



**RIDGEWAY**  
HERITAGE CONSULTANCY

Packhorse Corner, Purton, Swindon SN5 4HU

## A Heritage Statement



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Clients: Sam Betts and Matt Hance

# Packhorse Corner, Packhorse, Purton, Swindon SN5 4HU

## A Heritage Statement

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**Report front cover: View, looking east, of the south-west and north-west elevations of Packhorse Corner.**

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## SUMMARY

Packhorse Corner comprises part of group of Grade II-listed historic dwellings of irregular Z-plan, with this dwelling forming two adjoining ranges of different construction and sixteenth and seventeenth-century date. Both ranges are of one and half storeys, with hipped thatched roofs and traditional timber-framed casements. The historic plan-form of both ranges survives well, despite historical division into small cottages. This property comprises a substantial vernacular dwelling within a garden plot of 0.15ha, which includes a modern garage and storage building.

The proposed scheme includes improved external drainage and removable flood barriers. A poorly designed modern main staircase would be replaced, together with stairs leading up from the Snug. Some timber-framed windows would be replaced with traditional, double-glazed examples, and internal wall insulation would be installed. Areas of recently applied gypsum wall plaster, would be replaced with lime plaster. In Bedroom 3, a flat ceiling would be removed to reveal the roof vault. A programme of repairs to external timber framing would be complemented by a small number of internal timber repairs.

It is also proposed to extend the south-western end of the existing garage, entailing the provision of an additional bay and removal of an existing modern storage shed. This would continue the timber-framed and brick construction, and tiled roof, of the existing, but with an open bay, with supporting oak posts. Photovoltaic panels are proposed on the south-eastern side. The proposed extension would complement the form and materials of the existing garage, and adjacent Cottage, with minimal change to existing heritage settings, including views of the property from the open field to the south-east, within which the enlarged garage would be largely screened by an existing tall hedgerow.

The proposed repairs of deteriorating fabric, and replacement of inappropriate modern features, would secure the significance of the building and thus confer a substantial heritage benefit. These include the replacement of the principal stairway, and improvements to external drainage and the installation of flood barriers. Other necessary replacements include a minor staircase and timber-framed windows, together with areas of gypsum wall plaster and decayed sections of timber framing.

The proposed repairs and alterations to Packhorse Corner are necessary, and wholly sympathetic in character. They would entail no additions or changes to plan-form. Any impacts to existing fabric would be almost entirely beneficial. Apart from the garage extension, there would be no change to heritage settings. Any limited harm associated with the proposed works would be considerably outweighed by the resulting heritage and public benefits. The scheme of works would be in accordance with national and local planning policies, and with current sectoral guidance for the repair and conservation of historic buildings. It would secure the future significance of Packhorse Corner as a Grade II-listed building, and would result in minimal overall harm.

## 1. INTRODUCTION

- 1.1 In September, 2025, Ridgeway Heritage Consultancy was commissioned by Ben Lilley Studio, on behalf of Sam Betts and Matt Hance, to prepare a Heritage Statement for Packhorse Corner, Packhorse, Purton, Wiltshire SN5 4HU (NGR 409504 189577) (Figs. 1 and 2), hereafter referred to as ‘the House’. This Heritage Statement will support applications for planning permission and listed building consent for a scheme of internal alterations to the property, and the extension of an adjacent garage. The Grade II-listed dwelling is of sixteenth and early seventeenth-century date, and originally comprised part of a group of five vernacular cottages, of which two now front onto Packhorse Lane, with Packhorse Corner to the rear (NHLE 1023181). The building is not associated with a Conservation Area, and few heritage assets are situated within its rural surroundings. A pre-application enquiry, detailing preliminary proposals for internal alterations and a garage extension, was submitted to Wiltshire Council.

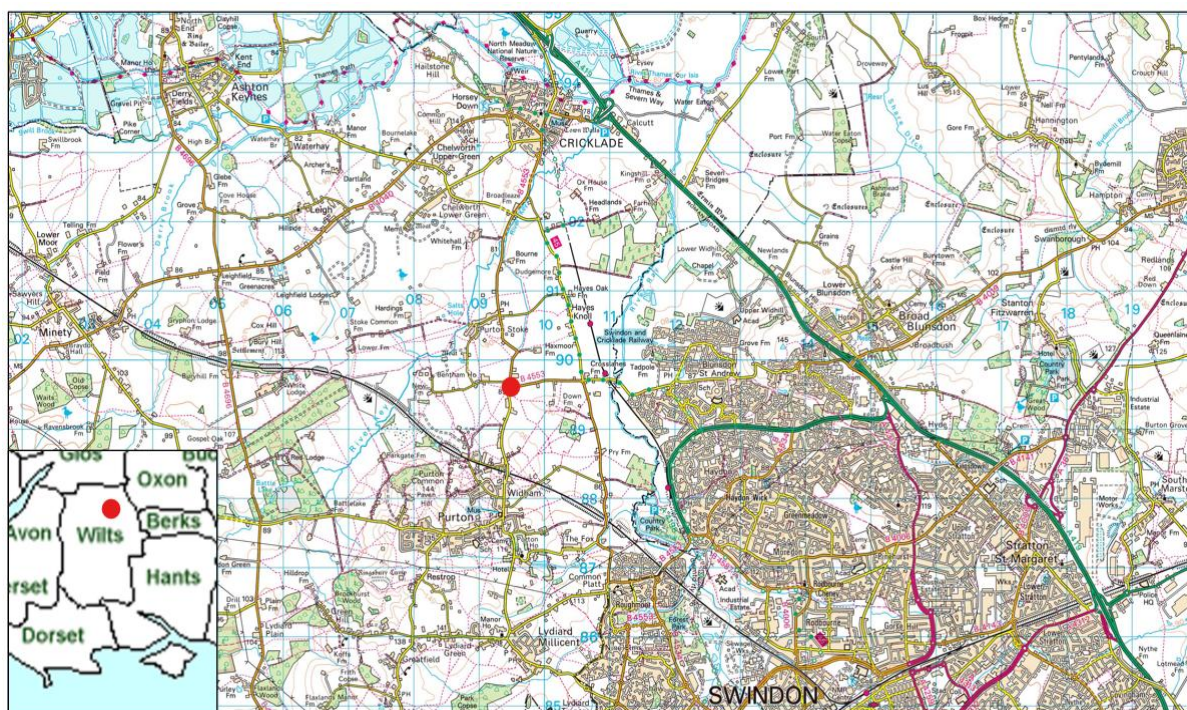


Fig. 1: Location Plan (approximate scale 1: 50,000).

### *Location and Context*

- 1.2 Packhorse Corner and adjoining dwellings are located at the junction of Packhorse Lane, the B4553, with Cricklade Road and Bentham Lane. The line of cottages is aligned north-east/south-west, and fronts onto a minor lane which extends diagonally between Packhouse Lane and Cricklade Road (Figs. 3 and 4). The curtilage of Packhorse Corner includes an area of garden of

0.15ha area, including a garage and storage building (Figs. 21, 23-26, 36 and 37, Appendix H). This bounded on its north-western side by the lane, to the west by Cricklade Road, and to the south-east by open farmland (Figs. 2 and 3). The surrounding landscape comprises an aggregation of small fields with hedged boundaries, with a number of neighbouring historic farmsteads, including Bentham House Farm and Hurstead Farm (Fig. 2). The property is situated at an elevation of 83m above Ordnance Datum (aOD), within an area characterised by largely level topography. This is bisected by minor tributaries of the Upper Thames, together with a number of minor watercourses, and is consequently prone to winter flooding. Purton village is located 1.8km to the south and Swindon Town centre some 7.3km to the south-east.

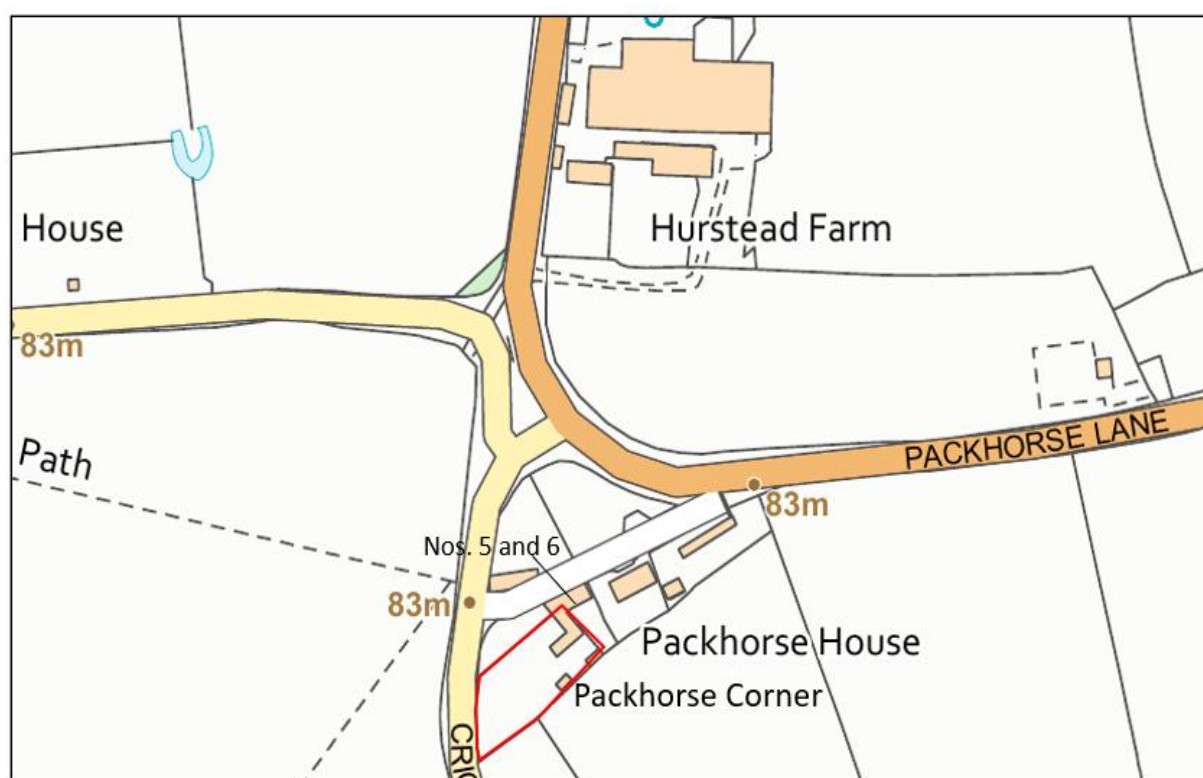


Fig. 2: Location of Packhorse Corner and surrounding features (approximate scale 1:2000).

