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1.0 INTRODUCTION & SCOPE OF REPORT

1.1 This report has been prepared and written by Baxter Green Architects on behalf of Mr. and Mrs. Morant for the rebuilding of the garden wall, construction of an outbuilding and swimming pool.

1.2 The listing and Wiltshire Building Record, produced for the property in 2006, identifies the heritage values of the site and has been used to inform the proposals and to assist with an assessment of the impact of the works on the heritage assets.

1.3 This report falls into two distinct parts: the first sets out the historical background to the development of the site and its surroundings, focussing on assessing the heritage significance of the site in its current form.

1.4 As such, this report complies with the requirements of the National Planning Policy Framework (NPPF) and the onus it places on those planning changes to historic assets to include a clear description of the significance of the assets affected, albeit that the requirement in the NPPF is only such that, '*The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*'.

1.5 This second part of the report focuses on an assessment of the effects of the proposed works on the significance of the site in built heritage terms.

1.6 This two-stage approach of understanding 'significance' before moving on to assess the impact of potential change on that 'significance' has for some time been regarded as good conservation practice in the design and application process (see, for instance, English Heritage's, now Historic England's, 'Conservation Principles', 2008) and, following the introduction of the short-lived PPS5 in 2010 and the NPPF in 2012 (and its more recent iterations), is now effectively a standard requirement for most applications affecting heritage assets.

1.7 Policies state that the application should clearly provide a level of detail proportionate to the heritage asset and to ensure sufficient understanding of the impact the proposals will have on that asset. Local planning authorities should consider the particular nature of the significance of the heritage asset and the value that it holds for this and future generations.

2.0 HISTORICAL BACKGROUND & DESCRIPTION

2.1 Historical map evidence is not particularly helpful for examination of the aspects relating to this application, due to the nature of the works. The outbuilding shown on the area denoted as 'lawn' on the proposed site plan is removed by 1923.

2.2 The Wiltshire Building Record document, listing and maps do not provide detailed information on the ownership or if the existing stone wall formed the boundaries. However, for the purposes of this application it has been assumed these walls formed part of the historical curtilage to the property.



Figure 1 - 1886 map



Figure 2 - 1899 map



Figure 3 - 1923 map

2.2 HINDON HIGH STREET ST 9132 (east side)

9/131 Red Lion House (Formerly known as Croylands) 6.1.66 GV II

House at end of row. Mid C18 and early C19. Rendered brick to front, with chamfered rusticated quoins, English bond to return, tiled hipped roof, brick stacks. Gable end to road. Two storey, 3-window road front has two 12-pane sashes to both floors and moulded stone eaves cornice, to left is early C19 three-storey unit with 12-pane sash to ground and first floor and 9-pane sash to second floor. Right return has 6-panelled door in pilastered porch, two 3-light casements, steel casement and 6-panelled door to right. First floor has 2-light leaded casement with arched lights to left, two 3-light casements and one steel casement to right, brick dentilled eaves cornice. Hipped dormer to attic with 2-light leaded casement. To right is garage with sashes to rear. Rear of main range has 12-pane tripartite sash to early C19 bay, various other sashes and C20 aluminium casements. Interior not accessible at time of survey (December 1985). C18 part of house probably a rebuilding following the fire of 1754. Was the Red Lion Inn in C18, and later the vicarage up to 1932. (N Sheard, The History of Hindon, 1979)

Listing NGR: ST9108032846

3.0 ASSESSMENT OF SIGNIFICANCE

3.1 The purpose of this section of the report is to assess the significance of the site in heritage terms. This will provide a 'baseline' against which the application proposals can be assessed in Section 4.0.

3.2 The rear garden extends approximately 100m from the house north-east parallel to the B3089 with Susila Cottage and The Hawthorns screening this area of the garden from public view. Due to the topography and well-established planting only a small area of the host property is visible from the rear garden. The main ridge height of the Red Lion House is 32.6 approximately 2m above the north-west boundary wall.

3.3 The north-west random stone coursed wall is approximately 2.3m in height, partially capped with pantile and half round ridge tiles and in areas this capping has been replaced with rounded concrete flush to the stonework.

3.4 Where the concrete capping has been applied the difference in weathering to the stone walling is clearly evident and includes large areas where repointing is now required. This is most likely the cause of the collapse of the area wall facing The Hawthorns.

3.5 The rear wall to Southridge House is stone to the lower section, matching the NE wall stonework, with brick English bonding above to a similar height to that of the NE wall. The south-east boundary wall is also a random stone wall that changes to brickwork at the beech hedge.

3.5 Currently, the land is all used as garden amenity space for Red Lion House divided into smaller areas with a variety of well establish planting layouts. The mature beech hedge has an opening leading to the rear section of garden currently used as a vegetable garden, where this area contains timber sheds, compost bins, a covered seating structure with a felt pitched roof and a small disused pond.

