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Professional Archaeological Services

9 Maiden Lane, Cherhill, Wilshire, SN11 8UZ

Heritage Statement

18 January 2024

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Non-Technical Summary

Heritage Planning Services has been commissioned by Armstrong Architects (the Agent) on behalf of Mr Taylor (the Client) to prepare a Heritage Impact Assessment for no. 9 Maiden Lane, Cherhill, Wiltshire, SN11 8UZ (the Project Site).

Permission is being sought the renovation and extension of the grade II listed no. 9 Maiden Lane and erection of a new dwelling on curtilage land to the southwest. The development will provide the opportunity to underground overhead wiring, which is harmful to the character of the Project Site and to the setting of the Conservation Area. The undergrounding of overhead wiring is recommended as an Enhancement Scheme for Cherhill Conservation Area 4: Maiden Lane (Cherhill Conservation Area Statement, 1999).

Extension of no. 9 Maiden Lane

Proposals for the extension of no. 9 Maiden Lane are well considered. The demolition of later structures will better reveal the historic fabric and footprint of the heritage asset. The positioning of the extension to the rear is well placed to preserve the green space to the front of the dwelling, which will maintain the special rural character of the Project Site and wider setting of the Conservation Area. Materials have been well chosen to complement the host dwelling whilst not detracting from the hierarchy of the listed building.

The increased footprint is considered necessary in this instance due to diminutive form of the character cottage. The scheme offers benefits in the form of repair and restoration of historic fabric and removal of incongruous later builds. The addition of a low extension offers an opportunity to create a modern family home though which the heritage asset can benefit from a future of upkeep and care. Key views to, from and across the heritage asset and associated listed buildings will be maintained and the wider views of the Project Site from the Conservation Area will be enhanced. Overall, any harm from the need to extend the property footprint is considered to be less than substantial and should be weighed against the benefits to the heritage asset and Conservation Area. If the undergrounding of overhead power cables can be achieved, the benefits of the scheme will be increased.

New Dwelling

Plans to locate the new dwelling on sloping ground in the southwest corner of the Project Site will mitigate harm to the character and setting of Cherhill Conservation Area and will preserve views southwest towards the Project Site and No. 9 The Street (see photo 7).

The physical location of the new dwelling is well concealed and harm to the individual character of the Grade II listed no. 9 Maiden Lane, no. 9 The Street (Elm Tree Cottage) and the neighbouring no. 10 The Street will be less than substantial.

The location of the new dwelling is expected to restrict invisibility between no. 9 Maiden Lane, no. 9 The Street (Elm Tree Cottage) and the neighbouring no. 10 The Street and as such will have an impact on the special character and setting of the group of heritage assets. The introduction of a new built form within the historic development pattern is judged to cause harm, at the higher end of less than substantial and should be weighed against the benefits of the project.

Well-designed contemporary developments of the nature proposed in this scheme have the benefit of providing opportunities for new generations to make Cherhill their home, promoting positive social and economic growth. The proposals are supported within Cherhill Conservation Area Statement: Guidance Recommendations which state that sensitive development within Character Area 1 may be permitted and that new access may also be acceptable if this is detailed sympathetically as to not impact significantly on the character and setting of the Conservation Area.

Summary

Overall, the proposals put forward sustainable plans for the regeneration of one of Cherhill's most prominent heritage assets and the provision of a second modern family home. The scheme will facilitate improvements to the wider character and setting of the Conservation Area, brought about through the undergrounding of prominent overhead cables and the removal of modern extensions to no. 9 Maiden Lane, which are visually strident from The Street. The latter will also have a positive impact on the architectural significance of the grade II listed cottage.

Overall, the harm may be judged to be less than substantial, although some elements are considered to be at the higher end of that scale and should be weighed against the benefits of the whole proposal.

1. Introduction

1.1. Heritage Planning Services has been commissioned by Armstrong Architects (the Agent) on behalf of Mr Taylor (the Client) to prepare a Heritage Impact Assessment for no. 9 Maiden Lane, Cherhill, Wiltshire, SN11 8UZ (the Project Site).

1.2. Permission is being sought the renovation and extension of the grade II listed no. 9 Maiden Lane and erection of a new dwelling on curtilage land to the southwest. The development will provide the opportunity to underground overhead wiring, which is harmful to the character of the Project Site and to the setting of the Conservation Area. The undergrounding of overhead wiring is recommended as an Enhancement Scheme for Cherhill Conservation Area 4: Maiden Lane (Cherhill Conservation Area Statement, 1999).

1.3. The report has been prepared by Sam Driscoll MCIfA, Heritage Planning Services and completed under project reference HPS-594/23.



Figure 1 Detailed location plan centred on NGR SU 03895 70202. Project Site outlined in red.



Figure 2 General Project Site location. Project Site outlined in red. Centred on NGR SU 03895 70202.

2. The Project Site

2.1. The Project Site comprises the grade II listed No. 9 Maiden Lane, Cherhill and land to the southwest. The property was added to the statutory list in November 1987 and is described as follows.