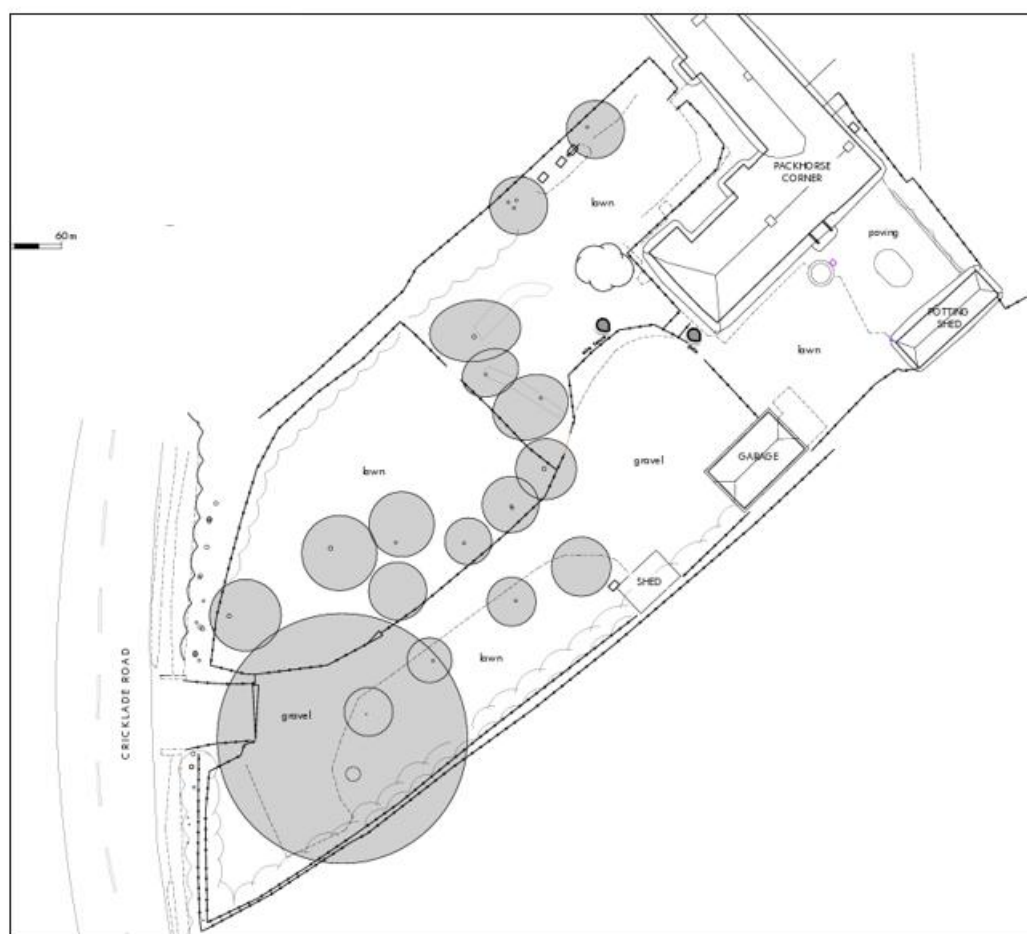
### ***Heritage Constraints***

- 1.3 The property is a vernacular thatched building of one and a half storeys, and of contrasting limestone and timber-framed construction. Its principal significance resides in its built form and historic fabric which is representative of a modest rural dwelling of post-medieval date. In terms of its fabric and form, the House is also importantly representative of regional character. It is not associated with a Conservation Area, and few heritage assets are situated within its rural environs. These include Grade II-listed Hurstead Farmhouse (NHLE 1198325), and adjacent outbuilding (NHLE 1023174), located 180m to the north; and Grade II-listed Packhorse Farmhouse (NHLE 1023173), located 155m to the south-west.

### ***Planning Context***

- 1.4 Pre-application advice from Wiltshire Council Planning Department concludes with the following comments:

*The proposal enquiry is considered acceptable in principle, however it is unlikely that it would be supported due to harmful impacts on the significance of the listed building. Changes are requested to minimise and mitigate harmful impacts in order that the benefits of any proposal can successfully outweigh the level of harm. In respect of other matters, including neighbour amenity, highways and flood risk, subject to justification and details, no significant concerns are anticipated. We conclude that the proposal has some merit but will require some further work before an application is encouraged'.*



**Fig. 3: Site Plan of Packhorse Corner (BL Design Studio).**

- 1.5 The Conservation Officer's pre-application advice included specific provisions for the proposed internal alterations, together with the following comment in respect of the proposed garage extension:

*'The impact of an extended garage block with side elevation extended to 13.3 m from about 5 m. would compete to a degree with the listed cottage behind The extent of this enlargement would in my view have a detrimental impact on the setting and views of the cottage from the south field, which is part to its established experience and its vernacular architecture and modest scale and proportions in the landscape are significant to its architectural and historic interest and setting' [sic].*

### ***The Scope of Proposed Works***

1.6 Pre-application enquiry ref. ENQ/2025/00731 was submitted for a range of internal alterations to the property, which included:

- Repairs to timber framing;
- Installation of flood prevention doors;
- Installation of internal insulation in some rooms;
- Replacement of the modern main staircase;
- Replacement of the existing straight-flight staircase to the north range;
- Modification of modern partitions to first-floor ensuite bathrooms;
- Removal of existing vaulted ceiling in Bedroom 3;
- Replace plasterboard in dining room with lime plaster;
- Replace leaded casement windows with double-glazed windows of traditional pattern;
- Lower ground levels at south elevation wall and install a French drain.

In addition to these works, it is also proposed to extend an existing single-storey garage, and to clad the south-east-facing roof of the extended garage with solar panels. The proposed enlargement of the garage may potentially affect the setting of Packhorse Corner.

### ***Aims and Objectives of the Heritage Statement Report***

1.7 The aims and objectives of the Heritage Statement will therefore include the following:

- A detailed assessment, using available data sources, of the form, historical development, architectural interest and significance of Packhorse Corner, and of relevant aspects of its historic fabric;
- A detailed description of the proposed alterations, and the effects of these on the fabric, appearance and historic character of the building;
- An assessment of the potential impact to the significance of surrounding historic buildings, through changes to their wider settings; and
- An assessment of the overall level of resulting harm to the significance of the building.



**Fig. 4: Aerial image of the Packhorse Corner site within its rural context (Geoinformation Systems).**

- 1.8 It is necessary to articulate the significance of affected heritage assets and to assess the impact of the proposed works upon that significance, in accordance with Paragraph 208 of the National Planning Policy Framework:

*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.*

- 1.9 A site visit to Packhorse Corner, including an assessment of its form and the potential impact of the proposed alterations, was made on September 2<sup>nd</sup>, 2025, in overcast conditions.

## 2. PLANNING POLICY CONTEXT AND GUIDANCE

2.1 This Heritage Statement has been compiled in accordance with the following statutory, planning policy and guidance documents:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework 2012 (amended December 2024);
- National Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2016 revised 2021);
- English Heritage guidance: ‘Conservation Principles; policies and guidance for the sustainable management of the historic environment’ (2008);
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 2; Managing significance in decision-taking in the historic environment’ (2015a); and
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 3: The Setting of Heritage Assets’ (2015b).

### ***Planning (Listed Buildings and Conservation Areas) Act (1990)***

2.2 The 1990 Planning Act states that:

*‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest that it possesses (Section 66)’.*

### ***National Planning Policy Framework (2012, rev. December 2024)***

2.3 The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as: “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past activity, whether visible, buried or submerged, and landscape and planted or managed flora.” Individual components of the historic environment are considered to constitute heritage assets: “buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest”.

2.4 Key tenets of the Framework are that:

- when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater that weight should be (Paragraph 212).
- heritage 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. Substantial harm to, or loss of, a Grade II-listed building, park or garden should be exceptional. Substantial harm to, or loss of, designated assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I or II\*-listed buildings, registered parks and gardens and World Heritage Sites should be wholly exceptional (Paragraph 213).
- where a proposed development 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 (Paragraph 215).
- With regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected (Paragraph 216).
- 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 (Paragraph 219)

2.5 Local Planning Authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be “proportional to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance”.

***Local Planning Policy***

2.6 In Wiltshire, the current Development Plan includes the Wiltshire Core Strategy, of 2015, and includes a number of saved policies from District Local Plans. Within the Core Strategy, relevant provisions for development design are contained within Core Policy 57: Ensuring High-Quality

Design and Place-Shaping. Provisions for the conservation of the historic environment are contained within Core Policy 58.

*Core Policy 57 Ensuring high-quality design and place-shaping*

- 2.7 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 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;
  - ii. responding positively to 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;
  - iii. being sympathetic to and conserving historic buildings and historic landscapes; and
  - iv. the use of high standards of building materials, finishes and landscaping;

*Core Policy 58 Ensuring the conservation of the historic environment*

- 2.8 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; and
  - vi. important landscapes, including registered battlefields and townscapes.
- 2.9 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.

*The Wiltshire Design Guide*

- 2.10 The recently introduced *Wiltshire Design Guide* (Wiltshire Council 2024) provides standards and guidance for new developments, and alterations to historic structures. Guidance criteria reflect local distinctiveness, local issues and priorities. The National Planning Policy Framework (NPPF) recommends that local design guides should "provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design" and that "the level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety."
- 2.11 The NPPF further states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.... Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities....Being clear about design expectations, and how these will be tested, is essential for achieving this."

### 3. METHODOLOGY

3.1 The Historic England *Planning Note No 3* (Historic England 2015b) provides key stages of consideration in regard to assessing the impact of a proposal on the setting of a designated heritage asset (listed building) as follows:

- Identify the degree to which setting makes a contribution to the significance or the heritage asset or allows its significance to be appreciated;
- Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Explore ways to maximise enhancement and avoid or minimise harm; and
- Make and document the decision.

3.2 Paragraphs 9 and 10 of *Note Number 3* also provide an overall and general understanding of ‘Setting’. Paragraph 9 states ‘Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance’. While Paragraph 10 states ‘The contribution of a setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.’

#### ***General***

3.3 The methodology employed by this assessment is in accordance with key professional guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists 2014), the Historic England guidance *Conservation Principles* (2008) and Historic Environment Good Practice Advice in Planning Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Impacts to heritage settings were assessed using the methodology detailed within the current Historic England guidance *Historic Environment Good Practice Advice in Planning Note 3: the setting of heritage assets* (2015).

### ***Sources***

3.4 This Heritage Statement has involved detailed consultation of readily-available historical information drawn from documentary and cartographic sources. The major repositories of information consulted have comprised:

- National Heritage List for England (EH);
- Published and unpublished documentary sources;
- Historic maps and photographs;
- English Heritage Archives (EHA) and AMIE (Archives and Monuments Information, England) data;
- Online sources, including Local Plan policies and information.

3.5 A bibliography of documentary, archive and cartographic sources consulted is included in the References section of this report.

### ***The Significance of Heritage Assets***

3.6 Heritage assets are defined by the National Planning Policy Framework (henceforth, ‘the Framework’; revision of December 2024) 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’. The term Heritage Asset includes both designated heritage assets and assets identified by the local planning authority as possessing heritage significance (including locally- listed structures)’. Designated heritage assets include: World Heritage Sites; Scheduled Monuments; Listed Buildings; Protected Wreck Sites; Registered Parks and Gardens; Registered Battlefields; and Conservation Areas. Non-designated heritage assets include sites held on the Historic Environment Record, in addition to other elements of the landscape understood to have a degree of significance meriting consideration in planning decisions.

3.7 The assessment of the heritage value (significance) of a site determines the ways in which particular aspects of a place and different periods in its evolution contribute to, or detract from, those identified heritage values associated with the asset.

3.8 Heritage significance is defined in Planning Practice Guidance (Annex 2, 2021) 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 fabric, but also from its setting.'

3.9 The method for assessing the various aspects of significance is drawn from the guidance provided by the English Heritage publication "Conservation Principles, Policy and Guidance" (2008). The degrees of significance are defined within this guidance as:

A. *Exceptional Significance* Elements of the place which are of:

- key national or international significance, as among the best, or the only surviving example, of an important type of monument,
- or outstanding representatives of important social or cultural phenomena,
- or are of very major regional or local significance.

