



STANDEN HOUSE WILTSHIRE

HERITAGE REPORT
OCTOBER 2022

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Worlledge Associates

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WORLLEDGE ASSOCIATES



Worlledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worlledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor house, farmsteads, cottages, town houses and new housing sites.

INTRODUCTION



The intelligent management of change is a key principle necessary to sustain the historic environment for present and future generations to enjoy. Historic England and successive government agencies have published policy and advice that extend our understanding of the historic environment and develop our competency in making decisions about how to manage it.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance.

The National Planning Policy Framework provides a very similar message in paragraphs 194 and 195 expecting both applicant and local planning authority to take responsibility for understanding the significance of a heritage asset and the impact of a development

proposal, seeking to avoid unacceptable conflict between the asset's conservation and any aspect of the proposal.

It has never been the intention of government to prevent change or freeze frame local communities and current policy and good practice suggests that change, if managed intelligently would not be harmful.

Standen House, dating from the 17th century with a mid-18th century range, and late 19th century additions, is included in the National Heritage List for England, grade II. This Heritage Report has been prepared to assist the development of a range of works to the house, outbuildings, and grounds.

It includes a brief history of the parish of Chute, and the Standen House Estate, and traces the development of the house, outbuildings, and grounds. An assessment of its Heritage Significance and a Statement of Heritage Significance is provided in accordance with Historic England Guidelines, and the requirements of the National Planning Policy Framework. A summary is included of the national and local heritage policies and guidelines which are relevant in considering works to a building included in the National Heritage List for England.

PARISH OF CHUTE



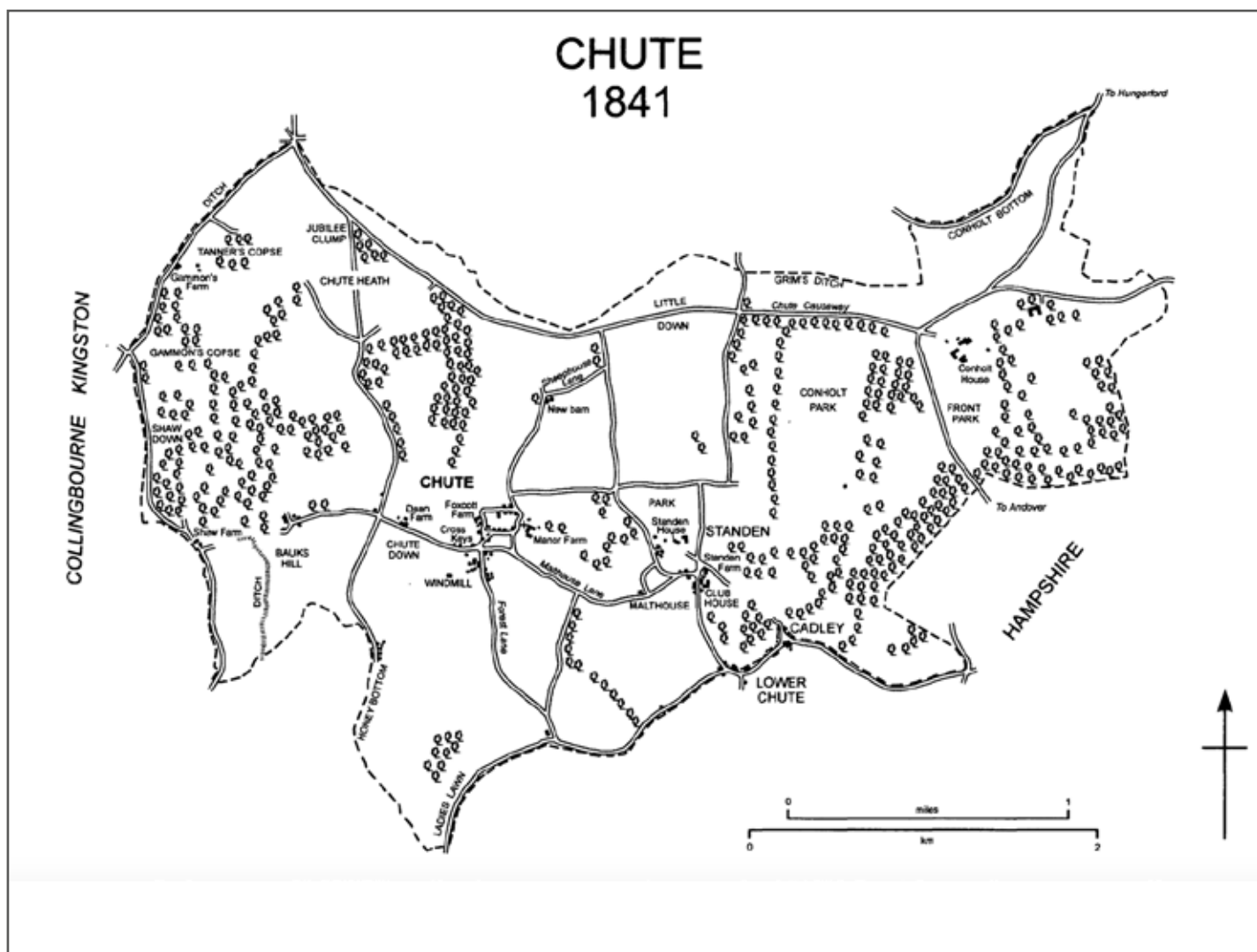
Joan Blaeu map of Wiltshire 1646 showing the 'Kinwaston Hundred' with Chute lying to the north of the remains of the Chute Forest which in the 14th century bordered the north, south and eastern boundaries of the parish

