vernacular architectural style and roof height. This limited palette of design and materials, with the exception of the greyer ganister stone used to construct the main house which deviates from the standard use of local sandstone, tightly draws together the Conservation Area into an aesthetically pleasing whole, accentuated by the generally low level of modern visual distractions, a close adherence to the line of the street and a widespread conformity of use of local period materials and finishes. This provides an important view of the building in terms of appreciating its architectural interest and evidential value. Although somewhat compromised by the blocking of original openings and raising of the main house, it is considered that the experience and view of the building from the immediate north-east – the only view in which both the house and its outbuildings are visible – is a vital element of the building's setting which makes a strong contribution to the significance of the asset, as well as to the other assets around it. As previously discussed, when looking either north or south along South End, the outbuildings are obscured from nearly all angles due to the position of No. 8 South End as well as the positioning of the outbuildings themselves. As a result, these views are contributory to the significance of the building's setting in terms of the main house only.

Although the existing outbuildings are of a different style to the construction of the main house, their existing layout in relation to each other as well as to the main house allow this group of buildings to be understood in terms of their development and context. By altering the existing roofline, the ability to read this layout will be partially compromised, thereby contributing negatively to the setting of the listed building and the significance of this façade, although this is partly mitigated by the design of the proposed development which retains lower roofs subservient to the main house. However, as the main house and outbuildings can only be seen from one view along South End, it is considered to have an overall neutral impact on the contribution it makes to the building's setting.

3.2.2 SOUTH-FACING FAÇADE

As noted above, the south-facing façade of the building is a subservient, rear elevation. It includes little significant architectural detail but has some evidential value contained within the view of the outbuildings from this side and in their appreciable relationship to each other as well as the main house. The experience of this elevation, however, is moderately reduced due to the limited views as a result of its raised position at the top of the hill. This diminution of experience, as well as the later extension and blocking of openings, has further reduced the limited contribution this elevation makes to the overall significance of the asset.

The proposed development will include a number of alterations to the rear façade, including the demolition of the pigsty, construction of rear extension to the coach house and stable, and the replacement of the existing rear lean-to extension to the main house. This construction will obscure the remaining window of the original façade on the ground-floor, but will retain the visibility of the quoins, allowing the full width of the house to be read but rendering the traditional three-over-two window arrangement illegible from the exterior. As discussed, however, the outline of the original window openings, although blocked up, will be retained as visible from inside the extension. The ground-floor glazing proposed for the rear extension to the coach house and stable is a significant alteration which will alter the character of this elevation. However, as views of the rear façade are primarily obscured, it is considered that this alteration to the exterior of the building will result in an overall neutral impact on the setting of this façade and the contribution it makes to the building's significance.

3.2.3 ASSOCIATION TO OTHER BUILDINGS

The group value of the designated building within the context of other buildings in its immediate vicinity is an important contributory factor to its significance, particularly in relation to the other listed buildings on South End. As such, the building's architectural and close spatial associations with those buildings make further positive contributions to its setting, expressed both in terms of public appreciation and an associative bond between structures of similar form, date and style. Such elements are considered to be important contributors to both the listed building's and Conservation Area's significance, relating to an intangible communal and experiential value.

Given the nature of the proposed development, the coherence and group value of the listed building and associated structures in its immediate environs will not be affected. As is noted above, the demolition of the pigsty represents a minor loss to the evidential value of the original farm grouping, though the repair of the coach house and stables will preserve the legibility of the original group.

3.2.4 VIEWS

Views around the listed building make a considerable contribution to its significance. As previously discussed, the most significant views of the listed building and associated outbuildings are those from the immediate north, gained from South End, as well as longer range views looking north or south along South End. The important contribution to setting, and therefore significance, made by these views is, however, limited to the main house. The outbuildings to the rear are either partially or entirely obscured, and views from Colgate Lane are considered to make only a very limited contribution, if any. Views of the listed house from north, conversely, allow an understanding of the building's setting, as well as its architectural interest, evidential and historical value. Views from further afield make no contribution to the significance of the building. The proposed development will enhance the limited views from South End by repairing the building's existing fabric and therefore improving its aesthetic value. As such, the development is considered to provide a minor positive impact to this element of the setting of the listed building.

