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## HERITAGE IMPACT ASSESSMENT

## HILLDROP FARM RAMSBURY, WILTSHIRE SN8 2HB

**Extension to Doorstop Cottage (The Hideawy) and change of use to holiday let (part retrospective); extension to existing pool house (retrospective) and relocation of existing shoot entertainment room (retrospective). Change of use of existing shoot entertainment room to carers accommodation**

### Background

The above works should have had planning permission and a part retrospective applications are being submitted to regularise the situation.

This document covers both Doorstep Cottage (The Hideaway) and the Pool House and Shoot Entertainment room. It should be noted that this document should be read in conjunction with both separate applications (Doorstep Cottage (The Hideaway) PL/2023/10640 and the pool house extension and shoot entertainment room application PL/2023/10639.

The buildings referred to fall within or on the boundary of the curtilage of Hilldrop Farmhouse, a grade II listed building and the application therefore needs to be supported with a Heritage Statement describing the significance of the buildings on the site and the impact the works have had on the heritage assets.

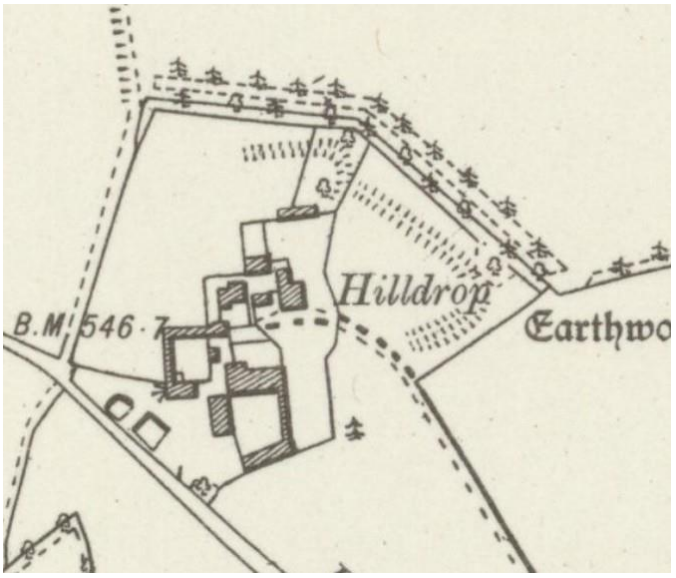
I have visited the site and am familiar with the buildings before and after the works.

### Introduction

Hilldrop farm lies in open countryside to the west of Ramsbury and on the north east side of Hilldrop Lane.

It comprises a large grouping of traditional and modern agricultural buildings, now in commercial use

The former farmhouse and its adjoining outbuildings lie to the north east of the commercial complex.




*Hilldrop farm excerpt from the 1889 Edition O.S. map*

The Farmhouse was statuary listed Grade II in 1985 with the following description: E*arly C19. Brick with slate roof. 2-storey 4 x 2 bays, the right bay being slightly brought forward with canted bay to ground floor. Central 6-panel door with round fanlight beneath slender stone Tuscan portico. 12-pane sashes with stone wedge lintels. Pair of sashes to first floor of right bay. Hipped roof with gable stacks. Rear wing attached right.*



*Hilldrop Farmhouse – front elevation*



*Rear elevation*

Close to he north west of the farmhouse is Doorstop Cottage (The Hideaway), a modest single storey unlisted 19th century brick and slate cottage. It falls within the curtilage of the farmhouse and planning permission is therefore required for any works affection its historic character or appearance.



*Doorstep Cottage (Hideaway)South elevation 2010*



*East end elevation 2010*



*Doorstop Cottage (Hideaway) north elevation 2010*



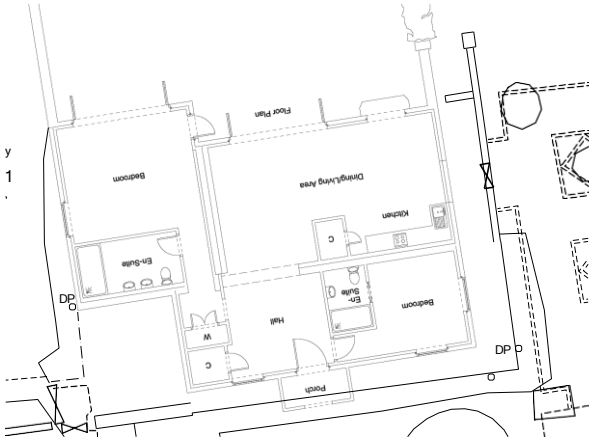
*North elevation 2023*

The works of alteration and extension upgraded the cottage with a new north extension forming a combined kitchen/living/dining room and enlarged bedroom.

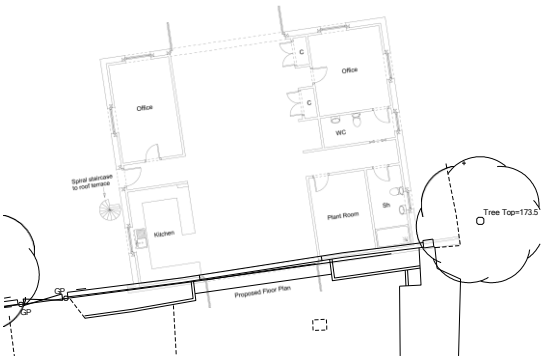
The extension is single storey with a gabled slate roof facing towards the east/ A new entrance porch has been formed on the south elevation.



*Doorstep Cottage (The Hideaway)*
*east elevation 2023*




*Doorstop cottage floor plan*




*Poolhouse/shoot lodge floor plan*

Beyond the outdoor swimming pool on the northern boundary of the farmhouse, the existing changing rooms have been re-modelled and now form a shoot entertainment room, in addition to the pool changing facilities.



*Pool house in 2010*



*Pool house 2023*

**Assessment**

Hilldrop Farmhouse is a Grade II listed building and The National Planning Policy Framework 2023 requires (para 194) that: **"***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.*"

The farmhouse is a good example of an early 19th building. Its substantial size, quality of construction, external materials and details, with its wide range of outbuilding reflect the affluence of the former agricultural holding.

It is prominently sited and makes a significant contribution to the surrounding landscape.

Any development affecting a listed building or its setting, should be of a high standard of design and have special regard to the architectural and historic interest of the listed building

Doorstep Cottage (The Hideaway) was originally the gardener's cottage. It lies in close proximity to the farmhouse but set back and to the side of the principal elevation of the farmhouse, it has a limited impact on its mature garden setting.

The new extension to the cottage is also on its north side, facing away from the listed farmhouse.

It is well designed, reflecting the form of the existing cottage with a gabled roof extending in line with a pre existing gabled extension.

As such, the works to this cottage have enhanced its appearance and have had no adverse effect on the setting of the listed farmhouse.

The pool room/shoot entertainment room falls outside the historic curtilage of the farmhouse but its front facade sits on the northern boundary of the farmhouse.

Its is therefore relevant to consider its impact on the setting of the host building.

The original pool house building was in poor condition and detracted from the wider setting of the of the farmhouse

The new works have been well designed with the new brickwork matching the exiting bricks. The front facade has been raised by some 950mm.

This building is at a distance of approximately 33m from the rear elevation of the farmhouse and, whilst the brickwork of the front elevation has been raised, it has no material adverse impact on the setting of the listed building.

Overall the works to Doorstep Cottage and the Pool/shoot building have greatly enhanced the appearance of both of them, to the benefit of the setting of the listed Hilldrop farmhouse.

It is therefore requested that retrospective planning permission be now granted for them.

Frank Dowling

December 2023