DESIGN & ACCESS STATEMENT

PROPOSED BOUNDARY WALL WORKS AT:
LAND SOUTH OF BACK LANE,
RAMSBURY SN8 2QH

REV (B)



ZINC . ARCHITECTURE

INTRODUCTION

This application for Listed Building Consent is submitted alongside a new full planning application (REF: PL/2023/07437). The new proposals are similar to the previously approved:

1. A new single storey dwelling is proposed, set partially into the slope of the plot, to avoid any part of it being visible above the boundary wall. Thereby allowing uninterrupted views of the surrounding buildings and landscape in the conservation area and across the site.

2. Alteration to the north-east corner of the boundary wall as described below – the subject of this application for consent.

PROPOSED WORKS

The existing boundary wall in this portion of the site is built entirely out of brick rather than the brick and flint of the rest of the walls. The re-alignment of this portion of the wall creates an opportunity to rebuild the portion along Back Lane to match.

As illustrated on the proposed plans, at the point where the re-aligned wall intersects the existing (brick-only) wall on the east, along the private drive of The Old Vicarage, a brick pier will be introduced for stability as well as framing the brick-and-flint portion.

The existing pedestrian gate is proposed to be relocated next to the proposed vehicular gate. The gate itself will be a similar timber type as the existing.

The vehicular gate is proposed to also be timber to match all the gates into the site, but with and arched top rather than flat reflecting the form of the gates to Parliament Piece opposite.

The existing and proposed photos, elevations and plans are shown on drawings:

- J1119-27 (A) Back Lane - Boundary Wall Proposed Works Plan
- J1119-28 (C) Back Lane, Boundary Wall Alterations Plans and Elevations
- J1119-29 (-) Back Lane, Boundary Wall Detail Section A-A
- 20417_1_Topo (Topographical Features & Levels)
- Heritage Assessment Updated – Ian Lund - Sept 2023
- The 'Boundary Wall Structural Report' by Atkins Martin (Architectural Structures & Restoration) which has been submitted with the full planning application is also included to provide an overview of the necessary repair works required to the boundary wall.
- Visual Assessment of Boundary Walls – Photographs.

CLARIFICATION

Following the approval of the full planning application for the *"Construction of a single storey eco home and associated works, including new access and partial re-building of unsafe boundary wall."* **REF: PL/2022/00916** this application now seeks listed building consent for the approved alterations and repairs to the boundary walls.

The approval notice contains a directive which states that the boundary wall surrounding the former walled garden is considered to be part of the "heritage listing"of Parliament Piece (Grade II*), and as such Listed Building Consent should be acquired. It is however unclear whether the boundary walls do in fact carry listed status because the walls are not referred to in any of the listings pertaining to Parliament Piece – see list below & Appendix A. Following an enquiry Historic England confirmed that the walls do not merit listing. (Case Number 1473020: Walled garden opposite Parliament Piece).

The Heritage Assessment (Ian Lund - September 2023), submitted as part of the full planning application (and re-submitted with this LBC) states: *"A recent report by Historic England went on to note that 'the visual connection between the former kitchen-garden walls (surrounding the application site) and Parliament Piece is quite weak'. This independent, expert evidence confirmed that the site is not an important contributor to the setting of Parliament Piece."* (and therefore do not justify listing). See Appendix B.

Nevertheless, in order to comply with the planning directive the application for listed build consent is now being made. We would like to categorically state that by submitting this application the owners do not prejudice their opinion that the boundary walls do not have listed status.

The applicants however do recognise that the boundary walls make a significant positive contribution within the Conservation Area of Ramsbury and we hope that the following described proposed works will ensure the improvement of their condition and structural integrity. The portion to be replaced will also improve the appearance and visual cohesion of all the boundary walls.

Listings:

Listing Entry No. 1183680 Listing: Parliament Piece,
Listing Entry No. 1365450 Listing: Barn to Parliament Piece,
Listing Entry No. 1183694 Listing: Gates, Gate Piers and Enclosing Wall to Garden of Parliament Piece,