Chute parish, 1,318 ha. (3,256 a.), lies c.10 km. north-west of Andover (Hants). It contained villages and hamlets named Chute, Cadley, Lower Chute, Conholt, Shaw, and Standen. Subsequently the word Chute was added as a prefix to the names Cadley and Standen.

The whole parish lay in Chute Forest in the 13th century. It was disafforested in 1330 (source: A P Baggs, J Freeman, C Smith, J H Stevenson and E Williamson, 'Chute', in *A History of the County of Wiltshire: Volume 16, Kinwardstone Hundred*, ed. D A Crowley (London, 1999), pp. 108-120 'VCH').

In the Middle Ages Chute, probably Conholt and Standen, and possibly Shaw had open fields. Extensive common pasture lay in the west part of the parish, and woodland stood in most parts (VCH).

There were apparently 129 poll-tax payers in the parish in 1377. In 1801 the population numbered 389. It rose steadily to reach its peak of 571 in 1851 and declined steadily to reach 388 in 1891. From 410 in 1911 it had declined to 301 by 1931, and from 329 in 1951 to 275 by 1961. The population numbered 309 in 1991 (VCH).



Parish of Chute in 1841 showing the settlements of Chute and Standen, with Standen House and Park to the north-west of the small settlement of Standen (VCH)

In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Chute like this:

CHUTE, a village and a parish in the district of Andover and county of Wilts. The village stands on the Roman road from Winchester, under Chute Down, $3\frac{1}{4}$ miles NE of Ludgershall, and $6\frac{1}{4}$ NW of Andover r. station; and it bears sometimes the name of Upper Chute. The parish also includes the hamlet of Cadley; and has a post office, of the name of Chute-Standen, under Andover. Acres, 3, 181. Real property, £2, 710. Pop., 538. Houses, 119.

The property is divided among a few. Chute Lodge is the seat of the Rev. H. Fowle; and Conholt Park, of Lady Charles Wellesley. Haydon-Hill Castle, on the farm of Fosbury, is an ancient camp. The parish is a resort of sportsmen. The living is a vicarage in the diocese of Salisbury. Value, £244. Patron, the Bishop of Salisbury. The church is very good. Charities, £7. Corderoy, the divine, was a native.

The parish of Chute comprised several manors including Chute and Conholt Manors, and estates including Eastcourt, Shaw and Standen.

STANDEN HOUSE ESTATE



In the 16th century the land of Standen apparently lay in two estates. One belonged to Thomas Sotwell in 1539 and descended [...] to Richard Sotwell (d. 1628) and his son John (VCH).