3.6 While many of the properties, including the Red Lion House, are listed along the High Street the area of the garden forming this application does not have any listed properties nearby. This area of garden is enclosed by residential properties to the north-west (Susila Cottage and The Hawthorns), garden land of Albany House to the south-east and to the north-east Southridge House. Southridge House is approximately 60m from the rear boundary wall.

3.6 The north-west low-level stone site boundary wall running perpendicular to the B3089 to Susila Cottage demarks the Conservation Area boundary. The works that form this application is therefore

outside the Conservation Area but within the AONB. The area does not contain any Tree Preservation Orders or categorised as archeologically sensitive.

4.0 THE APPLICATION PROPOSALS & THE HERITAGE ISSUES

4.1 Having considered this, the purpose of this section of the report is to analyse the application proposals against that significance in order to establish the likely effects of the scheme in heritage terms.

The application proposals

The application includes the following:

4.2 Rebuild the partially collapsed north-west stone boundary wall using all the original stones and mortar mix to be 2 part silver sand, 2 part grit, and 2 part 3.5 hydraulic lime. Using reclaimed tiles, extend the pantile capping.

4.3 Form a new pedestrian opening in the north-west stone boundary wall to provide access from the lower section of garden into the new vegetable garden. This will also include an iron gate.

4.4 Excavate and install a swimming pool with a retractable cover for the private use of the occupants of Red Lion House.

4.5 Construct two brick single storey flat roof buildings forming a Changing Room and Plant Room with a timber pergola between for a seating area.

Heritage issues

4.5 The rebuilding of the boundary wall is essential and extending the existing tile capping would ensure the stability of the wall is maintained using either existing or reclaimed materials. This would offer a clear heritage benefit to the property.

4.6 There is currently a pedestrian opening in the far north-west corner and while the proposed new opening will result in the loss of some historic wall the applicants seek to connect the gardens. The stone removed to form this opening will be used in the rebuilding of the wall replacing any damaged stones caused in the collapse.

4.7 The proposed new private swimming pool is of a domestic scale and will be screened by the existing boundary walls. Its impact on the wider landscape will be negligible and does not change the

classification of the land use. It is sited at the far end of the garden a significant distance from any listed properties and will not pose any impact of the neighbours amenity space.

4.8 The two small outbuildings have been designed to reflect aspects of the host building with English brick bonding and arched window heads. The appearance is considered sympathetic to the surrounding and will not causing a detriment to the privacy of the neigbouring properties. The pergola, links the two brick buildings, will allowing climbing plants to provide some shade and to integrate in the garden while allowing the existing brick and stone rear boundary wall to remain visible.

4.9 Flood Risk, The Environment Agency map below shows the Site is not considered to be at risk of flooding and is Flood Zone 1, which PPS25 defines as a 'low probability' zone assessed as having a less than 1 in 1000 (0.1%) annual probability of flooding in any year. PPS25 advises that all uses of land are appropriate in this zone and as such the proposal meets the aim of the policy.

4.10 The proposal provides a scheme that does not have a detrimental impact of the landscape setting, heritage value or landscape features and does not include felling of any mature trees.

5.0 CONCLUSION

5.1 As will be clear from the sections above the proposal will result in both positive and negative impacts on the building, which are:

Positive

a) Continuing the tiled capping will help to prevent the wall becoming unstable again and provide a more appropriate detailing.
b) A sympathetically detailed and scale outbuilding at the end of the garden without being intrusive to the landscape or neighbouring properties.
c) Maintains the open character of the garden space adjacent to The Hawthorns allowing the swimming pool to be screened by the existing boundary walls.
d) The area proposed for the swimming pool will be enhanced to match the standard of design and planting of the remaining garden.

Negative

e) The new opening, outside the Conservation Area, in the existing boundary wall for improved pedestrian access will create a break in the wall. The stone will be used in the repair and rebuilding of that wall and will enable a better connection between the garden spaces.

5.4 For the reasons set out above, it is our considered view that the application proposals would result in a negligible degree of ‘harm’ to the significance of the application site; however, in my view this ‘harm’ is clearly justified for the enhancements the proposals bring.

5.2 The nature of the proposal would not adversely affect the character or setting of the listed building or cause any loss or damage to the historic fabric. The materials used would also be sympathetic to the style and quality of the building and accords with the guidelines.

5.3 This is a compelling heritage-related public benefit, which the Council must weigh alongside other, non-heritage related benefits when undertaking the balancing exercise required by paragraph 196 of the NPPF.

Appendix A



Photograph 1 – aerial photograph from Southridge House looking towards Red Lion House. The swimming pool is proposed in the garden area currently used as a vegetable garden.



Photograph 2 – From the beech hedge looking towards Red Lion House.



Photograph 3 – The new pedestrian gate proposed where the section of wall has a concrete capping.



Photograph 4 – North-west boundary wall to be re-built where collapsed.



Photograph 5 - North-west boundary



Photograph 6 - North-west boundary concrete capping to be removed, wall repointed, repaired and partially rebuilt with tile capping extended.



Photograph 7 – A window at the host property