Listing Entry No. 1183680 Listing: Parliament Piece

SU 27 SE RAMSBURY BACK LANE (north side) 10/183 Parliament Piece

22.8.66
*GV II**
Large house, c1620 and 1680-1700. English bond brickwork with tiled roof. 2-storey and attic. Of 2 builds, the earlier facing road with high ashlar limestone plinth, string course and quoins. 5 x 1 bays with 1-bay extension of c1800 to right. 1680-1700 build extends left facade by further 3 bays of similar construction, but flint plinth and no quoins. Entrance against back of first build leads to square hall. 6-panelled door in doorcase with decorative fanlight, all within Roman Doric portico of 2 bays with balustrade, probably C19. Wood cross windows throughout with leaded glazing, moulded stone sills and gauged brick lintels with stone key. Moulded and dentilled eaves. 2 cross-windowed dormers with heavy moulded pediments, and further 3 on return. 4-flue brick stacks with arched panels. Interior: Open well stair of C18. Dining Room to left with panelled dado and marble and wood C18 fireplace. Plaster cornice. Stone fireplace in drawing room, possibly C19.
Listing NGR: SU2734071712

Listing Entry No. 1365450 Listing: Barn to Parliament Piece

SU 27 SE RAMSBURY BACK LANE (north side)

10/184 Barn to Parliament Piece
GV II

Barn, now garage. Late C17. Timber framed clad in Flemish bond brickwork with vitrified headers. Tiled roof. 1-storey and attic. Pair of fielded and panelled doors to street. Moulded wood eaves. 1 flush dormer with leading hatch. Roof half hipped at ends and gable oeil de boeuf. C20 garage opening below.

Listing NGR: SU2730871679

Listing Entry No. 1183694 Listing: Gates, Gate Piers and Enclosing Wall to Garden of Parliament Piece

SU 27 SE RAMSBURY BACK LANE (north side)

10/185 Gates, gate piers and enclosing wall to garden of Parliament 22.8.66 Piece

GV II

Gates, and gate piers and circuit of walls enclosing garden. Late C17-C18. Cast-iron gates on 3.4m high brick piers with moulded stone caps and draped urn finials. Gates have javelin heads, dog rails and looped connecting bars. Walls continuous with piers, interrupted only by barn, item 10/184 q.v. Wall varying height following contour of ground. Stone copings.

Listing NGR: SU2734471676

APPENDIX B

Historic England Advice Report 16 December 2020
Case Name: Walled garden opposite Parliament Piece
Case Number: 1473020

Case Name: Walled garden opposite Parliament Piece

Case Number: 1473020

Background

Historic England has been asked to consider the walls to the former kitchen-garden opposite Parliament Piece in Ramsbury, Wiltshire for listing.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1473238	Walls to former kitchen-garden	Listing	Do not add to List

Visits

Date	Visit Type
none	No Visit / Data from other sources

Context

The listing application for the walls to the former kitchen-garden opposite Parliament Piece has been prompted by a potential planning application to construct houses on the open area within. The walls were until recently owned by Parliament Piece; that house is now in separate ownership and the walls remain with the former owner. There is no live planning application currently associated with the walls.

The former kitchen-garden is located opposite Parliament Piece, which is Grade II* listed. The Gates, gate piers and enclosing wall to garden of Parliament Piece, and the Barn to Parliament Piece are Grade II listed. To the east of the former kitchen garden is the Grade II listed Old Vicarage, and to the west are Nos, 4, 5, 6 and 8 and 12 Burdett Street which are also Grade II listed. Approximately 50m to the south east of the garden is the Grade I listed Church of the Holy Cross; and 50m to the east (on Back Lane) is Ramsbury Hill which is listed at Grade II. The former kitchen-garden is also located within Ramsbury Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty.

Assessment

Due to current restrictions we have not been able to visit the walls to the former kitchen-garden opposite Parliament Piece, but on the basis of the information available and from consultation responses, we can offer the following advice.

CONSULTATION

The owner, the listing applicant, the local planning authority, and the county Historic Environment Record (HER), were invited to comment on the factual details of the case as part of the consultation process.

The owner responded with an illustrated letter setting out their comments. This principally discusses the history (suggesting that the land within the walls was connected to the Old Vicarage), the construction of the walls and their condition. Amongst other comments, they also stated that they consider that conservation area designation offers sufficient protection to the walls.
We will consider all of the owner's comments in our Discussion below, although the condition of the walls cannot be taken into account in the listing assessment process.

The owner's representative followed up the above letter with a telephone call, and emailed further photographs and documents including a heritage assessment and archaeological desk-based assessment. They also provided further details of the proposed domestic development.
The heritage and archaeological assessments contain further historic information about the former kitchen-garden walls, and we will take this into consideration in our own assessment and in the Discussion below, and in the final List entry as appropriate. The proposals for the site are not required to be taken into account in the listing assessment process.

