

# C J Richards Heritage Services

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## **Design and Access and Heritage Impact Assessment for Proposed Extensions and Repairs to Holly Cottage Elton Herefordshire**

### **Background Context**

**Elton** is a place name that dates to the early Middle Ages. It is of Anglo-Saxon origin and in most cases derives from an abbreviation of the personal name of a significant local figure appended with tun or ton meaning enclosure.

It is a small hamlet set in North Herefordshire between the High Vinnalls of Mortimer Forest and the wooded slopes of Croft Ambrey hill fort.

It was settled on fertile well watered land serving the River Teme along the route from Wigmore and Leintwardine to Ludlow and beyond. This strategic location allowed farmers to enjoy the natural resources of the forest and arable land around and trade surplus produce in these nearby larger population centres.

By the 12<sup>th</sup> century the settlement was well established and supported the construction of St Mary's Church adjacent to Elton Hall which at the time would have been a notable timber frame structure. Continued prosperity in the succeeding centuries allowed further alteration and embellishment of the church and its fittings.

Farming and forest industries created a wealth that could be invested in permanent farmhouses and related buildings with a number of the village dwellings retaining timber elements from the 16<sup>th</sup> and 17<sup>th</sup> centuries encapsulated in later brick enclosures of the 18<sup>th</sup> and 19<sup>th</sup> centuries.

At nearby Pipe Aston a small clay pipe industry was thriving in the early 17<sup>th</sup> century lasting well into the 18<sup>th</sup> century.

### **The Site**

Holly Tree Cottage is a picturesque timber framed two bedroom building in the heart of the village set at right angles to the Wigmore Road. It is set in a large plot of ...ha with orchards on rising ground to the rear. A stone built former cart shed/store backs onto the road leaving a gap with the Cottage which forms the main entranceway to the site.

The property currently has two timber boarded lean-to extensions to north and south which accomadates rudimentary kitchen/bathroom facilities.

The property's significance lies in its intact scale, architectural form and historic materials of construction contributing to the archaeological understanding and character of the village and its evolution through time.



















The property is a Grade II listed building described as follows.

ELTON CP ELTON

SO 47 SE 4/34

Holly Tree Cottage

GV II

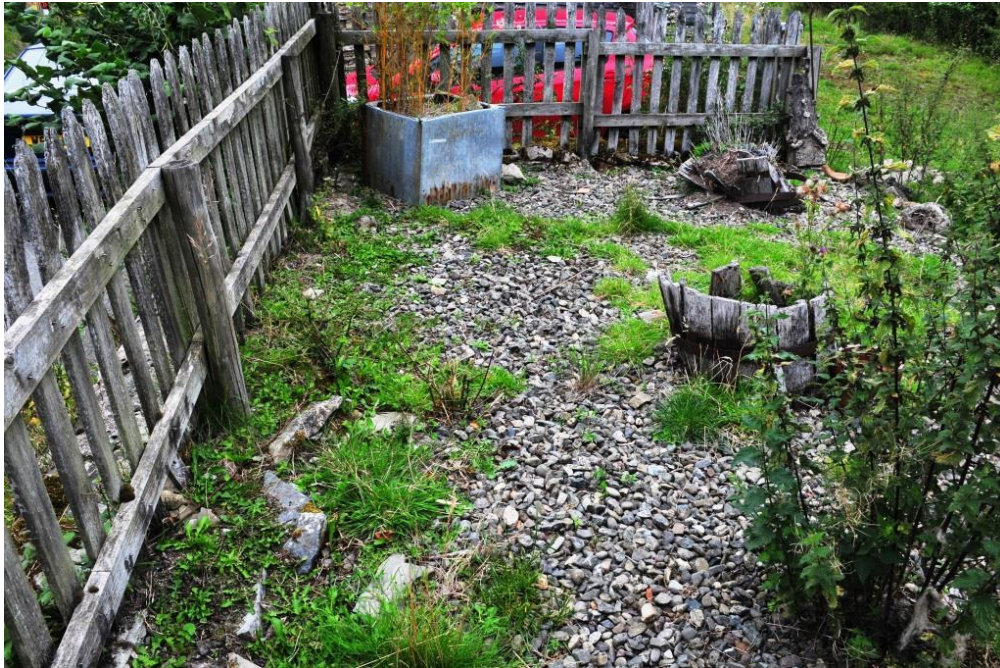
House. Circa 1600 with mid-C19 and mid-C20 alterations. Timber-framed with rendered infill on rubble base and plain tiled roofs. Two framed bays aligned roughly east/west; large external chimney with rebuilt detached brick stack at west end enclosed by lean-to timber-framed service bay with main entrance forming baffle-entry plan. Single storey and attic with rear dormer. Framing: main part has three rows of square panels from sill to wall-plate. Collar and tie-beam roof truss partly exposed at west end. North, front elevation: main part has a ground floor 2-light window. Adjoining the east bay is a lean-to addition with a catslide roof, a 2-light C20 casement in its north side and a ledged and battened door in its west side. There is a single-light C20 casement in the service bay and also the main entrance which has a ledged and battened door and a transom light with a central glazing bar. There is a C20 gabled dormer with a 2-light casement in the rear south elevation and also another lean-to addition with a catslide roof adjoining the east bay.