B. *Considerable Significance* Elements of the place which constitute:

- good and representative examples of an important class of monument or the only example locally,
- or have a particular significance through association, even if surviving examples may be relatively common on a national scale,
- or which make major contributions to the overall significance of the monument.

C. *Moderate Significance* Elements of the place which:

- contribute to the character and understanding of the place,
- or which provide an historical or cultural context for features of individually greater significance.

D. *Low Significance* Elements of the place which are:

- of individually low value in general terms,
- or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.

#### *Assessment of Heritage Values*

3.10 At the heart of any statement of significance is the articulation of why a heritage asset matters to present and future generations. Current national guidance for assessing the significance of heritage assets is based on the criteria provided by Historic England (formerly English Heritage) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). Within this document, significance is weighed by the estimated potential for the asset to demonstrate the following values:

- Evidential value derives from ‘the potential of a place to yield evidence about past human activity’ (ibid, 28). It is primarily embodied by physical remains or historic fabric, but also includes buried archaeology;
- Historical value derives from ‘the ways in which past people, events and aspects of life can be connected through a place to the present’ (ibid, 28). Illustrative historical values depend on visibility in a way that evidential value does not; and ‘have the power to aid interpretation of the past [...] through shared experience of a place’ (ibid, 29). Associative historical values relate to historical connections with a notable family, person, event or movement;
- Aesthetic values derive from ‘the ways in which people draw sensory and intellectual stimulation from a place’ (ibid, 30). Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting; • Communal value is tied to historical (associative) value and aesthetic value, deriving from ‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’ (ibid, 31);
- Communal values may be commemorative, symbolic or social. The latter is typically ‘associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence,’ and might only be articulated when the resource is under threat (ibid, 32).

3.11 Further information on good practice in implementing historic environment policy in the NPPF is provided within the guidance Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015a). This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that the information required regarding heritage significance should be no more than would be necessary to inform the planning decision.

### ***Approach to Historic Building Assessment***

3.12 The approach to historic building assessment in this report has been based on the current Historic England guidance: *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). While this assessment does not represent a definitive recording or survey of Packhorse Corner, it does comprise a description of its architectural form and fabric and, in placing these within an historical

context, provides a detailed articulation of the significance of the building. The assessment therefore includes elements of the Level 2 recording defined in Historic England guidance (2016):

### *Level 2*

- 3.13 This is a descriptive record, which may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use, and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made.

### ***Assessing levels of Impact***

- 3.14 Impact assessment addresses predicted changes in the existing condition of the environment, as a result of a proposed development. The significance of an impact is generally determined as the combination of the ‘sensitivity and/or value’ of the affected receptor, and the predicted magnitude of change. In this case, heritage receptors comprise a group of Grade II-listed buildings, which may be considered both as individual structures and as a coherent group of related assets. These are considered to represent receptors of medium to high sensitivity and/or value.

### *Magnitude of Impact*

- 3.15 The determination of the magnitude of change is based on the current level of survival, or condition, of the receptor. The variable factors which determine the magnitude of change include the vulnerability or sensitivity of the site or feature to change. The criteria commonly used to determine the magnitude of impact are as described in the following table:

| <b>Magnitude of Impact</b> | <b>Description</b>                                                                                                                                                                                                                                                      |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Major                      | The proposed development would cause a large change to existing environmental conditions.<br>Complete destruction of the site or feature.<br>Change resulting in a fundamental change to the ability to understand or appreciate the asset and its context and setting. |
| Moderate                   | The proposed development would cause noticeable change to existing environmental conditions.                                                                                                                                                                            |

|            |                                                                                                                                                                                                                                                                        |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | Change resulting in appreciable change to the ability to understand or appreciate the asset and its context and setting.                                                                                                                                               |
| Minor      | The proposed development would cause small change to existing environmental conditions.<br>Change resulting in small change to the ability to understand or appreciate the asset and its context and setting.                                                          |
| Negligible | The proposed development would result in no discernible change to existing environmental conditions.<br>Negligible change or no material change to the site or feature.<br>No change to the ability to understand or appreciate the asset and its context and setting. |

**Table 1: Criteria used to determine the level of impact.***Significance of Impact*

3.16 The significance of impact and environmental effect is determined by two variables:

- The importance or significance of the receptor; and
- The magnitude of change affecting the receptor.

Environmental effects may be either adverse or beneficial, depending on the nature of the impact.

| Receptor<br>sensitivity/value | Magnitude of Impact |             |            |            |
|-------------------------------|---------------------|-------------|------------|------------|
|                               | Major               | Moderate    | Minor      | Negligible |
| Very high                     | Substantial         | Substantial | Moderate   | Slight     |
| High                          | Substantial         | Moderate    | Slight     | Negligible |
| Medium                        | Moderate            | Slight      | Negligible | Negligible |
| Low                           | Slight              | Negligible  | Negligible | Negligible |

**Table 2: Criteria used to determine the significance of impact.**

#### 4. PACKHORSE CORNER, ITS FORM, HISTORICAL DEVELOPMENT AND SIGNIFICANCE

- 4.1 Packhorse Corner, along with adjoining properties, was added to the National List at Grade II, on April 17<sup>th</sup>, 1986, in view of their historic and architectural interest (NHLE 1023181). The listing identifies the component properties as ‘Packhorse Corner, and Nos 5 and 6 Packhorse Lane’. The brief listing description is given as follows:

*Group of 5 cottages, now 3 cottages, 1605 and later. Two parallel blocks with linking block forming Z-plan. To rear, Packhorse Corner, formerly Nos. 2-4. Timber framed with thatched roof. Nos. 5 and 6 now against road, colour-washed limestone with brick quoining and thatched roofs. All 1 storey and attics. C20 doors under thatched open porches. Timber casement windows. Thatch swept over 8 dormers and hipped at ends. No. 6 formerly housed a smithy.*



Fig. 5: View, looking east, of the south-west, front elevation of Nos. 5 and 6 Packhorse Lane (Historic England).

- 4.2 Packhorse Corner, is situated at the rear of the group of adjoining dwellings, and formerly comprised Nos. 2-4 Packhorse Lane. The north-west elevation of adjoining Nos. 5 and 6 Packhorse Lane fronts directly onto the minor lane running on this side (Fig. 5). In common with later aspects of Packhorse Corner, it is of painted, coursed limestone rubble construction, and of a single storey with an attic level. The hipped thatched roof has two eyebrow dormers on this

side. Three timber casements are situated to the left of the front door, with two casements to the right.

- 4.3 Packhorse Corner itself extends to the east and south of Packhorse Lane, in a Z-configuration, and is of L-plan (Figs. 3 and 4). It there comprises a north-east/south-west range and an attached north-west/south-east range, each of different dates and construction (Figs. 6-12). The two ranges face an extensive garden on the south-west side, of 0.15ha area. On its south-west elevation, the north-west south-east range largely reproduces the form of the roadside frontage of Nos. 5-6, with three bays of painted limestone rubble construction (Fig. 6). Of these, the two eastern bays actually comprise part of Packhorse Corner, with a garden fence clearly delineating the two adjoining properties. A doorway on this elevation is set beneath a modern open porch with a thatched roof. There are four timber-framed casements at the ground floor, one to the left of the door and three to the right. These are each of two lights and set beneath timber lintels, and are of nineteenth-century date. Two smaller timber-framed casements, of similar pattern, are set within eyebrow dormers, and are positioned above horizontal timber beams. The hipped roof form, from a position just to the left of the left-hand dormer (ie part of Nos. 5 and 6), indicates that this may be a later addition, as suggested by a clear vertical construction line in the stonework.



Fig. 6: View, looking north-east, of the south elevation of Packhorse Corner, with adjoining garden.

- 4.4 The adjoining north-west elevation of the north-east/south-west range is of similar form, but contrasting build (Figs. 7-12). The thatched roof of this range is hipped, but with a notably higher roof-line. There are two timber-framed casements with diamond-lead panes at eaves level, which are partly enclosed by thatched eaves. The thatched roof sweeps down on this side to cover an enclosed porch of brick and timber construction, which appears to be a modern addition. A timber-framed casement to the right of this has leaded panes. This range is of irregularly timber-framed construction, with brick nogging infill, the latter of probable eighteenth-century date (Figs. 7, 10, 11 and 12). To the right of this elevation, the hipped roof extends down to a ground-floor eaves level, and accommodates a later timber-framed and brick extension, which appears to be an eighteenth-century addition.



**Fig. 7: View, looking north-east, of the south-west elevation of the north/west/south-east range.**

- 4.5 At the south-west, end elevation of the north-east/south-west range, the hipped thatched roof sweeps down to a low eaves-level at the left-hand side, which covers a small, single-storey brick and timber-framed extension which is now in use as a ground-floor WC. The main body of the building on this elevation remains of one and a half storeys, with a single two-light casement at attic level, which is set centrally within an eyebrow dormer (Figs. 8 and 10). Substantial timber box-framing is exposed on this elevation, with diagonal braces set between a central post and wall-plate. A single shallow window of four lights, with leaded panes, has been inserted between the two posts to left and right of the centre post. This is a later insertion, of twentieth-century date.



Fig. 8: Architect's drawings of the existing elevations of Packhorse Corner (BL Design Studio).