By 1705 the estate in Standen had possibly been acquired by Sir Philip Meadows (1672-1757). His first son, Sir Sidney Meadows (1699-1792) resided at Conholt, Chute, Andover, an estate lying to the east of Standen House. In 1758 he was appointed, in place of his father, Knight Marshal, of the Marshalsea Court, Southwark, being buried at Chute in November 1792.

A catalogue of Deeds and other legal documents held at Standen House provides additional details as to the descent of the Standen Farmland, which formed the basis of the Standen House Estate, noting its acquisition in 1737 by a James Pulse.

1629 A John Mompesson leased parts of the southern grounds of Standen Farm.

1631 Members of the Skillinge, Prewett and Nichols family sold to John Mompesson of Tidworth, Co. Wilts, the capital messuage in Chute, Co. Wilts, called Standen Farm for £750, these families having inherited it as part of the estates of Nicholas Bacon and his son Robert Bacon.

1635 Skillinge and Nichols sell to Thomas Mompesson and others two barns and 61 acres for £750.

1646 John Mompesson the Elder grants to John Fisher of Chute, and his heirs the possession of the capital messuage in Chute called Standen Farm.

1650 John Mompesson grants lease of Standen Farm and 61 acres to John Fisher for 84 years.

During 1660s documents suggest John Fisher acquires Standen Farm and lands.

1688 John Fisher the Elder of Shute, mortgages land, including Standen Farm.

The property appears to stay within the Fisher family being passed through marriage agreements down through their son Thomas, and Thomas's daughter Ann Daunt (nee Fisher) and her brother John Fisher. There are set of complex arrangements between several parties to raise funds over this period.

1737 13th April 1737. John Fisher of Newark [...] sells to James Pulse of Privy Gardens, Whitehall, Westminster, esq., the capital messuage etc., in Chute Co. Wilts, called Standen Farm for £2,700.



Extract from Andrews & Dury map of Wiltshire published 1773 showing at the date of the survey John Freeman Esq., residing at Chute Lodge, James Pulse Esq., residing at Standen (House) and Sir Sidney Meadows at Chute Park (Conholt)

Sir Sidney Meadow's second daughter, Constance Meadows, on April 17th, 1724, married, James Pulse, of Standen, co. Wilts. That James Pulse was already residing in Standen in 1724, raises the possibility that he was occupying Standen House, before he acquired land at Standen Farm in 1737.

Andrews & Dury's map published in 1773 shows, Sir Sidney Meadows at Chute Park (Conholt) with James Pulse residing on the estate immediately adjoining to the west, named Standen. It shows a house with formal grounds to the east and north with a park beyond.

Little is known about James Pulse. He died in 1770 aged 95, giving his birth year as 1695. In 1727, three years after his marriage to Constance Meadows, James Pulse was appointed Deputy Knights-Marshall of his Majesty's Household (The Knight Marshal is an Officer employed in the King's Court or Marshalsea). At this date his wife's grandfather Sir Philip Meadows was the Knight Marshal, having been appointed for life in 1700. This suggests some clear family influence in the appointment.

James Pulse and Constance Meadows had at least two children, Philip (b.1728) and Mary (b.1735). In 1751 Mary Pulse married Edward Scroggs, also living in Chute, at Chute Lodge, the property to the west of Standen.

1770 Philip Pulse inherited Standen House. There is evidence he married but there do not appear to be any children. Like his father, he was appointed Deputy Knights-Marshall in the King's

Court or Marshalsea, possibly on his father's death.

1774 He was involved in the enclosure in the Parish of Milton. According to the VCH, the manor of Milton Abbots, was acquired, almost certainly before 1761, by James Pulse (d. 1770), who devised it to his son Philip (d. 1824).

In November 1812, The Rev. Thomas H. Gale, of Andover, was presented to the Vicarage of Milton, by Philip Pulse, Esq. of Standen House, Chute, in the County of Wilt.