3.2.5 SETTING IMPACTS TO SURROUNDING HERITAGE ASSETS

From a review of historic environment data, it is considered that the other heritage assets which could be potentially affected by the proposed development are:

- Osmotherley Conservation Area
- Eleven other Grade II listed buildings on/around South End, Osmotherley

It is considered that the proposed development will result in an overall positive impact upon the settings of the listed buildings on South End and the wider Osmotherley Conservation Area. The improvement of the build-

ing's existing north elevation by general repair to the façade and retention of its original character will improve views, and thereby enhance the setting of, the other listed buildings located on South End, resulting in a net gain in aesthetic value and amenity for the Conservation Area more generally. The alteration to the roofline will not substantially alter the character of this area or have an impact upon the ability to understand its historic function or the historic links between the listed main house and the wider village setting.

3.3 CONCLUSIONS

Elements of the proposed scheme will result in minor negative impacts, in terms of the loss of some limited historic fabric and the introduction of an addition to the palette of materials to the rear, subservient elevation of the listed house and its associated outbuildings. It is considered, however, that negative impacts are balanced by the positive impacts of the repair and conservation gain of the proposed scheme, both in terms of the long-term sustainable use of the listed house and its principal outbuildings, and in the improvement to the setting, aesthetic value and amenity of the surrounding listed buildings and Conservation Area.

Representing a balanced judgement, the proposed development is considered to have an overall neutral effect on the significance of the listed building and, as such, fulfils the heritage criterion of 'sustainable development' defined in NPPF (CLG 2012, 31-32). The development seeks to adapt the heritage assets in a mode sympathetic with their surroundings, in order to maintain them in a viable use consistent with their original use and long-term conservation (CLG 2012, 31), thereby ensuring their continued contribution to quality of place.



