Heritage Potential

Heritage, Design and Access Statement

Building 50: Avro Block

Buckley Barracks, Lower Stanton St Quintin,
Chippenham SN14 6BT

London

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1. Introduction

1.1. This Heritage, Design and Access Statement has been prepared on behalf of the Defence Infrastructure Organisation (DIO). The assessment relates to the proposed works at Building 50: Avro Block, Buckley Barracks, Lower Stanton St Quintin, Chippenham SN14 6BW. The site falls within the jurisdiction of Wiltshire Council.

1.2. The proposal consists of internal alterations to accommodation block, external repairs, and sustainability enhancements.

1.3. The Statement has been prepared under the guidance of Sam Elliott of Heritage Potential. Sam has a MSc in Historic Conservation and is also MRTPI accredited. This joint heritage and planning specialism allows him to effectively balance the public benefits of proposals against any identified harm to heritage assets.

1.4. Section 2 of this statement sets out the site background and planning history.

1.5. Section 3 sets out the relevant legislation, policy, and guidance framework.

1.6. Section 4 and 5 assesses the heritage significance of the identified heritage assets.

1.7. Section 6 describes the proposals in detail.

1.8. Section 7 assesses the heritage impact of the proposals on the heritage assets

1.9. Section 8 draws conclusions.

1.10. Overall, this statement provides an assessment of the proposals in relation to the relevant national and local planning policies and demonstrates that:

- The internal plan form of all existing blocks has been significantly altered and much of it is non-original.
- The internal alterations will mostly affect modern fabric, much of the surviving significant historic fabric will be retained. Where areas of pre-war fabric are removed, it has been carefully selected in order to optimise the internal plan form for modern requirements which will help to conserve the historic use of the accommodation blocks and avoid the blocks becoming outdated to the point of underuse.
- The replacement of the decaying timber and uPVC windows on all the proposed buildings will conserve the historic integrity of the buildings and character of the Hullavington Base Conservation Area, while improving insulation and sustainability. Where salvageable, every effort will be made to repair existing windows.
- The reversible internal wall lining and new doors helps achieve a sustainable retrofit to the building with minimal impacts on fabric to ensure the building will have a sustainable future.

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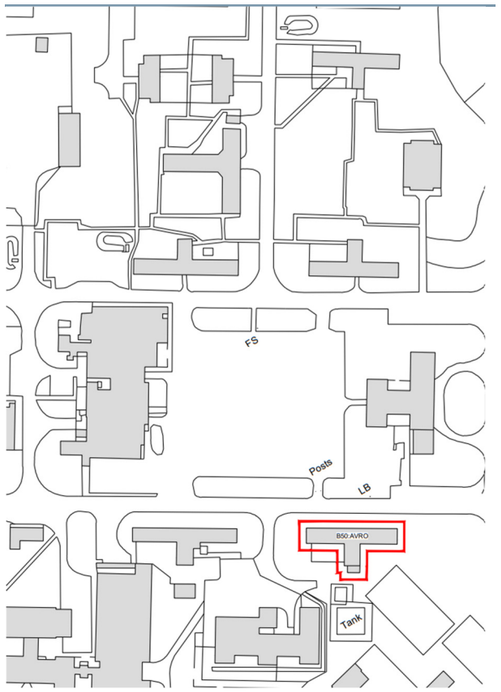
2. Site Background and Planning History

2.1. This application relates to the Grade II listed building, Building 50 (Avro Block), which sits within the Hullavington Airbase Conservation Area.

2.2. Buildings 48 (Granby Block) forms part of a group listing of Q type barracks, alongside building 43, 46 and 50. They are designated at Grade II (list entry - 1391617) and were first listed on the 1 December 2005.

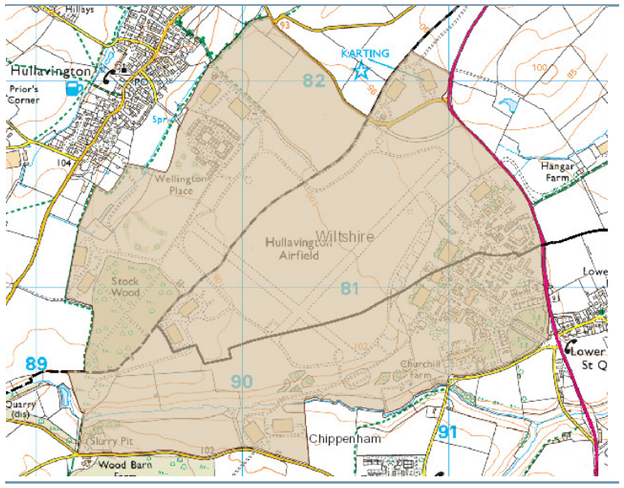
Site Location



Source: The Martin Ralph Group

2.3. The wider Hullavington Airbase Conservation Area is shown below.

Hullavington Airfield Conservation Area Boundary



Source: Wiltshire Council

2.4. There are also several other listed buildings within the airbase that are not subject to any works. These are shown on the NHLE map below (marked with blue triangles).

Nearby Listed Buildings (Application Buildings Marked)



Source: Historic England

2.5. The following applications are relevant to the applicant site:

Reference	Description	Decision and Date
N/97/01834/C1884	Replacement of existing wooden windows with UPVC windows (Building 50) replacement windows.	Decision Unknown 08/10/1997
N/09/01214/LBC	Alterations to Internal Doors and Window Reveals to Buildings 43, 46, 48 and 50	Approved 29/09/2009
17/04511/LBC	Replacement of existing defective timber windows with new timber windows	Approved 10/07/2017
20/03720/LBC	Refurbishment and alterations to ablutions and utility areas including repairs and upgrade of services.	Approved 20/07/2020
PL/2021/04527	New build 24 bed single living accommodation block, plant room, cycle shelter, bin store and associated works.	Approved 14/07/2021
PL/2023/00262	Programme of maintenance and repair work at Buckley Barracks to include: Re-roofing to one roof slope – B20; New Flooring – B24; Replacement sash window – B50; New Flooring – B79; Install new internal door – B81; Stone masonry repair	Approved 16/03/2023
PL/2022/08742	75 bed modular unit single living accommodation, with supporting kitchen and utility units. New cycle storage shelter and new waste management facility.	Approved 15/02/2023

Pre-Application

2.6. The current application proposals were first presented at pre-application (ref: ENQ/2023/00765) with Wiltshire Council, with written feedback received from the conservation officer in July 2023. The advice from the case officer, Caroline Ridgwell, is summarised below.

Stone Repairs

- Removing 3-4 courses of the parapets and replacing coping stones could be supported, subject to detail. Expect local stone (tends to be from Hartham Park quarry) to be used, rather than engineering bricks.
- As the current parapet gutters are expected to be lead, any replacement is expected to also be lead not GRP.
- Would be useful to sort out a regular programme of maintenance checks for parapets and gutters to avoid vegetation and debris blockage, e.g. by using a cherry picker or similar, at least once year.
- Some stone spalling appears to be caused by use of cement pointing in previous repairs.

Windows

- Subject to detail, this could be supported. Removal of rusting iron cramps in a heritage-sensitive manner is necessary to prevent further degradation of the stone. If stainless steel replacements need to be added, it will require Listed Building Consent.

Cast Iron Rain

- Subject to detail, this could be supported. If more than a couple metres of gutter or downpipe replacement are required it will require Listed Building Consent.

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Repointing

- Subject to detail, this could be supported. Greater than a square metre of repointing would be considered more than a repair.

Stone Replacement

- Subject to detail, this could be supported. If only a couple stones require replacement, it does not need Listed Building Consent.

Making Good Holes in Stone Elevations

- Subject to detail, this could be supported. May be few enough to be considered a repair, if not it will require Listed Building Consent.

Portland Cement

- The proposed approach to leave the cement unless it is starting to loosen, is supported. Trying to remove well adhered cement from limestone results in the likelihood of stone being removed with the cement.

Internal and External Alterations

- The concept is supported, subject to detail and a robust justification.
- Rearranging the internal accommodation to provide rooms with ensuite bathrooms, whilst alteration the original layout, will update the facilities for the use now required by the organisation. Subject to detail this could be supported.
- Any new external openings, flues and vents are expected to be minimised. Use of lap vents for mechanical extracts, so that they are hidden under tiles is expected, and where extracts need to duct through the wall, use a stone slatted grille. Replacement and alteration to service routes will require Listed Building Consent.
- Improving wall insulation, replacing floors and ceilings will need Listed Building Consent. It is recommended that natural, breathable insulation materials are used as far as possible, such as hemp board or cork based insulation.
- Replacement of internal and external doors, as well as windows, will all need justification. Re-use/adaptation is the first option. Secondary glazing is better than double glazing for sound reduction and is almost equivalent in reducing heat loss.

External Alterations

- Tile vents have moved on since the replacement ones were added, there may be a less visually intrusive option that could be proposed.
- Solar panels may need full planning permission as it is a conservation area and it is necessary to position them in an unobtrusive way as they are not always acceptable. It is necessary to calculate whether the roof structure is strong enough to take the additional weight of this infrastructure.

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3. Legislation, Policy, and Guidance

Heritage Legislation

3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built.

3.2. Section 66 of the Act relates to the 'general duty as respects listed buildings in exercise of planning functions', with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the *"desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".*

3.3. Section 66 (2) of the Act states that *"a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings".*

3.4. Section 72 of the Act relates to the 'general duty as respects conservation areas in exercise of planning functions', with Section 72 (1) of the Act stating that in exercising planning functions, *"special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area".*

NPPF (2021)

3.5. The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16). The NPPF was recently updated again (February 2019) in order to provide definitions for housing need. No paragraph numbers changed as a result of this update.

3.6. The most recent update was published on 20 July 2021. This update did not cause any changes to national policy which would affect this proposal, some paragraph numbers have been updated accordingly.

3.7. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.

3.8. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation" (Paragraph 190).

3.9. 'Conservation' is defined within the NPPF as "the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance" (p.66).

3.10. No definition of 'preservation' (or any variant) is contained within the document. However, Historic England advise that both 'conservation' and 'preservation' are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. 'Conservation' has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England's 2018 publication *Decisions: Legal Requirements for Listed Building and Other Consents*.