"CHERHILL MAIDEN LANE SU 07 SW 9/95 No 9 GV II House, late C17, dated T.M. 1680, painted chalk rubble with thatched roof, half-hipped to south, hipped to north, and ridge stack at original north end. 1 1/2 storeys. West front has eyebrow over leaded casement pair, casement pair below with date plaque over and very small light to right. Small window to left, under eaves. Straight joint to left, indicating that north end is added. East front has eyebrow over casement pair with casement pair below and door to left. Door to right in added section. Datestone was apparently found in a wall 1938. (J. H. Blackford, The Manor and Village of Cherhill, 1941, 228.

Listing NGR: SU0387670202"[1]

2.2. The historic cottage footprint has been extended to the southwest, with a narrow annex forming a W.C. and Shower Room.

[1] https://historicengland.org.uk/listing/the-list/list-entry/1363768?section=official-list-entry

2.3. A modern single storey outbuilding has been erected to the south, on the plot of a larger 19th century building (now demolished).

2.4. A modern corrugated iron garage erected to the northeast of the cottage has a negative impact on the historic character and setting of the Project Site and wider environs.

2.5. The site is situated on high ground at c. 120 m aOD. The land drops away significantly to the southwest to 110m aOD. The lower point is marked by the lane branching south off The Street, located along the southwest boundary of the Project Site.

2.6. River's Brook rises near the centre of the parish. The flow of the river follows the sloping landscape heading west through Calne. The course of the river runs 170 m to the north of the Project Site. Historic settlement is focused mainly on the southern bank of the river, with large open fields within Cherhill Parish on land to the north.

2.7. Arable fields lay to the north, south and east of the village, with pasture favoured on lower ground to the west.

Conservation Area

2.8. The Project Site is within Cherhill Conservation Area, Character Area 1: The Street and borders Character Area 4: Maiden Lane, to the south.

2.9. Area 1 is described as a rural lane and main village street, defined by ribbon development comprising historic properties and modern infill, mostly fronting the road (North Wiltshire District Council 1999). The Conservation Area Appraisal Guidance Recommendation for Area 1 includes the following-

- Some sensitive redevelopments or infill may be possible if the existing plot size is maintained.
- New accesses are to be detailed sympathetically to maintain the character of The Street.
- Native hedging should be retained (ibid).

2.10. Area 4 is defined as a narrow winding rural lane with piecemeal historic settlement and the old Bell Farm pasture to the east. Modern infill is now noted on larger plots. (North Wiltshire District Council 1999).

2.11. No. 9 Maiden Lane is described as one of a "group of thatched cottages which are an essential element of the character of Cherhill; set within their plots with no relationship to anything else but looking quite comfortable" (Conservation Area Appraisal, 28).

2.12. The Project Site was noted to be "marred by overhead wiring and a corrugated garage..." (ibid).

Listed Buildings

The Street & Park Lane

2.13. The Project Site is situated within a cluster of designated heritage assets, deriving group value through association with no. 9 The Street (Elm Tree Cottage) and the neighbouring no. 10 The Street to the west and no. 3 Park Lane (Chalkstones) and Deep Thatch, Park Lane to the east.[2] The five dwellings form an enclave of chalk rubble thatched buildings dating to the 16th and 17th - early 18th century development focussed around the Medieval Manor and Church of St. James.

2.14. Those properties to the southwest are intervisible with the Project Site and views to and from the heritage assets are expected to be impacted by the siting of the proposed new development within the curtilage of no. 9 Maiden Lane.

2.15. The Park Lane properties are physically distinct from the group, the land in between having been enclosed and developed throughout the 19th and 20th century. The historic group value of these properties will be retained, and the proposed development will have no impact on the character and setting of these heritage assets.

Church and Manor House

2.16. The 17th century Grade II listed Manor House is located 100m to the north of the Project Site.[3]

2.17. The Grade II* Medieval Church of St. James is located adjacent to the Manor House.[4]

2.18. A Grade II listed late 18th century chest tomb marks the burial of John Neate, within the churchyard to the southeast of the Church of St. James.[5]

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[2] No. 10 The Street
https://historicengland.org.uk/listing/the-list/list-entry/1022459?section=official-list-entry
No. 9 The Street - Elm Tree Cottage
https://historicengland.org.uk/listing/the-list/list-entry/1283303
No. 3 Park Lane
https://historicengland.org.uk/listing/the-list/list-entry/1022453
Deep Thatch
https://historicengland.org.uk/listing/the-list/list-entry/1022451?section=official-list-entry
[3] https://historicengland.org.uk/listing/the-list/list-entry/1022458
[4] https://historicengland.org.uk/listing/the-list/list-entry/1022456?section=official-list-entry
[5] https://historicengland.org.uk/listing/the-list/list-entry/1199543?section=official-list-entry

2.19. Four monuments dating to the 18th – early 19th century form a Grade II listed group south of the Church of St. James. These include two ledgers marking the burial of members of prominent landowners the Pottow family, along with two unidentified interments.[6]

2.20. The surviving architecture of the Manor House is contemporary with the development of the Project Site; however, the two buildings are physically remote and intervisibility is obscured by development between the two sites. The proposed new development will not have an impact on the character or setting of the Manor House.

