



PLANNING HERITAGE

Conservation Planning Consultancy



HERITAGE STATEMENT

Project: Three Daggers PH, Westbury Road, Edington,
Westbury, Wiltshire BA13 4PG

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1 INTRODUCTION

This statement has been prepared to provide appropriate and proportionate information to the local planning authority with regard to the proposals at the Three Daggers PH following a pre-application submission (ENQ/2024/01290), in which concerns were raised with regard to certain heritage matters. The report sets out an assessment of the farm shop building and the land to the north, with regard to the conservation impacts relating to the proposals to convert the brewery area within the barn for café uses together with a ground floor extension in tandem with the creation of an overflow car park and recreational field, on the land to the north of the farm shop. The proposals also include the change of use of a section of the existing pub car park to pub garden.

The report sets out an assessment of the heritage significance of the building and its setting and demonstrates the scheme has been considered in light of the impact upon the Site, its planform and wider context.

The Site borders the western side of and is partially within the Tinhead Conservation Area.

In assessing development proposals that affect a conservation area, a duty is placed upon a decision-maker under section 72 of the Act to pay special attention to preserving or enhancing the character or appearance of conservation areas when exercising planning functions.

As required by the National Planning Policy Framework (NPPF) it sets out paragraph 207 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. 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.

NPPF Annex 2 gives a definition of 'conservation' as being the 'process of maintaining and managing change to a heritage asset in a way that sustains, and where appropriate, enhances its significance'.

In accordance with the legislative and policy requirements, this report identifies the relevant heritage assets within the vicinity of the Site, the significance of which may be affected by direct or indirect impacts from the proposals. Desktop and subsequent fieldwork analysis have confirmed that potential impacts of the proposals are likely to be limited to direct visible impacts upon the wider setting of the Conservation Area.

2 THE PROPOSAL

The proposals, which were initially subject to a pre-application submission, seek permission for the proposed extension to the farm shop/brewery barn to form additional café space with an area of outside seating, the change of use of the land to the north of the barn to overflow car park and recreational field and, the change of use of an existing car park to pub garden at the Three Daggers PH.

3 THE APPLICATION SITE

The Site forms part of the wider Three Daggers PH complex at the western end of the hamlet. The majority of the Site lies outside but immediately adjacent to the conservation area and comprises the farm shop, the public house, the surrounding car park areas and the land to the north, which is currently a play ground and an open paddock. Due to the topography of the Site, the Three Daggers PH and land to the north is set lower than the farm shop building.

The timber framed farm shop was built c.2011-12, replacing a former garage workshop. It is a 'L'-shaped timber framed structure with a ground floor and lower ground floor. The present arrangement has a farm shop/café on the 'ground'/upper floor and the micro-brewery and plant on the lower level. It stands opposite entrance to the Site in the main car park, providing a physical break between the main tarmac area of parking and pub garden and a smaller gravelled parking area.

The Three Daggers PH is an extended two-storey brick and slate building. A small staff car parking area is located immediately to the east of the pub. The land between the farm shop and pub forms a car park and pub garden area. To the north of this, is an open area of public recreation facilities, which includes a hard surfaced skateboard area, small informal football pitch and play equipment. Beyond this lies a paddock, which runs down to the rear of the housing of Weirside Court, Greenhills and the properties on Tinhead Road.

4 HERITAGE ASSETS

Designated Heritage Asset

The National Planning Policy Framework defines in the Annex 2: Glossary a designated heritage asset as an **A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).**

Listed Buildings

There are no listed buildings on Site, however the Site is with the setting of two listed buildings; Lambourne Cottage and the other, No.10 Tinhead Road. However, in terms of physical alterations, it is only the Site, which will be affected by the proposed works, accepting that it is within and forms part of the wider setting of those listed buildings.

Conservation Areas

The majority of the Site abuts the western boundary of the No.13 Tinhead Conservation Area (TCA), however the Three Daggers and eastern carpark are located within the TCA. The larger No.12 Edington Conservation Area lies to the west and was designated c.1990s. The TCA has not been reviewed since it was designated in the 1990s and a character appraisal has not been published.