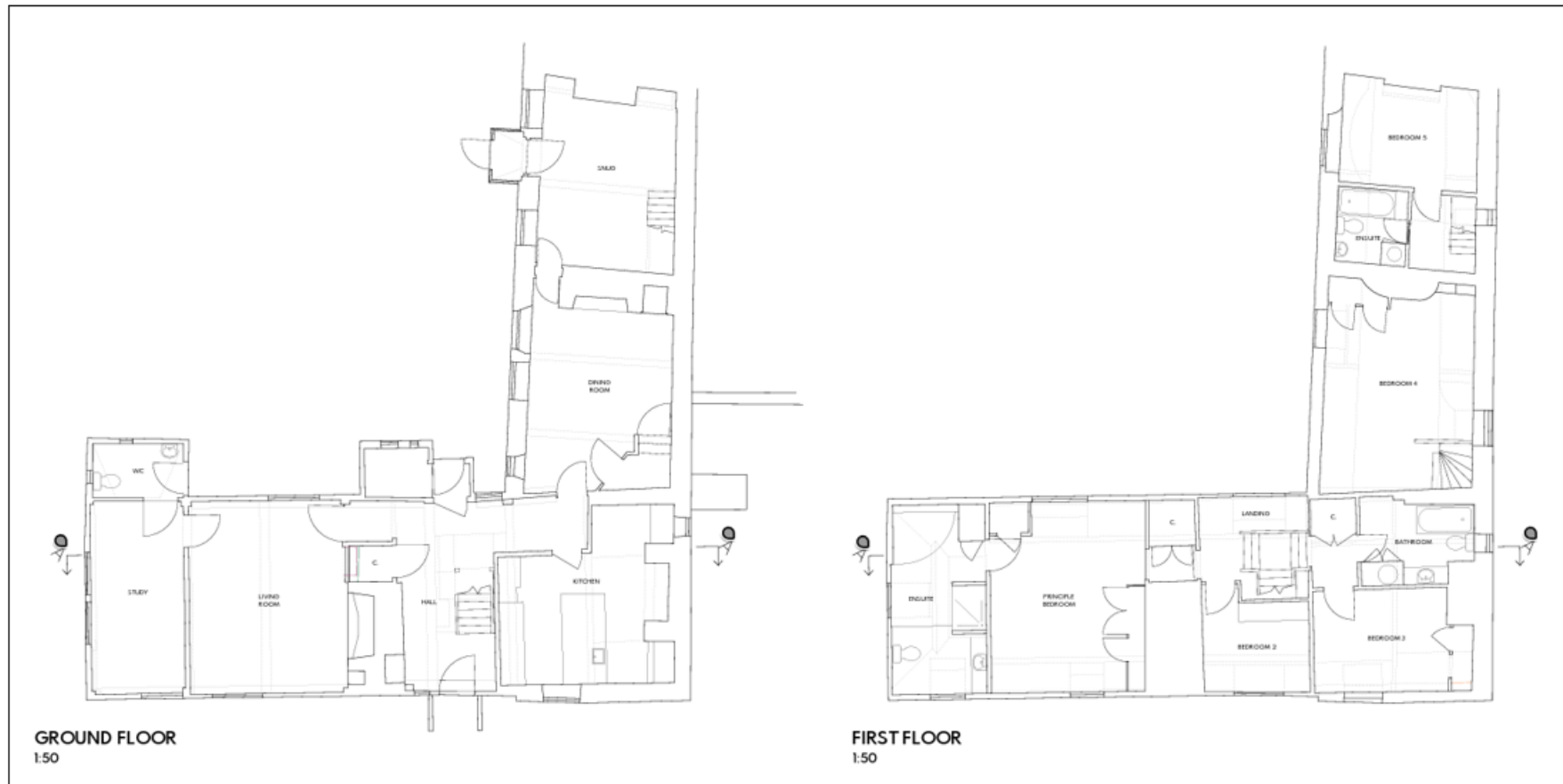


Fig. 9: Existing ground and first-floor (attic) plans of Packhorse Corner (BL Design Studio).

- 4.6 The south-east elevation of the north-east/south-west range closely reproduces the form and detail of the north-west elevation, with timber box-framing infilled with painted brick nogging (Figs. 8, 11 and 12). This elevation reveals the full, five-bay form of this range, with a door opening positioned to the right of centre, with a small casement just to the left of the door. A three-light, timber-framed casement is positioned further to the left, with a smaller two-light casement, with leaded panes, set at a higher level to the left of this. At the attic level, four timber-framed casements are set asymmetrically within eyebrow dormers. The visible differences in timber framing and ground-floor window openings indicate that the left-hand end bay of this elevation is a later addition. To the right of the door, the timber-framed construction is directly abutted by coursed limestone rubble construction, which effectively represents the south-eastern end of the adjoining north-west/south-east range (Figs. 8 and 12). This section has a two-light timber-framed casement to the right of the door. The north-east/south-west range has two brick stacks, one at the north-eastern end, and one positioned slightly right of centre. These, and the fireplaces below, are likely to be seventeenth-century insertions. The incorporation of the south-eastern end of the north-west/south-east range within the roof-form of the north-east/south-west range suggests a considerable phase of reconstruction at some stage, possibly to establish the south-west/north-east range as single or multiple dwellings.



Fig. 10: View, looking north, of the south-west, end elevation of the north-east/south-west range.



**Fig. 11:** View, looking west, of the left-hand side of the south-east elevation of the north-east/south-west range.

### *Analysing Packhorse Corner*

- 4.7 The juxtaposition of the two ranges and the plan of internal cross-walls, clearly indicate that the property originally comprised two separate dwellings of different dates and construction, each with a staircase to attic level (Figs. 8, 9 and 12). The existing plan-form of the House suggests that the south-west, end bay of the north-east/south-west range may be a later addition, which is now divided from the ground-floor interior by a relatively insubstantial, but historic, partition. The further eighteenth-century single-storey lean-to addition at the right-hand side of the north-west elevation is of relatively insubstantial construction (Fig. 9).
- 4.8 At ground-floor level, historic masonry room-divisions in both ranges survive well, and incorporate staircases, together with substantial fire-places and chimney breasts (Fig. 9). That in the north-east/south-west range appears to have been inserted at a later date, probably in the seventeenth-century, and not to have comprised part of the plan of the original house. At attic level, a number of existing room divisions and partitions are of relatively insubstantial timber construction, and partly of later date, presumably reflecting conversion to smaller cottage dwellings (Fig. 9). The clear

differences in construction materials, built form and roof-height between the two component ranges of Packhorse Corner identify these as having comprised two separate dwellings of different dates. The timber-framed north-east/south-west range originated as a substantial detached dwelling, possibly a farmhouse, of the mid to late sixteenth-century, with the adjoining stone-built north-west/south-east range of perhaps a century later. The subdivision of the historic dwellings into small cottages may have occurred in the late eighteenth or early nineteenth centuries.



**Fig. 12:** View, looking west, of the right-hand side of the south-east elevation of the north-east/south-west range.

### *A Brief History*

- 4.9 Earlier historic mapping provides little information regarding the development of Packhorse Corner and adjoining dwellings. Andrews' and Dury's map of 1773 is the earliest to have been surveyed with reasonable accuracy, and depicts a building and enclosed plot at the junction of Packhouse Lane with Cricklade Road (Fig. 13). This is labelled as 'The Old Pack Horse', which suggests the use of the building at that time as a wayside inn. The two-inch map of 1816 is similarly uninformative, with a schematic depiction of buildings on either side of this road junction (Fig. 14). This location is mysteriously labelled as 'Packhorse T P'. Both early maps depict a road layout which appears to have differed little from that of the present, together with a number of extant buildings and surrounding farmsteads, most of which are readily identifiable.



Fig. 13: Extract from Andrews' and Dury's *Map of Wiltshire*, of 1773 (Wiltshire Council).



Fig. 14: Extract from a *Map of Lydiard*, of 1816 (British Library).

- 4.10 A Tithe Map of c.1840 depicts the adjoining ranges of Packhorse Corner, but confusingly without any range on the northern side (ie. the current Nos. 5 and 6), although this must have existed at that time (Fig. 15). Possibly it was omitted because the occupants were not liable for tithes. A small building, presumably a small dwelling within an enclosed plot, is depicted on the opposite side of Packhorse Lane, and has survived until the present. A courtyard building to the south of Packhorse Corner, and on the western side of Cricklade Road has been labelled 'The Pack Horse' on the map. This building may be readily identified as the current Packhorse Farm, and may possibly indicate a transfer of the Inn business.



Fig. 15: Extract from the Purton Tithe Map of c. 1840 (Bristol City Council).

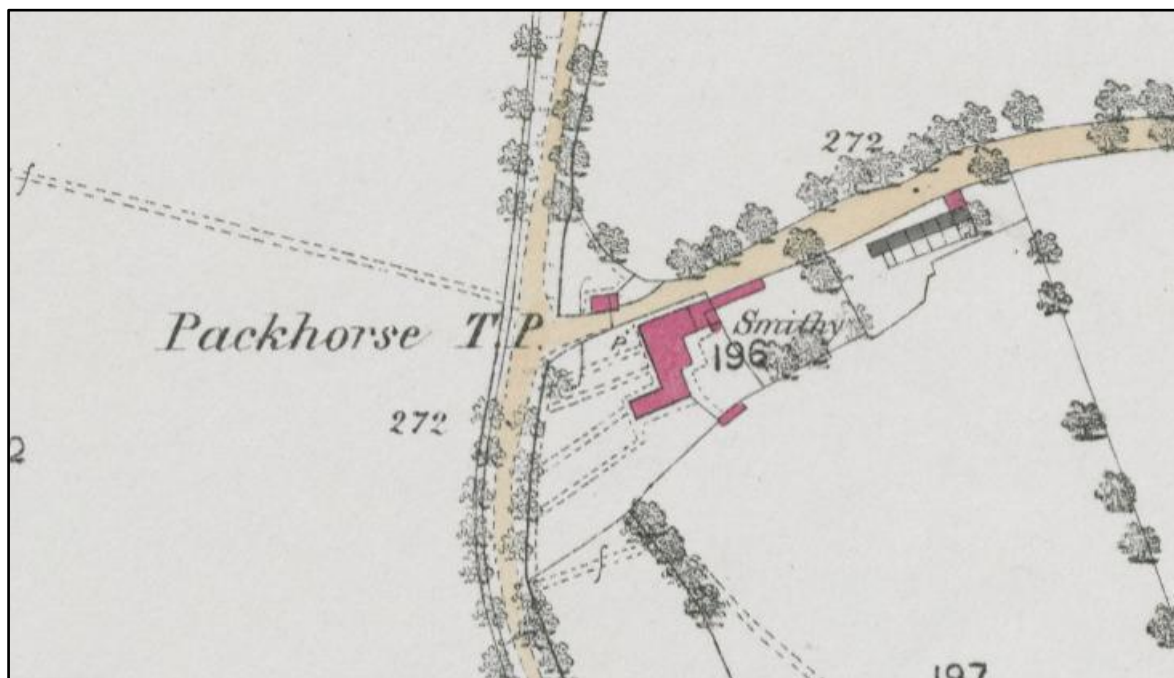


Fig. 16: Extract from the second-edition 25-inch Ordnance Survey map of 1875 (National Library of Scotland).

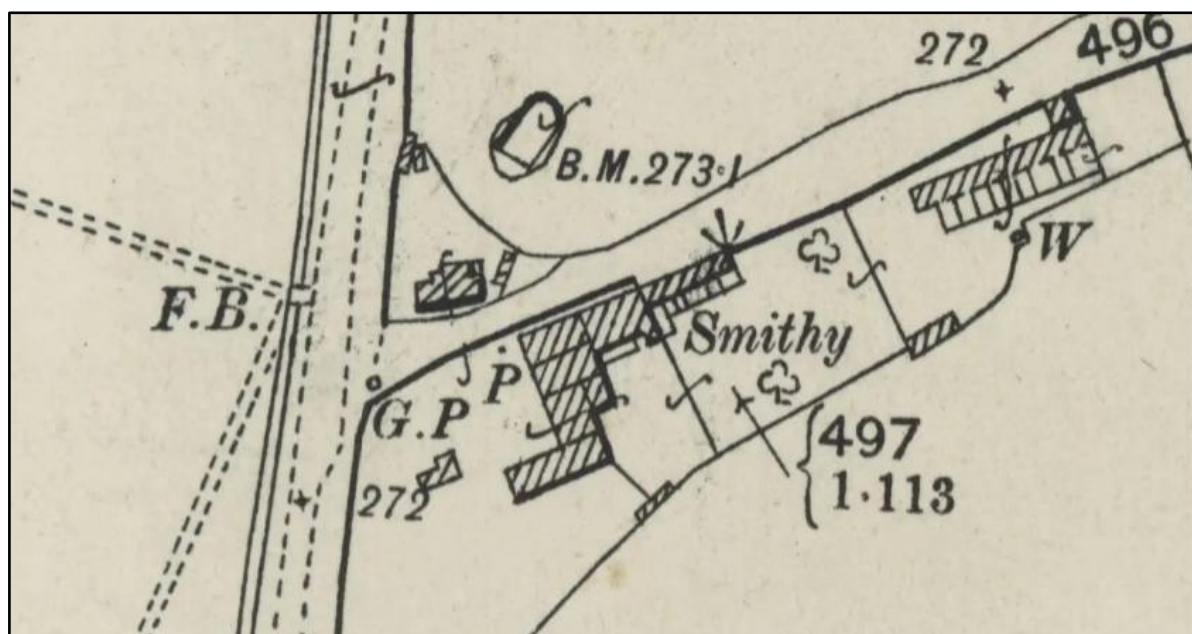


Fig. 17: Extract from the second-edition 25-inch Ordnance Survey map of 1898 (National Library of Scotland).