2.21. New development is not expected to be intervisible with the Church of St. James and the churchyard to the east and south, which was historically obscured by the Tithe Barn, fronting The Street. The proposed new development will not impact on the character and setting of St. James Church or monuments within the churchyard.

3. Historic Development

Early Medieval / Medieval Development

3.1. The Project Site is situated on high ground to the south of the River's Brook, in close proximity to the Medieval Church and Manor of Cherhill. The church and principal buildings of the Manor had been established by the 12th century; at which time it fell to the prebendary of Calne to make provision for services in the chapel. This obligation passed to Salisbury Cathedral in the early 13th century. By the late 14th century, the demesne buildings included a "large new barn, … with a slated roof, and a granary, a stable, and an oxhouse, each with a thatched roof." (Crowley, 2022).

3.2. The Medieval nucleus of the settlement was focussed on the high ground to the east of the village, within easy access of good arable land to the north, east and south. Settlement appears to have gradually extended west, tracing the route along the valley towards low lying pasture lands. This well-travelled route became the main east – west road through the village, now named The Street.

3.3. By the time that the Tithe Map was surveyed c. 1843, the western extension of the village had been established. The advent of the later east – west London Road (modern A4, established before 1675) led to a characteristic settlement pattern of roadside buildings set within long plots leading to the formation of a rear access track, later taking the form of an adopted road. In this instance the former track was attributed the name of Middle Lane, due to the isolation of a further plot of linear enclosures between the back of the roadside plots and the village high street. The Post Medieval

[6] https://historicengland.org.uk/listing/the-list/list-entry/1022457?section=official-list-entry

layout stands in stark contrast to the irregular street plan which respects the oval enclosures seen to define the core of the earlier settlement.

3.4. The village plan documented in the Tithe survey shows the earlier settlement pattern preserved to the east of the village, which was notable for its wide central street, fronted by the Tithe Barn (now demolished) and flanked by oval enclosures respected by the Post Medieval road layout, still evident today. The Project Site is set within such an enclosure, which is considered to relate to the early phase of settlement in the Medieval or potentially Early Medieval period. Whilst Cherhill does not appear to have a separate entry in the Domesday Book, it is possible that this highly favourable location formed the nucleus of satellite farmsteads linked to Calne.

3.5. By the 13th and 14th centuries, the village included many small farmsteads. This agricultural setting prevailed into the Post Medieval period and in 1728 seven such farmsteads were recorded clustered in a small group to the south, east and west of the church (Crowley, 2022). The historic curtilage of the Project Site appears to preserve an enclosure associated with one of the 18th century farmsteads, south of the church, however the potential for origins in the Medieval or Early Medieval period cannot be ruled out.

3.6. The location of the rising spring in the area of the Manor and Church and evidence of Roman activity further highlights the significance of the landscape, although there is no suggestion of continued occupation from the time of the Roman settlement.

3.7. The Crown held Cherhill Manor from 1487 to 1628, following which it granted all (with the exception of one mill) to the City of London. In 1630 the demesne lands were sold (later Manor Farm/ Cherhill Farm) to Henry Grubbe. The estate changed hands frequently throughout the 18th century until it passed to John Walker Heneage, the owner of Compton Bassett House in 1777, forming part of Compton Bassett Estate.[7]

3.8. In his account of the history of the Manor and Village of Cherhill, J. H. Blackford gives details about no. 13 Cherhill (now no. 9 Maiden Lane). Writing in the 1940s, the author described the site as the location of a "*seventeenth-century thatched cottage standing within a few yards of the now defunct village Pound near the top of Pound Hill.*" (Blackford, 1941). The account implies that the Pound enclosure that is clearly marked on the First Edition Ordnance Survey Map (surveyed 1885) was still standing at the time of writing, although likely in ruins, as the building was not deemed significant enough to include on the revised maps of the 1920s.

[7] 'Cherhill', in A History of the County of Wiltshire: Volume 17, Calne, ed. D A Crowley (London, 2002), pp. 135-146. British History Online http://www.british-history.ac.uk/vch/wilts/vol17/pp135-146 [accessed 14 March 2023].

3.9. In the 17th and 18th century the cottage is likely to have been occupied by a leaseholder, renting land within the curtilage from the Lord of the Manor to provide subsistence for their family.[8]

3.10. By the 19th century the land and dwelling had passed into private ownership, as the Manor Estate lands were gradually broken up and sold to Yeoman within Cherhill and neighbouring Parishes. By 1845 no. 9 Maiden Lane is shown as a large rectangular property fronting The Street, set within nearly one and a quarter acre of land (Plot 225). The accompanying apportionment (dated 1844) documents that the house and garden were owned by William Taylor and occupied by Edward Moss.[9]



Figure 3 1845 Cherhill Tithe Map. Approximate area of the Project Site outlined in red.