Scoped out Heritage Assets

Outside the Site's boundary and within the identified surrounding area are designated heritage assets. A desk based assessment and site inspection has shown that the significance of these other heritage assets will not be affected by the proposed development. Accordingly, they will not be discussed further in this report. These scoped out heritage assets include:

- The George Inn (now Mulberry House), Tinhead Road (Grade II listed);
- Shore House (Grade II listed);
- Wall to road front of Shore House (Grade II listed);
- May Cottage (Grade II listed);
- Becketts House (Grade II listed);
- Wall and gates to front of Becketts House Didmarton War Memorial (Grade II listed); and
- 3 Salisbury Hollow (Grade II listed).

5 CONTEXT

Tinhead is now more commonly linked to the neighbouring village, Edington, located to the west of Tinhead. The combined settlement of Tinhead and Edington means that today the Tinhead name survives only in Tinhead Hill and Tinhead Lane. The hamlet of Tinhead forms a small loose knit settlement in which its largely linear collection of houses lie along the Tinhead Road that runs up to the junction with the main Westbury to Market Lavington road as it follows the contours along the lower slopes of Salisbury Plain.

Tinhead nestles at the foot of the northern scarp of Salisbury Plain, which rises sharply to over 225m (c.740ft). The old slowcoach route (Tinhead Road) from Bath to Salisbury ran from Steeple Ashton to Tinhead and up to the top of Coulston Down, turnpiked as far as Tinhead Hill in 1751-2, it ceased to operate as such by 1780. The hamlet follows that route and it is along which, various listed buildings such as the former George Inn are located. Originally a coaching inn during the C18 serving the Salisbury–Bath coaches which ran through the village, it has been converted to a house. Opposite the former inn, is Shore House a much-altered timber-framed building from the late C16 century. Further along the road to the north, is Beckett's House with its two parallel ranges; the front one incorporates a timber-framed house of c.1600 and the rear range is C17. The hamlet is located at the foot of the northern slope of Salisbury Plain.

Tinhead is identifiable as an historic settlement with its origins dating from c.1190 and evidence of its historic evolution are still visible within its core to the east of the Site. The boundary of the conservation area is tightly drawn around the plot boundaries within the historic settlement and primarily those on Tinhead Road. The character of the settlement is derived from the historic layers of development and interest that is visually created by its collection of vernacular buildings, some of which are listed and associated elements which include the pond and triangular junctions and the loose pattern of development that allows for glimpses of the countryside beyond. All of these elements justify the designation as a conservation area.

The Site is located to the west of the main settlement and is largely obscured from views from the Tinhead Road by housing and hedgerows. Although the Three Daggers PH and farm shop/brewery barn are prominently located on the Westbury Road and it is visible from the footpath which cuts across the fields to the west of the Site, the playing field and paddock remain largely unseen.