1805 Constance Pulse died.

1824 When Philip Pulse died, Standen House, and Milton Abbot descended to his sister's eldest son, Sidney Edward Scroggs (b.1764).

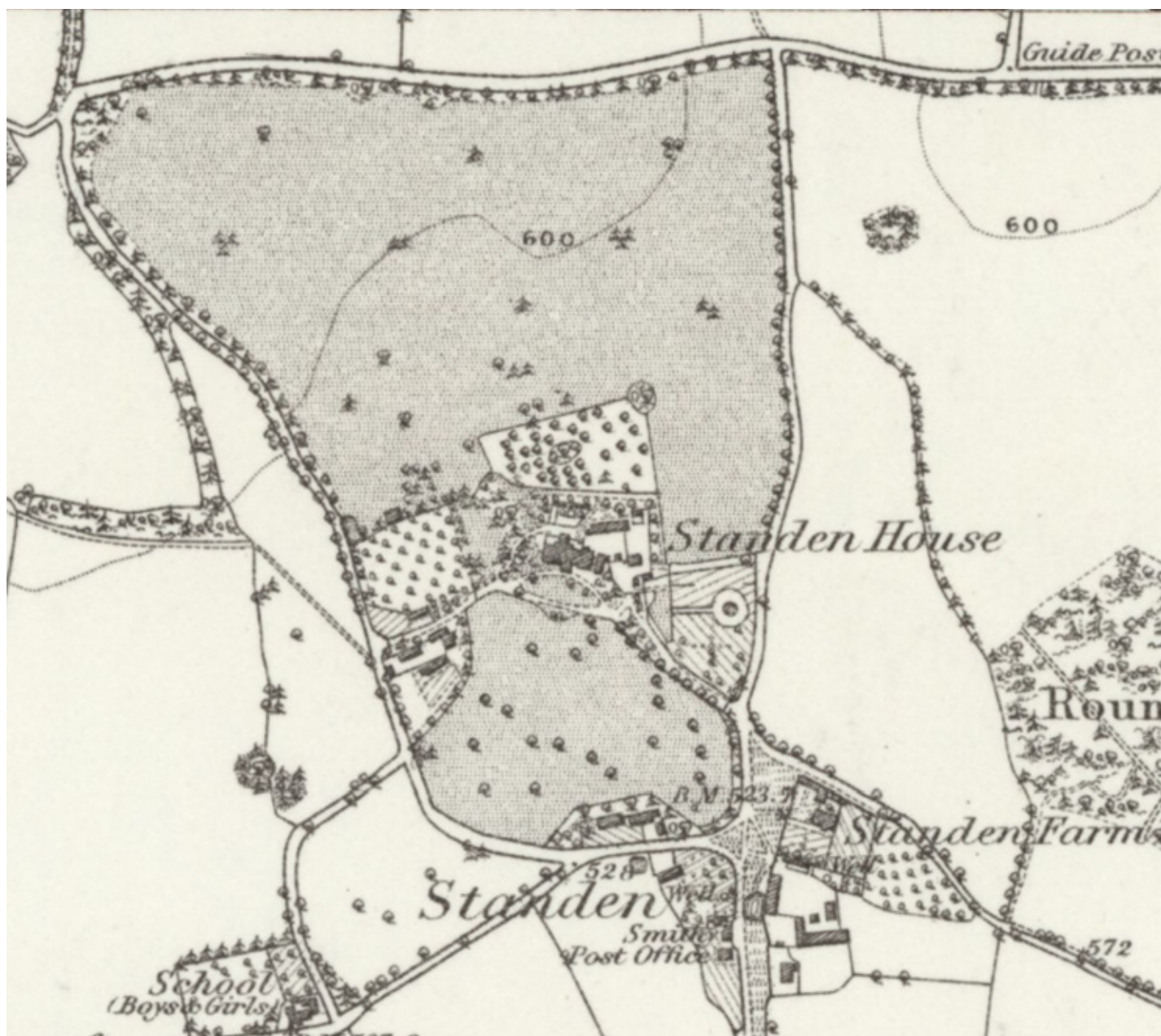
1840 The Tithe Award lists the owner and occupier of Standen House and estate as Colonel Sidney 'Meadows' Scroggs, which is Sidney Edward Scroggs, having possibly adopted the name 'Meadows' in acknowledgement of his grandmother Constance Meadows.