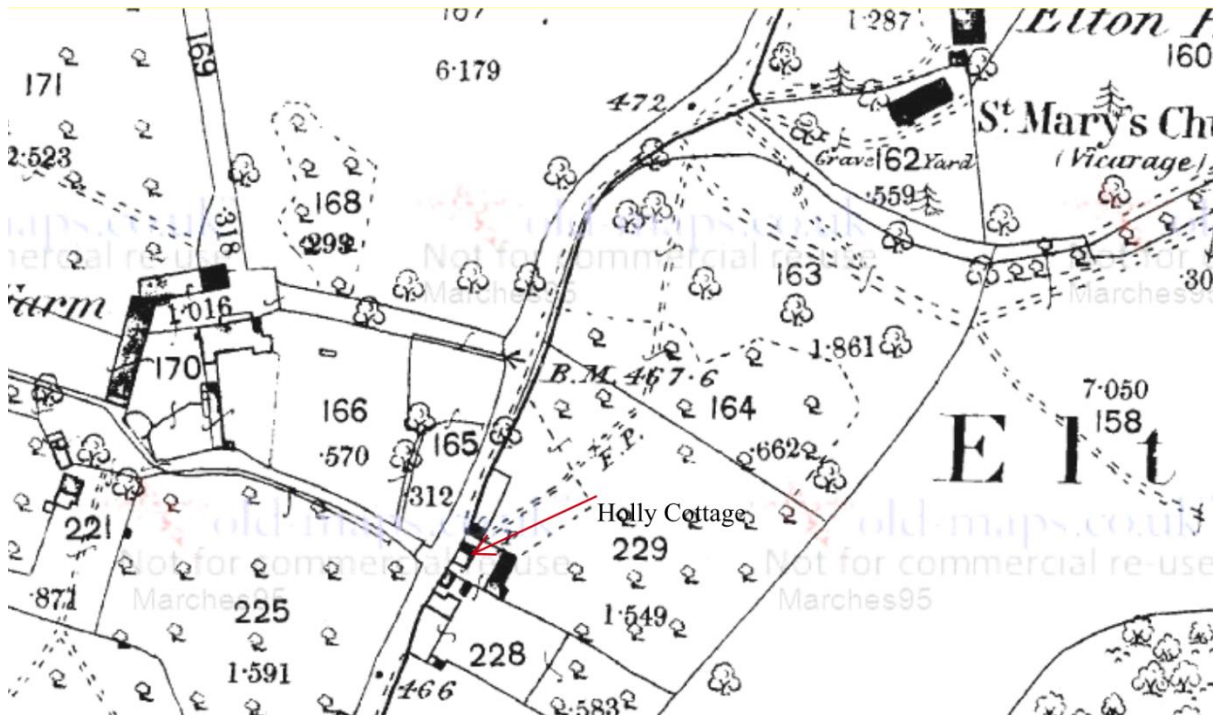
### **Significance of Cottage and Extensions**

The historic core of Holly Cottage is clearly of 17<sup>th</sup> century origin with the structural frame visible and the chimneys in place and layout with interconnecting bedrooms intact. This is an important heritage asset.