3.11. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

3.12. Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 189-208).

Term	Definition
Heritage Assets	*"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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)." (p.67)*
Designated Heritage Assets	*"A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation." (p.66)*
Significance	*"The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." (p.71)*
Setting of a Heritage Asset	*"The surroundings in which a heritage 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." (p.71)*

3.13. Paragraph 194 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal. This should be taken into account when assessing the impact of a proposal on a heritage asset (Paragraph 195). Paragraph 197 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness. (p.56)

3.14. Paragraphs 199-208 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset's conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset (p.57).

Degrees of Harm

3.15. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.

3.16. Paragraph 201 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

3.17. Paragraph 202 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.

3.18. In the case of impact on non-designated heritage assets, Paragraph 203 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Planning Practice Guidance (PPG)

3.19. The PPG offers guidance as to what public benefits may constitute and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation

Local Planning Policy

3.20. The emerging Wiltshire Local Plan has reached regulation 19 consultation stage and is currently under consultation until 22nd November 2023. The emerging plan has not yet reached examination stage and therefore primary weight in policy terms is still given to the Wiltshire Core Strategy, with relevant policies for this LBC application noted below.

Wiltshire Core Strategy (January 2015)

3.21. Strategic Objective 5 'Protecting and enhancing the natural, historic and built environment' this works to protect Wiltshire's outstanding built heritage which is an important asset to be safeguarded and which should be reflected in new development. Well-designed developments help to provide a sense of place, add to local distinctiveness and promote community cohesiveness and social well-being. New development will need to respect and enhance Wiltshire's distinctive characteristics.

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3.22. Core Policy 37 ‘Military Establishments’ sets out that new development and changes of use at operational facilities that help enhance or sustain their operational capacity will be supported. Development at operational or redundant sites should enhance the overall character of the site. All development at operational or redundant sites should mitigate any adverse impacts on local infrastructure, and not erode the character of the surrounding area. All proposals must ensure that the cultural and historical significance of the military facilities located on the site are understood and inform the scope of future development of that site.

3.23. Core Policy 41 ‘Sustainable construction and low carbon energy’ encourages new development, building conversions, refurbishments, and extensions to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer.

Retrofitting measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy:

i. Reduce energy consumption through energy efficiency measures

ii. Use renewable or low-carbon energy from a local/district source

iii. Use building-integrated renewable or low-carbon technologies.

Opportunities should be sought to facilitate carbon reduction through retrofitting at whole street or neighbourhood scales to reduce individual costs, improve viability and support coordinated programmes for improvement.

In all cases, including those listed above, proposals relating to historic buildings, listed buildings and buildings within conservation areas and world heritage sites should ensure that appropriate sensitive approaches and materials are used. Safeguarding of the significance of heritage assets should be in accordance with appropriate national policy and established best practice.

3.24. In all cases the impact of these requirements on the viability of development will be taken into consideration.

3.25. Core Policy 57 ‘Ensuring high quality design and place shaping’ requires high quality design in all new developments including extensions, alterations, and changes of use to existing buildings. Development is expected to retain a strong sense of place and make a positive contribution to the character of Wiltshire by:

- Enhancing local distinctiveness by responding to the natural and historic environment;
- Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape, and rooflines to integrate buildings into their setting;
- Sympathetically conserving historic buildings and historic landscapes;
- Maximising opportunities for sustainable construction techniques and renewable energy sources;
- Making efficient use of land whilst taking account of the characteristics of the site and local context to deliver appropriate development;
- Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste, or litter);
- Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long-term future;
- Use a high standard of building materials, finishes and landscaping.

3.26. Core Policy 58 ‘Ensuring the conservation of the historic environment’ aims to ensure that the historic and built heritage assets are protected, conserved, and where possible enhanced, in a manner appropriate to their significance. Distinctive elements to Wiltshire’s historic environment and which contribute to the local character will be conserved and enhanced, as well as utilising the potential contribution of these assets to wider social, cultural, economic and environmental benefits in accordance with Core Policy 57.

3.27. This policy further highlights that designation of a conservation area, listed building, or scheduled ancient monument does not preclude the possibility of new development and the council is committed to working pragmatically with owners to find positive solutions to adapting such buildings. Alterations will only be acceptable where they are consistent with the conservation of a heritage asset’s significance.

Hullavington Airbase Conservation Area Appraisal

3.28. Wiltshire Council has not produced a Conservation Area Appraisal for Hullavington Airbase Conservation Area.

3.29. This statement has been informed by a Draft Hullavington Airbase Conservation Area Appraisal. We acknowledge this is a draft and has not been approved by the Council. This document has been shared with VIVO to support their ongoing programme of works at Buckley Barracks.

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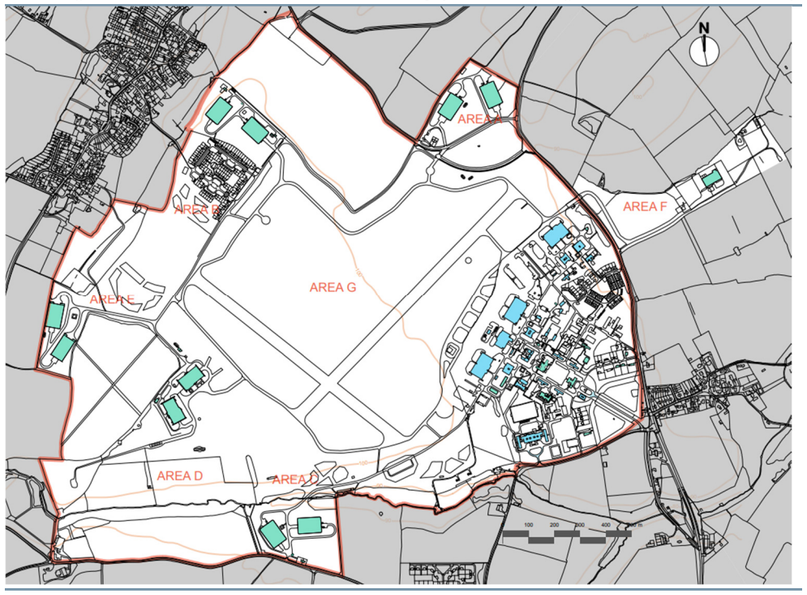
4. Heritage Significance of Hullavington Airbase Conservation Area

4.1. Hullavington Airbase was designated as a Conservation Area on 15th September 1992. This was just prior to the site's closure as an RAF station on 1st April 1993. The Conservation Area boundary is shown below.

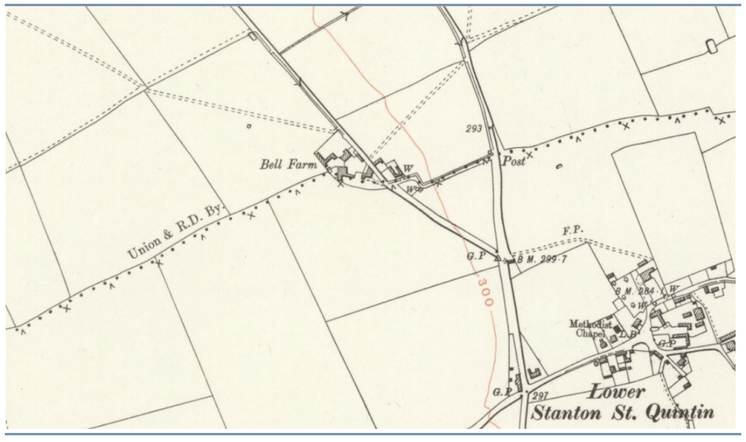
Hullavington Airfield Conservation Area Boundary (Listed Building– Blue; Pre-1945– Green)



Source: Wiltshire Council

4.2. The OS map from 1925 (below) shows that prior to the construction of the airfield, the land was open agricultural land on the fringes of the historic core of Lower Stanton St Quintin, with Bell Farm isolated to the north west. Several road diversions were required to deliver the airfield in the 1930's and accommodate the present facility.

1925 Map (Pre-Airfield)



Source: NLS

4.3. The land was acquired from five owners: F.J. Huntley (Bell Farm), B. and M. Alers Hankey (Manor House Stanton St Quintin), Sir A. Neeld (Grittleton House), and C.E. Banwell (Mays Farm, Hullavington).

4.4. The building of the site started in 1936 and the site first opened as a Flying Training Station on 6th June 1937. This was part of the wider expansion scheme of the RAF in the mid-1930s.

4.5. The first unit to occupy the site was No. 9 Flying Training Squadron in July 1937. This unit trained pilots on Hart and Audax Training Aircrafts.

4.6. This was soon expanded to include a larger landing area. The extension of the airfield in March 1938 involved the removal of some buildings on the South East corner of the airfield. In 1938, the site was selected as one of a series of Aircraft Storage Units for the storage of vital reserves for the operational front-line.

4.7. In July 1938 the No. 9 Maintenance Unit (later changed to No. 10 Maintenance Unit) joined the station and various hangars and ancillary buildings were erected to accommodate them. A. Bulloch, architectural adviser to the Air Ministry's Directorate of Works and Buildings, adopted a locally informed design, including ashlar Bath stone in classical or Art Deco styles. An innovative approach for military buildings of the time.

4.8. After the outbreak of WWII in 1939, various outlying fields were requisitioned as outdoor storage sites for the numerous aircrafts arriving at No. 10 Maintenance Unit.

4.9. In June 1940, the first Luftwaffe raid on Hullavington took place, although it did not result in any damage or loss of life. In August 1940, another raid took place which killed four airmen, and injured 10 other Army personnel and one civilian. A hangar and several aircraft were damaged.

1942 Map



Source: Historic England

4.10. The Central Flying School Refresher Flight Unit also joined the airbase in July 1941. In line with the larger amount of units stationed on the site, as well as the larger types of aircraft being used, new runways were laid out in October 1941. The work on these runways was completed by the end of April 1942.

4.11. Mapping from March 1942 shows the historic core of the airbase at the height of the war. The large hangars and control tower are in place and in active use fronting the main airfield and runway. A formal pattern of workshops, services buildings, accommodation blocks and officers mess have taken shape to the rear toward the entrance gates. The parade ground is clearly discernible, surrounded by early accommodation buildings 43, 46, 48, 50. This layout and the retained setting of these buildings is significant.