3.11. The census of 1841 documents that Edward was aged 25 and living with his wife Ann aged 20, having married just five years before. Edward's profession is listed as a Carter. Later records document Edward as an agricultural labourer occupied in the carting of agricultural produce within the village. By 1851 Edward and Ann had been joined by four children, Sarah (8), Clare (4), Mary (2) and Martha (4 months).

[8] Blackford, J.H., *The Manor and Village of Cherhill. A Wiltshire Village from Early Times to the Present Day,* Frome & London, 1941, p.6

[9] This is the only plot of land owned by William Taylor in Cherhill Parish. Taylor may have been from Sherston, farmer of 360 acres in 1841.

3.12. Although the Project Site was owned by William Taylor, he is not thought to have been a Yeoman of Cherhill Parish and it is likely therefore that Edward was in the employ of a local farmer. Potentially Yeoman John Neate (c. 1806 – 1865) in the 1840s and 1850s. The 1851 census describes Neate as a farmer of 550 acres, employing 14 men. He was resident at Cherhill Farm (more commonly named Manor Farm), set within the large enclosure just north of the Project Site.

3.13. Tracing the Project Site through the records is hindered due to the lack of house name or consistent numbering system. However, the families in the neighbouring properties appear in the same order on both the 1851 and 1861 census. In the latter their names are listed either side of a property known as Pound Hill, which may relate to the Project Site as the prominent cottage on high ground within the plot of the village Pound. Agricultural labourer William (59) and Harriet (56) Andrews are registered as occupying Pound Hill. However, Maiden Hill is recorded for the first time in the 1861 Census record, and it is possible that the Project Site is included within the list of occupants entered under this address.

3.14. By 1871 new farms had been established. Upper Farm and Bell Farm had joined Manor Farm in occupying lands to the east of the village, offering valuable employment opportunities.

3.15. The Project Site is shown in detail on the First Edition Ordnance Survey Map (surveyed 1885). The 6-inch Edition shows the main dwelling with large annex to the southwest. The building (since demolished) was substantially built, likely of local stone and is estimated to have been around 8m in length. The building is shown in more detail on the 25 inch map of the same year, with enclosed plots to the southwest.

3.16. The form and function of the building is not known; however, the revised Ordnance Survey (surveyed in 1899) includes an area brace tie across the annex indicating that it is to be regarded as part of the attached cottage and may have formed additional living or utility space for the dwelling.

3.17. By the late 19th century, the southern portion of the garden had been enclosed, with a new dwelling developed upon the newly enclosed land.