The listing applicant responded with comments about the former kitchen-garden's position within the village centre and the conservation area, and in the proximity of listed buildings. They also requested that we correct our comment about the assumed historic ownership of the walled garden to Parliament Piece.
We will take these comments into account in the Discussion below.

An interested party (contacted by the listing applicant) responded confirming the accuracy of our report, and also reiterating the importance of the former kitchen-garden as part of Ramsbury's 'sense of place' and its conservation area, and to the setting of listed buildings. They also asked us to consider the archaeological potential of the area within the walls, given its proximity to the Church of the Holy Cross, and provided some sources for our consideration.
We thank the consultee for their informed comments, and will consider the additional sources as part of our assessment and in turn our Discussion below.

A further interested party (contacted by the listing applicant) responded supporting the application for listing and stating that the open space and its surrounding walls is part of the historic centre of Ramsbury, but due to its condition they are concerned about its future.
We will take these comments into account where relevant to our assessment and in the Discussion below, although the condition of the walls cannot be taken into account in the listing assessment process.

The county HER responded with no further information or comments to make.

DISCUSSION

As set out in the Principles of Selection for Listed Buildings (DCMS, November 2018), buildings are listed for their special architectural and historic interest. To be of special architectural interest a building must be of importance in its architectural design, decoration, craftsmanship or plan form, or be an exemplar of a particular building type or technique, in order to ensure that examples of such a type are preserved. This is largely a comparative exercise, with the policy being that 'only the most representative or most significant examples of the type' are added to the List. To be of special historic interest a building must illustrate important aspects of the nation's history and/or have close historical associations with nationally important people.

The Historic England Selection Guide for Garden and Park Structures (December 2017) and the Selection Guide for Suburban and Country Houses: Domestic 3 (December 2017) both give further

guidance for boundary structures. Walled gardens are commonly associated with large estates that include a designed landscape or park and a 'big house'; these will be potential candidates for listing if they form part of such an ensemble, and an early (pre-C19) date will strengthen the case. Design, plan, construction, and completeness are considerations, and additional features will add to the interest. Where walls are associated with a suburban or country house they usually define property boundaries and should be treated as a subsidiary listed feature with the principal listed building (i.e. the main house) if in the same ownership. If they do not then they should be separately considered. In this case they should have intrinsic claims to special interest, and the later the wall (post-1850) the higher the expectation will be that the wall has design or construction interest. The quality of the materials, degree of survival, the inclusion of notable features, and also rarity will be relevant considerations. Finally, the use of local materials can sometimes give a wall special interest, and a wall may be deemed to have group value by virtue of its close association with a listed building.

The walled kitchen garden is known to have once been that for the Grade II*-listed Parliament Piece, owned from the early C18 by the Batson family. The site was certainly in their ownership by the time of the 1839 Enclosure map when it was in use as a paddock and garden. Throughout the time of its connection to Parliament Piece the walls are thought to have been standing; the west wall and most of the north wall in particular are anticipated to date to the late C17 when the house was enlarged.

Evidence provided through the consultation process suggests that the site could have earlier (early C10) connections with the Bishops of Salisbury who may have had an episcopal residence at the site before that built at Ramsbury Manor Park in the C12. It has also been stated that the site almost certainly lay within, or very close to, the precinct of Ramsbury's Anglo-Saxon cathedral and presumptive monasterium, which had the C10 Church of the Holy Cross in the centre and was bounded by Back Lane, Burdett Street and High Street, and the market place. It has additionally been suggested that the site was associated with the vicarage; the earliest record for the latter dates to 1341 but it was replaced in around 1840 by the present Grade II-listed house. This theory has been based on the different construction of the east wall of the garden, which may not have been constructed until the later C19, but has not been evidenced.

The archaeological potential of the site which may connect it to the Anglo-Saxon cathedral precinct, whilst recognised and important, cannot be taken into account in this listing assessment which deals with the upstanding structures only. The historic and architectural interest of the walls therefore lies principally in their connection to Parliament Piece (known in the C19 as The Rookery), and are considered to have been in place in the late C17. Any earlier ownership can only be determined through deeds or other records, which have not been available for this assessment. They were certainly in use as the boundary to a garden owned by the house in the 1830s, and then as its kitchen garden by the 1880s until the post-war period.