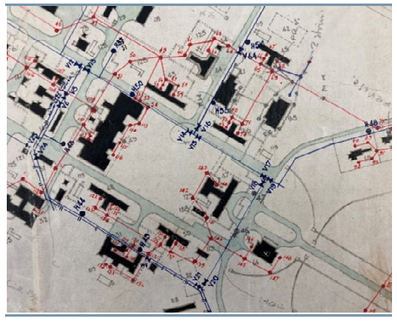
4.12. In April 1942, , the Luftwaffe again attacked the site but damage was only inflicted on the No. 10 Maintenance Unit site. Later in June 1942, further attacks on the airbase took place, damaging buildings and slightly injuring three airmen.

4.13. In 1942, the Empire Central Flying School was set up to provide training for instructions, which became an important role of the airfield.

1942 Map of Core Facilities



1942 Map of Parade Ground and Surrounding Buildings



Source: Historic England

4.14. The size of the station reached its height around August 1945 but by September 1946 this had fallen considerably due to releases following the end of WWII.

4.15. The 1946 aerial photograph below shows the development that had taken place on the site in the interwar and WWII period.

1946 Aerial Photograph



Source: Historic England

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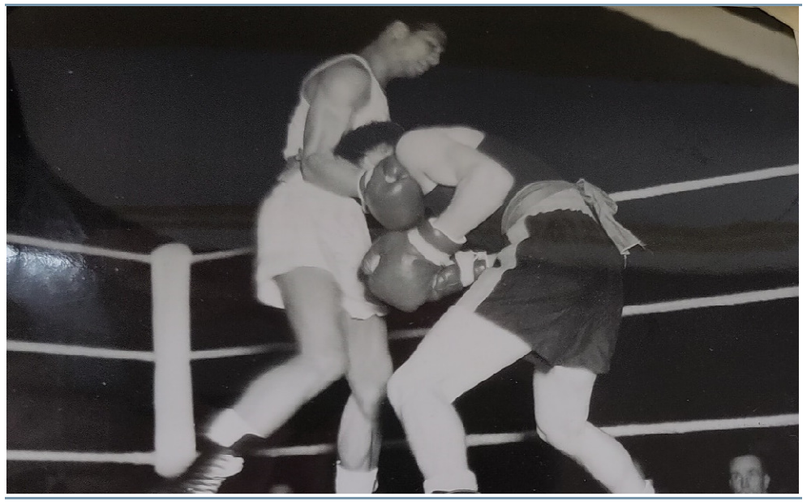
4.16. A new perimeter track and installation of a new VHF Receiving Station at the outlying Seagry, as well as a site for a B.A.B.S Beacon were constructed in October 1948.

4.17. Further events took place at the site with a Boxing Tournament taking place at the site on 10th November 1948, more tournaments continued after this date, as shown by the 1952 match below.

4.18. On September 7 exhibits entered by the station to the RAF Horticultural Show won prizes and the station won 5th place in the RAF Farms and Gardens Competition. In March 1951, a Pentathlon took place at Hullavington. There is a layering of communal military activity over the course of the sites history which contributes to its historic interest.

1952 Boxing March



Source: National Archives

4.19. Work to extend the taxiways and parking areas in front of the existing hangars began in 1951.

4.20. A large Airmen's Married Quarters building, known as Wellington Place and constructed on the north-west side of the airfield, as well as the Officer's Married Quarters, on the south-west side of the airfield was constructed in August 1951.

4.21. The site throughout its history worked to experiment and improve the training provided nationally. For example, the experimental training in the new jet-powered Provost aircraft in August 1955, which marked RAF Hullavington as the first aerodrome in the world where Jet training was being accomplished.

4.22. In December 1955, a new rehabilitated and refurnished station Church of St Albans was situated in the annex of the Ground Instructional Block. This included a stone cross which incorporated a piece of stone from St. Albans Abbey, masoned in 1420 AD, as well as a stone cross donated by Malmsbury Abbey.

4.23. In December 1959, the No. 10 Maintenance Unit was disbanded. While most of the No. 10 Maintenance Unit hangars were retained by the Maintenance Command for aircraft storage, the main site was taken over by the Air Electronics School, particularly for the reintroduction of Air Signaller Training on the site.

Existing Site with No. 10 Maintenance Unit Area

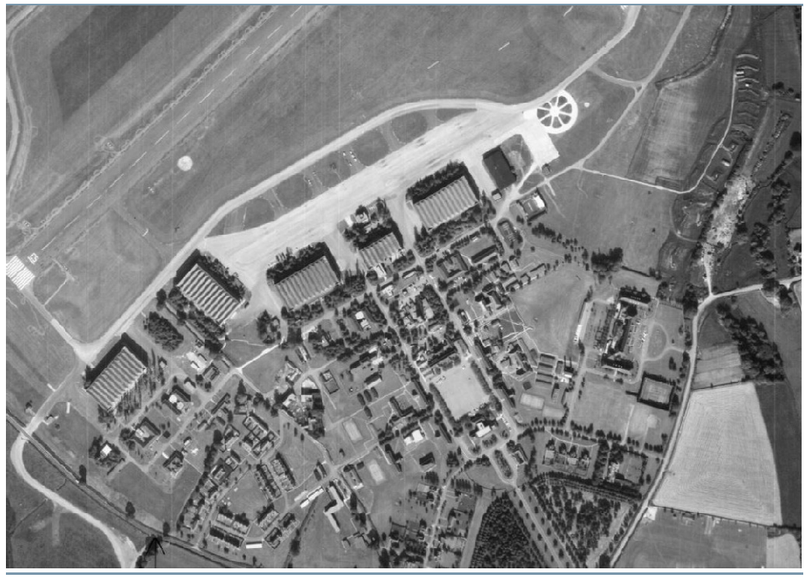


Source: Google

4.24. In 1965, active flying ceased which saw an end to the training focus of the site. Instead ground-based RAF units dominated the base.

4.25. In 1966 the NATO Codification Computer Centre was established on the unit as well as a Balloon Unit and Parachute Collection and Distribution Unit

1967 Aerial Photograph



Source: Historic England

4.26. The World Aerobatic Championships were held on the unit in July 1970, which was the first time the Championships were held in Great Britain.

1975 Map



Source: National Archives

4.27. The RAF site closed on 31st March 1992; it was then transferred to the British Army. At this point, it was renamed Buckley Barracks.

4.28. The airfield associated with the site (known as Hullavington Airfield) was used for RAF gliding operations until 2016, when it was then sold to Dyson.

Character Appraisal

4.29. The proposals relate to buildings within Character Area H 'Central Base of Technical and Domestic Buildings'.

4.30. The form of this area has a neat formal layout which fuses functional and aesthetic requirements. This is seen through the entrance which runs through the parade ground and towards the Control (Watch) Tower. This can be seen in the key view (V18) highlighted in the Draft Conservation Area Appraisal (below).

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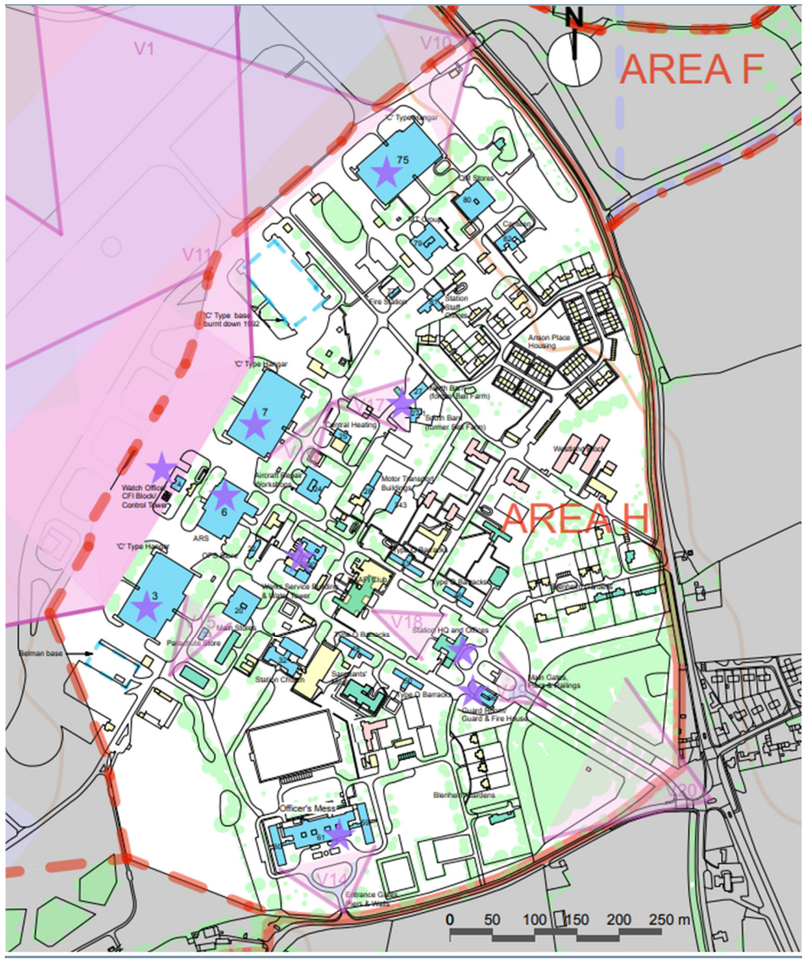
Character Area H



Source: Wiltshire Council

4.31. The architectural advisor, A. Bulloch, was inspired by the 'Garden City' planning principles and 'Beaux Arts' neoclassical architectural style. The style of this area was also inspired by the wider post-1934 RAF Expansion period which was influenced by the Air Ministry's consultation with the Royal Fine Arts Commission and Edwin Luytens.

4.32. The environmental design can be seen in the avenue of trees along the roads, which was also considered part of the camouflaging.

4.33. The barrack and domestic buildings are designed in a cohesive neo-Georgian style, which also uses local Bath stone and timber, double-hung sash windows. This creates careful and well-balanced façades throughout the character area.

4.34. Many of the buildings from 1936-1945 that have been retained are well-preserved externally subject to material decay, with some also containing internal fitments and features.