The estate lying in the parish of Chute Standen comprised 126a 0r 25p. He also held 115a 0r 1p in the Parish of Milton Lilbourne, Wiltshire, which was acquired by James Pulse c1761. In the 1841 census he is listed as living at Standen House.



Extract from Tithe Award Map 1840 showing Upper Chute and to the east Standen

- 1845 The Hampshire Telegraph on 19th April reported the death 'at his residence Standen House, County of Wilts. Lieutenant-Colonel Sidney Edward Scroggs, Late of the King's Own, and 53rd Regiments in his 81st year.' The estate passed to his son Sydney Mallet Scroggs (b.1825)
- 1848 The Salisbury and Winchester Journal, 1 April carried a notice:
- To Let with or without 160 acres, with immediate possession for a term – a ready furnished MANSION called STANDEN HOUSE, containing entrance hall, dining, and drawing rooms, library, and break-fast parlour, seven best rooms, four attics, water closets, all necessary domestic offices. The out-offices comprise laundry, a double coach house, stabling for eight horses, cow-house, piggeries &c., with a large walled garden. The Mansion stands in the centre of Park-like grounds, containing some 35 acres, and may be rented with or without the land: and the tenant may have the option of renting 65 acres of Arable land in addition [...] The neighbourhood is first-rate, and the situation thoroughly adapted for a Gentleman fond of hunting.
- 1851 The census shows the house occupied by five servants, a housekeeper housemaid and three grooms, with the family living away on the census night 30 March 1851.
- 1861 The Salisbury and Winchester Journal 9 February in reporting on the South Wilts Election, lists a Thomas Best, Standen House, Chute, as a member of Lieut.-Col Bathurst's Committee.
- 1865 The Electoral Register list a Thomas Best jnr., as residing at Chute, presumably at Standen House.
- 1868 The Salisbury and Winchester Journal 5 December 1868, announced that Thomas Best, Standen, had been elected as a member of the Bath and West of England Society and Southern Counties Association.
- 1871 The census (April) records that Standen House is occupied by five servants, a cook two housemaids, kitchen maid, and coachman.
- The Salisbury and Winchester Journal 22 July advertised:
- To be let on lease or otherwise, unfurnished from Michaelmas 1871, a desirable family residence known as "Standen House", Chute, standing in its own nicely timbers grounds of about 12 acres, and containing well-proportioned drawing, dining and morning rooms, library, fourteen principal and secondary bed and dressing rooms and W.C., together with the usual domestic offices, wine and beer cellarage and convenient out-buildings, conservatory, kitchen and flower gardens, stabling for six horses, coachhouse, granary, and gardener's cottage. The property is well supplied with water, and situated in the most healthy locality, affording the best society and is the midst of the Tedworth Hunt.
- 1873 The Hampshire Advertiser 30 August 1873, carried the same advertisement.



Extract from six-inch OS map 1873 showing Standen House and grounds

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| <p>1877 The Tablet, 24 February lists a Henry Hancock Esq., F.R.C.S., Standen House, Chute, Wilts, and National Club, Whitehall</p> <p>1880 Henry Hancock died. The Salisbury and Winchester Journal 20 March notes he was late of Standen House, and that his widow Rachel Ann Hancock still resided at the house.</p> <p>1881 The census (April) lists Racheal A Hancock, widow as occupying Standen House and 162 acres employing 7 men and 1 boy. Living in the house is Frances Heaton (daughter) and Arthur Heaton, son-in-law, and seven servants, cook, lady's maid, housemaid, kitchen maid, coachman, groom, and waiter (temporary).</p> <p>1882 The Salisbury and Winchester Journal 8 April, advertised 'to let several pieces of valuable arable land situated near to Standen House, now in the occupation of Mrs. Hancock.</p> | <p>1884 Mrs Hancock died. In the probate she is described as late of Standen House.</p> <p>1888 The Devizes and Wiltshire Gazette 19 July carried a notice in relation to "The Tedworth" (Hunt) lists a Lt.-Col. C Knatchbull, as residing at Standen House, Andover. No other reference is found to him residing at Standen House.</p> <p>1891 The London Evening Standard 27 May advertised for sale at Chute, Wiltshire 'the charmingly-situated freehold residential property (with a small part copyhold), known as the Standen Estate, in the parish of Chute [...] It comprises large mansion and grounds park-like lands, stabling for ten horse, cottages &c., containing in all about 153 acres 2 roods and 9 perches. The sale was orders by the Trustees of a Settlement, but it is unclear whose estate was being settled.</p> |
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Extract from six-inch OS revised 1899 and revised edition 1923



