THE HOP POLE INN
Phase 3 Listed Building Consent Application



Heritage Impact Assessment

THE HOP POLE INN – PHASE THREE - PLANNING and HERITAGE STATEMENT

HERITAGE IMPACT ASSESSMENT

1.0 Introduction

This statement covers the Planning and Heritage matters for Phase III of the Hop Pole Inn

This Heritage Impact Assessment has been prepared to describe the impact of the Phase Three works to the heritage significance of The Hop Pole Inn. The Phase Three proposals captured the final of the three phases as set out in the 'HOP POLE - Planning Strategy 230111' resolved with Wiltshire Planners to enable the rapid progression of the project to meet the terms of the Community Ownership Fund Grant and allow the early protection of the most significant parts of the building which were is serious decline and at risk.

Phase One (LBC01 'PL/2023/00755') approved on 31st March 23.
Phase Two (LBC02 'PL/2023/02607' and Planning Application 'PL/2023/030629') was approved on 7th November 23.

This HIA will repeat parts submitted with the above applications to ensure the document can be read as a standalone assessment. It is, however, necessary to consider the Phase Three proposal alongside the two previous assessments. As such, this appraisal of impact considered the project as a whole with due regard to the summary objectives of the project. This HIA will assess the impact of the works described within the Phase Three proposals while allowing for the benefits that will arise from the sum of the three phases. For the purpose of this assessment, the 'heritage gains' and 'public benefits' set out in the previous, heritage focused applications will also be considered as part of this assessment.

It is important to note that this phased approach has overwhelmingly prioritised a heritage approach with significant time, resource and funds invested in the repair, conservation of the Historic fabric. This approach has required a close working relationship between LSCBS, the Design Team and Wiltshire Planners, for which the whole community and project team are immensely grateful.

Phase Three is substantially concerned with the rear-built elements, typically of lower significance and the aspect of the building noted to hold greatest potential for redevelopment.

PHASE ONE - 2023
LBC01 – External Envelope Repairs – approval PL/2023/00755

- External envelope repairs including roof covering renewal and window repairs.
- Thermal enhancement of roof construction
- Conservation stonework repairs
- Renewal of rainwater goods

PHASE TWO – approval PL/2023/02607 and PL/2023/030629
LBC02 – Internal Repairs, thermal enhancements, conservation led reinstatement of lost fabric, installation of new building services and removal of dangerous structures to the rear

- Replacing the ground floor slab with a limecrete floor (Groundworks)

- Some internal demolitions
- Drainage works to mitigate spring line issues (Groundworks)
- Reordering of internal first floor partition walls (Carpentry)
- Replacement of defective timber first floor structure with new green oak floor. (Oak framing / heavy carpentry)
- Replastering walls with insulating plaster
- Repair of lath and plaster ceilings and walls
- M&E installation
- Internal fit out including panelling, bathroom and kitchen (domestic)

PHASE THREE – 2024 – 2025 - The subject of this statement.

LBC03 and Planning Application – Works to the rear structures, landscape and carpark.

- Renewal of kitchen and female WC block (low significance)
- Renewal of male WC block (low / negative significance)
- Renewal of the 'smoking room' (medium significance)
- Regrading of rear garden
- Formation of a PV array inclusive of unheated storage and accommodation beneath
- Renewal of foul drainage
- Formation of soft and hard landscape to front, rear and carpark.

1.2 Summary of Significance (see full document for detail)

The 'Heritage Significance Statement' version Nov 2022 has been prepared by Andrew Foyle with updated by James Sibson informed by the work of Rhys Brookes. This assessment has and continues to guide the decision-making process for the management of change to the historic fabric.

The phase one repair works allowed for a number of new discoveries to be recorded in the updated Statement of Significance. These discoveries consolidated understanding of the phasing and indicated greater potential of an earlier date to the ground floor walls of the main building due to their form and construction. The opening up and repair works have revealed the following:

Fabric

- Walls built of earth mortar *(indicating pre C17th construction)*
- Streight joint identified to the north elevation closely tracking that on the south confirming possible earlier phase of expansion. *(note of evolution within phase one added to the phasing plan for clarity)*
- East gable of the same earth and stone construction as the main body of the building *(both pre C17th)*
- West gable almost certainly original structure with some rebuilding to upper elements c.1880s
- Central chimney built in two initial phases with form and detail indicative of early C16th to the ground floor and late Tudor to the first floor. The chimney postdates the ground floor external walls.
- Phase of adaptation of the original walls to likely coeval with formation of first floor c.1650-80s

- Internal ground floor compacted earth below modern cement crust, no surviving flags or other features that predate C20th.
- Stone door threshold found projecting from the external face of the wall buried approx. 300mm below WG2 confirming that this was the historic entrance to the Hall House.
- Major renovation works were likely undertaken in the early 1880s by James Male commensurate with the renewal of the roof, floor structures, first floor arrangement, rear smoking room and other features.
- The Hop Pole Inn Limpley Stoke is the oldest with this name in the Country.

This understanding has only been possible because of the skill and expertise of the team and community involved. It exemplifies the enhanced understanding of the buildings history that is emerging in the course of the project.