The walls to the former kitchen-garden appear to be of at least two main phases of construction. Half of the north and the whole west side are built of banded red-brick and flint, which is also characteristic of other walls in Ramsbury. These include the north-west boundary of the neighbouring house, Ramsbury Hill (listed Grade II), and its mid-C19 stable block (unlisted); and small sections of the Grade II-listed boundary wall to Parliament Piece, opposite. Red brick and flint are also used as the principal construction material for some of the unlisted cottages on Burdett Street. The materials appear to have been characteristic of the C17, used extensively in the C18, and popular in the early C19. The materials were also been used to replace wattle and daub infill, perhaps in response to the two major fires suffered by the village in 1648 and 1781. The kitchen-garden walls therefore reflect the building materials readily available in Ramsbury over several centuries, and therefore their flint and brick sections could reasonably date to the late-C17. The eastern section of the north wall and the east wall are constructed entirely of red brick and may be of the same phase as the entrance gates and piers on the north side and probably dating to the later C19; it is unknown whether these parts of the wall were new or replacement structures. The south wall is mainly obscured by vegetation and has partially collapsed, but this too appears to be purely of brick construction. The glasshouse on a brick plinth has been demolished, and

the pavilion-style building near the north boundary probably dates to the interwar period and is of little interest as a subsidiary feature.

The walls provide an ownership boundary and also give some weather-protection to the kitchen garden. Their irregular appearance, changes in their alignment and construction, and lack of standard bond for the purely red-brick sections, creates a functional and utilitarian character. However, the mix of flint and brick on the Back Lane and Burdett Street boundaries is perhaps a considered effort to continue the status of Parliament Piece across its land ownership. The historic connection to Parliament Piece, which can be taken to date from at least the late-C17 and certainly from the 1830s, has been severed in recent times with changes in ownership. However, the walls are visually coherent in character with other structures in this part of Ramsbury and the open space also provides views to the tower of the Church of the Holy Cross.

The architectural interest of the walls to the former kitchen garden is reflected in their utilitarian purpose, characterised in the use of local materials - flint and handmade brick; however, in terms of design and plan they do not meet the listing criteria for structures of this type. The walls have some interest in their association with Parliament Piece, but this is of local rather than national significance. Additionally, the walls are less substantial than the Grade II-listed boundary walls to Parliament Piece, which have architectural merit and an obvious association with the Grade II*-listed house as they mark the boundary of its surrounding garden. In contrast, the visual connection between the walls to the former kitchen-garden and Parliament Piece is quite weak.

However, the walls to the former kitchen garden are noted as a significant unlisted asset in the Ramsbury Conservation Area, and they also contribute to the character of Back Lane, where much of the roadside boundary is defined by red-brick walls with a scattering of flint. The walls and their internal space also add to the contrasting character between the loosely-planned properties with gardens on Back Lane and the denser High Street built on burgage plots. Therefore, although the walls to the former kitchen-garden do not meet the criteria for listing, they justify their inclusion as a positive contribution to the conservation area.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. The walls to the former kitchen-garden opposite Parliament Piece, Ramsbury, Wiltshire should not be added to the List.

REASONS FOR DESIGNATION DECISION

The walls to the former kitchen-garden opposite Parliament Piece are not recommended for listing, for the following principal reasons:

Lack of architectural interest:
* the materials used for the walls reflect the local vernacular, but combined with other criteria such as design and plan, do not make them of sufficient interest in the national context;
* alterations, losses and rebuilding, particularly on the south and east sides, have impacted on any cohesive character.

Lack of historic interest:
* the relationship and connection with Parliament Piece is of local rather than national interest.

Group value:
* whilst there are many listed buildings near to the former kitchen garden (including the Grade II* Parliament Piece and Grade I Church of the Holy Cross), this is not sufficient when weighed against the lack of architectural interest and historic interest in the national context to meet the criteria for listing.

Countersigning comments:

Agreed. Although of some local historic interest in the context of Ramsbury and forming an important element within the conservation area, the walled garden opposite Parliament Piece lacks the degree of architectural cohesion and special interest necessary for listing.
Deborah Williams
15 December 2020