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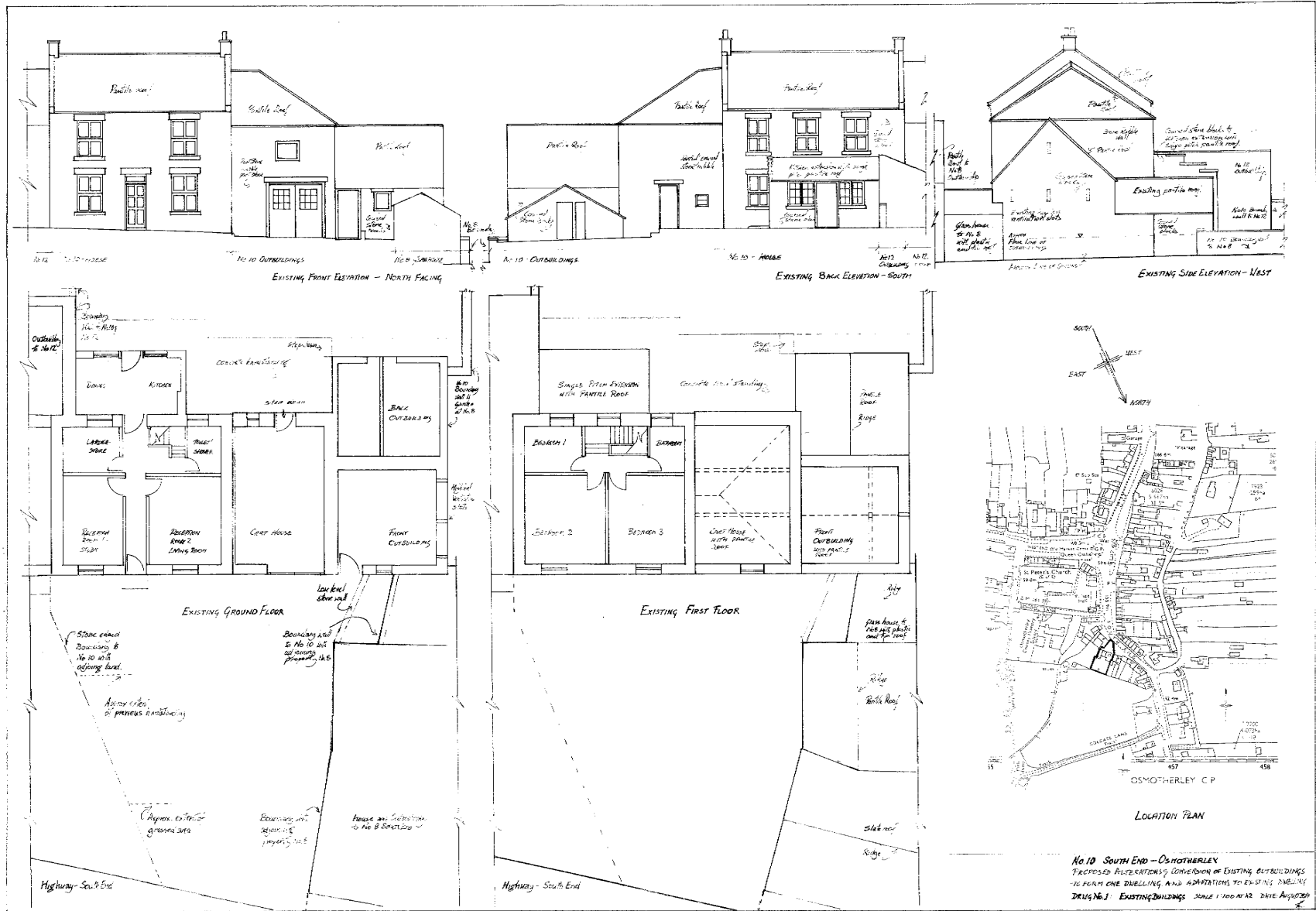
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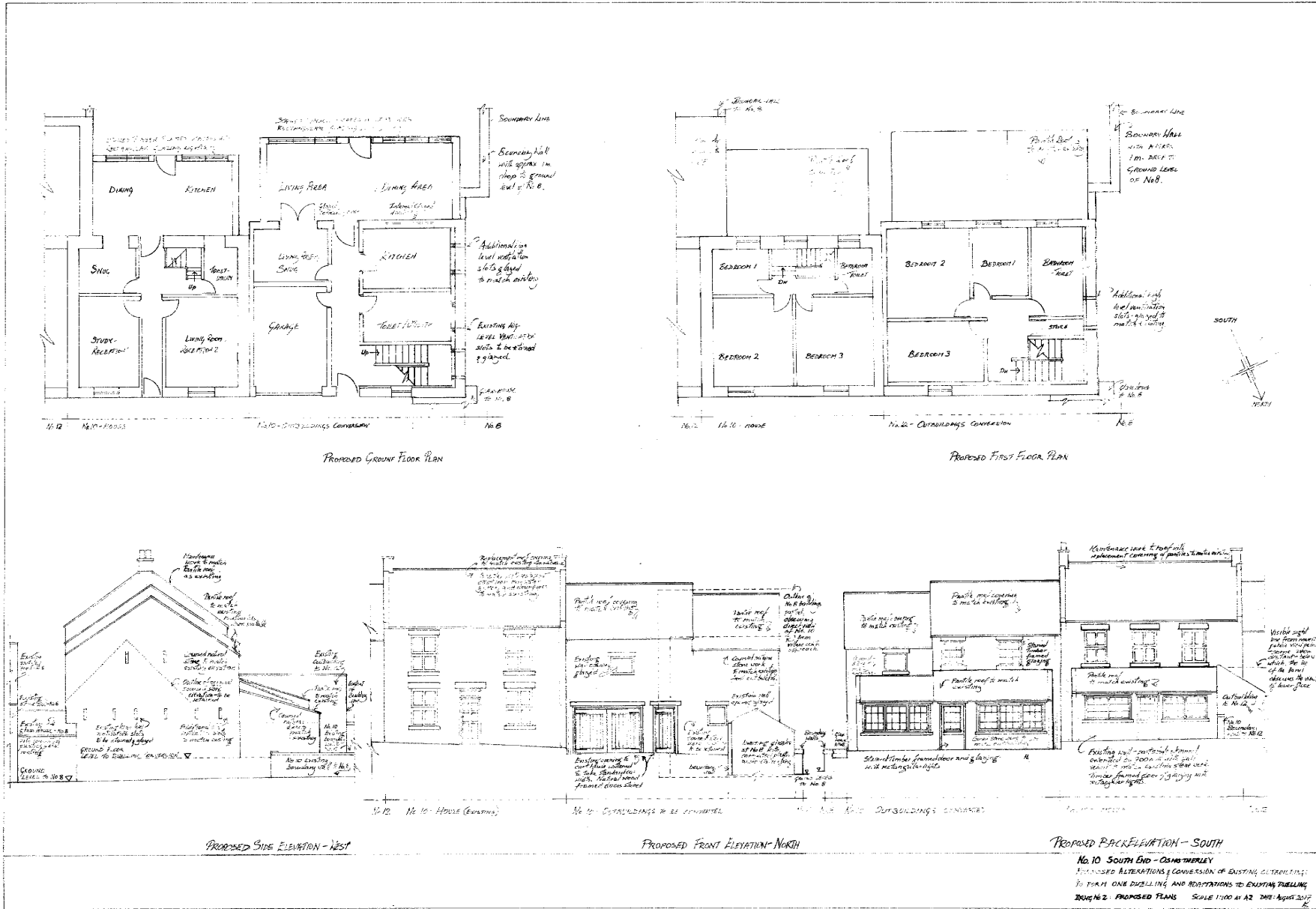
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APPENDIX 1 - PROPOSED PLANS AND ELEVATIONS