Earth Mortar - In August a team from FCBStudios, Sally Strachey Heritage Conservation (SSHC), Harrison Brookes Associates, Ken Biggs and LSCBS came together for a practical day of conservation. Following engagement from Peter Walker of University of Bath (earth construction expert), Sam Clayson of SSHC lead the working party to learn about sourcing materials and making traditional earth mortars. This was applied to the building which has been substantially stabilised, repair and repointed with stone from Stoke Ground Quarry (in Limpley Stoke) and earth mortar made from earth dug from the rear garden of the Hop Pole.

Social History - A period of research has allowed for the development of a detailed social history of the pub from the 1840s which has become the framework for 'hard hat tours'. These have allowed LSCBS to provide more than 100 people two hours in the building learning about its place at the heart of the village for more than 300 years.

1.3 - Significance

The Hop Pole Inn holds historic and communal significance for its age and long-time use as a public house. The building holds Architectural and Artistic significance for aspects of the fabric e.g. the window mullions, early C20 porch and surviving fireplaces.

Summary of Fabric Significance:

Highest:

- main building form of single cell dwelling evolving into a hall house *(likely C16th)*
- external masonry walls (stone and earth mortar) – *deep packed with earth mortar and repointed 2023*
- stone mullioned windows *(multiple phases) – repaired 2023*
- in-situ beams and joints of the mid cell
- embedded roof truss at first floor
- plan form of two cells including the fireplace and thick mid-plan wall
- early lime washed floorboards (largely hidden beneath 1860s floating floor and ceilings below)
- lath and plaster ceilings

Medium:

- upper floor masonry elements

- single storey cellar to the east (1780s)
- lath and plaster partitions at first floor (1880s)
- glazed timber partition at ground floor separating the west cell from the stair (1880s)
- restored and reinstated iron frame windows with leaded quarries (1910 and 2023)
- rear parlour extension (named the Smoking Room or Darts Room – 1880s)

Low:

- placed beams and joists of the east cell (re-sited in 1880s)
- roof structure and coverings (1880s) - *Repaired and re-laid 2023*
- post 1909 first floor alterations
- timber and steel windows early C20 – *Restored 2023*
- first floor 1930s fireplace
- C20 timber panelling (where surviving / installed to disguise failing earlier fabric)
- Timber staircase with alterations (1860s and 1960s)
- Rear kitchen structure and ladies WC – *demolished 2023*
- Front railings

Detrimental:

- post 1970s alterations including bathroom, kitchen, plasterboard partition. *Removed 2023*
- structural interventions in east cell
- structural interventions and changes to the mid wall fireplace including the highly impactful 1909 doorway
- mid C20 insert into first floor fireplace
- closing up of first floor west gable window (date unknown)
- Mid C20 male WCs
- Block build timber clad storage sheds in the garden
- Modern plants and services fixed across the building external elevations – *partially addressed 2023*
- Mid C20 black painted steel railings fixed at ground floor of the south elevation – *removed 2023*

1.4 - Fabric Conditions

In addition to an assessment of heritage significance, between August and November 2022 a condition survey was undertaken. In the course of Phase One (June to 16th October 2023), opening up and investigation enabled a closer analysis of the condition of the rear elements. While condition is no measure of significance (NPPF 196) where a building and aspects of its fabric are found to be in poor repair there is a greater potential for change to enable the asset to be secured.

The Hop Pole Inn has a legacy of multiple phases of change. In some instances, these changes have disguised earlier fabric that has reached a deteriorated state of repair. The major renovations by James Male and his brother in-law William Weston between 1879 and 1883 resulted in extensive changes many of which must have been to address the dilapidated condition of the building. These including the reassembly of the east cell floor (structurally unsound), re-roofing of the rear kitchen block, construction of the smoking room and likely new drainage. Further changes occurred after this time but none as extensive or co-ordinated. Some of the works of the 1880's renovation made do with what was available. While this has ensured large parts of the

much older floor survive to the west cell, the east cell was cobbled back together and is structurally unstable. While condition is no measure of significance it is clear that some of the medium and low significance fabric has reached a condition that is beyond reasonable repair. This has greatest relevance for phase three elements to the rear, many of which are detrimentally compromised and a threat to the integrity of the more significant main building.

The Phase Three scheme includes for repair needs where past elements have been fixed to the rear of the earlier building. This includes removal of cement render and plasters where rooms were formed as well as interventions in the structure to carry elements of the later roof structures. The smoking-room interior and box sash windows have been lost to dry rot and the envelope is seriously deteriorated. In October 2023, urgent action was required to address the failing condition of the Kitchen block. This resulted in agreement with the planning authority to permit the take down of the kitchen block (combination of 1970s blockwork and a Victorian roof). While the main building, and by far the most significance elements of historic fabric, have been saved, elements at the rear continue to pose a risk to the long-term sustainable reuse of the building as a community asset. It is for these reasons that the Phase Three proposals describe a scheme that renews all the structures attached to the rear of The Hop Pole Inn.

1.5 - Project Brief Development – Viability

Phase One succeeded at stabilising the main building and Phase Two is continuing this work. The stabilising and repair works have focused effort, resource and funds on the fabric of high and medium significance. The buildings needs have been extensive with more being discovered than could have been envisioned. Capital has been appropriately invested in Phase One and set aside for more conservation and repair in Phase Two. This however has greatly diminished the ability for LSCBS and the community to carry the project through Phase Three without some mediation in the scope of the proposals.