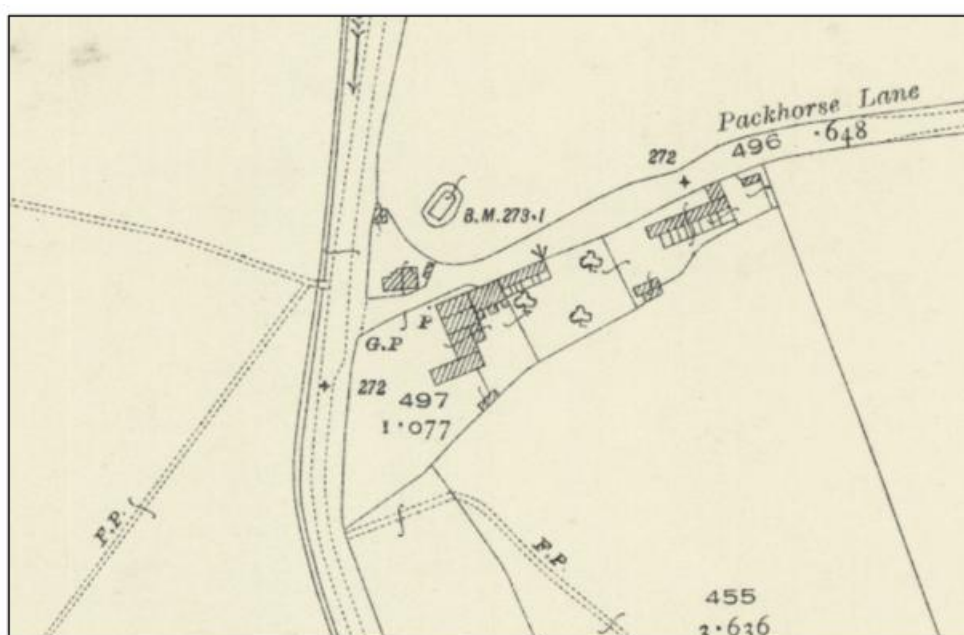


Fig. 18: Extract from the second-edition 25-inch Ordnance Survey map of 1930 (National Library of Scotland).

- 4.11 By the time of the 25-inch Ordnance Survey map of 1875, the constituent buildings of Packhorse Corner are recognisable in their current plan (Fig. 16). However, this map shows an internal subdivision of the building only at the north-eastern end, presumably indicating a separate cottage, which may have been associated with the adjoining smithy on the eastern side. The plot boundaries of the current properties are also recognisable. Within this plot, a number of individual pathways extends from the frontage of Cricklade Road, suggesting that the north-west/south-east range had

been subdivided into small cottages by this date. The smithy was still extant by the time of the map of 1930, as was the agricultural building just to the north-east, along Packhorse Lane (Fig. 18). While the smithy and a small number of minor ancillary buildings have since disappeared, the plan of the of Packhorse Corner dwellings has remained essentially unchanged since that time. The map of 1930 demonstrates that the north-west/south-east range was still subdivided into small cottages at that time, although the north-east/south-west range appears to have remained as a single dwelling (Fig. 18).

### ***The Significance of Packhorse Corner***

- 4.12 Packhorse Corner retains historical illustrative heritage values of limited importance which relate to rural domestic life in the post-medieval period, and to the long-term use and adaptation of a rural dwelling from the sixteenth century onwards. It is also illustrative of a class of substantial rural dwellings of this period, and of the evident prosperity and tastes of its inhabitants. Such values may also relate to the evidence of vernacular methods of construction and use of local materials, and to the architectural conventions of this time.
- 4.13 Packhorse Corner is associated with Design Aesthetic values of high importance, which relate principally to its architectural interest, and to the contrasting form and construction of its two component ranges. This closely complements the form of the adjoining northern range on Packhorse Lane (ie. Nos. 5 and 6), and identifies this attached group of historic buildings as a rare and significant group of near-contemporary rural dwellings. The exposed elevations of Packhorse Corner display relatively little evidence of historical alteration, and contribute greatly to its historic character. The contrasting build and form of the two component ranges also adds considerably to architectural interest, and enables the earlier development of the property to be understood and appreciated. In addition, the high levels of survival of its plan-form and internal spaces also contributes strongly to historic character and significance. The overall visual aspect of the House is enhanced by its material palette, with the use of local timber, stone, brick, and thatch providing a pleasing mix of tone and texture in longer-range views. Although the principal significance of Packhorse Corner derives from its fabric and built form, setting also makes an important contribution to overall significance. This includes its unchanged relationship with other components of the adjacent listed buildings, and the relationship with the adjacent historic routeways of Packhorse Lane and Cricklade Road. The well-managed gardens surrounding the property also contribute positively to setting and character.

## 5. THE PROPOSED SCHEME OF ALTERATIONS AND THEIR IMPACT

- 5.1 The proposed scheme of alterations for Packhorse Corner is primarily designed to repair and conserve existing aspects of fabric, and to rectify a number of recent internal alterations which have proved to be unsatisfactory in terms of design and layout. In addition, a number of minor changes to site drainage are proposed, to alleviate the persistent problem of winter flooding. These will include the provision of sliding flood barriers at doorways. It is further proposed to extend the existing garage by a further bay of identical character and scale. Apart from the garage, the proposed changes at Packhorse Corner will have minimal effect on the external appearance and character of the building, and on the wider settings of local heritage assets. The scheme of alterations is presented as a simple schedule, below, with floor-plans and explanatory illustrations of specific aspects of repair or replacement.
- 5.2 Descriptions of a number of proposed works are included within the schedule below. Specific plans, drawings and photographs relating to more significant works are included in Appendices A-H at the end of this report.

### *The Ground Floor (Fig. 19)*

#### 5.3 *The WC*

- New internal layout of sanitaryware;
- The installation of a new slotted steel flood barrier to the door. This will run within slim, powder-coated aluminium runners, to be fixed to brickwork rather than historic timber frames. The removable barriers would be deployed only during periods of flood-risk. Where possible, fixings will be made into existing mortar joints, to further reduce disturbance to the historic brickwork

#### 5.4 *The Utility Room*

- Replacement of an existing modern window on the south-west side. Windows will be replaced with traditional-pattern casements, with slim double-glazing and glazing bars (Fig. 29, Appendix C);
- Installation of new internal insulation to existing walls;
- Replacement of an existing window on the eastern side (Fig. 29, Appendix C).
- Installation of an external slotted stainless steel flood barrier to the outer door of the porch.

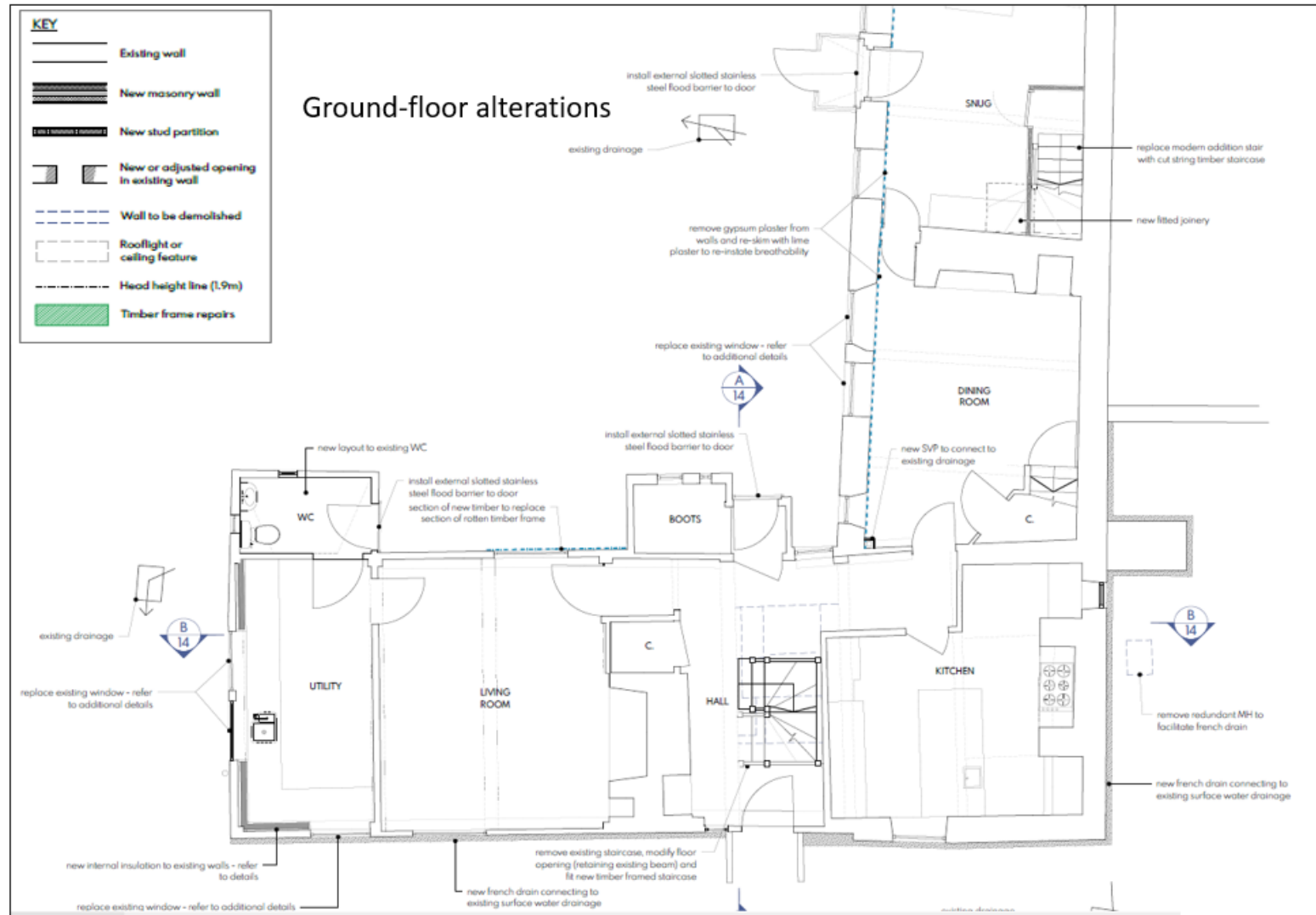
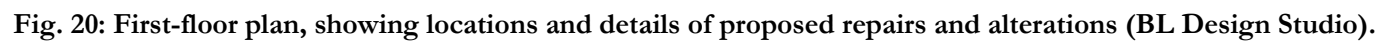


Fig. 19: Ground-floor plan, showing locations and details of proposed repairs and alterations (BL Design Studio).



### 5.5 *The Living Room*

- Installation of a section of new timber, to replace a section of decayed timber framing;
- Install a new external French drain, to connect to existing surface-water drainage.

### 5.6 *The porch and boot-room on the north-western side*

- Installation of an external, slotted stainless steel flood barrier to the door of the porch.