Over the centuries this extent of accommodation was insufficient for the needs of the occupants and it has been subject to various phases of extension. The remains of 18<sup>th</sup> and 19<sup>th</sup> century additions may be traced from rubblestone foundations adjacent to the property and a map of 1884 which illustrates the footprint of the enlarged building at that time together with ancillary structures around the small holding.







The current extensions were added in the 1970's as single skin structures constructed using cheap London Brick Company Fletton and wire cut bricks set in a hard sand cement mortar. They were later painted and part rendered and in the late 1980's clad in vertical timber board. In an attempt to maintain a picturesque appearance, "gothic" cast iron windows were commissioned from Barr and Grosvenor.



The extensions are of very minimal historic significance and are technically flawed with very shallow pitch roofs resulting in the plain clay tiles retaining moisture and subject to frost damage to a point where they are no longer fit for purpose.

















The structures have very little thermal quality resulting in internal condensation and living conditions injurious to the health of occupants. This is compounded by very awkward junctions with the original property which are both aesthetically disfiguring



and allow water ingress.



During the second half of the twentieth century the old wattle and daub panels of the cottage were replaced by modern brick and composite cement rendered units which are now breaking down and require replacement.





Overall the property has reached a point where earlier attempts at repair and extension are threatening the long term well being and survival of this important historic building.

### **The Proposal**

The current layout is inadequate for contemporary living with interlinking bedrooms at first floor and poorly constructed/insulated extensions at ground level. The property is however very picturesque and clearly exhibits its architectural and historic form and scale in every direction which it is considered are important features to be retained. A scheme of extension has thus been conceived whereby the additional accommodation proposed, has been broken down into single storey elements, constructed in vernacular materials of a design to match the Cottage. These have been arranged around the principal structure to allow it to remain pre-eminent in the composition yet extended to maintain its relevance as a valid dwelling in the 21<sup>st</sup>



century. This includes a visually transparent glazed link to the new sitting room area and bedrooms beyond. The topography of the site is respected by the stepping of the building elements which also adds to the visual interest.

The whole composition is reflective of a smallholding, with a main cottage and ancillary outbuildings. This is like the original character of the site as remains exist of the footprint of a laundry and outhouse extension adjacent to Holly Cottage.

The new works embrace the locally distinctive existing palette of materials on the site which includes brindled plain clay tiles, grey/green limestone, orange/red bricks, timber weatherboarding, oak framed windows and doors, and lime mortars/renders.

### **Impact of Proposed Works on Holly Cottage**

The overriding principle of the scheme has been to create a low rise composition that is not over dominant or overbearing to the small scale of the Cottage and incurs minor change to the established village scene. By breaking the extended accommodation down into smaller elements, it is intended that an organic layout of building is arranged around the historic structure which also follows the undulations of the land and avoids more intrusive engineering reordering of the site. By retaining the existing presentation to Wigmore road the alterations will be to the side and rear of the property and will give a sequence of oblique views in deference to the current appearance. The property has historically been surrounded by ancillary structures as evidenced by the map of 1884 on page 9 and this proposal has been contained within the original extent of the former built complex.

### **Impact of Proposal on Heritage Assets Close by**

As the proposed works of extension are to the rear of Holly Cottage with higher ground and orcharding around, such change will not harm the setting of other historic buildings in the village.

