

APPLICATION FOR LISTED BUILDING CONSENT

DESIGN & ACCESS STATEMENT/ HERITAGE STATEMENT

For the soft and hard landscaping of the enclosed garden at Chandlers to improve its appearance, enhance the biodiversity of the garden and to replace rotting and now non-existent boundary fencing on the Eastern side of the garden.

at Chandlers, Easton Royal, Nr. Pewsey, Wiltshire, SN9 5LY



Introduction and Purpose

This Design & Access Statement and Heritage Statement supports an application for Listed Building Consent for landscape and boundary improvements within the garden of Chandlers, a Grade II listed property located in Easton Royal, Pewsey, Wiltshire, SN9 5LY. We, the owners and applicants consider that this work would be of benefit to the house and garden and provide an essential part of maintaining Chandlers as a family dwelling for future use.

The Garden Designer is Sara Barraud and the Landscape Contractor: is Johnstone Landscapes Ltd.

Chandlers is located on the East side of The High Street (aka The Street) near the junction with Harris Lane, the principal road serving the village of Easton Royal. The village itself is situated to the South side of the B3087 that runs between Pewsey to the West and Burbage to the East.

The property was Grade II Listed on 13th June 1988. The Listing recorded that the property is a House built in C17th, altered C19th and 1970. It is constructed of timber framed brickwork, painted white, with a C20th concrete tiled roof with barge boards. It is single storied with an attic, raising it to two storeys. Using the image supplied and repeating descriptors taken from an historical and passed planning application, from left, there exists “a framed bay containing false entrance, two brick bays, and two framed bays on the right containing the stack. Framing two panels high, with timber for former flush dormers incorporated in raised eaves. C20th entrance door with glazed panel. Various C19th three-light timber casement windows and C20th extensions to rear.”

The garden forms part of the curtilage of the listed building and thus all proposed works have been designed to preserve or enhance the setting in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal seeks to:

Enhance the character and functionality of the garden through sensitive landscape design, preserving the historic features including stone steps, retaining walls, and mature trees.

Replace the failed timber boundary panels along the Eastern boundary with a new open, 'stock' fencing and inset hedge which respect the historic setting.

Reinforce the garden's historic layout, materials and relationship with the Listed building and its wider rural context.

The works are reversible in nature and have been carefully designed to respect the heritage asset, without harm to the listed building or its setting.

The works have been designed to:

Ensure reversibility: All interventions can be reversed.

Provide sustainable management: The design enables long-term maintenance and reduces future intervention requirements.

Specific to Eastern boundary works: The replacement of failed timber panel fencing with stock fencing and insetting a beech hedge as a continuation of existing beech hedging on the Northern and Western boundaries represents best conservation practice. It provides:

Immediate boundary security through traditional fencing.

Long-term sustainability through native hedge planting.

Significantly enhances the setting for the listed building.

Reduces visual impact compared to solid panel fencing

Is a traditional boundary consistent with rural Wiltshire heritage buildings.

Existing Garden Features

The garden currently contains:

Established beech hedges along Western and Northern boundaries (to be retained).

Existing apple and cornus trees (to be retained).

Large viburnum shrub (to be retained).

Two existing small trees on the upper east boundary (to be retained).

Original stone steps and ramp providing access to the garden (to be retained).

Existing retaining walls edging the driveway (to be retained).

Oil tank with surrounding beech hedging

Failed timber panel fencing along Eastern boundary (to be replaced)

Failed timber panel fencing between the top and main garden (to be removed).

There are no features of historic significance in the garden.

Key Design Elements

The Top Garden Room

Restoration of level lawn (16.5m x 8.5m)

Avenue planting of six small trees or large multi-stem shrubs.

Regrading of the bank on the Northern boundary to create a gentle, consistent slope with a level platform for a bench (when settled).

New grass seeding using traditional a hard-wearing grass mix.

The Main Garden

Restoration of main lawn (226m²) with improved drainage and levelling.

Curved planting areas with discrete steel edging (110m²).

Conversion of an existing, mid-century D-shaped stone water trough into self-contained, discretely bubbling water feature.

Positioning of existing, ancient standing stone within planting.

Six parasol mulberry trees framing a Keswick brick seating area, incorporating client's existing engraved York stone slab.

Narrow grass paths (700-800mm wide) for hedge maintenance access.

Central fence paneling dividing top and main garden.

Removal of central, rotted fence paneling currently dividing the entirety of the garden area in two. The paneling been degraded over time by the mixed overgrowth of briar, ivy, bind weed and other self seeding plants during the previous period of ownership and is not maintainable.