APPENDIX 2 - LEGISLATION, POLICY AND GUIDANCE FRAMEWORK

LEGISLATION

National legislation which applies to the consideration of cultural heritage within development and the wider planning process is set out in Table 1 below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The Hedgerow Regulations (1997) include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 1 Legislation relating to cultural heritage in planning

POLICY

NATIONAL

The principal instrument of national planning policy within England is the National Planning Policy Framework (NPPF) (CLG 2012) which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
7	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of what constitutes 'sustainable development' – the "golden thread" which, when met, can trigger presumption in favour.
17	A core planning principle is to "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for the contribution to the quality of life of this and future generations".
128	During the determination of applications "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". This information should be proportionate to the significance of the asset and only enough to "understand the potential impact of the proposal on their significance". The normal minimum level is expected to be a desk-based assessment of proportional size "and, where necessary, a field evaluation".
129	Paragraph 129 identifies 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.

Paragraph	Key Points
132	It is noted that significance – the principal measure of inherent overall heritage worth – can be harmed or lost through development within its setting. Heritage assets are an irreplaceable resource and any adverse effects require “clear and convincing justification” relative to the significance of the asset in question.
135	At paragraph 135 it 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 affect directly or indirectly 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.
139	At paragraph 139 it states that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
141	In paragraph 141 amongst other matters it states that planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Table 2 Key passages of NPPF in reference to cultural heritage

LOCAL

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the proposed development this is represented by the *North York Moors National Park Authority Local Development Framework (LDF)* (2008). Within the LDF the following are key policies with reference to cultural heritage and the nature of the proposed development:

Section	Text
4	<p>“Proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area, and where:</p> <p>(i) Buildings and features, including open spaces, watercourses, trees, hedges, walls and railings that make a significant contribution to the character and appearance of the Conservation Area are retained and respected.</p> <p>(ii) The scale, proportions, design detailing and materials of the development respect the existing architectural and historic context with reference to;</p> <p>a) The form, scale, proportions, design detailing and materials of traditional buildings</p> <p>b) Historic plot boundaries and layouts</p> <p>c) Traditional street patterns</p> <p>d) The relationship between buildings and spaces</p> <p>e) Views into and out of the area</p> <p>(iii) In cases where the demolition of a feature or building that makes a positive contribution to the character and appearance of the Conservation Area is proposed, there is an overriding justification for the proposal.”</p>

Section	Text
5	<p>“Proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.</p> <p>Any development which would have an unacceptable impact upon the setting of a Listed Building will not be permitted.</p> <p>Proposals for the demolition of a Listed Building will not be permitted unless there is overriding justification to warrant this.”</p>

Table 3 Key passages of *North York Moors National Park Authority Local Development Framework* in reference to cultural heritage

GUIDANCE

NATIONAL

Document	Key Points
<i>National Planning Practice Guidance</i> (NPPG) (CLG 2014)	The Department for Communities and Local Government (CLG) released the guidance to NPPF in March 2014 in a ‘live’ online format which, it is intended can be amended and responsive to comment, particular as case law develops in relation to the implementation of NPPF. In relation to cultural heritage the NPPG follows previous guidance in wording and ‘keys in’ with, in particular, extant Historic England guidance documents. The NPPG references many similar terms to the previous PPS5 Practice Guidance. Expanding on the narrow definitions within NPPF, the guidance defines conservation as ‘an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest.’
<i>Conservation Principles, Policies and Guidance</i> (Historic England 2008)	This document sets out the guiding principles of conservation as seen by Historic England and also provides a terminology for assessment of significance upon which much that has followed is based.
<i>Historic Environment Good Practice Advice in Planning. Note 2 – Managing Significance in Decision-Taking in the Historic Environment</i> (Historic England 2015b)	This advice note provides good practice advice from Historic England, as the government’s advisor on the historic environment. It outlines an advised approach to assessing significance of heritage assets and potential planning-led effects on that significance, in a manner compliant with the principles of NPPF. It also outlines good practice for managing effects on heritage assets through conditioned mitigation.
<i>Historic Environment Good Practice Advice in Planning. Note 3 – The Setting of Heritage Assets</i> (Historic England 2015c)	This document represents the latest statement by Historic England as to best practice for the assessment of potential effects of development upon the setting of heritage assets, superseding the 2011 guidance. It provides a loose framework for this assessment, and advocates a staged process of assessment outlined in the appropriate section below.
<i>Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment</i> (ClfA 2014a)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This assessment has been undertaken to these standards, as subscribed to by Solstice Heritage LLP.
<i>Standard and Guidance for Historic Environment Desk-Based Assessment</i> (ClfA 2014b)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This assessment has been undertaken to these standards, as subscribed to by Solstice Heritage LLP.

Table 4 National guidance documentation consulted

APPENDIX 3 - METHODOLOGY

OVERVIEW

In accordance with the aims outlined in Section 1 above, the information within this report has been gathered from a number of sources, both primary and secondary; it has been undertaken in line with the relevant Historic England and Chartered Institute for Archaeologists Standards and Guidance (ClfA 2009; 2014a; 2014b; HE 2006; 2008; 2011).

The following tasks were undertaken as part of this assessment:

- Compilation of appropriate desk-based and online resources including the National Heritage List for England (NHLE)
- Creation of a bespoke geographical information system (GIS) to allow for the integrated analysis of all data
- Site visit to establish ground conditions and assessment of potential setting impacts
- Preparation of an assessment of known and potential physical and setting impacts and constraints (this document).