- 1893 The Salisbury and Winchester Journal 22 April advertised the sale of all the furnishings of Standen House.

The Salisbury Times 1 September 'by order of the Trustees of Settlement' advertised for sale the valuable residential property known as the Standen House Estate comprising a commodious freehold family mansion well-placed in a small but well-timbered park with pleasure grounds, large kitchen garden, capital stabling for ten horses [...] together with 153a 2r 9p of sound arable, productive pasture, and thriving woodlands, with suitable farm buildings.

The Salisbury and Winchester Journal 9 September reports on the sale. Noting 'although the mortgagees had determined to sell the property at a very low reserve of £4,000., to include valuable and ornamental timber now standing on the estate, it failed to find a purchaser'.

- 1895 The VCH suggests that between 1895-1899 the estate was bought by Captain Freville Cookson (1852-1909). In 1895 he is listed as living at 26 Pall Mall London, with a house called Foxhill House, Warnborough, Wiltshire.

He apparently bought Standen Farm and c.75a. from members of the Meadows family, the owners of the Conholt estate, c.1897. This purchase was part of the sale of the Conholt Park Estate, advertised for sale in July 1897 (Salisbury and Winchester Journal 17 July 1897) which comprised 3387a and included Conholt Park, Standen Farm, Chute Manor Farm, Lower House Farm.

- 1898 Extensive works carried out to the house and grounds. These are discussed later in the report.
- 1901 The census lists Freville Cookson (49) Mary Isabel Cookson (33) a daughter Mary (4) seven female servants and three male

staff. Two other separate households are listed, one occupied by a coachman and three grooms, and another by a gardener.

- 1909 Captain Freville Cookson died 11 March 1909. In a report on his funeral the Salisbury and Winchester Journal wrote. 'He purchased Chute Standen about eleven years ago, and carefully carried out extensive alterations to the house, where he has since resided. [...] At Chute Captain Cookson was a large employer of labour on his two farms, was a breeder of racehorses and polled Angus cattle.

In his will, he bequeathed to his wife £2,000, his bloodstock, except sirs and horse in training, and during widowhood an annuity of £2,000, and the use of Standen House. [...] He left a gross estate of £51,495. (Salisbury and Winchester Journal 28 August 1909)

- 1911 The census lists Mary Isabel Cookson 43 (widow) and her daughter (14) living at Standen House, with a governess, butler, seven female servants and three male servants. Cookson's executors held c. 215 a. at Standen until 1920 or later. (VCH)

- 1923 Country Life 7 July 1923 carried an advertisement for the sale of 'a freehold residential sporting and agricultural estate know as Chute Standing'. The house is described as containing:

'Outer and inner halls, suite of reception rooms, lounge, billiard room. Ten principal bedrooms, two dressing rooms, two bathrooms, five maids' rooms, three men's rooms, and well-arranged domestic offices [...] excellent stabling, coachman's flat, gardener's cottage [...] well-timbered old-world pleasure grounds, with tennis and other lawns. Herbaceous borders, rose garden, woodland walks. Walled fruit and vegetable garden with greenhouses.



Country Life 1 May 1958 showing the house from the south-west

Two capital farms with good homesteads, small holdings, and numerous cottages. Total extending to 1,117 acres. The advertisement carried several images, including of Manor Farmhouse.'