Additional design time has been required to investigate alternative approaches. Two additional design phases have been progressed to pin down the most cost effective and least harmful solution. LSCBS has reconsulted regional pub operators and amended the brief informing the scope and offer the pub must achieve for commercial viability. In design terms this has meant the brief has evolved while remaining focused on achieving the core principles of a commercially viable, community owned, universally accessible public house. In summary of the design brief:

- Repair and return to use the front building as a Publicly accessible public house at ground floor and landlord's apartment at first floor (reflecting the historic arrangement)
- Pub to provide Food and Beverage with capacity for **30** covers indoors
- Improved landscape with grading to enable a further 30 covers externally for warmer periods.
- Renewal of Kitchen and WC blocks – new to be super insulated with self-contained plant
- Kitchen size and equipment to be sufficient for typical pub offer i.e. fryers, burners, commercial extraction
- Level access throughout
- Repairs and enhancement to meet Building Regulations for accessibility, energy efficiency, environmental health and fire safety as a minimum
- Regraded and planted rear garden with new level access to courtyard
- New public space to the front with level access / improved landscape and setting

- Low energy operation though sensitive retrofit and move to electricity as primary energy source
- Renewal of all building services including drainage / upgrade of water and electric supplies
- Provision for microgeneration i.e. PVs
- Garden storage and facilities for patrons
- Reutilisation of carpark to the east for patrons and bin store

1.6 - Opportunities for Fabric Improvements and 'Heritage Gain'

In addition to the works approved under the Phase One and Two approvals, the remaining areas for potential enhancement are:

Heritage Gains

- Delivering access to a community heritage asset by safeguarding its viable reuse
- Repair the historic rear boundary wall
- Removal of insensitive modern interventions – Rear Extensions
- Conservation repair of historic fabric
- Remediation of drainage defects
- Improved understanding of the building's history, phasing and significance
- Delivering heritage engagement though hard had tours and the sharing of newly discovered knowledge

Public Benefits

- Provide level access from the front, though the building and into the rear garden
- Introduction of modern (non-fossil fuel) heating system for the new extensions *(only possible if these buildings are rebuilt)*
- Repair and restore a community asset
- Return to use as a public house
- Improved understanding of heritage significance
- Increased facility for community use – WCs & Outside covered space
- Reduced carbon generation through electric fuel source
- Installation of onsite renewables

2.0 - DESIGN AND CONSERVATION PHILOSOPHY

The design has sought to identify and categorise the nature of changes and their impact upon the listed building. These are broadly defined under the following headings.

2.1 - Activity Description

Removal
the dismantling, removal, demolition of a part of the listed building including elements which may have been identified as of negative / detrimental significance

Renewal
the replacement of an element of fabric

Enhancement / Alteration
the alteration of an element of fabric to improve the building, its durability, sustainability, or usability

Intervention
the introduction of a new element to address a need be that user focused or otherwise

Conservation and Repair
the repair of the building to better preserve its integrity. This may include the renewal of localised elements on a like for like / sympathetic basis

2.2 - Strategy for the minimisation of Harm

The preparation of the Heritage Significance Statement prior to the development of designs has enabled solutions to be developed with a focus on conserving heritage significance. The periodic updated of the Statement has allowed for reflection on the hierarchy of significance which has guided decision making.

Consultation with the Conservation Officer in the course of the Phase One Works on site and resolution of the approved Phase Two scheme has guided the development of the Phase Three proposals. Specifically the early removal of the unsafe kitchen block and design elements of the Phase Three proposals including:

- opening in the rear wall of the east cell to link the bar to the rear extension
- formation of a distinct garden structure (detaching the PV array from the building)
- formation of individual and smaller extension elements more closely tracking the position of the existing structure.

Overall, the proposals have sought to avoid harmful impact. Where historically significant fabric has been identified, the design has developed to prioritise the conservation of the buildings special significance. The efforts to repair the external walls with earth mortar and traditional oak framing to address the east cell floor being the most notable examples.

Where impact cannot be avoided the designs have sought to minimise the arising harm. This has been achieved through:

- consultation of the Conservation Officer
- minimising the scale and form of the proposed extensions
- location of change in areas with lower levels of significance
- development of designs that seek to maximise the potential of heritage gain and public benefit

Not all change that impose harm can be avoided. In many instances change and modernisation must be achieved through a process where solutions mitigate the occurrence of harm while in pursuit of the most sustainable outcome. It is recognised that securing the long-term future of the buildings is a core function when seeking balance between the generation of harm and the conservation of the building's significance. In the case of the Hop Pole, introducing practical measures that enable it to operate as a viable commercial enterprise is fundamental to ensuring this historic pub remains a community asset and functional business capable of self-reliance and without the continued need of financial intervention from the community. Therefore, it must be restated that the minimization of harm is also achieved though balance. This is a fundamental component of this community led and owned project.