Opposite to the south is Old Rose Cottage listed as:-

Listing NGR: SO4563670859

ELTON CP ELTON SO 47 SE 4/35

Old Rose Cottage

GV II

Two houses, now one dwelling. Early C17, extended probably late C17 with mid-C19 and circa 1930 alterations. Timber-framed with rendered infill on rubble base with asbestos-tiled roof. Originally of two framed bays aligned roughly north/south; extended by two framed bays at south end in late C17, when large external brick chimney with offsets was also added at centre of west elevation. The southernmost bay was demolished probably circa 1930. Single storey and attic with dormers. Framing: three rows of panels from sill to wall-plate and collar and tie-beam truss



with four struts to collar and V-strut in apex at north end. The roof of the present southernmost bay was raised and rebuilt circa 1930 and an additional row of panels was added beneath eaves level. East front elevation: the original part has two C20 hipped-roofed canted bay windows on the ground floor and a C20 raking-top dormer with a 3-light casement. The additional bay has a similar dormer window. Main entrance at south end has a lean-to C20 porch with square side lights and part-glazed door within. Attic lights at gable ends. Lean-to additions at rear. Interior: chimney now blocked but served two fireplaces, both with bread ovens. Included for group value with Holly Tree Cottage (qv). (RCHM, Herefs, Vol III

Listing NGR: SO4560470820

There may be a limited oblique view of the lean- to extension on the southern flank of Holly Cottage but this currently exists so a refurbished/rebuilt building form in this location will effectively be an imperceptible change. Apart from distance there is a large conifer tree set on the south garden boundary.







Opposite to the north west Elton Farmhouse is set within an existing complex of farm buildings and is orientated away from the road. It will not be impacted upon by the proposed works.



It is listed as follows:-



## Elton Farmhouse

### II

Farmhouse. Late C16, extended in early C17 with mid-C19 alterations. Timber-framed with brick and rendered infill on rubble and brick base, some brick replacement walling and partly roughcast; plain tiled roofs with brick ridge stack to central range. H-plan; main range of three framed bays aligned east/west with single-bay north-east wing. Main range has large chimney in its west bay and wing has external chimney on its east side. During the early C17 a cross-wing of two framed bays was added at the west end which has an external rubble chimney with off-sets and a brick stack on its west side. Between the wings, on the north side, a lean-to porch with a catslide roof was also added at this time. Two storeys. Framing: two rows of square panels per storey. C16 wing has a north end collar and tie-beam truss with four struts and a V-strut in the apex. C17 cross-wing has a north end collar and tie-beam truss with two collars, four struts to lower collar and two to upper collar. The lean-to porch has two rows of panels from sill to wall-plate. North front elevation: central porch has a 3-light C19 casement and a ledged and battened door. Left gable end has a 2-light C19 casement on both floors, the ground floor window has a plank weathering. The north gable end has a 3-light C19 casement on both floors. There is a weather-boarded lean-to addition with a catslide roof on the east side enclosing the external east chimney. Also adjoining the east end of the main range is a timber-framed wing of two bays with a doorway in its north front elevation. Interior: main range noted as having retained most of its internal framing and also has a large fireplace in the west bay. The two-bay east wing has a central upper open cruck truss with an upper king strut above the collar. The cruck blades are very slender and elbowed. (RCHM, Herefs, Vol III, p 57; BoE, p 128). To the north east across orcharding and open pasture-land lies St Mary's Church and Elton Hall. This is a significant combination of buildings but are largely out of view from Holly Cottage.











Elton Hall was originally constructed as a substantial timber framed farmhouse but was rebuilt in the mid 18th century. At that time the Elton estate was in the occupation of Thomas Andrew Knight, who was an important agricultural and horticulture developer. He was brother to Richard Payne Knight, one of the chief theorists of the Picturesque movement in architectural and artistic taste which in the late-18th and early-19th centuries advocated designing gardens and buildings as if they formed part of a picture. The ideal Picturesque landscape was usually irregular, asymmetrically composed, and full of ragged rocks and trees. At Elton he created a walled garden where he undertook some of his many experiments with fruit trees. The Salwey family-owned Elton Hall for a great many years.