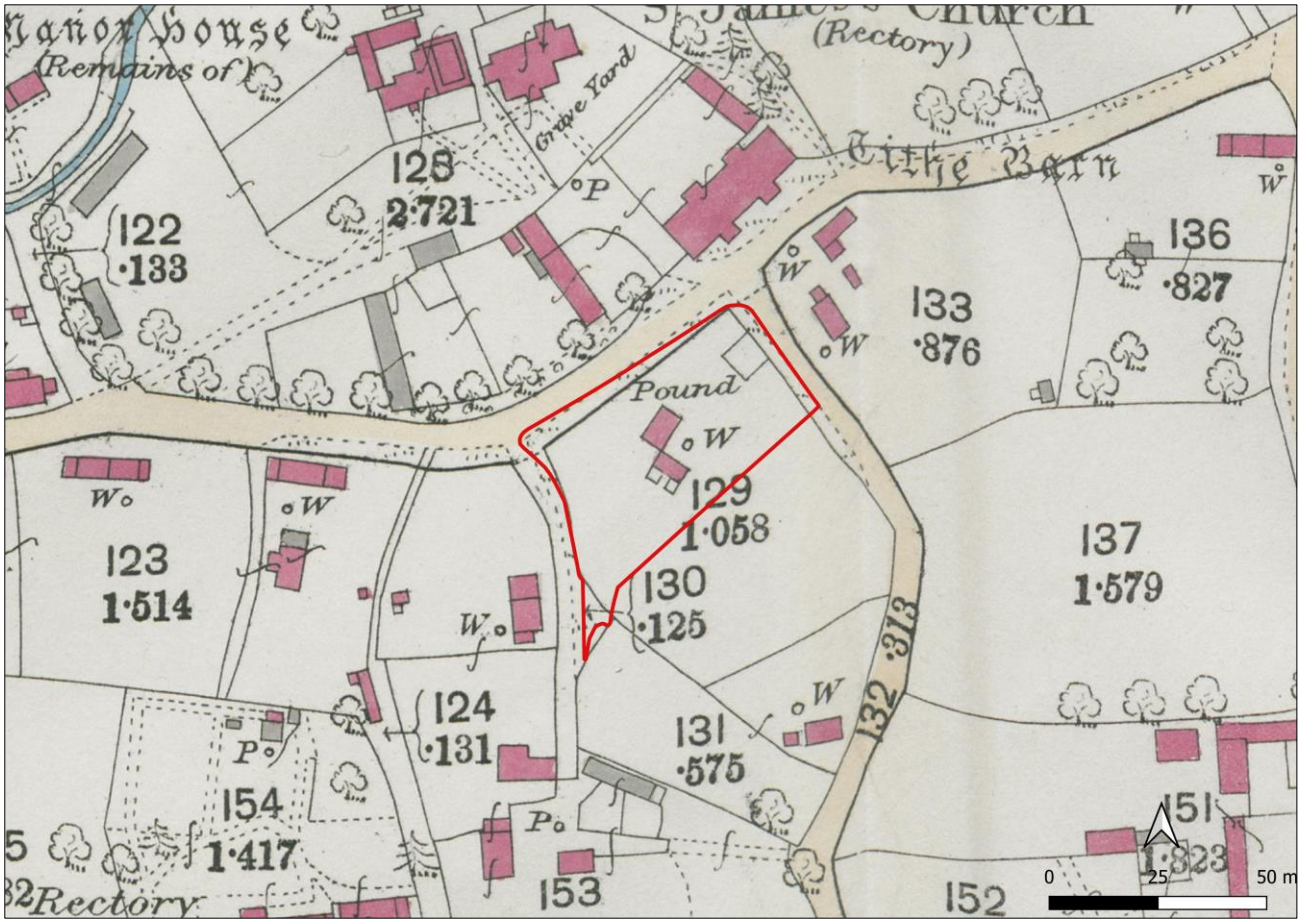

Figure 4 25-inch First Edition Ordnance Survey Map (surveyed 1885). Project Site outlined in red.

Association with Bell Farm

3.18. The association of the Moss family with Bell Farm and the modern name of Bell Farm Cottage attributed to no. 9 Maiden Lane (1992) suggests a historic link between the farmstead and the Project Site, perhaps from the latter half of the 19th century. [10]

3.19. The 1844 Tithe Apportionment documents that the Bell Inn was within the ownership of Elizabeth Bellis, nee Pottow, forming part of the extensive holdings of the Pottow family which included farmland and property across Cherhill and Urchfont. Elizabeth had married Yeoman John Bellis (Birthname Pope) the previous year.[11] Pope was the illegitimate son of Edward Bellis, Excise Officer of Romsey. As a child he had been gifted a sum of £2,000.00 in his father's Will made just days before Edward's death in 1814, aged 55. His mother, herself a beneficiary of £500.00, subsequently moved with her young son from Salisbury to Urchfont where they are said to have taken up residency in The Bell Inn at Lydeway.[12]

[10] https://wiltcouncil.force.com/pr/s/planning-application/a0i3z000014e2GXAAY/n9200648lbc
[11] Wiltshire, England, Church of England Marriages and Banns, 1754-1916 for Elizabeth Pottow Chippenham, St Andrew
1837 - 1858
[12] Devizes and Wiltshire Gazette - Thursday 19 June 1890
https://www.britishnewspaperarchive.co.uk/viewer/bl/0000360/18900619/042/0006

3.20. In February 1844 the Landlord of the Bell Inn, Henry Wild announced his intention to quit the brewery business, with a sale of Casks and Brewing Utensils.[13] The George Ball, Blacksmith and Innkeeper took the business on until c. 1857 when the Inn was taken over by Isaac Duck (c. 1833 – 1908).[14]

3.21. The business has been a profitable one and contemporary Census records document that by 1861 Isaac was living at the Bell Inn with his new wife Mary Ann, their young son and one servant. Isaac was listed as Innkeeper and farmer of 70 acres.

3.22. By 1871 The Bell Inn had reverted to Bell Farm, having previously been converted from farmstead to Inn in the early 18th century. [15] Isaac had more than doubled his holding to 150 acres by this time and was an employer of four men, once of which was the aforementioned Edward Moss, now living in Back Lane. [16]

3.23. These significant changes occurred to the Bell Inn shortly after the death of Elizabeth Bellis, who passed away in February 1860 aged 58. Whether the land remained within the ownership of the Pottow / Bellis family is not known.

3.24. By 1871 Bell Farm owned land both north and south of the Bristol – London Road. The proximity of the Project Site to Bell Farm raises the potential for the plot to have been included in Isaac Duck's holding at this time. Indeed, the census confirms that the holding of Cherhill Farm (Manor Farm) decreased from 559 acres (1861) to 300 acres (1871) adding weight to the suggestion that lands to the south were transferred to the newly created Bell Farm.

3.25. It is notable that land belonging to Cherhill Farm was sold around the time of the death of former tenant farmer John Neate, who passed away in 1865, which would coincide with the increase of Isaac Duck's farmland.

3.26. The Project Site remained largely unchanged throughout the 19th and first half of the 20th century, save for a small outbuilding developed to the southwest of no. 9 Maiden Lane between 1885 and 1899.