Historic Interest

4.35. Hullavington Airbase was part of the 1930s RAF expansion in the interwar period. This closely ties the site to our national history and involvement in World War II. The site's construction was overseen by A. Bulloch, architectural advisor to the Air Ministry's Directorate of Works and Buildings in the mid to late 1930's. This affords many of the buildings on site historic associative interest with a key figure in Britain's war planning. The site is considered probably the most representative surviving example of RAF architecture of the post-1934 'Expansion Period'.

4.36. The airbase was at times the forerunner in RAF training through their experimentation, as shown by being the first aerodrome in the world where Jet training was accomplished. The airbase has also been associated with a series of communal activities associated with troop bases, including theatre performances and sporting events such as the World Aerobatic Championships.

4.37. The site has historic significance both from its close associations with aviation expansion concurrent with the Second World War and its subsequent communal associations, continuing the functional military use of the historic buildings to the present day.

Architectural Interest

4.38. The site consists of functional buildings and accommodation blocks within a formal layout. As a still functioning military site, this layout has been relatively well preserved with notable buildings, such as the Grade II listed, Art Deco Control Tower (Building 4) facing out onto the airfield, set amongst a group of 'C' type Hangars that are also Grade II listed. This allows important buildings from the early phases of the airbases construction to continue to be appreciated within something akin to their original setting.

4.39. The site is characterised by the grand scale of the hangars and workshops, complimented by the more formal layout of the airbase behind. The wider site is formed in a clear structure nucleated around the parade ground. The expansive openness of much of the site has a positive local impact on the landscape.

4.40. The parade ground is surrounded by four good examples of the type of airmen's barracks for the first phase of the 1930s Expansion Period of the RAF; they form a significant group around the parade ground, with the Station HQ to one end, and the main Institute to the other. The blocks adopt a stripped classical design fronted in Bath Stone, an innovative design approach and interesting attention to local detail for miliary buildings of this time.

4.41. Furthermore, the spaces between buildings are generally green and verdant in character, with large enough spaces for glimpsed longer views of buildings through the site, offering an appreciation of the site's overall scale when experienced on the ground. However, the emergence of additional buildings of variable design quality in the post war period has served to undermine the setting of the key historic buildings from certain views.

4.42. Nonetheless, this combination of factors offers the general area considerable interest as a well preserved 1930's airbase, containing several groups of buildings of special interest in their own right, as reflected in the number of listed buildings across the site.

Artistic Interest

4.43. The site is not known to have any particular artistic interest.

Archaeological Interest

4.44. The archaeological interest of the Conservation Area is beyond the scope of this report.

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5. Heritage Significance of Buildings 43, 46, 48, and 50 (Grade II Listed Buildings)

5.1. Buildings 43, 46, 48 and 50 are part of a Grade II group listing (list entry - 1391617). The buildings were listed on the 1 December 2005.

Heritage Significance of Buildings 43, 46, 48, 50 (Grade II Listed)

5.2. The list entry describes the buildings as:

GV II Four airmen's barracks blocks, type Q. 1935 - 6. A Bulloch, architectural advisor to the Air Ministry's Directorate of Works and Buildings. Bath stone ashlar on brick walls, concrete floors, steel roof trusses with profiled tiles.

PLAN: Barracks blocks in parallel pairs to each side of the main parade ground. All 2-storey symmetrical buildings, with central entrance and staircase hall flanked by NCO's bedrooms and airmen's dormitories; behind the entrance hall a projecting service wing with ablutions and toilets. Buildings 43 and 48 designed for 8 NCOs and 156 airmen; buildings 46 and 50 for 8 NCOs and 128 airmen. Modified for current use as administrative buildings.

EXTERIOR: Description is based on Building 46, with variations noted as appropriate. All have hipped roofs, with parapets to the front range, but the lower roof to the service wing taken to an eaves, and two original hopper-heads and downpipes remain to front and rear. Windows mainly glazing-bar wood casements to flush boxes. Two storeys, 11 bays, central pair of fielded panel doors to radial fanlight under flush voussoir arch with keystone and responds, above which is an elongated bulls-eye light also with keystone. To each side are four 12-pane and one 8-pane sashes to each floor, and the short, returned ends have a narrow 8-pane each side of an escape door, the upper door to a spiral concrete stair. The rear has three 12-pane and an 8-pane each side of the central wing, which has a lower ridge-line, abutting the parapet of the front range. The wings have seven small 6-pane casements at each level, but on one side the lower floor has a series of small roof vents to all slopes near the lower edge in the front range, and all have 2 small inset roof lights near the ridge.

Buildings 43 and 48 are in exactly the same general format, but have 13 bays to the front range, with 5 larger and 1 smaller window each side of centre, but in these two blocks all windows have been replaced in the original openings with plastic coated units; main doors remain unchanged.

INTERIORS: Not inspected, but some sub-division has been made.

HISTORY: Four good examples of the type of airmen's barracks for the first phase of the 1930s Expansion Period of the RAF; they form a significant group around the parade ground, with the Station HQ (qv) to one end, and the main Institute to the other.

This is a distinctive design of 1935 by the Air Ministry architect, A Bulloch. Hullavington, which opened on June 6th 1937 as a Flying Training Station, is in every respect the key station most strongly representative of the improved architectural quality characteristic of the air bases developed under the post-1934 expansion of the RAF. Although these buildings have unfortunately lost all their original sashes, the original forms and composition remain, and by virtue of its location, architectural quality, and purpose, this group is certainly of special interest within the station complex. They form a significant group around the parade ground, which is dissected by the main axis around which the base has been planned. Detailing is restrained throughout, but massing, spacing and proportions are carefully considered, in the neo-Georgian style favoured at this period, and influenced by the impact of the Royal Fine Arts Commission, especially through the architect, Sir Edwin Lutyens.

Shared External Character

5.3. The accommodation blocks buildings were part of the 1930s RAF Expansion period and were constructed as part of the early form of the airbase, as shown by the date of construction being 1935-6 and the Hullavington Airbase officially opening in 1937.

5.4. The buildings display a shared design emanating from input by A. Bulloch, who was the architectural advisor to the Air Ministry's Directorate of Works and Buildings in the key post-1934 years of expansion.

5.5. This includes Bath Stone dressed frontages on a cavity wall system, hipped tiled roofs, with parapets on the front range. The buildings have a lower roof to the service wing that projects to the rear. This extends only up to eaves height of the main core of the buildings. Some buildings, such as Granby Block, have been subject of insensitive extensions to provide additional ancillary space.

5.6. The parapets are of cavity wall construction comprising common brickwork inner leaf and outer leaf, constructed in coursed ashlar Cotswold Stone. The parapet coping stones appear to be reconstituted stone set flush with both the inner and outer walls. The condition of the stonework includes spalling, which is due to blocked parapet gutters rendering the stonework vulnerable to frost damage, dark algae staining, and cracking ashlar bed joints.

5.7. The windows are a mix of timber sash or wood casements of 12 or 8 panes. These windows have been replaced on Buildings 43 (Haven) and 48 (Granby) with uPVC, which detracts from the significance of the historic fabric and is noticeably out of keeping with the prevailing aesthetic. As noted in the submitted window condition survey, the majority of the remaining timber windows are not original and are now in a poor state of repair.

5.8. The form of the buildings is in parallel pairs each side of the main parade ground with symmetrical buildings of a central entrance and staircase hall flanked by the NCO's bedrooms and airmen's dormitories and a projecting ablution wing to the rear with toilets. The retained setting of each block around the parade ground is of high significance and has contributed to their listing as a group.

5.9. The provision of fire escape staircases on all the buildings was installed in 1993, as shown by the plan below.

1993 Proposed Front Elevation



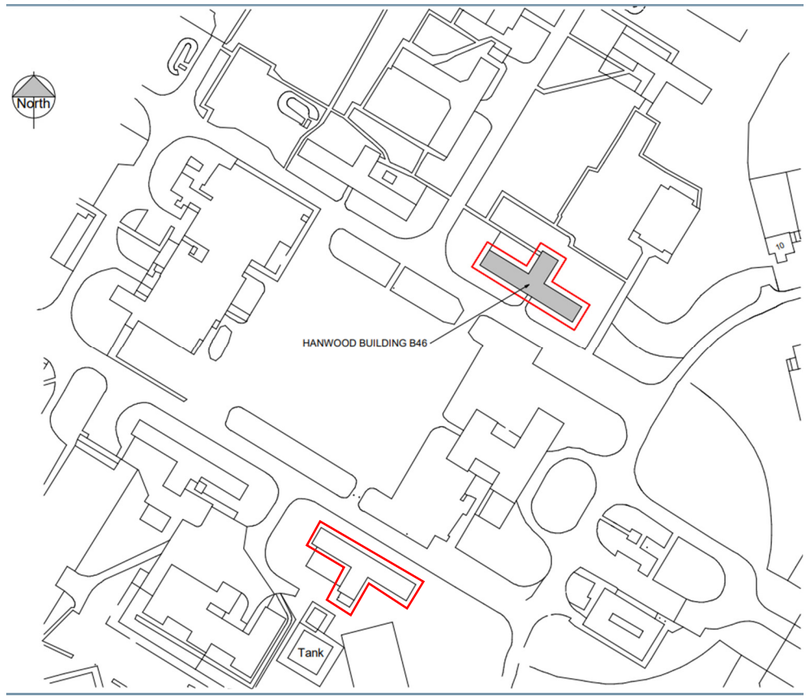
Source: Wiltshire Council

5.10. This application is part of a concurrent scheme of works which includes Building 43, 46, 48, and 50. As such, the assessment of each building will be dealt with individually and this assessment of heritage significance will now focus on Building 50 'Avro'.

Building 50 (Avro Block)

5.11. Buildings 46 and 50 form an architectural pair, due to similar plan form and external elevations. The historic plan forms of Building 46 (Hanwood Block) will be used to inform both building's development.