Elton Hall is one of Herefordshires grand Georgian houses which articulates a way of life in the 18<sup>th</sup> century whereby the accommodation provides rooms for entertaining, for study and for the day to day necessities of genteel living at that time. It also has associated buildings for stabling, kitchen use, garden activities and accommodation for retainers and household servants. It forms the centrepiece of Elton village with the church of St Mary set adjacent.

The main hall and associated outbuildings are included in the national list of buildings of special architectural or historic interest as follows:-

ELTON CP ELTON

SO 47 SE 4/31 11.6.59 Elton Hall

## GV II

House. C17 or earlier origins, partly rebuilt and refronted mid-C18; restored late C20. Part finely jointed handmade brick, part rubble; partly hipped plain tiled roofs with two brick ridge stacks and large brick end stacks with offsets. Two storeys, cellar and attic with dormers; moulded timber eaves cornice to front elevation. Six bays; there is a gable above the central two bays; windows on main floors all have ogee-arched 12-pane sashes beneath cambered heads. There are four C20 gabled dormers with 2-light casements and a C20 circular window within the central gable. The central entrance is flanked by narrow 8-pane sashes similarly detailed to the main windows. It has an open pediment, pilasters, panelled reveals and soffit, a door with six raised and fielded panels and a barred segmental fanlight. At the rear of the main front range are three brick wings and a substantial rubble north-east wing possibly of C17 origin and linked to the stables (qv) by a C20 single-storey addition. Interior: there is an open well staircase with turned balusters and moulded and wreathed handrail to the rear of the main block and also a small section of C18 panelling in the entrance hall. There are recorded to be some C17 or possibly medieval timbers surviving in the main building and the north-east wing. The house formerly belonged to Andrew Knight, brother of Richard Payne Knight, who built Downton Castle (qv) nearby. Andrew Knight was a founder and, for 27 years, president of the Horticultural Society and he experimented in raising new varieties of fruit at Elton. In 1809 he left Elton to live at Downton Castle. (Country Life, XLii, 60, p 36-42; RCHM Herefs, Vol III, p 57; BoE, p 127-8).

Listing NGR: SO4579671044

It also includes:-

### STABLES ADJOINING ELTON HALL TO THE NORTH

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

#### District:

County of Herefordshire (Unitary Authority)

#### Parish:

Elton

#### National Grid Reference:

SO 45791 71069

#### Details

ELTON CP ELTON SO 47 SE 4/33 Stables adjoining Elton Hall to the north GV II  
Stables, now store and dining room. Mid-C18 (or earlier) with mid-C19 and late C20



alterations. Part timber-framed with rendered infill, part hand- made brick; plain tiled roofs with gable-end parapets and kneelers. H-plan; central range of six framed bays aligned north/south with two-bay cross- wings at each end. Mainly two levels with three-course band between levels at front gable ends of cross-wings. Framing: mainly two rows of panels at upper level of main range with some large rectangular panels at south end. West front elevation: there is a multi-paned square window on the ground floor level of the main range, two narrow leaded rectangular lights on the upper level of the south gable end and also a door in the angle of the north wing with the main part. A blocked diamond shaped opening in the apex of the south gable is said to have been a dovecote originally. Main entrances at rear. There is a rear wing adjoining the north cross-wing and the east gable end of the south cross-wing has been linked to Elton Hall (qv) by a single-storey addition. Interior: the roof has been partly rebuilt and has intermediate tie-beam trusses with two main convex struts and similar subsidiary struts in the lower angles. (RCHM, Herefs, Vol III, p 57).