Country Life on 14 July 1923, in referring to the sale noted 'Chute Standen, near Andover, for long the home of one who knew much about big-game hunting, is an ideal home for a sportsman. Freville Cookson was a big-game hunter, so it is thought likely it was the trustees of his 1909 will that had instructed the sale.

Country Life 11 August 1924, p.196, advised that a major portion of the estate had been sold including the residence and home farm. (Standen Farm)

1924 Country Life 5 January reported the sale of the remaining portion of the Standen Chute estate, about 850 acres, had been sold. On 19 April 1924 Country Life reported that Manor Farm, and 840 acres had been resold.

1926 Captain Conyers Frederick Woodroffe Lang noted as living at Standen House. (Wiltshire Times and Trowbridge Advertiser) but may have occupied from 1924 (VCH).

1933 Captain Conyers Lang, who was gored by a Buffalo on a hunting trip in Kenya, in the report was noted as living at Standen House and being a member of the Pewsey Rural District Council. (North Wilts Herald 6 Jan 1933)

1934 Captain Lang and his wife reported as living at Manor Farm, Nether Wallop, Hampshire, which suffered a fire. (Daily Herald 2 Nov 1934)

1939 Kelly's Directory list Lyell Bryant Robinson as resident of Standen House.

1952 Standen House included in the Statutory List of Buildings of Special Architectural or Historic Interest.

1956 The Herts and Essex Observer 14 December 1956 reported on the wedding of the daughter of Sir Arthur and Lady Harford, of Standen House, Chute. It is possible that they occupied Standen from 1951, as Sir Arthur sold his Welsh Estate, and was reported in the Welsh Gazette 12 April 1951 to be moving to Andover.

1958 Country Life, 1 May 1958, carried an advertisement for the sale of 'Standen House Estate, near Andover, by direction of Sir Arthur Harford, Bart. Georgian House (1750) and 446 acres in hand. The advert reads:

The brick-built house, which has been completely modernised, stands in a well-watered park 500 feet up facing south with magnificent views. Hall, 4 reception rooms, 8 bedrooms, 5 bathrooms. Staff flat of 4 rooms and bathroom. Oil-fired central heating. Main electric light and power [...] well-timbered garden, hard tennis court, croquet lawn, 2 walled gardens. Stabling, Garages, 5 cottages, each with bathroom. The remainder comprised 2 farms, one with farmhouse with bathroom. Freehold for sale with 446 acres. Shooting over a further adjoining 600 acres available.

1984 Country Life 19 July carried an advertisement for the sale of Standen House 'A fine listed period house in parkland. Reception hall. Drawing room. Sitting room. Ballroom. 7 main bedrooms. 2 Dressing rooms. 6 bathrooms. 4 further bedrooms and bathroom, or staff flat. Oil central heating. Squash court. Garaging. Stabling. Two cottages and flat. Swimming pool. Hard tennis court. Gardens and parkland. About 42 acres.