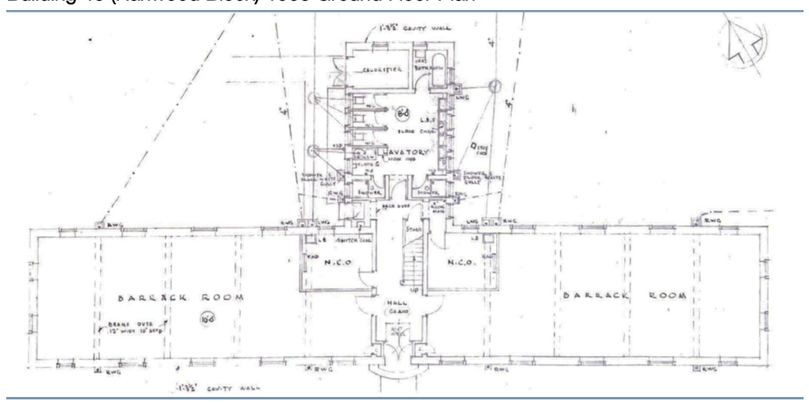
Buildings 46 and 50



Source: The Martin Ralph Group

5.12. The earliest plan available of the interior of Building 46 (Hanwood Block) is from 1968 and shows two large 'Barrack Rooms' either side of the main entrance, with rear services and bathrooms (shown below).

Building 46 (Hanwood Block) 1968 Ground Floor Plan



Source: Wiltshire Council

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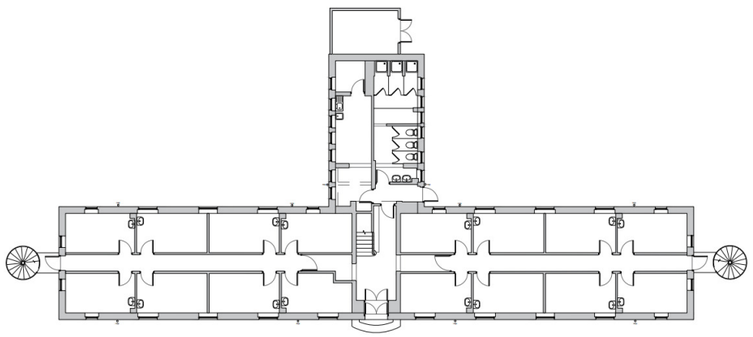
5.13. The existing ground floor plan (below) has separated these two large barrack rooms into 8 private rooms on each side. This illustrates the need to create private accommodation, as opposed to shared.

5.14. The plan form of the entrance lobby has been conserved. However, the N.C.O quarters and corridors have been altered to make the rooms more evenly sized either side of the corridor.

5.15. The ground floor of Avro Block also includes a further single storey accretion to the rear wing, which is only accessible externally and of modern construction.

Building 50 (Avro Block) Existing Ground Floor Plan

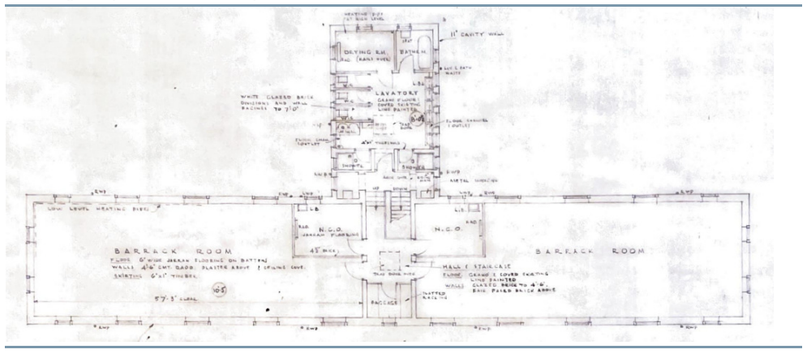


Source: The Martin Ralph Group

5.16. The rear ablutions wing for the ground floor has been altered since 1968 but is still used in a similar function. The calorifier room, stalls and the shower walls near the entrance appear to have been conserved, offering some semblance of the historic plan in this wing.

5.17. There is also a first-floor plan from 1968 of Building 46 (below). This has a very similar internal form which is still symmetrical, with barrack rooms either side, and services and bathrooms in the rear addition.

Building 46 (Hanwood Block) 1968 First Floor Plan

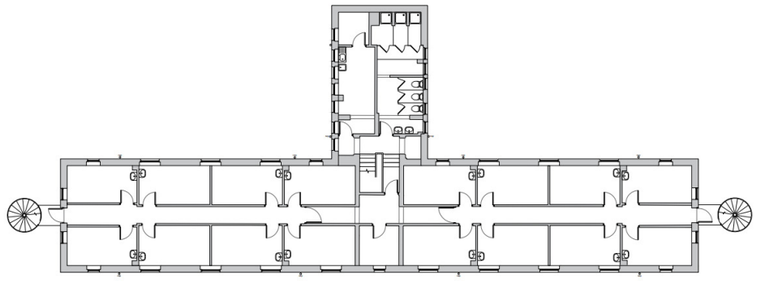


Source: Wiltshire Council

5.18. The existing first floor plan (shown below) has been segmented into eight rooms either side. This again shows the modern internal alteration that has taken place to improve the privacy of the accommodation.

5.19. The unaltered areas of the interior, such as the entrance lobby, corridor and stairway are significant as it has considered the historic form of this area of the building.

Building 50 (Avro Block) Existing First Floor Plan



Source: The Martin Ralph Group

5.20. The rear ablutions wing of the first floor includes a pre-war bathroom to the rear and some of the historic entrance walls also appear to have been conserved.

5.21. In support of these proposed works, a door survey, window survey, parapet and gutters survey and stone condition survey has been produced. The information for Hanwood Block will be summarised briefly below.

Door Survey

5.22. The external door is exhibiting decay, most particularly on the bottom panels. The internal door and glazed light are in reasonable condition as they are protected from the weather. There are currently wide gaps around each leaf as it is a two way opening design.

5.23. The fire escape doors are exhibiting decay to a varying degree.

5.24. The rear entrance door is a modern style single leaf plywood flush door which is highly unlikely to be original to the building. This door is exhibiting decay.

5.25. The boiler room external door is a double leaf timber framed fully louvred door. This door type is unlikely to be original to the building and drawings from 1995 seem to support this. This door is exhibiting significant decay.

5.26. With exception of the under stairs cleaner's cupboard, the internal, solid core doors were installed around 1995 when the block underwent major internal reconfiguration.

5.27. The first floor landing storeroom door no longer has its high level glazed screen and the opening has been filled with masonry.

5.28. The ground floor under-stairs cupboard door has been fully boarded over therefore, it is not possible to determine whether the original panelled door remains concealed behind.

Window Survey

5.1. Externally, some of the windows on the Avro building could be original (see window condition survey). However, subsequent removal of the cover beads around three windows revealed that these are not attached to the frame ties, which could indicate that they are not original fitments. The existing windows are now in poor condition.

5.2. In 2017, there was planning permission to improve the windows of Avro Block (and Hanwood Block), (application reference: 17/04511/LBC). This included the improvement of the windows to include slim double glazing which was sensitive to the historic fabric and improved the sustainability of the building. The position on the ground suggests the permissions were not implemented.

Parapet and Gutter Survey

5.3. Inspection of parapet gutters was carried out using a pole mounted camera. The gutters are blocked by thick deposits of leaves and detritus which obscured assessment of condition. The parapet gutters were confirmed to be cast iron on the building.

Stone Condition Survey

5.4. The issues to the stonework on all four buildings are largely the same. This includes spalling of parapet stonework likely due to saturation caused by blocked parapet gutters. This renders the stone vulnerable to frost damage. The lack of coping overhang is contributing to dark algae stain present on the northerly facing parapets in particular.

Spalling Stonework and Algae Staining



Source: The Martin Ralph Group

Loosely Bonded and Eroded Mortar Joints



Source: The Martin Ralph Group

5.5. There is some horizontal cracking of ashlar bed joints characteristic of displacement by expanding rust around corroding ferrous wall ties and frame ties.

5.6. Some individual stone blocks and wide repointed bed joints as part of previous interventions.

Historic Interest

5.7. There is historic interest in the architectural style associated with the 1930s expansion of the RAF.

5.8. The buildings have a continued historic use as accommodation which is of historic interest. Their shared material palette of Bath stone within a stripped classical design is demonstrative of the innovation employed by A, Bulloch at this challenging time of expansion.

Architectural Interest

5.9. The buildings form pairs of a shared architectural form, for example through its Bath stone ashlar construction and the simple symmetrical facades throughout the buildings. Some of this shared form is conserved internally, despite modern alterations, such as the entrance lobby and some historic fabric within the rear ablution wings.

5.10. The broadly symmetrical form of the buildings is of architectural significance. This is particularly illustrated by the coherent form of the barrack blocks around the parade ground.

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5.11. The buildings also have architectural interest through their association with A. Bulloch, the architectural advisor of the Air Ministry's Directorate of Works and Buildings.

5.12. The significance of the buildings has undermined in places by modern alterations, such as the introduction of modern uPVC windows externally, ad-hoc extensions, as well as wholesale alterations to the original plan form. Damage has also been caused through poor maintenance of gutters and also gradual metal work corrosion, resulting in oxide jacking and spalled stone work.

Artistic Interest

5.13. The artistic interest in the listed group is limited.

Archaeological Interest

5.14. The archaeological interest of these buildings is beyond the scope of this report.

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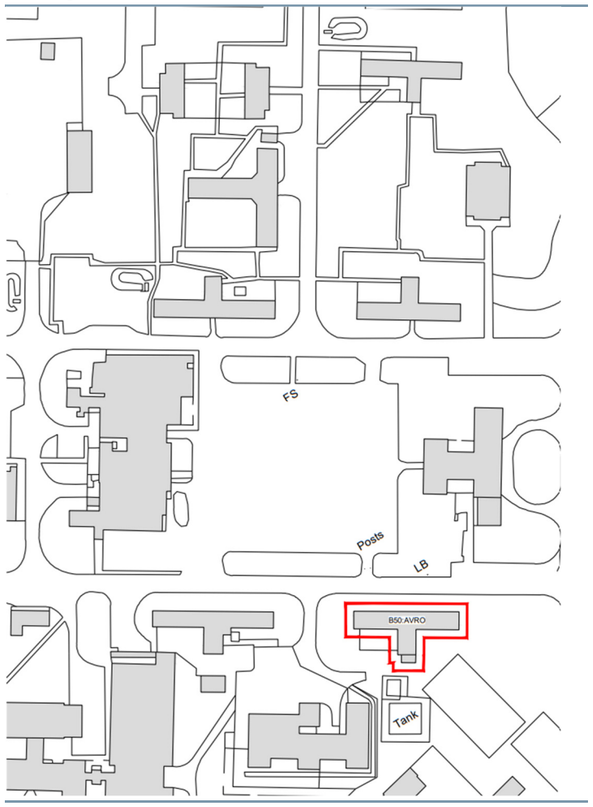
6. Proposals

6.1. The works to Building 50 include the internal reconfiguration of the ground and first floors to create ensuite bedrooms, the refurbishment and improvement of existing external features as well as the replacement of windows in new double glazed timber units in conservation style.