Listing NGR: SO4579171069

And

ELTON

SO 47 SE 4/32

Outbuilding about 5 yards south of Elton Hall

GV II

Outbuilding, now office. Mid-C18, restored late C20. Handmade brick and plain tiled roof with gable-end parapets and kneelers. Small rectangular single-bay plan. Two storeys with three-course band between storeys. West front gable end: two ground and first floor single-light leaded casements with cambered heads. Rear gable end has a 2-light ground floor Gothick style casement with a cambered head, a 2-light first floor casement with a cambered head and a C20 Gothick half-glazed door. There are two blind door- ways with cambered heads on the north side. The building is situated between Elton Hall (qv) and the Church of St Mary (qv). Included for group value.

Listing NGR: SO4579371030

Statutory Address:

CHURCH OF ST MARY

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

District:

County of Herefordshire (Unitary Authority)

**Parish:**

Elton

**National Grid Reference:**

SO 45783 71016

**Details**

ELTON CP ELTON SO 47 SE 4/29 Church of St Mary 11.6.59 GV II

Parish church. C12 with C13 alterations; restored in 1876 by W E Martin. Sandstone rubble, rendered at ends, with ashlar dressings and plain tiled roof. Continuous three-bay nave and two-bay chancel with south porch and west bellcote. Nave and chancel: west end wall was rebuilt above eaves level in C19 and has a 3-light C19 window. North and south elevations of nave have a pair of C19 lancets and also a single C19 lancet. The chancel has three C19 stepped cusped lancets at its east end situated beneath a hoodmould with block stops. In the north elevation is a pair of C19 lancets and, at the eastern end, a C12 round-headed light (not in situ). The south elevation has a C13 lancet at its eastern end, a C19 lancet and, between the two windows a C12 doorway with plain jambs and a round-arched head. The south porch is C19, gabled and timber-framed on a rubble base. At the gable end is a tie-beam truss with decorative convex braces. The lower part of the side elevations is boarded and above is a row of five turned balusters. The south doorway within is C12, has plain jambs and a round arch with chamfered imposts. West bellcote is C19. It is gabled with a moulded ridge, a finial base (finial is missing) and moulded eaves. There is a single blind pointed archway pierced with a 2-light opening and, above, a circular opening. The two pointed lights are separated by a moulded column and a single bell hangs within each light. Interior: there is no chancel arch. There is an ashlar collar rafter-roof in the nave of the chancel, the chancel having two subsidiary arch-braced collar trusses. C17 altar table with turned legs and moulded top rails with shaped brackets. C19 cusped pointed aumbry with hoodmould and foliated stops on foliated corbel. Two late C17 panelled chairs with lozenge enrichment. Rood screen incorporates some C15 and C17 woodwork. The font is probably C12 and has a plain cylindrical bowl and modern stem and base. The five-sided pulpit is early C17 and panelled with upper strapwork ornament and enriched arches beneath. There is re-used C17 panelling on the north and south walls. On the north wall are the Royal Arms of Queen Elizabeth I carved in wood and with the inscription "God save the Queene". C17 parish chest. Memorials: in the chancel are two stone shields with remains of a painted inscription to Katherine ? and also two C19 memorials. (RCHM, Herefs, Vol III, p 56-7; BoE, p 127).

Listing NGR: SO4578371016

**Rationale for Listing**

Historic England provides reasoning for including a property within the National List



Listing helps us acknowledge and understand our shared history. It marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system so that some thought will be taken about its future.

The older a building is, the more likely it is to be listed.

All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.

Particularly careful selection is required for buildings from the period after 1945. A building has normally to be over 30 years old to be eligible for listing.

## CATEGORIES OF LISTED BUILDINGS

Grade I buildings are of exceptional interest, sometimes considered to be internationally important; only 2.5% of listed buildings are

Grade I

Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II\*

Grade II buildings are nationally important and of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

In England there are approximately 376,099 listed building entries.

(March 2015) (An entry can sometimes include more than one building –such as a terrace.)

### **Non Listed Heritage Assets Close by**

Directly opposite Holly Cottage is Wild Cherry Farm.