WALKOVER SURVEY

A walkover survey, forming part of the Heritage Impact Assessment, was undertaken in July 2017 and comprised an assessment of the entire building and its environs.

SIGNIFICANCE

DEFINING SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four 'values' contributing to significance: <ul style="list-style-type: none"> · Evidential · Historical · Aesthetic · Communal
NPPF (CLG/DCMS/English Heritage 2010)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four 'interests' and their relative 'importance': <ul style="list-style-type: none"> · Archaeological · Architectural · Artistic · Historic

Source	Significance Criteria
Ancient Monuments and Archaeological Areas Act 1979	<p>This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are:</p> <ul style="list-style-type: none"> · Period or category · Rarity · Documentation (either contemporary written records or records of previous investigations) · Group value · Survival/condition · Fragility/vulnerability · Diversity (importance of individual attributes of a site) · Potential

Table 5 Criteria for assessment of significance

ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015b):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute
- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets mean that, in the majority of cases, they are unsuitable for assessment via a nominally ‘objective’ scoring of significance, and there will always be an element of interpretation and professional judgement within a considered assessment.

DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2015c), setting is defined as (quoting NPPF) ‘the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral’ (*ibid.* 2). A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes.

The guidance provides (non-exhaustive) lists of attributes relating to, firstly, characteristics of a heritage asset’s setting (both physical and intangible), and also to potential attributes of a development which may have an effect upon that setting. The guidance is clear that, in both cases, only a limited selection of characteristics is likely to be relevant to individual heritage assets, and so the lists are not reproduced here. There are, however, a number of broad categories into which potential effects on setting can be grouped for ease of assessment:

- Location and siting of development
- Form and appearance of the development
- Other effects of the development, including:
 - Physical effects such as changes to a skyline or environmental factors such impact of noise, dust, lighting, hydrology or soil chemistry
 - Changes to wider context such as the alteration of landscape character or use
 - Changes to public appreciation through alteration of access or amenity
- Permanence of the development
- Longer term or consequential effects, with examples given including changes to ownership and economic, social and communal use viability.

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to 'second-guess' future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (CLG 2014) which states that "setting is the surroundings in which an asset is experienced" and also that "the contribution that setting makes to the significance does not depend on there being... an ability to... experience that setting".

With certain heritage assets, there is no requirement to access a site physically to experience it, but with the majority of archaeological sites in particular, physical and intellectual access is an important prerequisite to fully experiencing them, as they can be largely invisible or even completely buried. The resolution to this anomaly lies in the application of a second part of the definition of setting: 'elements of a setting may make a positive or negative contribution to the significance of an asset'. Acknowledging this, 'the contribution that setting makes to the significance of the asset does not depend on there being...an ability to... experience that setting' (CLG 2014), it is just that the lack of access is likely to mean that the current contribution will be negative. This approach accords with the *Good Practice Advice Note 3* in relation to the setting of 'buried assets' (Historic England 2015b, 5).

CHRONOLOGY

Where chronological and archaeological periods are referred to in the text, the relevant date ranges are broadly defined in calendar years as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Chalcolithic/Beaker Period: 2400 – 2000 BC
- Bronze Age: 2000 – 700 BC
- Iron Age: 700 BC – AD 70
- Roman/Romano-British: AD 70 – 410
- Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540
- Post-medieval: AD 1540 – 1750
- Industrial: AD 1750 – 1900
- Modern: AD 1900 – Present

ASSUMPTIONS AND LIMITATIONS

Data and information obtained and consulted in the compilation of this report has been derived from a number of secondary sources. Where it has not been practicable to verify the accuracy of secondary information, its accuracy has been assumed in good faith. Where information has been accessed from a local authority HER and/or national lists of designated heritage assets, this represents a record of known assets and their discovery and further investigation. Such information is not complete and does not preclude the future discovery of additional



assets and the amendment of information about known assets which may affect their significance and/or sensitivity to development effects. All statements and opinions arising from the works undertaken are provided in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

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