Building 50 Location Plan

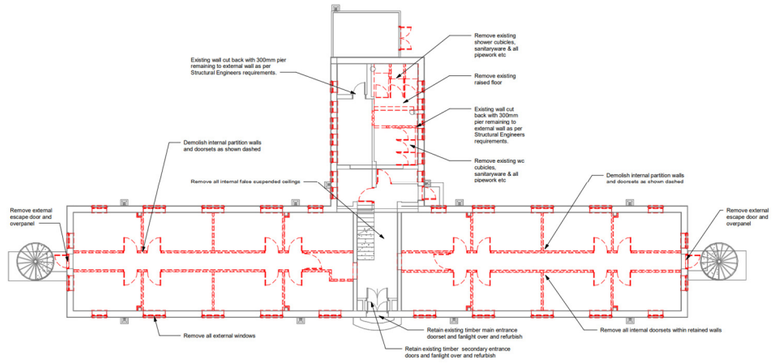


Source: The Martin Ralph Group

6.2. The proposed internal changes include:

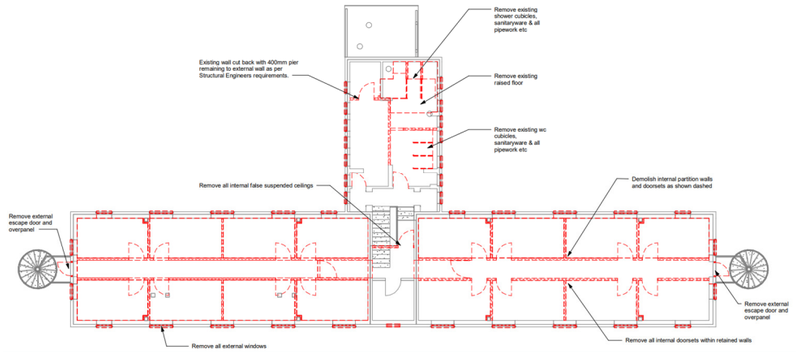
- The internal demolition of the partition walls on ground and first floor, replaced with 60 minute fire rated stud wall partitions to form individual bedrooms and ensuites;
- The rear ablutions block will form a plant room, utility room, drying room, and cleaners' room with new partitions to be installed which will be 30 minute fire rated
- New fire doors internally, except for the outer and inner entrance doors which will be repaired and draught-proofed;
- Removing existing carpets, replaced with new carpet;
- Retain existing ceiling on the ground floor rear ablution wing and install new suspended ceiling to hall and individual new bedrooms and ensuites;
- Retain existing ceiling of the first floor rear ablution wing and hall and install new suspended ceilings to the individual bedrooms and ensuites.

Ground Floor Demolition Plan



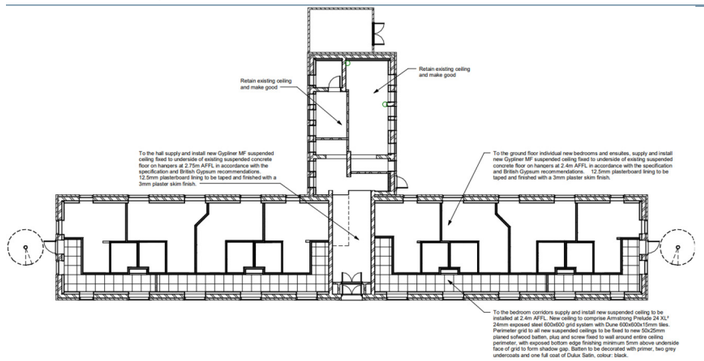
Source: The Martin Ralph Group

First Floor Demolition Plan



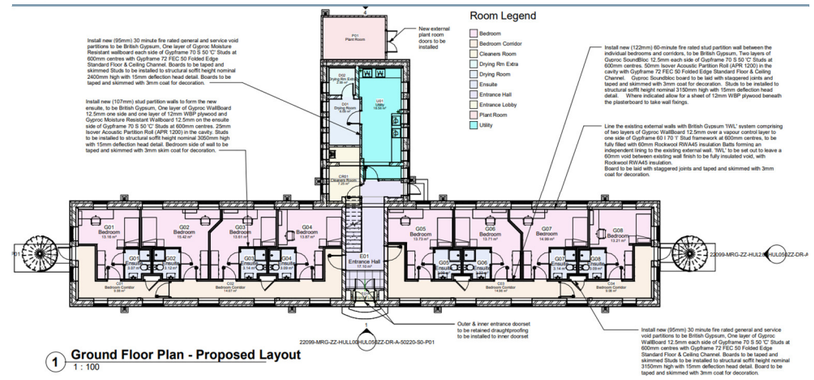
Source: The Martin Ralph Group

Ground Floor Proposed Reflected Ceiling Plan



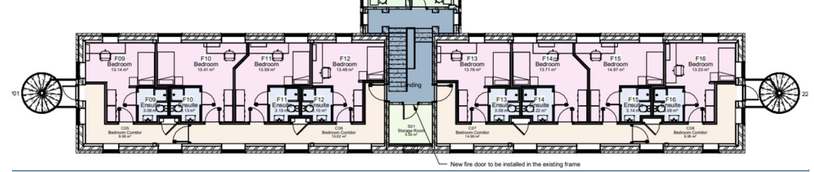
Source: The Martin Ralph Group

Proposed Ground Floor Plan



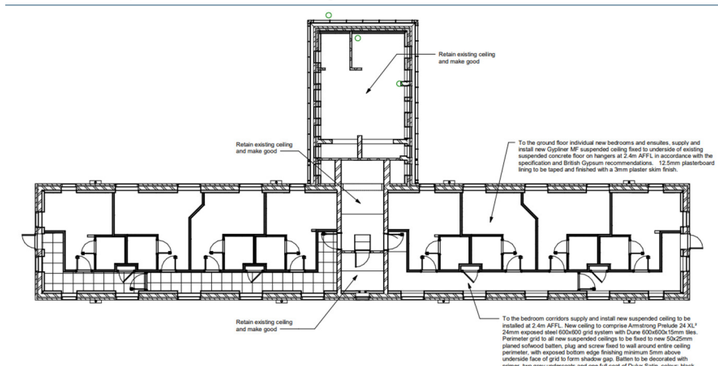
Source: The Martin Ralph Group

Proposed First Floor



Source: The Martin Ralph Group

First Floor Proposed Reflected Ceiling Plan



Source: The Martin Ralph Group

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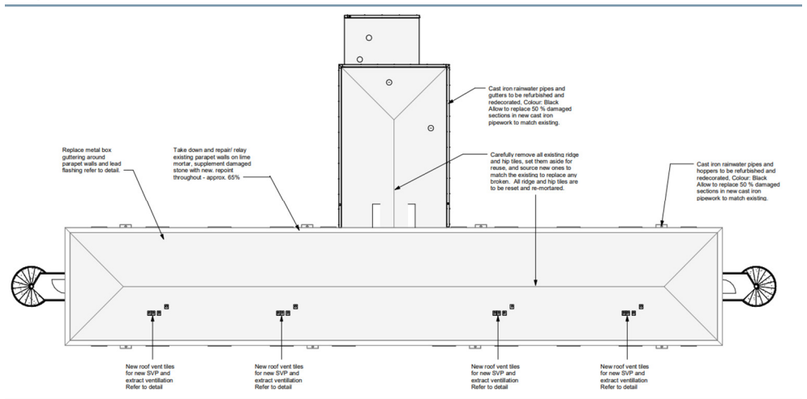
6.3. The proposed external elevations include:

- The removal and replacement of the external escape door and over panel and rear boiler room door;
- Removing/grinding out metal cramps around the windows, carry out cavity tie repairs and grind out existing redundant ties;
- Carry out generalised stonework repairs to the external façade and repoint the stonework with lime mortar;
- Proposed refurbishment of existing cast iron SVPs;
- New timber double glazed sash windows to match existing Avro Block sash windows;
- New timber double glazed oval window;
- New louvered plant room access door to match the existing in style and colour.

6.4. The proposed works to the roof include:

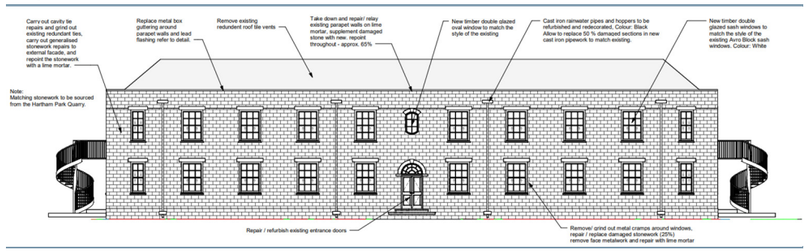
- Replacing the metal box guttering around the parapet walls and lead flashing;
- Refurbishing the existing cast iron rainwater pipes and hoppers;
- Removing all existing ridge and hip tile, set them aside for reuse and source new ones to match the existing and replace any broken;
- All ridge and hip tiles are to be reset and re-mortared;
- New roof vent tiles for the new SVP and extract ventilation;
- Removing the redundant plastic waste pipework and replacing it with cast iron pipework.

Proposed Roof



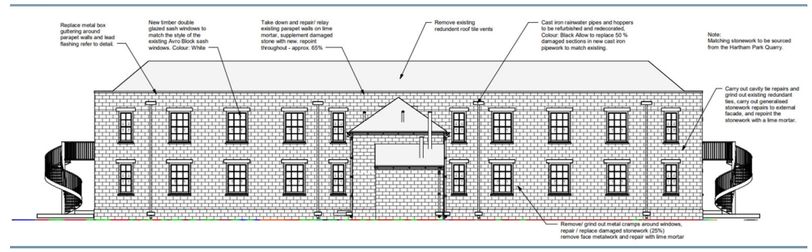
Source: The Martin Ralph Group

Proposed Front South Elevation



Source: The Martin Ralph Group

Proposed Rear North Elevation



Source: The Martin Ralph Group

Proposed West Elevation



Source: The Martin Ralph Group

Proposed East Elevation



Source: The Martin Ralph Group

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7. Heritage, Design and Access Assessment

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions. It also provides guidance on how to draw up Development Plans and policies.