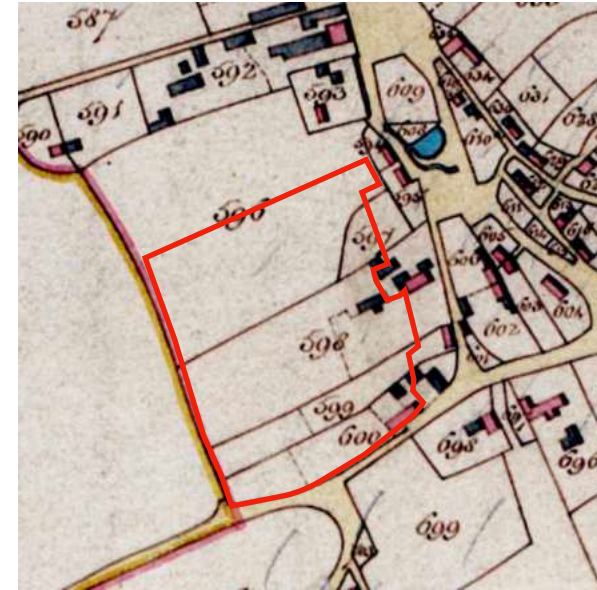


Fig.i: Extract from the 1840 Tithe map



Fig.ii: Extract from the 1886 OS map

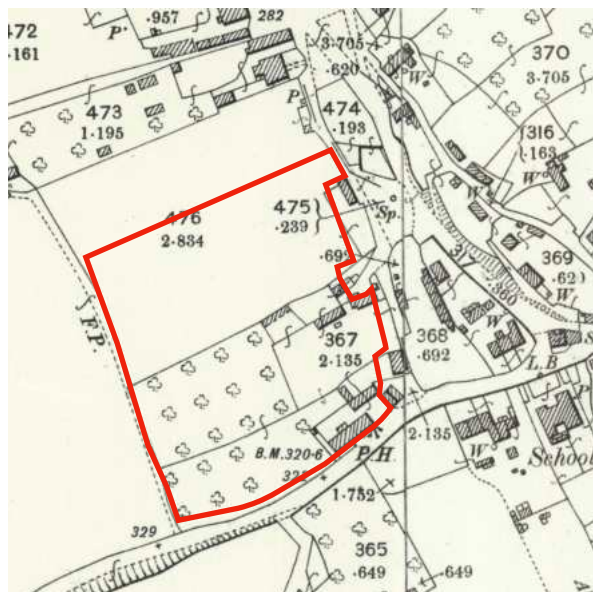


Fig.iii: Extract from the 1899 OS map



Fig.iv: Extract from the 1922 OS map

By way of background, the Three Daggers PH dates from the 1700's, originally known as The Lamb it later became the Paulet Arms and then in 2011, renamed as the Three Daggers, a reference to the Paulet crest. Planning permission was approved for the construction of the farm shop and brewery in 2011. The two buildings sit in a area of parking with a smaller staff car park and bin storage area to the east of the main pub. The latter detracts from the visual qualities of the Site or its contribution to the TCA. To the north of the pub garden, which is between ether farm shop and pub, is the paddock and play area. These are largely unseen either because of the Three Dagger Site or the tree-lined boundaries of the farmland further to the west.

In assessing the cartographic evidence, it revealed the gradual development of the village and how it witnessed the expansion of Tinhead during the inter-war and post-war periods and moist notably the development of the Weir and its associated public housing. The housing along this road is excluded from the TCA, which as described, covers the historic core of the hamlet.

The assessment of the Site revealed that its character is defined by the Three Daggers PH and its associated buildings which includes the Farm Shop and the informal interaction with the playing field immediately to the north. The Site contribute significantly to the wider character of this area. Its location at the western approach into the hamlet is a significant feature in the hamlet and its active use as a destination venue adds to the vitality and vibrancy of Tinhead. The assessment of the wider location showed the character is one of a loose urban grain of the houses, comprising and attractive variety of building styles of small scale, modest character and local vernacular materials, reflecting the rural and agricultural origins of the area.

The playing field and paddock provide an open space to the rear of the Weirside Court and Tinhead Road housing, whilst providing a degree of separation between the pub and its uses from the centre of the hamlet. The open spaces of the paddock and playing field act as a transitional area between the agricultural land to the west and the housing of the hamlet. This is reinforced by the manner in which the boundaries of these spaces provide a visible barrier that screen and strengthen the sense of enclosure and separation.

6 UNDERSTANDING THE SITE

Given the heritage sensitive nature of the Site and its relationship with the TCA and being within the immediate setting of a number of designated heritage assets, an assessment of the Site's contribution to the wider historic character, appearance and context was carried out.