Modern Development

[13] Devizes and Wiltshire Gazette - Thursday 01 February 1844
[14] Berkshire Chronicle - Saturday 12 September 1857
[15] 'Cherhill', in A History of the County of Wiltshire: Volume 17, Calne, ed. D A Crowley (London, 2002), pp. 135-146. British History Online http://www.british-history.ac.uk/vch/wilts/vol17/pp135-146 [accessed 14 March 2023].
[16] The North Wilts Herald - Monday 05 July 1875 ran the story of the inquest into the death of Edward Moss, Carter to Isaac Duck. Moss suffered a fatal accident aged c. 59, beneath the wheels of his cart whilst transporting a heavy load of hay into the rick yard, presumably of Bell Farm.

3.27. Blackford documented that in 1938 the well near the Project Site (presumed to be that shown within the garden on the First Edition Ordnance Survey Map) was cleaned out, and a date stone bearing the inscription: 'T.M. 1680' was found. The initials are thought to be those of Thomas Moss whose family occupied the village for many years (Blackford, 1941, p. 228). The stone has since been reset within the northwest elevation of no. 9 Maiden Lane. The removal of the stone suggests that alterations have occurred to the dwelling, perhaps in the 18th century or perhaps the result of repairs following the devastating storm of December 1859, documented in the Devizes and Wiltshire Gazette the following January, detailed below.

"*At 1:30 pm on December 30th 1859, a storm devastated the area. The Rev. A. C Smith, at that time rector of Yatesbury, collected facts about the storm which he called a "hurricane". Witnesses described it as a "thick volume of smoke, or a dense cloud of steam rushing through the air." His account suggests that the storm commenced just inside Bowood Park and moved eastwards. It passed "Stock Street, Rookery Farm, Quemerford Villa (where it burst in the doors and windows), Slade's Mill, Blackland Park [where in three minutes it uprooted and destroyed no less than a hundred and forty-eight of its trees], Hayle Farm (where a hundred trees were destroyed, and Quemerford Gate (forty trees being uprooted there). It raged through the valley in which Cherhill is situated, tearing down nearly every tree in its path, unroofing the cottages, and in some cases throwing down the chimneys…There is scarcely a single house in Cherhill but has suffered severe losses*." [17]

3.28. A separate account from the same publication described the storm in Cherhill as "terrific" carrying whole ricks of wheat away, near destroying several cottages and lifted the roof from the walls of another dwelling.

3.29. By the 1930s Bell Farm had extended its holding to 257 acres and appears to have been occupied by the Blackford family, having acquired a large estate within the Parish. [18]

3.30. The Tithe Barn that stood in a prominent roadside location opposite the Project Site was still in use in the 1930s. The building has since been demolished.

[17] https://www.britishnewspaperarchive.co.uk/viewer/bl/0000360/18600105/007/0003

[18] North Wilts Herald - Friday 25 April 1930



Figure 5 Southwest facing view of Cherhill Tithe Barn c. 1930. Image taken from land to the northeast. Ref AA62/02635 Tithe Barn, Cherhill, Wiltshire, 1930s [19]



Figure 6 Artist's impression of Cherhill Tithe Barn c. 1942 depicted as looking southeast, with the junction of Maiden Lane to the right of the image.

3.31. Bell Farm was divided in the late 1970s with land sold privately. Gardens to the south of the Project Site were subsequently enclosed and developed as the private residences of Little Foxes and Honeycroft House.

[19] https://historicengland.org.uk/images-books/photos/item/AA62/02635

4. Policy

4.1. With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:

National Planning Policy Framework (NPPF), 2023;

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
c) the desirability of new development making a positive contribution to local character and distinctiveness; and
d) opportunities to draw on the contribution made by the historic environment to the character of a place.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In 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.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

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

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance

or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Wiltshire Core Strategy adopted 2015. Policy CP58 Ensuring conservation of the historic environment.

Core Policy 57
Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.

iii. 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 effectively integrate the building into its setting.

iv. being sympathetic to and conserving historic buildings and historic landscapes.

vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

Core Policy 58
Ensuring the conservation of the historic environment.

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains
ii. World Heritage Sites within and adjacent to Wiltshire
iii. buildings and structures of special architectural or historic interest
iv. the special character or appearance of conservation areas
v. historic parks and gardens
vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications."

5. Statement of Significance

5.1. The grade II listed no. 9 Maiden Hill has both architectural and historic value of national significance.

5.2. The Project Site preserves one of the village's early character cottages, within a remnant of the historic curtilage, the plot boundaries of which are still clearly discernible despite significant developed to the south in the latter half of the 20th century.

5.3. The Project Site makes a significant contribution to character of Cherhill Conservation Area, enhancing key views on entering the village from Park Lane to the northeast. The hilltop location is similarly prominent when travelling east through the core of the village.

5.4. The addition of a modern incongruous extension to the southwest elevation has a negative impact on the view of the property when travelling northeast along The Street (see photo 2 below) as does the single storey shed that occupies the plot of the 19th century building that stood to the southwest of the cottage. Development proposals include the removal of these structures which will have a positive impact on this key view.



Photo 1 View facing southeast from the section of The Street at the bottom of Cherhill Hill. No. 9 Maiden Lane adds significant character to the Conservation Area, Character Area 1. The incongruous modern extension and single storey shed will be removed within the proposed new scheme.