3.0 - PROPOSALS

The scope of Phase 03 is concerned with the repair and renewal of the rear building elements and landscape generally to provide accessible, efficient, accommodating facilities in service of the main highly significant element of the building. The works include:

3.1 – Summary Scope of Proposals

- Renewal of the kitchen & female WC block (1880s / 1930s / 1970s) – Low and Detrimental Significance
- Renewal of the male WC block (1950s) – Detrimental Significance
- Renewal of the smoking room (1880s) – Medium and Low Significance
- Regrading of the rear landscape with new hard and soft planting
- New structure to carry photovoltaic cells to provide a third of general power to the pub
- Unheated storage an accommodation beneath the PV array
- New landscape scheme to the front

3.2 – Drawings

Existing Plans and Elevations – Consented as described on the Phase 2 Consented Scheme currently in construction.

HBA Drawings – Existing and Consented Works
001 – Site Location Plan – 1:1250 – A4
102 - Block Plan – 1:200 – A3
200 – Ground Floor Plan Existing / Consented – 1:50 - A2
210A –South Elevation Existing / Consented – 1:50 @ A3
211A –East Elevation Existing / Consented – 1:50 @ A3
212A –North Elevation Existing / Consented – 1:50 @ A3

DBP Drawings – Proposed Works
P100 – Roof and Site Plan – 1:100 @ A1
P101- Demolitions – 1:50 @ A1
P401 – Ground Floor Plan – Proposed – 1:50 @ A1
P405 – North Elevation – Proposed – 1:50 @ A1
P406 – East Elevation – Proposed – 1:50 @ A1
P407 – South Elevation – Proposed – 1:50 @ A1
P408 – West Elevation – Proposed – 1:50 @ A1
P410 – Site Section – Proposed – 1:50 @ A1
P411 – Building Section 1 – Proposed – 1:50 @ A1
P412 – Building Section 2 – Proposed – 1:50 @ A1
P415 – PV Array and Garden Building – 1:50 @ A1
P416 – PV Array and Garden Building – 1:50 @ A1
P417 – Bar Proposal – 1:20 @ A1
P418 – WC Extension Wall Construction Section - 1:10 @ A1

Greenbook - Landscape Proposals
LANDP01 – 1:100 @ A1

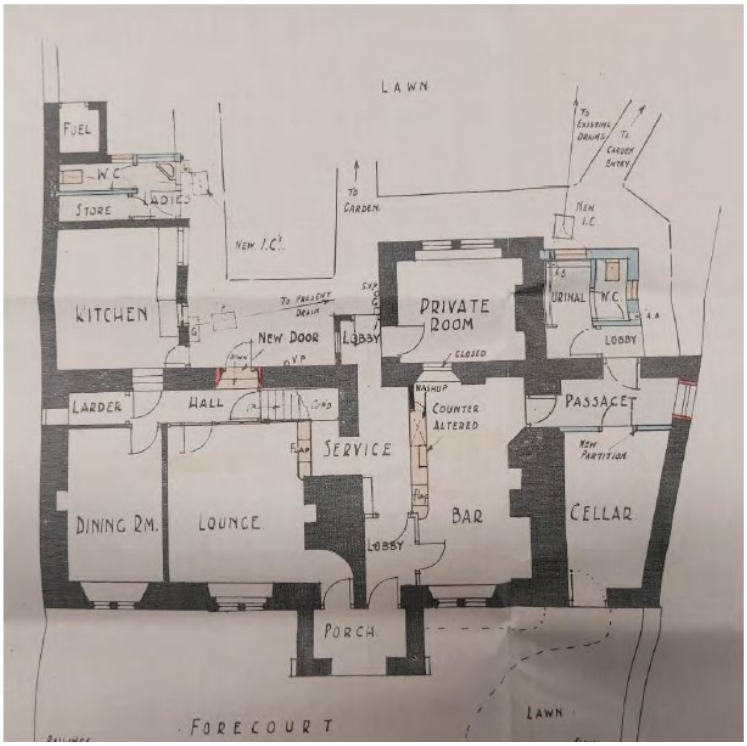
4.0 - Heritage Impact Assessment

4.1.0 – Removal of the existing kitchen block / Construction of new WC accommodation

4.1.1 - Description

The rear kitchen block was located to the northwest rear of the main building. It was a single storey structure that extends 6600mm into the garden along the retaining wall. Note that this was taken down in late 2023 by agreement of the Conservation Officer due to its poor and unsafe condition.

The walls were of blockwork construction set over a raft slab inserted in the mid-1970s. The west wall, hidden beyond the blockwork and revealed by the dismantling works, is of stone construction, building in at least three phases likely late C18th or early C19th when the adjacent land was developed, see section 4.3 of the Heritage Significance Statement.



Of the kitchen, a UPVC window provided a view from the kitchen to the rear courtyard. Overhead a rooflight was set in. At the north end a 1930s WC had been formed in place of an earlier outside store. Ref Fig.39 and 40 of the Statement of Significance.

The roof was largely of late Victorian construction, likely part of the phase 5 works. The kitchen construction had been inserted beneath the roof, likely as a replacement for the earlier 1880s walls which must have been deemed inadequate and requiring replacement.

The Kitchen block holds low and detrimental significance. Its value was as an element of the phase 5 works with early C20th alterations to form a female WC. The walls, slab, etc were all detrimental. The rear wall holds

medium significance as part of the historic structure and a delineation between the properties thought to have been formalised in the C18th.

4.1.2 - Proposal - Construction of a new WC extension

The new WC block closely follows the footprint of the existing building. It will be set lower to allow for level access to the main building. The building will be built of super insulated construction with external walls of timber cladding facing onto the courtyard and ashlar stone to the rear garden. A narrow panel of render will allow the distinction of the ashlar from the rubble stone garden wall.