The starting point for any assessment is to establish an understanding of the baseline information that will ensure that great weight should be given to the conservation of designated heritage assets. The more important the asset, the greater the weight should be given to its conservation, which by definition is **the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance** (NPPF Annex 2; Glossary p.65). Turning to the issue of significance, this is defined in the NPPF as being **the value of a heritage asset to this and future generations because of its heritage interest**, which may be archaeological, architectural, artistic or historic. Thus an asset's significance can be derived from both its physical presence and setting. That significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In regard to the policies contained within the NPPF, these confirm the Government's goal to ensure that proposals conserve and enhance the historic environment, which is defined as **'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora'**. The NPPF Glossary further classifies a 'heritage asset' as **'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'** (page 67)

In terms of setting this is described in the NPPF as **the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.**

The setting of heritage assets is described more fully in the Historic England document GPA3 *The Setting of Heritage Assets*, which provides guidance on the management of

change within the setting of heritage assets. The document confirms that its importance lies in what the particular setting contributes to the significance of a heritage asset. Thus in assessing the character and features of the wider landscape, the baseline information is that the Site falls main outside the TCA. However, the Three Daggers PH itself lies within the designated area, a linear conservation area that includes the settlement of Tinhead that clusters along the sloping Tinhead Road. It primarily covers the historic settlement that is found between the junction with the Westbury-Market Lavington Road and north along Tinhead Road. The Three Daggers Site is located on the western edge of the TCA.

The Three Daggers PH is a prominent building on the main road and contributes positively to the western entrance to the hamlet. It is a destination location and one which contributes significantly to the wider character and in particular the group of buildings on the Westbury-Market Lavington road.

The assessment revealed the wider context of Tinhead is one which developed sporadically and had until the end of the C19 predominantly modest, small-scaled cottage developments. The cartographic evidence illustrates how development and the setting of the pub has changed over time, most notably over recent years with the expansion of the farm shop/brewery, car parking and garden areas. Prior to these changes, the wider location witnessed small scale infill development, which in turn contributes to the character of a loose-knit rural location and reflects how Tinhead has historically developed sporadically. It was the development of the Weirs and its associated housing that has made a fundamental change to the character of the village. Later housing schemes to the NE have also impacted upon the character of settlement, but to a lesser degree.

In assessing these proposals, the assessment established that the land to the north of the car park provided an open space between the development along the Westbury-Market Lavington Road, Tinhead Road and the public housing of Weirside Court. The character of that space is derived from its semi-rural appearance and use, partly as a community play area but also for occasional animal grazing.

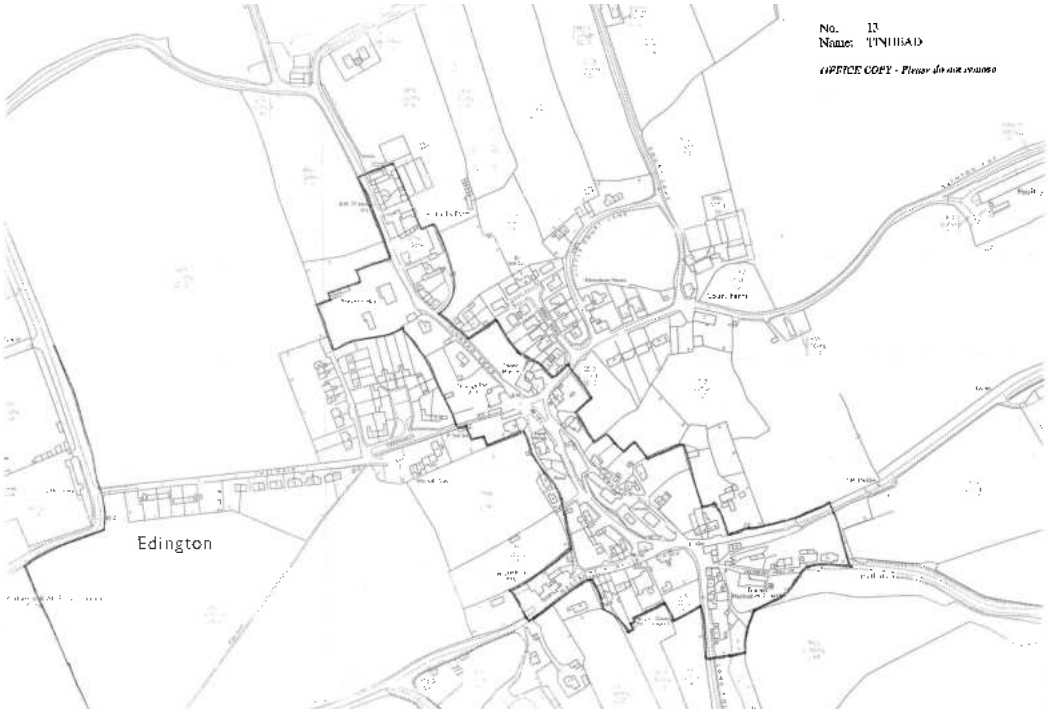
Importantly, one of the key defining features of the land to the north of the farm shop/brewery is the prominence of the tree lined boundaries which partially screen and separate the play area and pub from the paddock (and vice versa) but also obscure the housing beyond. There is a visual contrast between the paddock which is infrequently used for grazing and the municipal appearance of the playing field. In this regard, the extension of these uses into a section of the paddock and its