5.5. The preservation of a small portion of the historic curtilage to the northwest of the site enhances the setting of the grade II listed no. 9 Maiden Lane. The preservation of this open setting is significant to the character of the Conservation Area, and infill of this element of the Project Site would be seen to have a negative impact on key views.

5.6. The Project Site has clear historic and evidential value, evoking a sense of the early agricultural character of the Cherhill which enhances the setting. The character and setting should be preserved in order to maintain the special significance of the early settlement pattern radiating from the nucleus of the Church, Manor House and historic demesne.

5.7. The associative development of the Project Site is enhanced through the group value of the cluster of thatched cottages south off The Street and on the junction of Park Lane, that define the character of Cherhill Hill in the 16th, 17th and early 18th century. However, wider relationships have been substantially eroded through the development of the latter 20th and early 21st centuries, including the loss of Manor Farm, the development around Bell Farm, demolition of the Tithe Barn and erosion of curtilage land to the south of the Project Site.

6. Proposed Development & Impact Assessment

6.1. The proposed development will comprise the extension of the grade II listed no. 9 Maiden Lane and the erection of a new dwelling to the southwest.

No. 9 Maiden Lane

6.2. The diminutive floorplan of the cottage is restrictive in terms of modern living and plans to extend the cottage are formed around a desire create a sustainable family home that preserves the historic character of the significant heritage asset.

6.3. The modern shower annex to the southwest will be demolished, revealing the historic rectangular plan of the cottage and improving the overall aesthetic. The single storey shed will also be demolished, which will further improve views of the cottage from the northwest. The corrugated garage will be demolished improving views from the north and northeast.



Photo 2 North facing view (taken from the garden of no. 9 Maiden Lane), showing the modern building in the location of the demolished 19th century building. This will be removed, better revealing the core of the historic dwelling.



Photo 3 East facing view of the grade II listed no. 9 Maiden Lane (the Project Site) with later Shower Room extension of the southwest elevation. This will be demolished within the proposed new scheme to better reveal the historic plan.



Photo 4 South facing view showing the corrugated garage that will be removed (indicated with the blue arrow). View taken from the entrance to the churchyard to the south of St. James Church.

6.4. The cottage will be extended to the rear (southeast) with a new single storey L shaped range connected by a glazed link. The lower ridge height and barn style timber cladding have been chosen to compliment the host dwelling, and will remain visually distinct from the thatched, rendered form of the heritage asset and associated listed buildings to the southwest. The decision to site the extension to the rear and to remove incongruous modern builds will enhance key views towards the heritage asset and will not impact upon the open plot and hedgerow that defines the roadside character of the Project Site.

6.5. The location of the new range will not obscure key views from listed buildings to the southwest and whilst there will be an impact resulting from the introduction of a modern element within the historic setting, the overall impact to the character and setting which is key to maintaining the significance of the group value will be less than substantial.



Photo 5 Southwest facing view of land to the rear of no. 9 Maiden Lane from within the garden. The new extension will occupy the area of garden to the rear (southeast) of the cottage. Views towards no. 10 The Street will be impacted; however, this is a private view from within the curtilage of the Project Site and does not make a significant contribution to the character of the Conservation Area. Undergrounding of the power lines across the site will make a substantial contribution to improving the historic character and setting.

New Dwelling

6.6. A new dwelling is proposed for land to the southwest of the Project Site, on land belonging to no. 9 Maiden Lane.

6.7. The detached two bed dwelling has been designed across an L shaped plan, with a single storey range and one and half storey range to allow for the second ensuite bedroom.

6.8. The building will be finished in a mix of complimentary materials, with vertical timber cladding and stone, with tile roof.

6.9. The new dwelling is situated on low ground within the southwest corner of the plot and as such care has been taken to choose a location with the least visual impact in terms of the interruption of key views of no. 9 Maiden Lane from The Street.

6.10. Vehicular access will be gained via a new opening off The Street to the northwest, with parking for two cars set close to the roadside and offset from the driveway. The driveway is set around 15m northwest of the dwelling, which will be accessed via a treelined footpath.

6.11. The driveway and path will be cut between no. 9 Maiden Lane and the group of Grade II listed cottages to the southwest comprising no. 9 The Street (Elm Tree Cottage) and the neighbouring no. 10 The Street. As a group these cottages have been identified as a "defining element of the character of the village" (Conservation Area Assessment p3).



Figure 7 Example of traditional thatched cottages used in Cherhill Conservation Area Statement adopted

in 1998 (published 1999). No. 9 Maiden Lane is the property on the left of the image, with no. 10 The Street to the right and the roof of no. 9 The Street just visible to rear of no. 10.



Photo 6 Key view east across the Project Site from Conservation Area 1: The Street. The private driveway leading to the grade II listed nos. 9 & 10 The Street can be seen on the right of the image occupying the location of one of the historic north- south routes through the village. The new driveway will be sited between the private driveway and no. 9 Maiden Lane.