Eastern Boundary Treatment (Key Heritage Consideration)

Existing Condition:

Failed timber panel fencing, compromised by Easterly winds.

Proposed Solution

New sheep wire stock fencing (1200mm height overall) on pressure-treated softwood posts to mark the existing boundary. This will require Planning Permission which is being sought at the same time as this LBC.

New beech hedge planted 700mm inset from the boundary line to match the existing hedges.

Retention of traditional hedge boundary whilst providing interim stock-proof fencing with 700mm grass maintenance paths either side of the hedge line.

Oil Tank Area

Beech hedge repositioned closer to tank for improved screening.

New self-binding gravel path and area for oil deliveries and maintenance (3.5m²).

Timber edge boards to contain gravel.

Additional Boundary Works

New trellis fence panels between oil tank and log store (1.8m high) using traditional Jackson's softwood trellis panels with ball finials.

ACCESS CONSIDERATIONS

Physical access within the garden.

Existing stone steps and ramp to garden retained and preserved.

All new pathways designed with gentle gradients suitable for maintenance access.
Narrow grass paths (700-800mm) along boundaries provide hedge cutting access.
Robotic mower to be used, reducing need for regular physical access with equipment.

Construction Access

Ample space for material storage on driveway.
Adequate parking provision.
No obstruction to public highway.
All deliveries managed by contractor.

No new access points or changes to vehicular arrangements are proposed.

Temporary site operations will be managed to protect existing structures, trees and boundaries.

METHODOLOGY

Design Approach and Materials

The design philosophy, led by garden designer Sara Barraud, aims to retain the integrity and informality of the existing garden while subtly improving its usability, ecological value, and visual coherence.

All materials and methods are in keeping with the conservation principles of minimal intervention and reversibility, including:

Using natural stone, Keswick brick paving, timber and sheep wire fencing compatible with the historic setting.

All new planting designed to complement the existing beech hedges and traditional Wiltshire planting palette.

Retention and enhancement of key landscape features that frame the listed house and garden views.

The project will use traditional craftsmanship and sympathetic detailing, ensuring the new works integrate seamlessly into the historic environment.

Traditional and Sympathetic Materials

Keswick brick: Traditional brick paving for seating area

Steel edging: Discrete 6mm x 100mm flush edging (Steelscapes or similar)

Pressure-treated softwood: Posts and trellis panels

Self-binding gravel: Appropriate for rural setting

Beech hedging: Traditional Wiltshire hedge species (1.8m bareroot)

Stock fencing: Agricultural standard 800mm galvanised wire with two top strands.

Planting Strategy

Native and traditionally-used species appropriate to Wiltshire gardens

Beech hedging to reinforce boundary character

Parasol Mulberry trees providing formal structure.

Avenue planting maintaining formal garden tradition.

Grass seed mix: hard-wearing blend of perennial ryegrass, tall fescue, red fescues and browntop.

Construction Methodology

Reversible interventions throughout.

Protection of existing trees, hedges and historic features.

Tree protection zones demarcated.

Track mats to protect existing surfaces.

All works supervised by experienced landscape contractor (Johnstone Landscapes Ltd).
and Sara Barraud, garden designer.

JUSTIFICATION FOR WORKS

Eastern Boundary Fence Replacement - Heritage Justification

Need for Works

The existing timber panel fencing along the eastern boundary has failed due damage caused by strong winter winds and no longer serves its purpose of:

Marking the property boundary.

Providing stock-proof containment.

Contributing to the garden structure.

Is an eyesore and inconvenience for our neighbours as the broken fence falls onto their property.

Removal of central, wind damaged and rotten panel fencing currently dividing the entire

garden in two and reducing its current functionality and visual appeal. It has invaded by briar, bindweed and self seeded plants.

Proposed Solution - Stock Fencing with Inset Hedge

The replacement strategy represents best conservation practice:

Stock Fencing (Immediate requirement):

Traditional agricultural solution appropriate to rural Wiltshire setting.

Open structure maintains views and rural character.

Lower visual impact than solid panel fencing.

Galvanised wire on softwood posts consistent with historic estate boundaries.

Provides immediate stock-proof boundary while hedge establishes.

Beech hedge (Long-term boundary treatment):

Planted 700mm inset from boundary line to allow growth space.

Traditional Wiltshire boundary treatment consistent with existing hedges on site.

Will ultimately provide substantial, sustainable boundary marker.

Requires 3-5 years to establish as effective boundary.

Compatible with the historic character of the property.

Reduces long-term maintenance compared to timber fencing.