associated landscaping will maintain a degree of separation but importantly will reinforce the planting and ensure the overall sense of a green space. In this regard, the proposals to create an overflow car park and new play areas will preserve the character of the TCA.

With regard to the extension north of the barn at the lower level, this will expand the space and create better provision of/for the café area. The new extension will, due to the sloping nature of the Site, remain unseen from the main road and will sit comfortably on what is a traditional designed modern building. Likewise, the adaptation of the staff car park in favour of a garden area will improve and enhance the appearance of the Site when seen from the road and this in turn, will be positive improvement to the TCA.



1. The Land Inn, 1912



2. No.13; the Tinhead conservation area



3. The Farm Shop, Three Daggers PH



4. View across the playing field to the west



5. The play area



6. The sports pitch and paddock beyond



7. The Three Daggers PH and staff car park



8. The staff car park



9. The field gate, farm shop and access to the sports field



10. View from the footpath at the Weir/ Weir Court



11. View across the playing field north to the paddock



12. The footpath between the playing field and paddock



13. View north towards the housing of Weirside Court



14. View across the paddock from the western boundary

7 SIGNIFICANCE

Significance is unique to a place and it is vital to identify so that changes within the historic environment can be managed sensitively to ensure that significance is protected, as well as revealed, reinforced and enhanced at every possible opportunity.

The NPPF definition of the significance of a heritage asset (Annex 2: Glossary) as **the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.**

Likewise, the definition of the setting of a heritage asset is **the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.**

There are occasions when the significance of a building or place may be regarded simply as intrinsic. However, since significance is evaluated as a result of how a building or place is interpreted or perceived at a given moment, there are instances where significance can be regarded as a fluid concept that can either be eroded or enhanced, depending on the consequences of change. Significance can be eroded through, for example, partial demolition or inappropriate alterations. Alternatively, it can be enhanced through informed, considered change which can bring positive benefits. These benefits can include the revealing of heritage values, the re-assertion of historic integrity, facilitating greater public appreciation and the strengthening of communal values and uses – all of which may ultimately raise the level of significance. Thus the aims of managed change to protect, reveal, reinforce or enhance significance can be achieved through a variety of means including conservation, improved interpretation, understanding and/or presentation. The purpose of this section is to consider the significance of the application Site as it is currently arranged.

The following assessment of significance for the identified designated heritage asset of the wider TCA is proportionate to the importance of this asset and also provides a sufficient level of description to understand the likely impacts of the proposals. This assessment work has been based on focused map progression, archival research, and on-Site investigative analysis.

historical development

The TCA has not been reviewed, however it is apparent from the assessment that it is a hamlet that has developed and evolved, whilst retaining its the rural character, which is still defined by the small scale, vernacular architecture and harmonious appearance derived from the the consistency of the building materials.

The Site, which is in part although set back from the street frontage behind the Three Daggers PH, includes an open play area and paddock to the west of the village centre. Although the paddock is occasionally used for grazing, its character is that of a transitional area between the agricultural landscape to the west and the houses of Tinhead.

The Three Daggers Site is one that has significantly expanded over recent years to include the farm shop, associated parking areas and gardens with additional bar and catering facilities as well as the property known as Hillside on the opposite side of the main road.