Photo 7 Southwest facing view of the Project Site from land just northeast of the junction with Maiden

Lane and The Street. The thatched roof and northeast elevation of No. 9 Maiden Lane can be seen (blue arrow) with no. 10 The Street (green arrow) extending towards the road. Care should be taken to ensure that this relationship is not adversely impacted by the addition of the new access that will lead between the two cottages.

6.12. In order to further understand the potential impact of the proposed new dwelling, access and parking, CGI's of the Project Site have been prepared (below).



Figure 8 Southeast facing view of the proposed Project Site, with no. 9 Maiden Lane to the left, and new access in front of the property. The proposed new dwelling is visible to the centre left of the image, bordering the existing lane to the Grade II listed Elm Tree Cottage and No. 10 The Street.



Figure 9 South facing view of the Project Site from the high point of The Street. The removal of overhead power lines will have a positive impact on setting and the additional planting will soften the visual impact of the new extension. The visual impact of the proposed new dwelling is expected to be minimal from this prominent vantage point due to the location of the property on low ground to the southwest of the plot.

6.13. Figure 8 depicts one key view of the Project Site from The Street, with roadside vehicular and pedestrian access shown to the front of no. 9 Maiden Lane. The image depicts the intention to sink the parking area on land to the northwest of the Grade II listed cottage, so that parked vehicles are concealed by the hedgerow, which will be thickened with additional planting.

6.14. The impact of the new pedestrian access will be softened with the planting of a treeline along the northeast boundary, between the new property and no. 9 Maiden Lane.

Undergrounding of Overhead Wiring

6.15. It is intended that the development will facilitate the undergrounding of overhead wiring, which will significantly improve the historic character and setting of the grade II listed no. 9 Maiden Lane and heritage assets to the southwest which are impacted by the view of the wiring within the wider setting (see photo 5, above). The recommendation for improvements of this nature was put forward in line with a recommendation for enhancement of the setting in the 1999 Conservation Area Appraisal by the former North Wiltshire District Council re Conservation Area 4: Maiden Lane.[20]

[20] Wiltshire's District Councils were abolished 2009 and replaced with Wiltshire Council.

7. Conclusion

Extension of no. 9 Maiden Lane

7.1. Proposals for the extension of no. 9 Maiden Lane are well considered. The demolition of later structures will better reveal the historic fabric and footprint of the heritage asset. The positioning of the extension to the rear is well placed to preserve the green space to the front of the dwelling, which will maintain the special rural character of the Project Site and wider setting of the Conservation Area. Materials have been well chosen to complement the host dwelling whilst not detracting from the hierarchy of the listed building.

7.2. The increased footprint is considered necessary in this instance due to diminutive form of the character cottage. The scheme offers benefits in the form of repair and restoration of historic fabric and removal of incongruous later builds. The addition of a low extension offers an opportunity to create a modern family home though which the heritage asset can benefit from a future of upkeep and care. Key views to, from and across the heritage asset and associated listed buildings will be maintained and the wider views of the Project Site from the Conservation Area will be enhanced. Overall, any harm from the need to extend the property footprint is considered to be less than substantial and should be weighed against the benefits to the heritage asset and Conservation Area. If the undergrounding of overhead power cables can be achieved, the benefits of the scheme will be increased.

New Dwelling

7.3. Plans to locate the new dwelling on sloping ground in the southwest corner of the Project Site will mitigate harm to the character and setting of Cherhill Conservation Area and will preserve views southwest towards the Project Site and No. 9 The Street (see photo 7).

7.4. The physical location of the new dwelling is well concealed and harm to the individual character of the Grade II listed no. 9 Maiden Lane, no. 9 The Street (Elm Tree Cottage) and the neighbouring no. 10 The Street will be less than substantial.

7.5. The location of the new dwelling is expected to restrict invisibility between no. 9 Maiden Lane, no. 9 The Street (Elm Tree Cottage) and the neighbouring no. 10 The Street and as such will have an impact on the special character and setting of the group of heritage assets. The introduction of a new built form within the historic development pattern is judged to cause harm, at the higher end of less than substantial and should be weighed against the benefits of the project.

7.6. Well-designed contemporary developments of the nature proposed in this scheme have the benefit of providing opportunities for new generations to make Cherhill their home, promoting positive social and economic growth. The proposals are supported within Cherhill Conservation Area Statement: Guidance Recommendations which state that sensitive development within Character Area 1 may be permitted and that new access may also be acceptable if this is detailed sympathetically as to not impact significantly on the character and setting of the Conservation Area.

Summary

7.7. Overall, the proposals put forward sustainable plans for the regeneration of one of Cherhill's most prominent heritage assets and the provision of a second modern family home. The scheme will facilitate improvements to the wider character and setting of the Conservation Area, brought about through the undergrounding of prominent overhead cables and the removal of modern extensions to no. 9 Maiden Lane, which are visually strident from The Street. The latter will also have a positive impact on the architectural significance of the grade II listed cottage.

7.8. Overall, the harm may be judged to be less than substantial, although some elements are considered to be at the higher end of that scale and should be weighed against the benefits of the whole proposal.

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