### 5.7 *Hallway*

- Remove the existing timber staircase, modify the floor opening, while retaining the existing beam, and install a new timber staircase of different design. The existing modern central staircase would be replaced with a new u-shaped stair, to improve circulation and remove the awkwardness present on the main hallway/corridor. This will also help circulation at first-floor level, and remove modern timber studwork of poor quality (Fig. 27, Appendix A; Fig. 27, Appendix E; Figs. 33-35, Appendix G)).

### 5.8 *The Kitchen*

- Install a new external French drain on the northern side, to connect to existing surface-water drainage.

### 5.9 *The Dining Room*

- Install a new SVP in the corner of the room, to connect with existing drainage;
- Remove defective areas of modern gypsum wall plaster on the south-western side, and re-skim with lime plaster, and paint. A three-coat lime plaster system will comprise a base (scratch) coat, an intermediate (float) coat, and a fine finish coat, using traditional lime putty. Each coat will be allowed adequate time to cure before subsequent layers are applied, ensuring good adhesion and long-term durability.

### 5.10 *The Snug*

- Installation of an external slotted stainless steel flood barrier to the door on the south-western side;
- Remove defective areas of modern gypsum wall plaster on the south-western side, and re-skim with lime plaster, and paint.

- Replace the existing modern stair in the north-eastern corner of the Snug with a new cut-string timber staircase. The existing metal framed & timber tread staircase is a modern addition without a handrail and has compromised head-height at the bottom due to an existing beam and, at the top, due to the sloping ceiling. The replacement staircase will feature risers on a return at the top of the staircase, to provide suitable head height. This will entail some trimming-out of the existing first floor timber, to provide a safer staircase (Fig. 32, Appendix F).
- Installation of new fitted joinery on the eastern side.

### ***The First Floor (Attic) (Fig. 20)***

#### 5.11 *Ensuite at south-western end*

- Replace existing timber-framed casement window on south-western side. Windows will be replaced with traditional-pattern casements, with slim double-glazing and glazing bars (Fig. 28, Appendix B).
- Install new internal insulation to existing walls. An insulating lime render plaster may be used, or alternatively, walls could be lined with a timber studwork with a woodwool fibre insulation set between the studs. A wood-fibre board could then be fixed over and finished with a lime plaster, to ensure a ventilated cavity. Due to the mixture of timber and masonry within the existing external wall, together with uneven surfaces and wall-lines, it is proposed to implement the later method of timber studwork with wood fibre boarding.
- Install modern built-in joinery.

#### 5.12 *The Principal Bedroom*

- Installation of modern built-in joinery.

#### 5.13 *The Landing*

- Remove the existing modern staircase and modify the resulting floor opening, while retaining the existing beam. Fit a new timber staircase of improved design (Fig. 27, Appendix A; Fig. 31, Appendix E; Figs. 33-, Appendix G).

#### 5.14 *Bedroom 2*

- Fit a new timber stud with a pocket-door for the ensuite bathroom; and
- Reduce the size of the ensuite bathroom, and divert drainage to the external perimeter French drain.

#### 5.15 *Bedroom 3*

- Fit new SVP to connect to existing drainage;
- Install a new timber balustrade to the existing staircase;
- Remove the later flat ceiling, and expose roof vaulting and timbers to the apex (Fig. 32, Appendix F), and
- Apply lath and plaster surface to the underside of exposes rafters, with a lime-plaster finish (Fig. 3, Appendix F).

#### 5.16 *Bedroom 4*

- Arrange a new internal layout for the ensuite bathroom, to utilise existing drainage;
- Installation of new access to the shower in the ensuite bathroom, to facilitate the new layout;
- Remove an existing door to the ensuite bathroom, and infill the resulting opening; and
- Remove a section of modern timber partition at the head of the stairs. New timber stud partitions would be lined with plasterboard, and packed with acoustic quilt.

### ***External Repairs***

5.17 In addition to the provision of additional external drainage facilities and French drains around the perimeter of the property, a number of external repairs to decayed sections of timber framing have been undertaken. These have entailed the insertion, or scarfing-in, of carefully formed sections of seasoned oak, and are in accordance with current sectoral guidance for repairs to historic timber framing. The locations and extent of proposed timber repairs undertaken are shown on Figure 22, below.

5.18 A specialist has undertaken a timber-by-timber visual inspection of the structural frame and components of the Cottage. Several areas of concern were identified, comprising sections of severe decay caused by damp or woodworm. A series of timber repairs have subsequently been carried out, to ensure that decay does not spread and that the rest of the frame is protected. A moisture meter and probing tools were used to determine the extent of decay within identified areas. Decayed timber was then carefully cut back to sound wood, using hand-tools to minimise loss of historic fabric. This allowed for the retention of as much as possible of the original timber frame. Following the removal of decayed timber, the affected areas were brushed clean and vacuumed. New matching timber sections were cut and spliced into place, using traditional scarf or mortice-

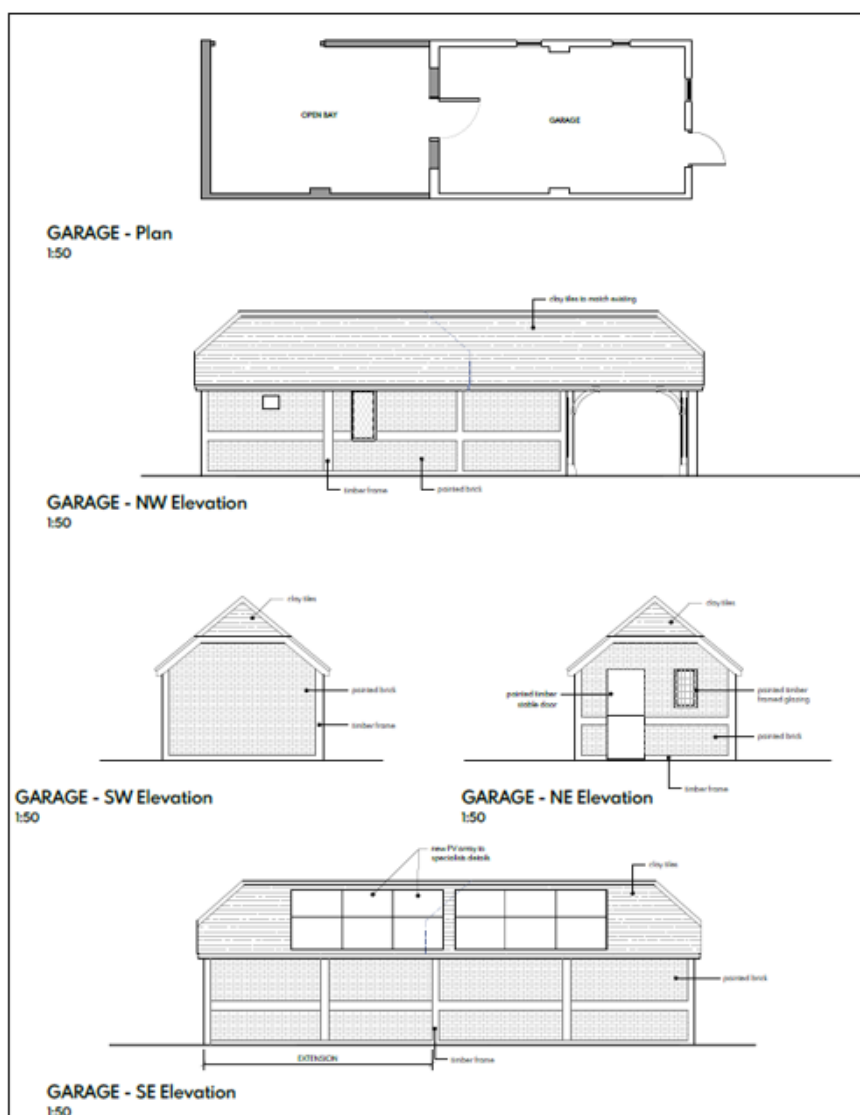
and-tenon joints, and secured either with concealed stainless-steel fixings, or traditional oak pegs. The newly-inserted timber sections will receive a black finish to match the existing. This will comprise a breathable protective finish such as linseed oil paint, with all junctions detailed to prevent moisture traps.

### ***The Garage (Figs. 21, 36 and 37)***

- 5.19 It is proposed to extend an existing garage, which is located on the south-western side of the property, and to the south of the House (Fig. 3; Figs. 33 and 34, Appendix H). Construction of the new garage extension will entail the removal of an adjacent shed of unsuitable modern design. The proposed extension would closely match the timber-framed construction of the existing, with infill panels of painted brick, which would match the neighbouring north-east/south-west range of the Cottage. The extended half-hipped roof would be of clay tiles, with an array of photovoltaic panels on the south-eastern side of the enlarged building. The two bays of the extended garage would be separated by an internal cross-wall, with a central connecting doorway. At its north-eastern end, the garage would feature a stable door and small timber-framed window, with diamond-lead panes. At its south-western end, the extension would feature an open bay supported by oak posts with curved braces (Fig. 21). The extended garage would retain the discrete and aesthetically attractive character of the existing building, and would be of an appropriate scale.

### ***The Impact of the Proposed Alterations to Packhorse Corner***

- 5.20 The proposed alterations to Packhorse Corner are principally intended to repair aspects of deteriorating fabric, and to replace a number of modern features of poor design. Such changes will secure the future integrity of historic fabric, together with the appearance and character of the building. As such, these would confer a substantial heritage benefit, while enabling the property to be sympathetically adapted to meet the needs of modern living. The principal stairway in the hall is an inserted modern feature, which has resulted in an inefficient use of space and constrained movement (Figs. 33-35, Appendix G). Its replacement with a timber stairway of improved design and layout would be clearly advantageous. Improvements to external drainage, and the installation of flood barriers at vulnerable door openings, will protect ground-floor rooms from future flood events and safeguard their fabric. Proposals for the Snug and Bedrooms 3 and 4 will remove or replace a number of modern features, including a potentially dangerous staircase, and enable historic features to be revealed. Replacement of windows with double-glazed examples of historic pattern will retain the existing appearance and character of the building.



**Fig. 21: Plan and elevation design of the garage and proposed extension (BL Design Studio).**

5.21 A number of unsuitable modern repairs will be remediated, including the removal of areas of gypsum plaster in ground-floor rooms and their replacement with lime plaster of traditional type. Further internal replacements of decayed sections of timber framing are proposed, although a programme of external timber repairs has already been undertaken, and now only awaits a suitable black finish (Fig.22).



Fig. 22: Drawn elevations of Packhorse Corner with locations of repairs to timber framing (green) (BL Design Studio).

- 5.22 The scheme of repairs and alterations to Packhorse Corner are mostly superficial in character, and would entail no additions to the building, or changes to its plan-form. Any impacts on existing built form and fabric would be very limited, and almost entirely beneficial in effect. With the possible exception of the garage extension (Figs. 21-24, 33 and 34, Appendix H), the proposed works would result in no change to the setting and historic character of the House, or of more distantly located heritage assets. Any limited harm associated with the proposed works would be considerably outweighed by the heritage benefits resulting from repairs to fabric and improvements to the interior spaces of the building. In this case, the magnitude of effect of the proposed alterations is assessed as Slight, and the resulting significance of effect as Negligible (Tables 1 and 2).