4.1.3 - Avoid / Minimise

- largely on the footprint of the existing.
- avoid the covering over of the rear of the more significance and historic building.
- new building to sit up to and below the existing boundary wall.

4.1.4 - Mitigation

- repair of the existing boundary wall.
- Also see heritage gains and public benefits

4.1.5 - Heritage Impact Assessment

The loss of the kitchen structure has caused **no harm** to heritage significance.
The loss of the single 'female' WC has caused harm at the lowest end of scale **of 'less than substantial harm'**.
The repair of the boundary wall falls under the scope of **heritage gains**.

4.1.6 - Overall Impact Assessment

These will be weighed in conclusion of all of the proposed Phase 3 changes. See section 5.0

In summary - the proposals for a new WC block with more WC and an accessible cubicle will enhance public access and use of the pub generally. The formation of WCs at the same level as the pub will add greatly to the overall use and function of the building.
The construction of a new super insulated building will enable substantial reduction in the burning of fossil fuel, reduce energy consumption and fuel costs. This is deemed a public benefit.
The excavation of the ground to allow the building to be formed at a lower level will allow the new building to be set lower than that of the previous kitchen block. This will improve the rear aspect of the building.

4.2.0 – Removal of the Male WC Block and Block Built Shed / Construction of a New Kitchen

4.2.1 - Description

The toilet block dates to approx. 1950 and was added as a replacement to an external urinal that was likely formed as part of the 1880s phase five element. It is built of rendered blockwork set over a concrete slab and has an asphalt covered flat roof. A single steel frame window is present on the north elevation at high level. A mid-century timber door provided access to the exterior. The interior is largely post 2000 and renewed as part of an incomplete renovation by a previous owner. The structure is considered to be 'detrimental' to the heritage significance of the asset.

4.2.2 - Proposals for a new Kitchen

The design shows a new kitchen with staff WC, office and store located over the site of this existing WC. These facilities are considered the minimum required for the building to maintain its function as a pub and meet legislative standards for food preparation, ventilation and safe work environment.

The building is formed like that of the WC extension, timber built, super insulated and clad in timber. The north elevation addressing the garden is of bath stone, unifying the two extension elements and helping to minimise the visual massing of the extension. It has a flat roof with a shroud around the kitchen extraction equipment. The new kitchen extension steps back from the boundary wall.

The proposed kitchen is the only new element with potential to be seen from the public realm. The real-world views are greatly obscured by the sites topography with the east gable of the pub dominating the view. The adjustment of the north end of the cellar roof to meet the raised wall will disguise the transition between old and new.

4.2.3 - Avoid / Minimise

- The new kitchen will be achieved though the removal of a 'detrimental' element of the existing building.
- It is of a lower height than that of the existing smoking room and will not obscure the legibility of the main building.
- The flat roof allow for plant to be concealed from view and located to avoid visual disruption to the main building.

4.2.4 - Impact Assessment

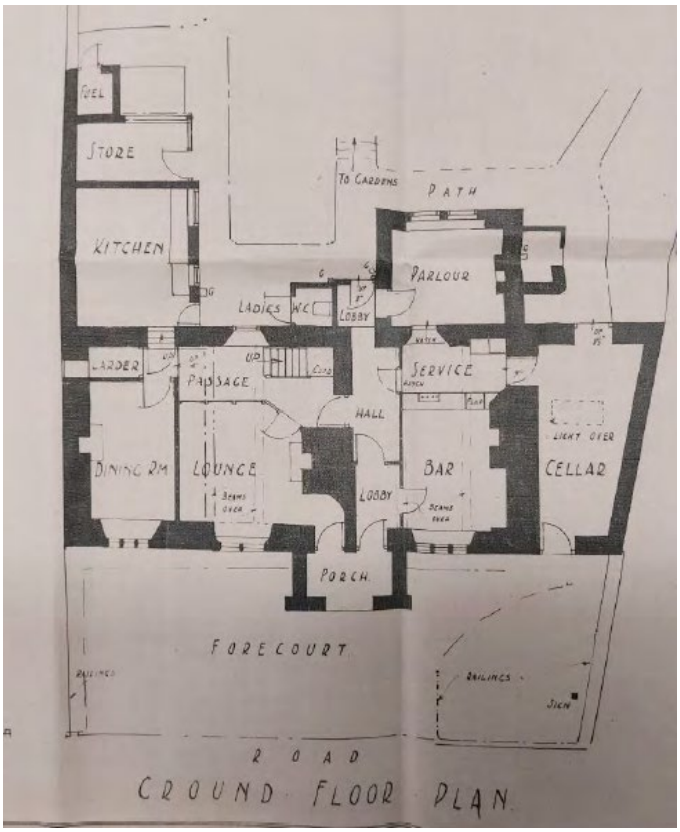
The loss of the existing WC block and block built shed, both of which are deemed to impose detrimentally on the main building, will cause **'no harm'.** The reinstatement of a more sympathetic element that can better secure the long-term sustainable future of the pub can be considered a 'heritage gain'.