Why both are Required: The stock fencing provides essential boundary demarcation while the hedge establishes. This two-stage approach:

Ensures immediate boundary security

Allows hedge time to mature without pressure.

Represents sustainable, long-term thinking.

Reflects traditional estate management practices.

Heritage Benefits

Replaces failed modern fencing with traditional agricultural solution.

Reintroduces hedge boundary consistent with historic rural properties.

Lower visual impact enhances setting of listed building.

Sustainable approach reduces future interventions.

700mm grass paths allow proper hedge maintenance ensuring longevity.

Other Works Justification

All other proposed works:

Enhance the setting of the listed building.

Utilise traditional materials and techniques.

Preserve all significant existing features.

Improve garden functionality whilst respecting heritage character.

Removal of central, rotted and wind damaged and briar invaded fencing panels currently dividing the garden in two parts and limiting its functionality.

COMPLIANCE WITH CONSERVATION PRINCIPLES

Understanding Significance

The proposals demonstrate clear understanding of the property's significance through:

Retention of all historic fabric and mature planting and trees.

Preservation of existing stone steps, walls and access routes.

Enhancement of traditional garden structure.

Minimal Intervention

All interventions are reversible.

No permanent alteration to historic fabric..

Ground works respect archaeological potential.

Existing levels largely retained.

Honest Approach

New materials are distinguishable but complementary.

Steel edging provides discrete modern solution to practical requirement.

Traditional materials used where visible and appropriate.

Sustainable Solutions

Native and traditional planting species.

Permeable surfaces throughout.

Hedge boundary as long-term sustainable solution.

Robotic mower reduces ongoing environmental impact.

IMPACT ASSESSMENT

Heritage Impact Assessment

The proposed works are of low impact and are designed to be reversible and sympathetic to the character of the listed building and its curtilage.

Impact on Listed Building

Enhance the setting and curtilage of the listed building.

Preserve all historic features of the house as no work on the dwelling is proposed.

Visual Impact

All works contained within existing curtilage.

No impact on public views.

Enhancement of property's rural setting.

Stock fencing significantly less visually intrusive than failed panel fencing and has the verbal agreement in principle of the neighbours as boundary marker.

CONSULTATION

Policy and Legislative Context

The proposals have been developed in accordance with:

Planning (Listed Buildings and Conservation Areas) Act 1990 (Sections 7 & 66).

National Planning Policy Framework (NPPF, 2023) — Paragraphs 199–208 relating to heritage significance and proportionality of impact.

Wiltshire Core Strategy (2015) — Core Policy 58: Ensuring the Conservation of the Historic Environment.

Relevant guidance from Historic England's Good Practice Advice Notes 2 and 3 (Managing Significance in Decision-Taking and The Setting of Heritage Assets).

Stakeholder Engagement

Clients: Fiona and Antony Upton (property owners).

Designer: Sara Barraud (experienced garden designer).

Contractor: Johnstone Landscapes Ltd (experienced in heritage contexts).

All parties committed to sensitive execution of works.

SUPPORTING DOCUMENTATION

The following documents support this application:

- 1.Chandlers Garden Specification - Final Revision 6/11/25
- 2.Chandlers Garden Contractor Method Statement
- 3.Master Garden Layout Plan - Revision 4/5th November 2025 @ 1:100 on A1
- 4.Topographic Survey by Matthew Read Land & Building Surveys @ 1:100 on A1
- 5.Photographs of existing conditions – see below



Gap in broken fence on East Boundary in detail and wider view from the West



NW corner of main garden looking E
Showing mature beech hedges



SE corner of main garden looking E



Top garden SW corner looking NE



Top Garden SE corner looking NW

Showing mature beech hedges which will be matched by the proposed hedge.



Broken portion of Middle fence looking
SE from NW corner



Middle fence, looking S from N.

CONCLUSION

The proposed garden improvements at Chandlers represent a sensitive and proportionate enhancement of the curtilage of a Grade II listed building.

The scheme:

Retains all significant heritage fabric and features.

Uses high-quality materials sympathetic to the historic context.

Enhances the building's setting through considered landscape design and improved boundary treatment.

Accordingly, the proposals comply fully with conservation principles for the protection of listed buildings and their settings and should be viewed as a positive contribution to the long-term conservation and enjoyment of the property. and will enhance rather than harm the significance of this heritage asset.

It is therefore respectfully requested that listed building consent be granted for this.

Prepared by Fiona Upton and Anthony Upton

Chandlers

Easton Royal

Wiltshire

SN9 5LY