***The effect of the proposed Garage Extension on the Setting of Packhorse Corner***

- 5.23 The form and construction of the proposed garage extension would be fully compatible in terms of scale, form and material palette with the existing building, and with the adjacent listed building. Any additional effects on the setting of Packhorse Corner, beyond that represented by the existing garage, would be minimal. The enlarged garage would conform to the historic character and appearance of the listed building, while clearly deferring to it in terms of scale and massing. Within closer, south-eastward views from Packhorse Corner, the enlarged garage would be largely apparent as the existing, and would not significantly affect the quality of such views, particularly as the solar panels would be concealed on the opposing, south-eastern side of the garage roof (Fig. 26). The existing garage building is not considered to be objectionable in this closer context, and it is therefore argued that any enlargement of identical size and character should be acceptable. The visual acceptability of this proposal would be considerably enhanced by the removal of the adjacent storage shed, which currently detracts from the setting of Packhorse Corner.
- 5.24 The garage building is located within an enclosed garden space, with very limited visibility in inward views (Figs. 3 and 4). Due to the screening effects of surrounding built-form, the enlarged garage would only be potentially visible within longer inward views from the south-east, when it, and the installed solar panels, would be only partly visible above a high boundary hedgerow (Figs. 23-25). While comprising part of the historic rural setting of Packhorse Corner, this field, and the views of this listed building from it, are not considered to comprise a part of wider setting which contributes importantly to the significance of the building. Any additional effect of the enlarged garage on the quality of such views would be very limited, and would not unduly affect the existing quality of such views, or the ability to experience the listed building in its rural setting.



**Fig. 23: View, looking north-west, of the existing garage and Packhouse Corner, from the adjoining field.**



**Fig. 24: View, looking north from the adjoining field, of the existing garage and Packhouse Corner.**



**Fig. 25: View, looking west from the adjoining field, of the existing garage and Packhouse Corner.**



**Fig. 26: View of the existing garage, looking south-east from within the curtilage of Packhorse Corner.**

5.25 From the perspective of the open field to the south-east of Packhorse Corner, only the half-hipped, tiled roof of the existing garage is visible above the enclosing hedgerow, and has no appreciable effect on views of Packhorse Cottage or its historic character. Within such views, the garage is apparent as a small building of traditional character, and the enlargement of this roof, including the same form and materials but with solar panels on the south-eastern side, would have only a very limited effect on the scope and quality of such views. The facing elevations of Packhorse Corner would remain partly or wholly visible in such views and there would be a negligible effect on the wider setting of the listed building, as the enlarged garage would be largely concealed. The retention of the simple, vernacular style and material palette of the existing garage would complement that of the adjacent house, and would greatly limit any potential impacts to setting and historic character.

5.26 The enlargement of the garage, and the addition of solar panels to its south-east-facing roof, would result in a very limited degree of harm to the significance of Packhorse Corner through change to the wider setting of the building. The degree of harm is assessed as being well within the lower range of less than substantial. Paragraph 215 of the National Planning Policy Framework states that:

‘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’.

In this case, any minimal harm arising from this development would be outweighed by the public benefit of renewable, low-carbon energy generation, and the long-term sustainability of the property.

## 6. CONCLUSIONS

- 6.1 Packhorse Corner comprises part of group of Grade II-listed historic dwellings located at the corner of Packhorse Lane with Cricklade Road. These collectively comprise an irregular Z-plan, with Packhorse Corner now forming most of a north-west/south-east range, and the whole of an adjoining north-east/south-west range. The two component ranges are of different construction and date, with the former of coursed limestone rubble construction of the seventeenth century, and the latter timber-framed, with brick infill, and dating from a century or so earlier. Both ranges are of one and half storeys, with hipped thatched roofs incorporating eyebrow dormers. Surviving windows largely comprise timber-framed casements of traditional pattern, some with leaded panes. The historic plan-form of both ranges survives well, despite the north-west/south-east range having been historically divided into small cottage dwellings. The House retains important heritage values which relate to its surviving historic fabric and built form, as a substantial vernacular dwelling of post-medieval date with evidence of historical addition and adaptation. It occupies a garden plot of 0.15ha area, which includes a modern garage and storage building on the south-western side of the property.
- 6.2 A scheme of repairs and alterations to Packhorse Corner is proposed, which is intended to conserve and repair existing fabric, and to remediate or replace a small number of inappropriate modern features. These include improved external drainage and the installation of removable flood barriers at doors, to protect the property from persistent flooding events. A poorly designed modern main staircase would be replaced, together with stairs leading up from the Snug. A number of timber-framed windows would be replaced with double-glazed examples of traditional pattern, and internal wall insulation would be installed in a number of rooms. It is also proposed to remove areas of recently applied gypsum wall plaster, and replace these with lime plaster. In Bedroom 3, an existing modern partition would be removed, and a flat ceiling of recent date removed to reveal historic rafters within the roof vault. A programme of repairs to external timber framing has been undertaken, and a small number of internal repairs to timbers is proposed. All repairs and replacements have been, and will be, undertaken in accordance with current conservation guidance, and are supported by method statements.
- 6.3 In addition to works to the House, it is also proposed to extend the existing garage within the property. This would entail the removal of an existing modern storage shed of poor design, and

the addition of a further bay at the north-eastern end of the existing garage. The proposed new bay would replicate the timber-framed and brick construction of the existing, but would incorporate an open form at its end, with supporting oak posts with curved braces. The half-hipped, tiled roof would extend to the additional bay, although it is also proposed to install photovoltaic panels on the south-eastern side of the extended roof. The proposed extension would complement and replicate the form and materials of the existing garage, and would also closely reference the construction of the adjacent House. There would be no appreciable change to the setting of the Grade II-listed House, and the garage and proposed extension would have no effect on the wider settings of other heritage assets in the locality, due to the effects of distance and intervening boundary vegetation. In particular, the solar panels would face away from these heritage assets, and would not be visible from them.

- 6.4 The proposed alterations to Packhorse Corner are proportionate to the form, fabric and designated status of the building. These would include necessary repairs to deteriorating fabric, and the replacement of a number of unwelcome or inappropriate modern features. Such works will protect the fabric of the building, together with its appearance and historic character, thus securing its future significance as a designated heritage asset. This programme of works would therefore confer a substantial heritage benefit, while sympathetically adapting the property to meet the needs of modern living. The principal stairway is an ungainly and poorly-designed modern feature, and its replacement would be clearly advantageous. Improvements to external drainage and the installation of flood barriers will protect ground-floor rooms from future flood events, and thus safeguard their fabric. Proposals for the Snug and attic bedrooms will remove or replace a number of modern features, including a potentially dangerous staircase, and reveal historic features. The replacement of timber-framed windows with ones of appropriate historic pattern will retain the existing appearance of the building. A number of minor changes to ensuite bathrooms are also proposed, which will affect only fabric and fittings of modern date. The remediation of modern repairs will include the removal of areas of gypsum plaster on the ground floor, and the application of traditional lime plaster. The internal replacement of decayed sections of timber framing is proposed, although a programme of external timber repairs has already been undertaken.
- 6.5 The construction of the proposed garage extension would be fully compatible in terms of scale, form and material palette with the existing building, and with the adjacent listed building. Any

additional effects on the setting of Packhorse Corner would be minimal. The visual acceptability of the enlarged garage would be enhanced by the removal of the unsightly adjacent storage shed. The enlarged garage would only be potentially visible within longer inward views from the south-east, when it, and the installed solar panels, would be partly visible above a high boundary hedgerow. The field to the south-east, and the views of Packhorse Corner from it, do not comprise an aspect of wider setting which contributes importantly to the significance of the building. Any additional effect of the enlarged garage, with installed solar panels, on the quality of such views would not unduly affect the experience of the listed building in its rural setting. The facing elevations of Packhorse Corner would remain partly or wholly visible in such views, with a negligible effect on the wider setting of the listed building, as the enlarged garage would be largely concealed. Any limited harm resulting from change to the setting of Packhorse Corner would be outweighed by the public benefit of renewable energy generation.

- 6.6 The proposed scheme of repairs and alterations to Packhorse Corner is essentially superficial and wholly sympathetic in character, and would entail no additions to the building or changes to its plan-form. Any impacts to existing fabric would be limited in scope, and almost entirely beneficial. Apart from the garage extension, the proposed works would result in no change to the setting and historic character of the House, or of more distant heritage assets. Any limited harm associated with the proposed works would be considerably outweighed by the heritage benefits resulting from necessary repairs to fabric and well-designed improvements to the interior spaces of the building. The scheme of works would be in accordance with national and local planning policies and guidance, including the Wiltshire Design Guide, and with current sectoral guidance for the repair and conservation of historic buildings. It would secure the integrity and future significance of Packhorse Corner as a Grade II-listed building, and would result in minimal overall harm.

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## APPENDIX A: SECTIONS A AND B

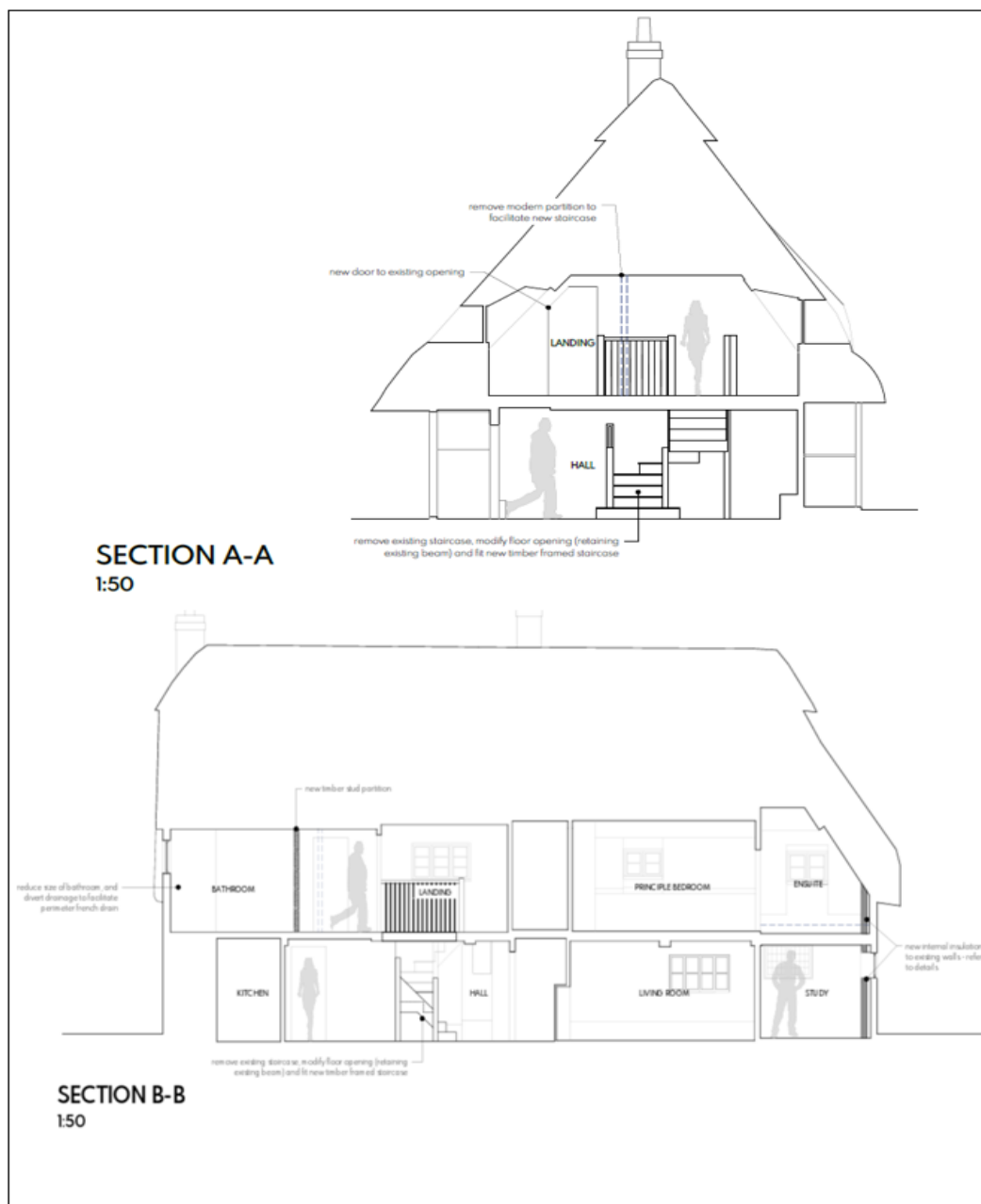


Fig. 27: Sections A and B, showing installation of new stairs in hallway (Ben Lilley Design Studio).