It incorporates elements of historic fabric but was substantially reconstructed/reconfigured during the 1980's. It is set much lower down than Holly Cottage and is orientated north-south. The proposed works will be visible in part through the entrance driveway but realistically with the traditional palette of materials detailed there will be no physical or detrimental aesthetic impact.

Obliquely to the north is Roel Cottage a late 19<sup>th</sup> century vernacular property.



The proposed works will largely be screened from views to Holly Cottage by the existing cart shed/garage which will be repaired/refurbished as part of the programme of works. The extensions submitted for Holly Cottage will not detract from the setting of Roel Cottage

The proposal will be judged within a Planning Policy Context of National Planning Law and Conservation Principles

Legislation relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act explains the responsibilities of local planning authorities administering planning applications concerning proposals which could impact on heritage assets.

The Act states:- 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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'.



More detailed guidance was set out in Planning Policy Statement No.5. This introduced a new term in planning legislation - the 'heritage asset'. This is a building or site which may not be individually designated but is nevertheless deemed to contribute to the special historic character of a locality.

In an attempt to coordinate the fragmented legislative control of planning applications the Government issued new guidance published in March 2012, updated February 2019— the National Planning Policy Framework (NPPF) —which replaced all other separate Planning Policy Guidelines and Planning Policy Statements. The NPPF referred to 'heritage assets' 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.

In terms of how the legislation affects applicants proposing works to historic buildings and sites, the NPPF states that local planning authorities should require applicants: '...to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail provided should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposals on their significance' The NPPF dictates that approval for development proposals should normally be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'

Specific issues relating to heritage considerations in the Herefordshire Core Strategy 2011-2031 are included as follows:-

### **Summary of environmental issues, problems and challenges**

- Protect, conserve and where possible enhance the county's rich natural and historic assets
- Address climate change and flooding
- Plan for the potential impact of climate change in new developments
- Ensure new developments are of high quality design and construction reflecting Herefordshire's distinctive character
- Use resources efficiently
- Improve air and water quality

3.14 New development will be designed and constructed in ways to ensure that local distinctiveness is reinforced. The wider impacts of climate change will be addressed by reducing carbon emissions, minimising pollution and the risk of flooding, ensuring availability of natural resources.

3.16 The area's valued heritage and significant environmental resource, including its natural beauty and quality of landscape, biodiversity, geodiversity, built environment and cultural heritage, will be protected, conserved and enhanced. It will underpin and foster growth and innovation in businesses and jobs; being accessed, appreciated and actively supported by more people, for more purposes, in all walks of life.

*The marriage of traditional design and detailing with a contemporary vernacular character will require established craftsmen to undertake the work therefore supporting a skill base essential to protect and safeguard the recognised character of local properties and communities and take them forward into the modern age..*

## **Policy SS6 - Environmental quality and local distinctiveness**

Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;

biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific interest; historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;

the network of green infrastructure;

local amenity, including light pollution, air quality and tranquillity;

agricultural and food productivity;

physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.

*The proposals have been carefully designed and detailed to ensure that the pre-eminence of the rural character of Elton is encapsulated within the new buildings and the overall site is improved and enhanced.*

## **Policy LD1 – Landscape and townscape**

Development proposals should:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;
- incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
- maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

*The description of the proposal in the Design and Access Statement outlines the conceptual origins of the design and its pursuit of compatibility with the very distinctive and impressive nature of the traditional landscape around Elton. The*



*relatively small scale of the proposals within the site area available ensures that a gentle transition occurs between the buildings and the rural landscape beyond.*

## **Historic environment and heritage assets**

5.3.23 The historic environment is defined as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of significance with statutory protection are referred to as designated heritage assets. Policy LD4 is applicable to heritage assets throughout Herefordshire whether formally designated e.g. listed buildings and conservation areas, or not, ranging from individual structures and their settings, archaeological remains, to larger neighbourhoods of historic value, parks, gardens and other green spaces of local interest.