The introduction of a new building at the northeast aspect projecting into the garden holds potential to impact the host building. The scale, articulation and aesthetic of the proposed extension are all subservient to the host. The important function of the spaces within the extension are required to enable the building to return to use as a pub. It is for these reasons that the kitchen extension will cause **'no harm'** to the special significance of the Hop Pole Inn.

4.3.0 – Removal of the Smoking Room / Construction of a new Bar with connecting opening

4.3.1 - Description

The smoking room was introduced in 1879-1880 (Phase 5) as part of the major renovation works undertaken by William Weston and James Male. It is built of bath stone, ashlar quoins and window dressings, rough stone to the body of the walls (some appearing to have been salvaged), coped gables, a small chimney on the east gable and a pair of sash windows overlooking the garden. The roof pitch is aligned east west and lined in double roman tiles like those on the main building roof. A narrow valley gutter is formed between the back of the earlier building and the roof of the smoking-room. The earlier plans show this to be a 'parlour' and was likely the place from which the publican operated. The room was renovated in the C20th with the fireplace altered and timber panelling added like much of the pub. It is at this time circa 1950 that it become part of the publicly accessible areas of the pub.



Phase 5 included many changes; A new kitchen block to the rear, renewal of the main roof, restructuring of the first floor, renewal of the stair, reassembly of the east cell floor structure, installation of drains, and other changes were implemented when William Weston and James Male took ownership of the pub. The Phase 5 changes were a major phase of consolidation and modernisation likely made necessary due to the poor condition of the building generally. Prior to the renovation it was likely that the building retained its Tudor and Georgian form and internal features. 1879 was the point at which it was deemed necessary to implement what must be seen as the most impactful phase of change in the building's history.

The smoking room structure is an attractive well-defined element of architectural expression. It is an honest addition reflecting the operational needs of the pub in the 1880s. As an element it is very clearly of its time and phase. It is placed at the rear of the main building in a position that dominates the potential of future change. It is wholly additive and not at all integrated into the main building. The smoking room is subservient to the main building which holds greater significance.

While condition is no measure of significance it must be noted that the interior of the building and much of the doors, doorframe and sash windows have been devastated by dry rot. The whole of the floor and panelling has been lost. The masonry envelope and roof survive in a deteriorated state of repair. The buildings current condition is very poor.

The smoking room holds medium significance for its architectural form although much altered by the loss of its interior. Its relevance is as an addition to the main building reflecting a phase of past development. It is not significant in its own right / in isolation of the main, historic hall house structure.

4.3.2 - Rear Development Strategy

After much exploration of the options for retention, the existing smoking-room structure has been found to greatly limit the successful reuse of the pub. Options for retention have been explored and these are discussed in this section. The conclusion of the review has concluded that it cannot be retained without detriment to the viability of the project and future operation.

Design studies explored the parameters, form, position and potential for the retention of the smoking room in whole, or in part. Of these studies it was observed:

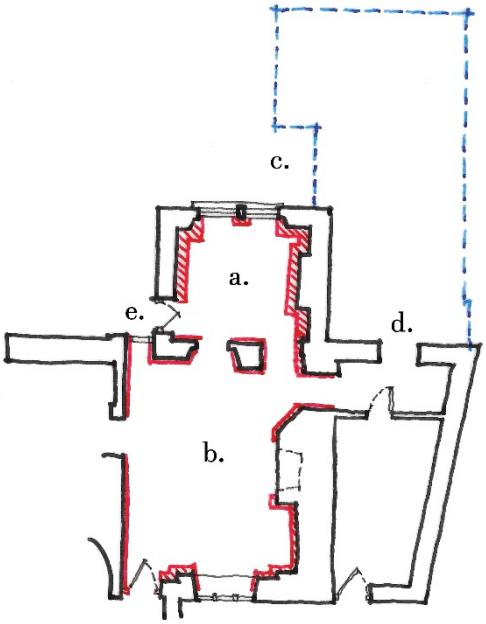
Retention of whole

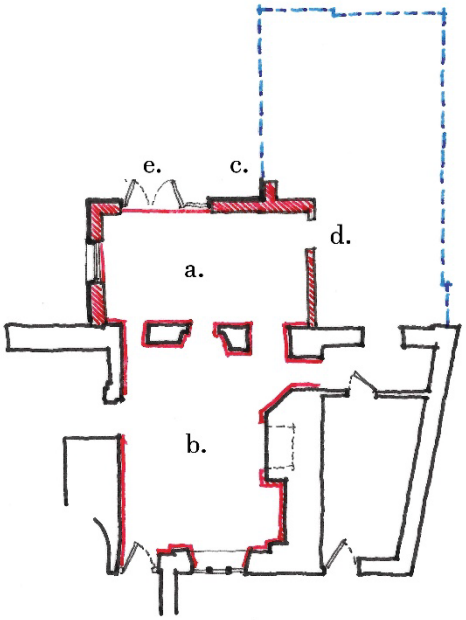
- Small room size greatly limits reuse / too compact to offer useful accommodation or as part of a commercially viable solution
- Position blocks amenable access to the garden
- Existing would need to be altered to become a corridor space to the garden and means of circulation from the kitchen
- North or west elements would need to be substantially altered to accommodate accessible entrance
- Enhancement of the envelope would result in loss of min 200mm from the internal face of the wall to achieve essential thermal enhancements
- Roof would need to be removed and renewed to provide warm roof construction
- New extension buildings would need to be larger to compensate for the function not provided for within the footprint of the smoking-room