## APPENDIX B: PROPOSED DESIGN AND INSTALLATION OF REPLACEMENT WINDOW FOR PRINCIPAL BEDROOM

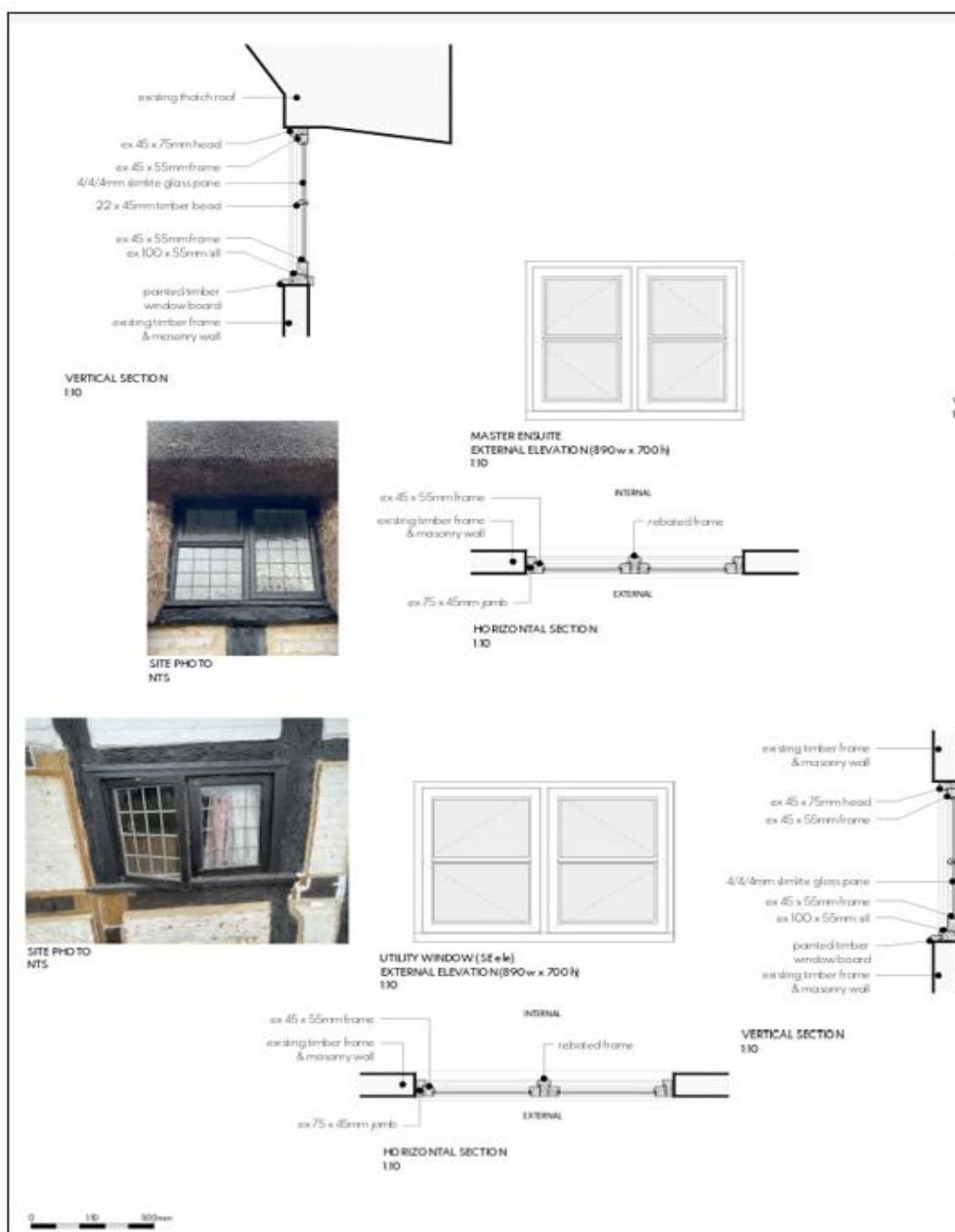


Fig. 28: Design and installation of replacement windows for principal bedroom (Ben Lilley Design Studio).

## APPENDIX C: PROPOSED DESIGN AND INSTALLATION OF REPLACEMENT GROUND-FLOOR WINDOWS



Fig. 29: Design and installation of replacement ground-floor windows (Ben Lilley Design Studio).

## APPENDIX D: THE PROPOSED REPLACEMENT STAIRCASE FROM THE SNUG



Fig. 30: Plans and construction details for the proposed new staircase from the Snug (Ben Lilley Design Studio).

## APPENDIX E: THE PROPOSED REPLACEMENT MAIN STAIRCASE



Fig. 31: Plans and construction details for the proposed new main staircase (Ben Lilley Design Studio).

## APPENDIX F: PROPOSED CHANGES TO BEDROOM 3

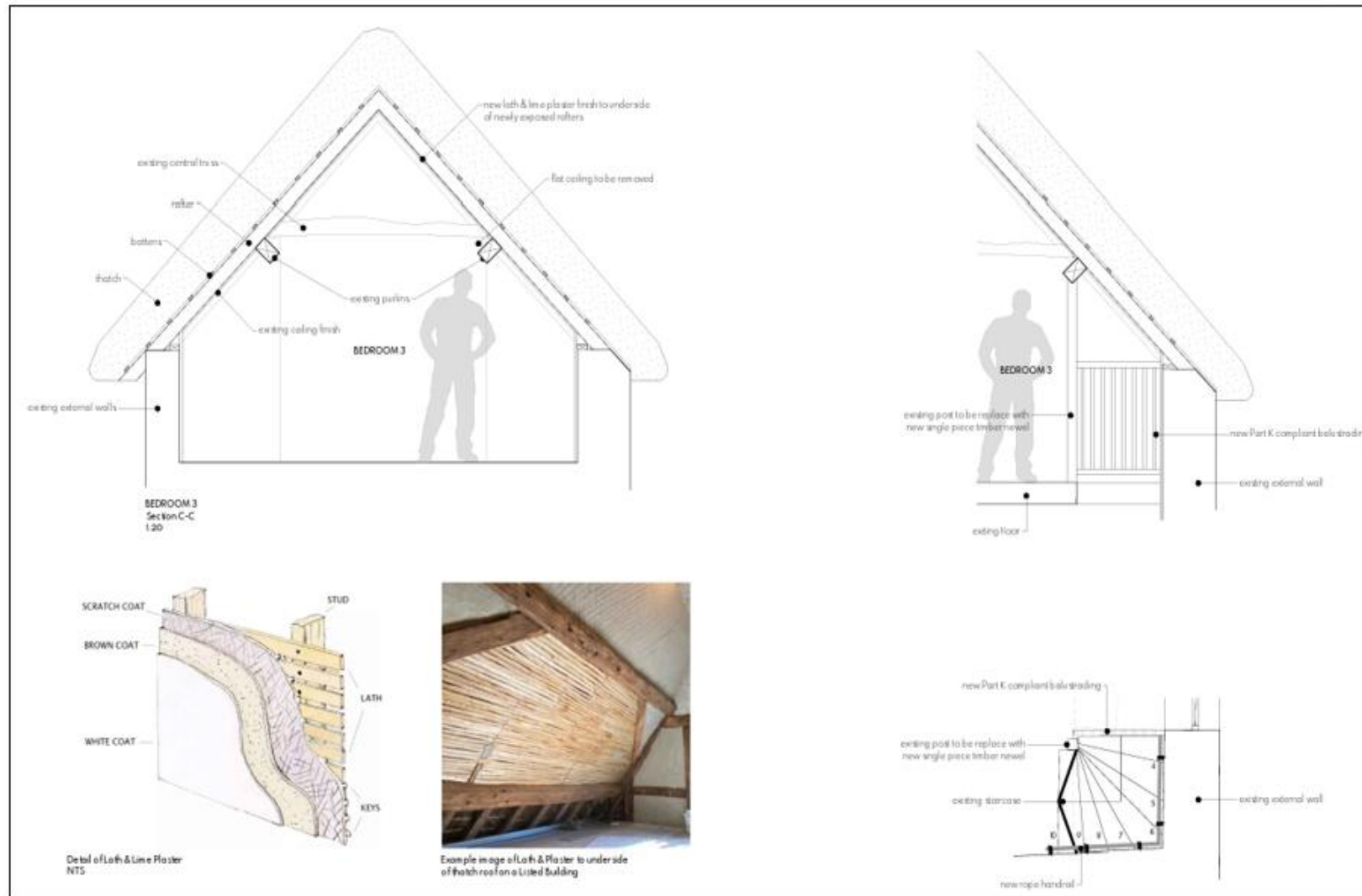


Fig. 32: Plans and sections showing the proposed alterations in Bedroom 3 (Ben Lilley Design Studio).

## APPENDIX G: PHOTOGRAPHS OF THE EXISTING MAIN STAIRCASE



Fig. 33



Fig. 34

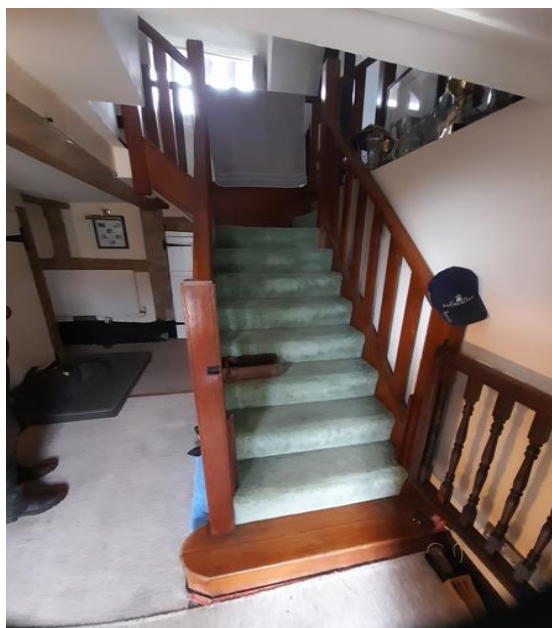


Fig. 35



Fig. 36: View of the north-eastern end of the existing garage, looking west.



Fig. 37: View of the south-western end of the garage, looking north-east.



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