Summary of Significance

The Site has a mixture of medium and low significance. Its medium significance is found in the contribution made by the Three Daggers and its associated buildings to the architectural character of the hamlet, notable the western edge of the settlement. Of equal significance is the land to the north, currently a village play area and paddock form two distinct and separate parcels of land, the first being publicly accessible and the latter for occasional grazing but is fallow for much of the year. The land is a visually open space that lies adjacent to the western boundary of the TCA.

The character of the playing field is closely associated with the Three Daggers in terms of being an extension to the use of the pub garden with direct access from the pub garden. The paddock, however is separate both in terms of the use and boundary treatment.

The assessment of the Site revealed the importance of the farm shop barn in its wider context but also it relates to the overall Three Daggers Site. The barn retains the fundamental characteristics of an agricultural building and should the scheme be implemented, this will remain the case after it has been extended. In views from the main road, the barn will remain visually largely unaltered although a glimpse of the access into the proposed overflow parking will be possible. However, it is one that is very much only a glimpse and it will remain a building that is understood in the rural architectural traditions and its wider pub setting.

The assessment the barn has shown the architectural significance of the building is its vernacular appearance and that it forms part of a wider grouping of properties. In this regard, it makes a positive contribution to the setting of the TCA. It is apparent that by adding to this use, it will bring about significant benefits without compromising the unique nature of the Site. These proposals ensure the building continues to make a positive contribution to the character and appearance of the area.

Likewise, when assessing the adaptation of the staff car park, the use of this space as a garden area set behind a new brick wall will tie in with the existing seating area immediately to the north and make for a more pleasing setting for the pub and streetscape. It will remove an awkward access onto the main road and unsightly area of bin storage in favour of much needed outdoor seating for customers.

In assessing the overflow car park, this would provide additional parking for use by visitors and patrons of both the public house and the farm shop, which will be reached by an access track taken from the existing field access to the east of the farm shop. This area will be landscaped to include a bund along the northern and eastern boundaries of the car park, with the car park itself will have a grasscrete surface or similar construction, to maintain the green character and sense of openness. In turn, a new replacement informal football pitch and play area would be created, thus avoiding the erosion of the openness.

evidential value

It is the built form and appearance of the Site, which makes a significant contribution to the character and appearance of the location, whilst the open land to the north provides a semi-rural transitional area between the agricultural land to the west and the houses of Tinhead. In this regard, medium value is asserted.

historic value

The farm shop is modern and as such has no historic value, accepting it is an attractive building. The main pub building is however historic and as such it is this which gives the Site a medium value in terms of its contribution to the understanding of Tinhead and the surrounding area. In this regard medium value is asserted.

It is proposed to site the additional parking and relocated play area on the land to the north which historically formed part of the wider agricultural landscape. However, over many years this association has diminished and the land is now infrequently used for such purposes. It is acknowledged that as a small parcel of land, its role has become one of transition between the houses of Tinhead and the wider rural landscape. In this regard low value is asserted.

aesthetic value

The Site can be divided between the built form of the Three Daggers PH with its farm shop, car parking and out gardens and that of the open plain field and paddock further to the north.

In terms of the architecture, the farm shop is an attractive building that contributes to the rural location and item character and appearance of the TCA. The nature of the playing field and paddocks provide an informal open space which provides a transitional area between the built form of Tinhead and the agricultural landscape to the west. In views from the east, the playing field appears as a municipal foreground to the Three Daggers PH,

It is the scale, form and vernacular façades of the farm shop which contribute to the character of the surrounding streetscape and therefore the settlement, whilst the open land to the north provides an open aspect to the western side of the settlement.

The appearance of this building with the car park area, makes a significant contribution to the setting of the pub group, which forms an important element of the settlement. For this reason, medium aesthetic value is asserted.

communal value

The Site is easily accessible and its contribution to the area and the conservation area is medium, thus it has a medium communal value.

The works to the Site would have a beneficial impact upon the use and facilities of the barn and overall parking and play facilities of the Site. For this reason, they are considered to be of medium communal value.