Annex 1

Factual Details

Name: Walls to former kitchen-garden

Location: Back Lane, Ramsbury, Marlborough, SN8 2QH

County	District	District Type	Parish
	Wiltshire	Unitary Authority	Ramsbury

History

The village of Ramsbury is located in the Kennet valley on the east side of Wiltshire, between Hungerford and Marlborough. Ramsbury was in the ownership of the Bishops of Salisbury from 1075, and it was also one of their favourite places to visit for rest and hunting. Before constructing Ramsbury Manor Park as their episcopal residence in the C12, it is possible that the Bishops had a residence in the precinct of the Anglo-Saxon cathedral – the Church of the Holy Cross. The village expanded eastwards in the C16, and by the C17 it had all the trades expected in the large village, including leather working and candlemaking. Following two fires in 1648 and 1781, the settlement was rebuilt and expanded in the C18, and by the end of the century had a successful brewing industry. The core of the village today is very similar to that of the late C19: that is, two principal roads, Back Lane and High Street, forming an oval around the Church of the Holy Cross. To the south of High Street buildings are laid out in burgage plots, whilst along Back Lane are larger houses, including the Vicarage, Bodorgan (now Ramsbury Hill), and The Rookery – now known as Parliament Piece (so-called as Oliver Cromwell apparently held Council at the house in 1649).

Parliament Piece is a large Carolean-style house built in 1619 on land belonging to the Hilldrop Manor estate and owned by the Bodenham family. In 1704 and 1714 the family sold the land to William Davies. On the death of his grandfather in 1701, Davies' son Thomas took the surname Batson; the name continued upon his death in 1759 through his brother Edmund, who also changed his name to Thomas. Parliament Piece was enlarged in the late C17, and was a significant house in the area: it is pictorially depicted on a map of 1773, annotated with 'T Batson Esq'. The house was separated from the Hilldrop estate in the early C20. In 1908 AW Batson wrote in 'Ramsbury Past and Present' that the road on which the house stands was once private property belonging to the family, and that the road itself was not made but more of a 'surface' between the house and the kitchen garden opposite. It is unknown whether the kitchen garden was in use and the walls in place when Parliament Piece was built; it is likely that they date to the late-C17 phase, and with later alterations.

The area occupied by the walled garden is first clearly shown on a 'new allotment' map of 1778. The map shows Parliament Piece and its stables on the north side of Back Lane, and two empty plots divided by a boundary on the south side, with the eastern plot extending south towards the church. By the time of the 1839 Enclosure map the eastern plot had been reduced in size resulting in it being roughly half the size of the west plot. The associated schedule records that the two plots were owned by Alfred Batson, and the east plot is described as a paddock and the west a garden. Batson also owned two land parcels on the opposite side of the road: 'a meadow and rookery' and 'a house [Parliament Piece], paddock garden & offices'. By the time of the 1886 Ordnance Survey (OS) map the two plots are clearly shown with pathways marked and structures on the north side between the two plots. The 1900 OS map shows two structures in this position, and a well, but the pathways are no longer depicted. The dividing boundary between the two plots had gone by the time of the 1924 OS map and there was a sun dial in place. Whilst the plots are shown on these historic maps, it is unknown whether they were walled. However, it can be assumed so, and an aerial photograph from 1924 shows the walls in place at that date. Also shown in the photograph are pathways laid out around well-cultivated and stocked gardens, and a single-storey structure in the centre of the garden. In the post-war period it appears that

the kitchen garden was gradually abandoned: sales particulars from 1966 state that the garden was ‘down to grass with some borders’ and had two sheds and a greenhouse. By 1976 the OS map shows a small structure in the centre of the garden, and at the south-west boundary a glasshouse.

Details

Walls to former kitchen-garden, late-C17 with later alterations.

The walls form an almost rectangular plan, with a slight kink on the southern boundary. The walls to the east and half of the north side are purely of red-brick construction, mainly in Flemish bond, canted at the north-east corner. The remainder of the north side and most of the west side are banded in red brick and flint, with some stone on the west side which also has flat Bath stone-copings. The wall is interrupted by brick piers and in some areas the banding pattern is different or just red brick, such as adjacent to the north-west canted corner and at the south end of the west side, indicating rebuilding. The south wall is purely of red-brick construction and has partially collapsed. The total length of the walls is approximately 230m.

On the north side of the garden are two entrances; one opposite the former stables to Parliament Piece and the other opposite its main entrance gateway. Both have a single planked-gate set between brick piers.