Retention of external walls only

- Existing walls are heavily impacted by penetrating damp relating to compromised ground conditions
- Remediation and insulation of the walls would result in substantial loss of internal floor area

- The maximum potential thermal enhancement to the walls will limit the amount of insulation that can be added
- Retention of the walls alone is a very poor strategy given the assessed value is of this addition as a whole element with the walls the key element compromising the options for reuse





Retain, Repair, Reuse	Remove, Adapt, Enhance
a. small room / space lost to essential insulation	a. insulation within new envelope construction
b. deeper walls of historic pub compensate for insulation needed to achieve thermal enhancement	b. deeper walls of historic pub compensate for insulation needed to achieve thermal enhancement
c. kitchen extension built around existing	c. kitchen extension unified with new bar extension improved space and function
d. kitchen route overlaps with bar / existing smoking-room size limits viability of kitchen link to main pub i.e. little to no space left for bar or customers seating	d. direct connection to kitchen
e. small doorway out into garden / limited connection between main building and garden	e. wide doors and glazing allowing for level threshold and clear views to the garden

Further to the parameter studies, there has a review of operational potential with publicans advising LSCBS. The review entailed engagement with three separate operators currently working in the Bath and Bradford on Avon areas. Each was presented schemes for the building with the smoking room retained. Each was asked of

the minimum requirement for viable operation, and each was asked to comment on the proposals. Their observations have included:

- Small room with limited capacity will inhibit the pubs functionality and the efficient use of space
- located at the key crossroads at the rear obstructing potential connection to new rear elements and the garden
- ongoing operational and maintenance costs unattractive and largely compromising to the operation as whole
- renovation potential is defined by the existing construction, this will greatly limit the energy efficiency of the building, increase operational energy use and cost
- existing has a significant repair deficit impacting overall project viability
- clear level garden access would be essential
- provision for 30 covers as a minimum
- visibility of the public areas of the pub from the bar, including the garden, is a significant benefit to customer care and business viability
- ensuring low energy costs is critical to viability. High and unpredictable energy costs will threaten operational viability.

4.3.3 - Design Proposals

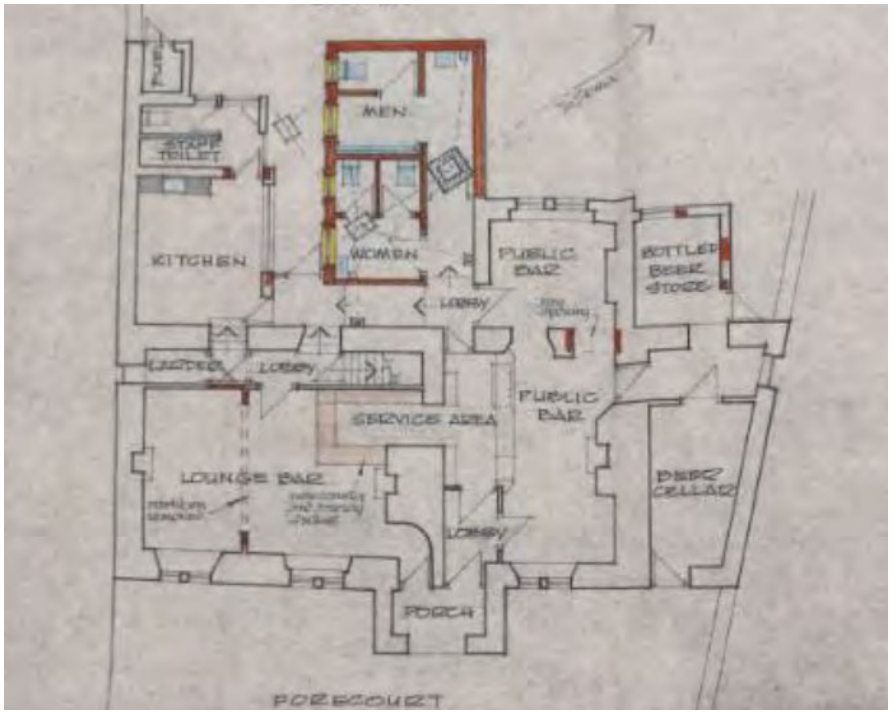
The three new elements proposed at the rear seek to replace the existing elements. The rear proposals have sought to work carefully with the main historic building to resolve a scheme where new / renewed elements are discrete and subservient.

- Connections to the rear of the main building exploit existing openings.
- Roof levels are typically lower
- Additional capacity is achieved though sinking the buildings into the ground / also affords level access
- Envelope materials are lighter and aid in expressing the small massing of the extensions
- Additional capacity is spread between elements to reduce massing and sense of volume

The intention is to replace the existing smoking room with a new building. This will be slightly larger than that of the existing enabling it to unlock the much-needed connection from the main building to the rear. The recess in the rear wall of the man building will be opened up, (as 1973 scheme, Fig.42 of the Heritage Significance Statement and below). The new extension will be built in the same manner as the other proposed extensions; super insulated construction, timber clad with glazed openings and a flat roof. Its visual presence will be less than that of the existing building due to its lower roof profile which allows the rear of the main building to be seen more clearly.