8 HERITAGE IMPACT ASSESSMENT

This statement of significance gives a proportionate level of information and understanding of the Site with regard to the proposed works to extend the farm shop barn, create a new area of pub garden and create new parking and play facilities in this location. The Authority has confirmed that in their view, these proposals may give rise to concerns regarding impacts to the character of a designated heritage asset, being the Edington (sic) Conservation Area.

As discussed in this report, the design has been informed by the existing property and its surroundings and the need to adapt it in a sympathetic manner. It is considered the proposed works will enhance the use of the Site and not adversely affect the buildings, accepting that the overflow car park may give rise to some harm, albeit of less than substantial to the setting of the TCA.

The scheme does not diminish the significance of the Site, although it does extend the use of land for parking to the north, however the landscaping proposals which will reinforce the boundary treatments, which already serve to block and obscure views of the paddock from the agricultural land to the west and public views from the play areas.

In assessing the proposed scheme, the design advocates changes that will create a new and improved uses on the Site without compromising its character. It is accepted that over time the changes will not be a harmful intervention when understood in the context of the wider location adjacent to a residential location.

The proposed extension to the barn will reflect the tradition of how rural buildings are adopted and modified to accommodate new or expanding uses. The new form will be built in the same materials and allow for access onto and from what will be a new outside seating area.

Turning to the use of the paddock for overflow parking, the current popularity of the Three Daggers PH and farm shop frequently results in overspill parking along the main Westbury-Market Lavington road and in the wider hamlet, which in turn causes traffic issues. The new car parking area will have low visibility as a result of enhanced landscaping and the sloping topography. In views where it be possible to glimpse the parking and play areas, these will be seen and understood in terms of the wider Three Daggers PH facilities and the local recreational uses of the land. The Site will still maintain its role as a transitional area between the wider rural landscape and the housing of Tinhead.

The understanding of the Three Daggers Site will remain unaffected by these proposals as will that of the urban context which surrounds it. In this regard, the setting of the TCA and its heritage significance will not be lost and overtime, the enhanced landscaping will mitigate any initial visual impact of the new farm shop extension, overflow car park and play area.

In this respect, the proposals will in the longterm, be beneficial to the evidential, communal, architectural and historic interest of the Site. Likewise, when considering the changes in terms of the level of harm, which is defined as being **change for the worse... primarily referring to the effect of inappropriate interventions on the heritage values of a place**, it is apparent that these changes will not be inappropriate nor will they erode the heritage value of the Site or wider setting of the surrounding TCA.

These changes will preserve and potentially enhance the character and appearance of the TCA for the purposes of S.72(2) of the 1990 Act.

9 CONCLUSION

The proposals are considered to be well informed by their context and are sympathetic to the farm shop, its wider setting and will successfully develop the Site by sympathetically adapting the land to accommodate the new and enhanced uses. The design of the scheme takes full account of the significance of the Site as well as the setting of the heritage asset(s) and it is my professional view that the scheme will result in positive change

The key findings include the following:

- The proposed design responds to the location to ensure that it retains the sense of openness and that this will not be compromised;
- The proposed extension of the barn would enhance its use without harm to the appearance of the building;
- The character of the locality is well-established and the extension of the car parking would represent an intervention, which through landscaping, would mitigate any initial impact of its use;
- A new playing field in this area would not impact upon that character;
- The expansion of parking and playing facilities will be beneficial to the village and not compromise the setting of the TCA;
- The additional parking will remove the issue of dangerous parking along the main road and elsewhere in the hamlet, which in turn will be beneficial for the inhabitants of Tinhead and other road users; and
- The proposal will introduce change into a sensitive location however, through sympathetic design and use of materials it will ensure such change is an acceptable one.

It is considered that the scheme can achieve a successful development which will bring about beneficial gains for the pub and wider village, accepting that there will be a less than substantial level of harm caused in terms of the initial impact upon the setting of the conservation area and its historic assets.

The proposals will sustain and enhance the use of the Site and through a considered planting scheme, will minimise any detriment or impact upon the wider conservation area or the surrounding dwellings. The scheme therefore complies with the obligation to comply with Section 72(2) Planning (Listed Buildings and Conservation Areas) Act 1990.