National Planning Policy

- National Planning Policy Framework (NPPF) (2023);
- Planning Policy Guidance (PPG) (March 2014).

Development Plan Policies

7.2. The application proposal is required to be assessed against the adopted Development Plan for Wiltshire Council, which comprises the following relevant documents:

- Wiltshire Core Strategy (January 2015)

7.3. A summary of the relevant planning policies is contained in Section 3 of this Statement.

Main Considerations

The main consideration of this assessment is:

- The Impact on the Significance of identified Heritage Assets
- Sustainability

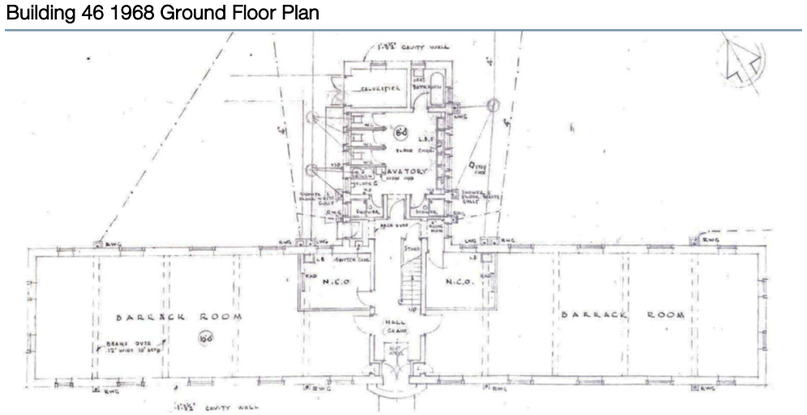
<u>The Impact on the Significance of Identified Heritage Assets</u>

Internal Alterations

Plan Form

7.4. Historically, the internal form of the barracks rooms included larger open rooms, within each east-west wing of the building. In the late 1960s and 1970s, these areas of all buildings were segmented into individual rooms, as shown in the 1968 ground floor plan of Building 46 (Hanwood).

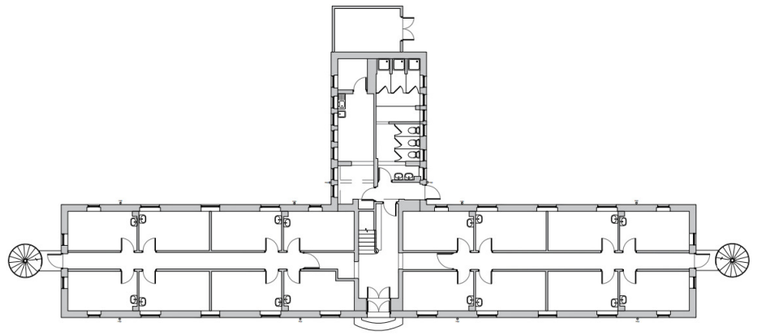
Building 46 1968 Ground Floor Plan



Source: Wiltshire Council

7.5. This highlights that the internal configuration is largely not of historic interest, as shown by the existing Building 50 ground plan form below. Much of the plan form and historic significance is undermined by modern fit out.

Existing Ground Floor Plan



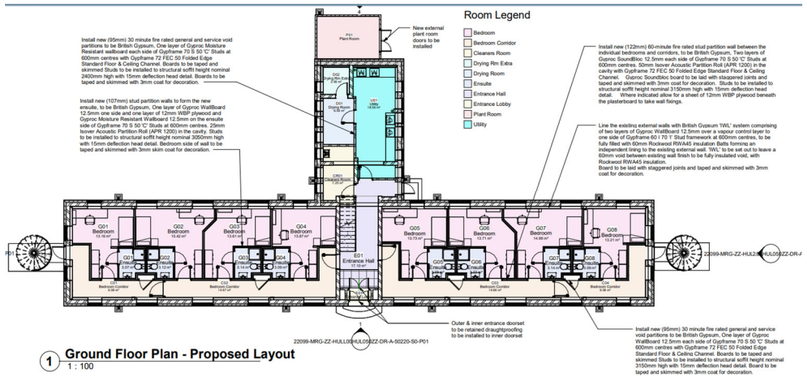
Source: The Martin Ralph Group

7.6. The proposed interior works ensure the barracks blocks are equipped for modern needs by fitting out the rooms with ensuites, for added privacy. The current internal ordering is restrictive to the future successful use of the buildings, in line with modern accommodation requirements. To this end, significant reconfiguration as part of the broader building investment is considered necessary and reasonable in considering the wider planning balance.

7.7. The improvement of the existing internal form for modern needs will help to conserve the historic use of the accommodation blocks within military use and avoid the blocks becoming outdated to the point of underuse, which is a conservation threat on military sites of this kind.

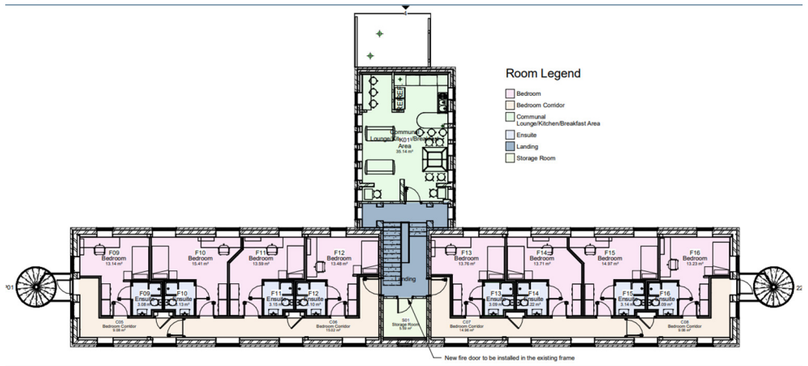
7.8. The proposed ground and first floor plans for Building 50 (Avro) are shown below.

Proposed Ground Floor



Source: The Martin Ralph Group

Proposed First Floor



Source: The Martin Ralph Group

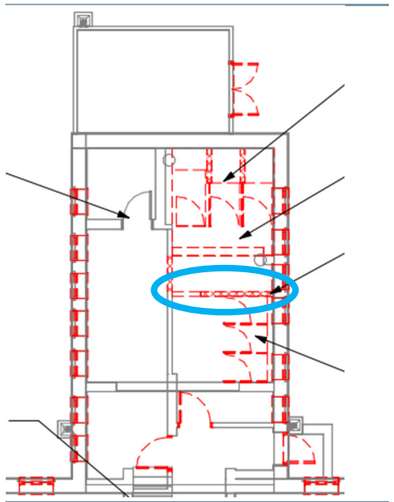
7.9. The proposed internal reconfiguration is very similar within the four buildings that are part of the Grade II group listing. This ensures the shared character of these buildings is conserved in a cohesive and coherent approach without resulting in significant loss of historic fabric or directly affecting attributes that contribute to their understood significance. In particular, the significant historic fabric which remains such as the form and fabric of the entrance lobbies, corridors, and staircases, will be conserved within the proposals. Therefore, these works are heritage led in their approach.

7.10. Within the pre-application the principle of these works was supported, subject to final details which have been provided within this application.

Rear Ablutions Wing

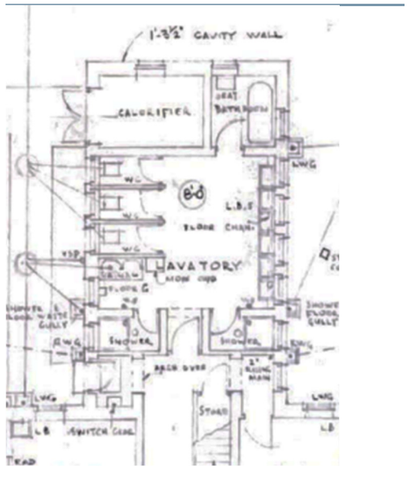
7.11. The alterations to the rear ablution block will involve some alteration of historic fabric. This is circled in blue below. The form of Building 46 (Hanwood) and Building 50 (Avro) are mirrored in the rear ablution wings.

Proposed Ground Floor Demolition Plan



Source: The Martin Ralph Group

Building 46 1968 Ground Floor Plan



Source: Wiltshire Council

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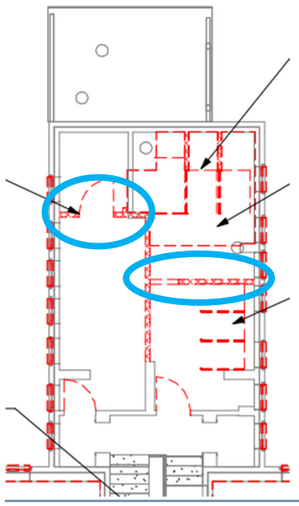
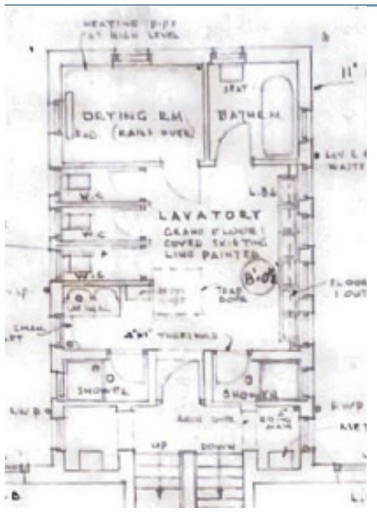
Proposed First Floor Demolition Plan



Source: The Martin Ralph Group

Building 46 1968 First Floor Plan



Source: Wiltshire Council

7.12. However, the demolition plans show that, where possible, structural walls and masonry partitions will be retained other than where they conflict with the future aspirations to open up the use of these rear wings, which are currently in a poor state and reflect a modern fit out. The proposed alterations on the ground floor illustrate that some nibs will be retained to maintain a reference to the historic plan form, while ensuring it will fit for modern use.