### **Policy LD4 – Historic environment and heritage assets**

Development proposals affecting heritage assets and the wider historic environment should:

1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;
2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;
3. retain, repair and sustainably reuse heritage assets to provide a focus for wider regeneration schemes;
4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and
5. where appropriate, improve the understanding of and public access to the heritage asset.

5.3.29 High quality design and well-planned developments can enhance community cohesion through maintaining or creating a sense of place. New development should be designed to preserve and enhance locally distinctive characteristics and positively contribute to the appearance of the locality. To achieve this, it is important that new development is successfully integrated into the existing built, natural and historic environment; however, recognising that architectural styles change over time. Policy SD1 does not seek to stifle architectural innovation, contemporary design or reject advances in design and technology.

*The sympathetic design quality and advanced thermal specification of this scheme will provide ready integration into the established scene and with its contemporary interpretation of vernacular form and detail provide a sympathetic transition between the hamlet of Elton and the countryside beyond.*

**Policy SD1 – Sustainable design and energy efficiency** Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements: • ensure that proposals make efficient use of land - taking into account the local context and site characteristics; • new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design; • safeguard residential amenity for existing and proposed residents; • ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;

- where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective; • ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;
- utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure; • where possible, on-site renewable energy generation should also be incorporated;

*The description of the design ethos of these proposals outline much of what is referred to in Policy SD1 but in addition the works will create a live/work space with a high energy conservation rating without compromise of aesthetic appearance..*

In the Elton Area the Wigmore Parishes Local Neighbourhood Development Plan was approved in June 2019 Within the Plan are key policies and objectives relevant to this proposal:-

5.1 Our aims for the wigmore group Neighbourhood Plan are to:

- retain and protect the distinct character of the Wigmore Group Parishes;
- Develop the WGP as more sustainable settlements, providing a better range of services and increased local employment opportunities;
- Respond to the housing needs of our residents by sympathetic, organic and relevant growth;
- Enhance and protect all aspects of our peaceful rural environment and its economy and;
- Safeguard and enhance the recognized character and appearance of the built and natural landscape in a balanced and harmonious manner without distortion or harm from any activity or development type.



**Vision and Objectives:** It is held that new development is in principle acceptable to allow the villages to evolve in a manner which preserves and enhances established character, reflects the existing styles of buildings locally, is sustainable as a technically efficient and sustainable living unit, supports the local economy and by consolidating the high quality built and natural environment supports tourism and the visitor economy.

It is considered that this proposal is fully in tune with the above references included in the Wigmore Parishes Neighbourhood Plan. It is creating employment during the construction phase, it is supporting the future well being and character of the hamlet and it will create an energy efficient sustainable local house and live/work unit improving the overall appearance of the property and its setting.

### **Impact of proposal on key areas of heritage significance.**

**Archaeology.** It is not anticipated that any archaeological remains will be affected by this development.

**Architecture.** It is held that the design of the proposed buildings constitutes a discreet but very skilful interpretation of existing Herefordshire rural form and character.

**Artistic.** The proposed housing seeks to maintain the established character of the Elton hamlet yet allow Holly Cottage to remain pre- eminent on the plot.

**Historic.** The scheme is consistent with the design language and grammar of farm buildings and rural housing of the 18<sup>th</sup> and 19<sup>th</sup> centuries.

### **Conclusion**

It is held that this proposal represents a well conceived and picturesque creation of built form which transcends historic and modern themes in architectural development. It is inspired by the past but looks forward in a sustainable manner relevant to the challenges facing rural areas and the historic properties therein. In terms of the NPPF criteria the development will inevitably incur some change to the established setting of the heritage assets around the site. However, because of the low rise nature of the proposal and the overall improvement to the use of Holly Cottage and the overall character and appearance of the complex it is considered that the impact of the scheme will incur less than substantial harm to interests of acknowledged importance. This must also be judged against the benefits of improving the social enhancement and thermal performance of older properties in a manner which does not constitute intrusion into the open countryside and will underpin the continued relevance of isolated communities in the Herefordshire Countryside.

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