Selected Sources

Websites

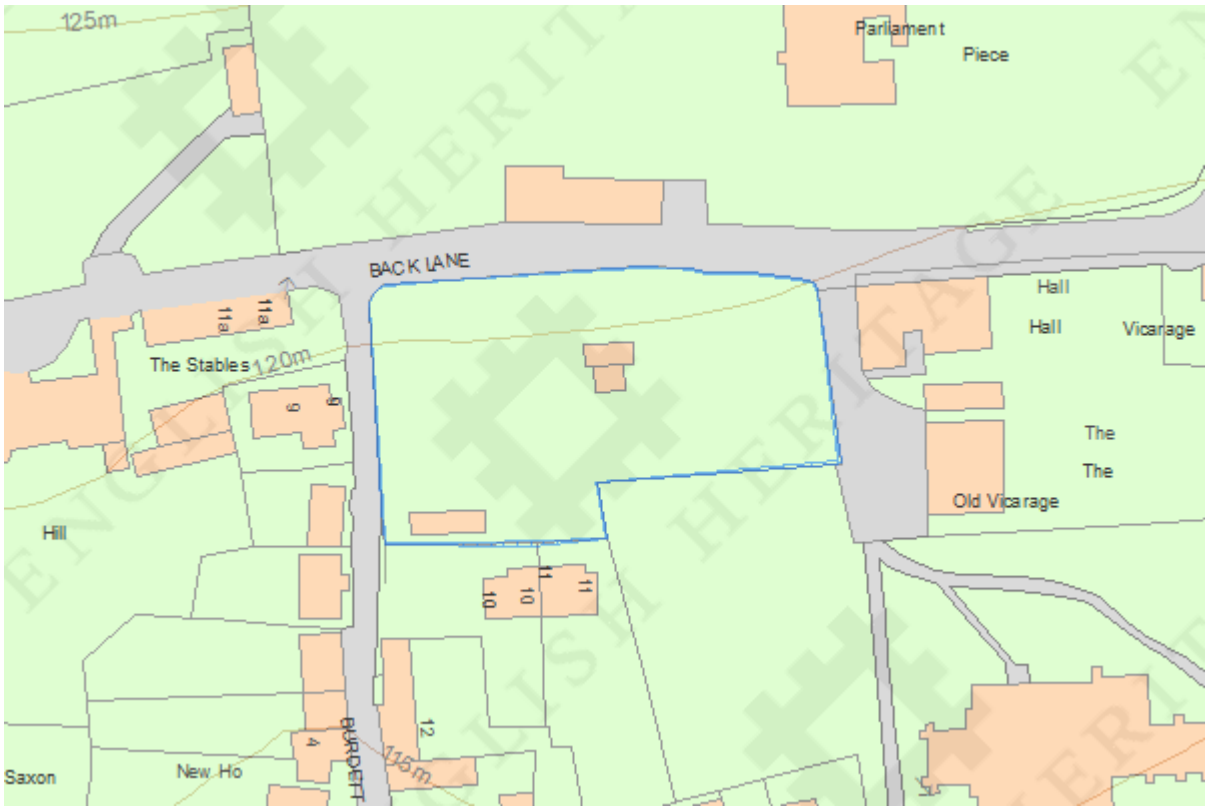
Andrews’ and Dury’s Map of Wiltshire, 1773, accessed 10/11/2020 from http://www.wiltshirerecordsociety.org.uk/publications/1773-map-of-wiltshire/
Britain from Above, aerial photograph, 1924, accessed 10/11/2020 from https://britainfromabove.org.uk/en/image/EPW011095
British History Online: Ramsbury, accessed 10/11/2020 from https://www.british-history.ac.uk/vch/wilts/vol12/pp12-46
Wiltshire Community History: Ramsbury, accessed 10/11/2020 from https://history.wiltshire.gov.uk/community/getcom.php?id=188

Other

Allotment map (1778)
AW Batson, Ramsbury Past and Present: a series of articles in the Wiltshire Advertiser, 1908
Enclosure map (1839) and schedule
Heritage Planning Services Ltd, Land south of Back Lane, Ramsbury, Wiltshire: Archaeological Desk Based Assessment, 19 November 2019
Ian Lund, Proposed House Development, Land South of Back Lane, Ramsbury, Wiltshire: Heritage Assessment, October 2019
Kennet District Council - Ramsbury Conservation Area Statement, June 2003
Naomi Payne (Department of Archaeology, University of Bristol), Two Resistivity Surveys near Ramsbury Church, Wiltshire, April 2002
Ordnance Survey, Wiltshire (1886) (1:2500)
Ordnance Survey, Wiltshire (1900) (1:2500)
Ordnance Survey, Wiltshire (1924) (1:2500)
Ordnance Survey, Wiltshire (1976)
Sales particulars for Parliament Piece, 1966

Map

National Grid Reference: SU2730671655



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100024900.

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1473238_1.pdf