7.13. To this end, isolated pre-war features are currently not experienced within their historic context and the ablution wings, as ancillary areas, have been subject to notable interventions since construction.

7.14. Indeed, it is important to note that there has been modern refurbishment of the rear ablutions area of Building 46 (Hanwood Block), seen in the approved 2020 application (application ref: 20/03720/LBC) which worked to repair and upgrade the services as well as refurbish the ablution and utility areas. This highlights the precedent that the improvement and renovation of this area is considered acceptable within the group listed structures.

7.15. The investment into the building's historic use as accommodation by enhancing the existing form for modern use, through the creation of ensuites, is a heritage benefit. This is particularly because, as stated above, the historic use of the accommodation blocks within military use will avoid the blocks becoming outdated to the point of underuse, which is a conservation threat on military sites of this kind the building.

Fittings and Fixtures

7.16. Stud walls and suspended ceilings installation will be reversible as it will not involve the removal or alteration of historic fabric. These are features that are well established on blocks of this kind and help screen services that are unsightly in a neutral and non-invasive manner.

7.17. Where new internal servicing is required, for example the upgrading of soil vent pipes, all existing routes will be re-used and pipework will be screened where possible to minimise potential for harm. As noted, this is one benefit of installing new dropped ceilings, which are entirely reversible.

7.18. As part of the sustainability retrofit, an internal wall liner system is proposed to screen services and provide building insulation, improving the living environment for serving troops. The lining system is to be cut around openings and will appear as the existing wall when using the buildings. It will not require any intrusive works to fabric and is entirely reversible. The operational and sustainability benefits it will offer is therefore appropriate in heritage terms and minimises and mitigates any potential for harm in the approach taken. This logic is particularly applicable when considering the generally modern, utilitarian fit out of the existing blocks.

Doors

7.19. The entrance doors on Building 50 are proposed to be retained and refurbished with draught-proofing on the inner door. This is to improve the sustainability of the existing building with greater insulation. This will conserve the external character of the building and conserve the heritage significance of the building.

7.20. The proposed works also include the replacement of existing doors with new fire doors internally. This is to improve the existing fire safety of the building, which is necessary for the future use of the site as safe accommodation. The proposed doors will similarly work to reflect the existing design of the historic doors. The exception to these works is the only potentially historic door, the ground floor under-stairs cupboard door which, subject to the over boarding not being asbestos, the over boarding will be removed, and the door will be retained. However, as it does not currently comply with fire safety Building Regulations required for a cupboard door, the cleaner's cupboard will be relocated to another location and the under stairs recess taken out of use so the original door will remain in situ.

7.21. Further details of the existing and proposed doors have been provided as part of the door survey report. This ensures that this application is in line with the pre-application advice and provides suitable justification for the proposed changes.

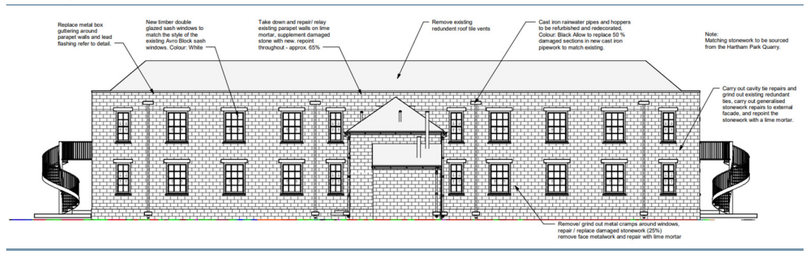
7.22. Overall, these internal alterations to the plan form, rear ablutions wing and fittings and fixtures align with Strategic Objective 5 'Protecting and enhancing the natural, historic and built environment', Core Policy 57 'Ensuring high quality design and place shaping' and Core Policy 58 'Ensuring the conservation of the historic environment'. Nonetheless, we welcome ongoing discussion with officers to understand where potential for harm could be further minimised and mitigated.

External Alterations

7.23. The external form of these four buildings is historically and architecturally significant, retaining their original character to a far greater degree than the internals. There is a shared architectural character and coherent layout within the parade ground that contributes strongly to the character of Hullavington Airbase.

7.24. A significant element of the external work includes the replacement of the existing windows with new double glazed timber units in slim profile/conservation style. Further detail on the existing condition of the windows can be found in the heritage significance section of this report and the Window Survey submitted.

Building 50 (Avro Block) Proposed Rear Elevation



Source: The Martin Ralph Group

7.25. This will also be a significant improvement to the remaining poor condition of the timber casement and sash windows on Buildings 50 which were not replaced in line with recent works.

7.26. The approach to improve the windows includes using Building 50 (Avro)'s sash windows as a template and conserving as much material as possible. This will include removal of the windows at Avro Block to facilitate the extraction of frame ties and dependant on how the box frames have been constructed, it may be possible to dismantle in situ and reconstruct the windows using a combination of salvaged and new materials.

7.27. This approach, using the windows at Avro as a template for the other buildings, highlights how the proposal works to take a cohesive approach in updating the buildings included within the group listing, to conserve the shared character of these buildings. We would welcome a discussion as to the acceptability of this strategy toward window refurbishment in principle.

7.28. This proposal also includes the rebuilding of the existing parapet walls on all of the buildings and cleaning/repairing the parapet gutters. This is explored in more detail in the Proposed Stone Works report submitted alongside this pre-application.

7.29. The existing parapets are not structurally stable, having suffered from unsympathetic cement pointing and suspected oxide jacking. This has meant spalling has accelerated in this area creating a dangerous environment.

7.30. As much historic masonry as possible would be reused in the rebuild process and the final parapet walls would be a like for like in visual terms, using Hartham Park quarry stone, to ensure the heritage significance of the wider conservation area and listed buildings is conserved.

7.31. Other external works include general improvements related to maintenance, such as repairing and if needed replacing any damaged rainwater goods. All external servicing pipes will be metal, not plastic to be more sensitive to the original historic design.

7.32. The pre-application response stated that these external works could be supported subject to detail. This application has provided sufficient detail as part of the stonework repairs report, a window survey and a parapet and gutter survey to ensure a full assessment of the existing condition and proposed works is undertaken. This ensures the proposal is in line with this advice.

7.33. The external repairs and refurbishment highlight the general commitment by the client to the sensitive upkeep and conservation of the buildings.

7.34. The maintenance works and general improvements to the external façade and rainwater goods is in line with Strategic Objective 5 'Protecting and enhancing the natural, historic

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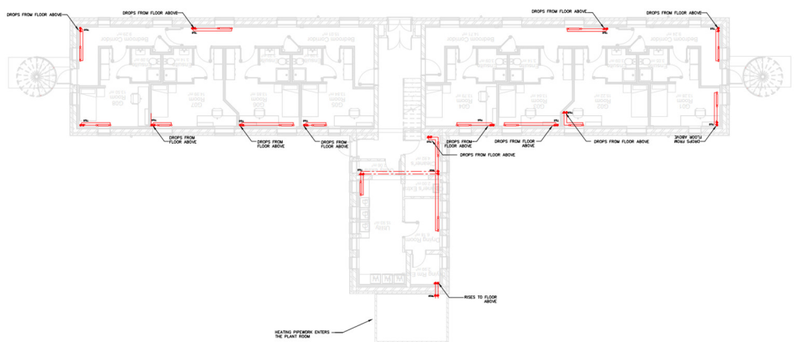
and built environment', Core Policy 57 'Ensuring high quality design and place shaping' and Core Policy 58 'Ensuring the conservation of the historic environment' as these works protect and enhance the significance of the listed buildings, their wider setting and the character of the Hullavington Airbase Conservation Area.

Services

7.35. The proposed services will take advantage of the existing rear plant room, the proposed suspended ceilings and the ceiling void space. This ensures the internal architectural character of the listed buildings is conserved by these works. These routes will service the proposed new bedrooms and corridors, as shown in the proposed service plan below.

Proposed Ground Floor Service Plan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8. Conclusion

8.1. This Planning and Heritage Statement provides a proportionate assessment of the works in relation to the relevant national and local planning policies. The heritage assessment demonstrates that the proposal could positively enhance the historic elements of the property while improving the design of both the interior and exterior and improve the sustainability this building.

8.2. The assessment highlights the importance of the site's history including the alterations impacting the site. This assessment concludes that:

- The internal plan form of all existing blocks has been significantly altered and much of it is non-original.
- The internal alterations will mostly affect modern fabric, much of the surviving significant historic fabric will be retained. Where areas of pre-war fabric are removed, it has been carefully selected in order to optimise the internal plan form for modern requirements which will help to conserve the historic use of the accommodation blocks and avoid the blocks becoming outdated to the point of underuse.
- The replacement of the decaying timber and uPVC windows on all the proposed buildings will conserve the historic integrity of the buildings and character of the Hullavington Base Conservation Area, while improving insulation and sustainability. Where salvageable, every effort will be made to repair existing windows.
- The reversible internal wall lining and new doors helps achieve a sustainable retrofit to the building with minimal impacts on fabric to ensure the building will have a sustainable future.

8.3. Overall, these works fully align with Strategic Objective 5 'Protecting and enhancing the natural, historic and built environment', Core Policy 57 'Ensuring high quality design and place shaping' and Core Policy 58 'Ensuring the conservation of the historic environment'. On the balance of heritage benefits, no harm to the listed building or surrounding conservation area have been identified and paragraphs 201 and 202 of the NPPF would not need to be engaged.

8.4. Nonetheless, the proposals will result in a series of public benefits that are considered to address NPPF heritage policy tests in any event, including:

- Securing the historic military accommodation within their original use;
- Significant energy and sustainability enhancements to bring the buildings in line with net zero aspirations, including up to a 75% reduction in Annual Heat Energy Consumption. This would mean that the building could see an improvement of almost 20% compared to Building Regs Part L "Improved" values.
- Heritage led building repairs and refurbishment, including the replacement of unsympathetic uPVC windows and modern doors with historically informed replacements.
- Significant investment into a long-standing military site, including through improving the lived experience of the soldiers and ensuring the serviceable life of the listed buildings is extended.

8.5. To this end the proposals fully comply with national policy requirements in any event and it is respectfully requested that Listed Building Consent be granted accordingly.

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