4.3.4 - Avoid / Minimise

Research of past proposals has revealed the difficult and congested arrangement at the building rear. The renovation proposals of the 1970s suggested the insertion of new toilet block into the rear courtyard, (Fig.42 of the Heritage Significance Statement, below). The difficulties explored by this unexecuted scheme have not changed.



4.3.5 - Mitigation

- designs for a new element have sought to maintain a small footprint to limit visual impact but in a form that unlocks the spatial needs for viable commercial operation
- lower roof profile allowing for greater visibility of the rear of the existing building from the garden.
- greater accessibility to the rear garden, a step free scheme to a new rear courtyard.

4.3.6 - Removal of Smoking Room Structure – Heritage Impact Assessment

The assessment must be made in context of the whole heritage asset. The loss of a part of the building that holds positive heritage significance will generate harm. The renewal of the existing rear elements has been found to be fundamental to achieve improved access, use and function to the pub as a whole. Consultation with operators has indicated that this is a change necessary to unlocks the future potential and viability of the pub. The removal / loss of the existing stone-built structure has been investigated at length. It is recognised that the removal of the rear building is the most impactful aspect of what is largely a scheme heavy with heritage gain and public benefits and it is for this reason that its removal has been the subject of protracted investigation and design exploration to ensure the right solution has been presented.

The smoking room is the most detached and individual element of the phase 5 changes. It is a distinct entity by design, introduced to the rear of the more significant and much older building. The interiors have been

heavily impacted with little surviving the neglect of the previous owners. The opening up of the rear wall to create a new door way and the removal of the 1880s element of medium significance will cause **'less than substantial harm'**.

4.3.7 - Overall Impact Assessment

These will be weighed in conclusion of all of the proposed Phase 3 changes. See section 5.0

In summary – the replacement of the Smoking Room has been found to be a necessity to secure the future viable use of the building. The overall scheme designs have sought to focus change at the rear of the main building where the elements hold lesser significance. This has allowed for a conservation approach to the main building avoiding the potential impacts to the more significant fabric.

Critical to future and sustainable long-term reuse is the provision of level access, improved community facilities, the ability of low energy operation, general repairs and improvements to minimise the maintenance demands. These factors are Public Benefits and key definers of the proposals.

4.4.0 External Works – Garden Proposals

4.4.1 - Garden Significance

The garden is not a formal aspect of the pub and has a mixed history of use. It is apparent that it has accommodated a toilet since the Georgian period and excavations have found some evidence of dumping of waste. The relationship of the pub to the rear garden has some value due to the two doorways formed in phase 5 / 6. The garden is largely overgrown. Formal features include a 1950s skittle run, concrete flagged path and steps. *Consented phase 2 works captured the reduction of the rear landscape levels.*

4.4.2 – Landscape Proposals

The intention is to erect a steel frame with a solar array over. This has been sized to provide one third of the pubs general electricity consumption. Beneath the array will be two small rooms one designed as a shelter for patrons and the other as the store and plant room for the array. These are accompanied by a small seating area of hardstanding in what is the sunniest area of the garden. The garden structure will be located at the northern end of the site with greatest solar exposure. The boxes will be timber clad set over a concrete base.

4.4.3 - Heritage Gain and Public Benefits

- Repair of the boundary wall
- Improved understanding of history and heritage significance
- Reduction in carbon emissions – micro generation / super insulated new buildings
- Level access
- Improved WC including accessible WC
- Improved capacity to achieve minimum commercial viability and long term sustainability

4.4.4 - Impact Assessment

The proposals will not lead to a loss of fabric or appreciation of the listed building and will cause **'no harm'**.

5.0 - SUMMARY CONCLUSION

The proposals are substantially concerned with the renewal of elements to the rear of the Hop Pole Inn. These elements will house the critical functions including WCs, Kitchen, Storage and staff facilities. The new extensions will also allow for the mediation of the old building with the rear landscape, an aspect of the site that has long prevented safe public access to the garden and required women to leave the building to use the WC. The rear proposals seek to consolidate into the areas of least historic sensitivity, lowest heritage significance, the most demanding changes required to achieve a viable pub. This is sound practice that mitigates the potential for impact. This approach has enabled the greatest conservation efforts to be focused on the main, more significance and more sensitive elements.

The loss of the smoking room will cause 'less than substantial harm'**.** However, this change has been found to be essential to enable the building to return to a vibrant, viable and sustainable use by all in the community. The loss of the fabric will engage paragraph 202 of the NPPF which requires any harm to be balanced. This balance must be assessed in the sum of the heritage gains and public benefits.

The Public Benefits are broad with the work substantially funded by and procured by the Community. The changes to the building are proposed to improve its usability and to return it to use on a commercial basis. These benefits will only be fully realised once the works are complete.

In conclusion of the scope of work which holds potential to harm the heritage significance of the building, it is evident that the works will, on the balance of heritage gains and public benefits, cause '**no harm**' to the significance of the Hop Pole Inn. It is apparent that the works will greatly improve the heritage significance by ensuring the building remains not only in community ownership but also available for use to the community. If commercial viability is not achieved the building will almost certainly be lost to the community in an alternative use as a private dwelling, greatly diminishing its communal value and most profoundly harming the health and well being of the community.