Country Life 19 July 1984 showing the south elevation



Country Life 15 November 1984, view from the south-east



Country Life 15 November 1984, view from the south-east

PLANNING HISTORY

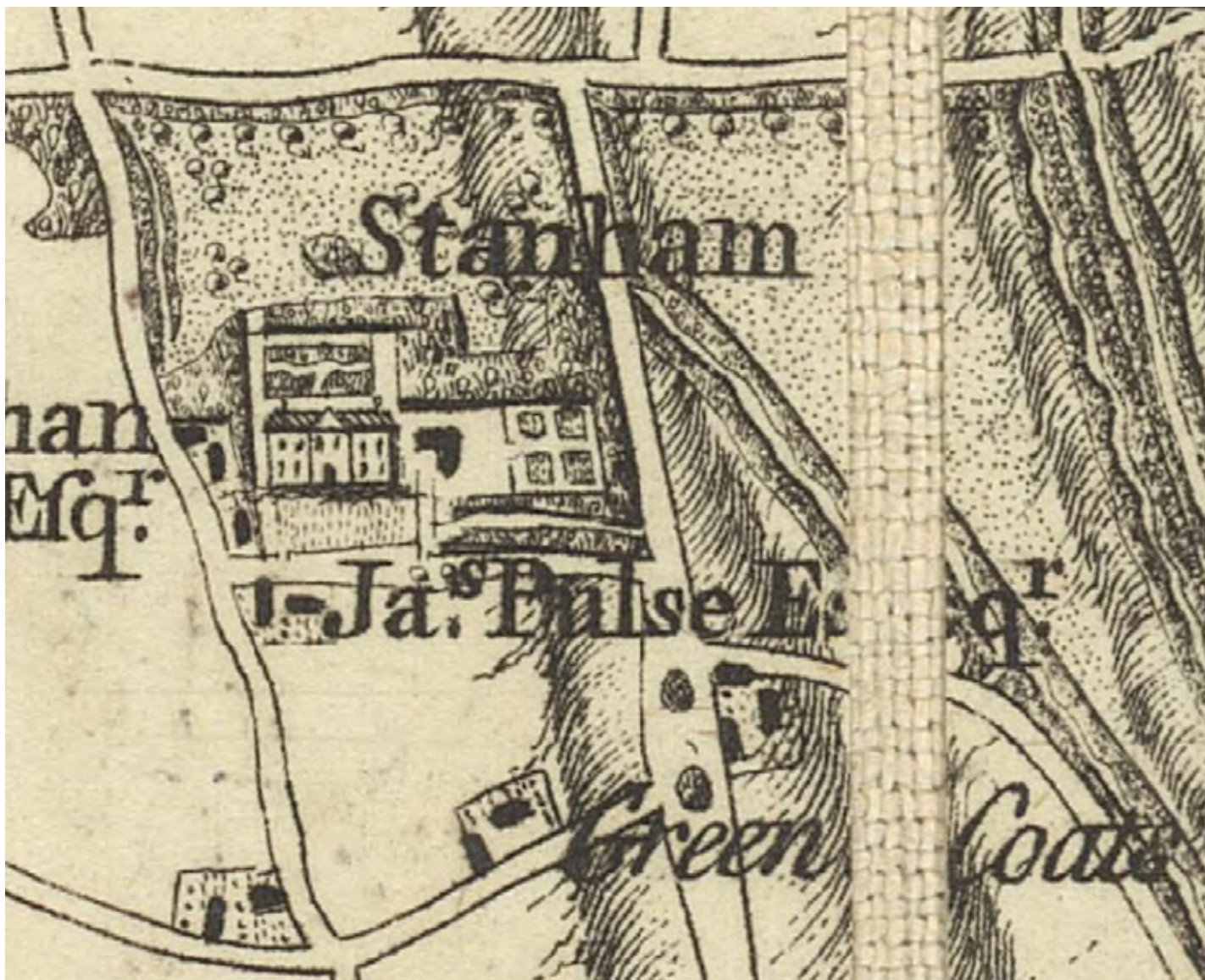
DATE	REF:	PROPOSAL	DECISION
1977	K/76/0562	One dwelling, land adjoining Standen House	Approved 21/01/1976
1985	K/85/0380/LB	Demolition of pt. of building, internal alterations, and erection of stables	Approved 19 /07/1985
1985	K/85/0387	Erection of stables	Approved 19/07/1985
2002	K/43074	The erection of a two-bay timber framed garage	Approved 26/04/2002
2002	K/43924	Erection of a two-bay timber framed garage (amendment to K/043074)	Approved 24/09/2002

2017 Country Life 7 July 2017 Article about the house being placed on the market with a guide price of £10 million. The article included the following information on the works carried out since 1884.

In the course of a major renovation in 1986–87, unsightly Victorian extensions were demolished to the delight of even

the planners and the interior was cleverly reconfigured to allow the main downstairs rooms to flow effortlessly around the central reception hall [...] New fittings, including a late-17th-century-style oak staircase, were introduced throughout and the east wing converted to a gymnasium and garaging, with two first-floor studies and an estate office.

EVOLUTION OF STANDEN HOUSE



Andrews and Dury Map 1773

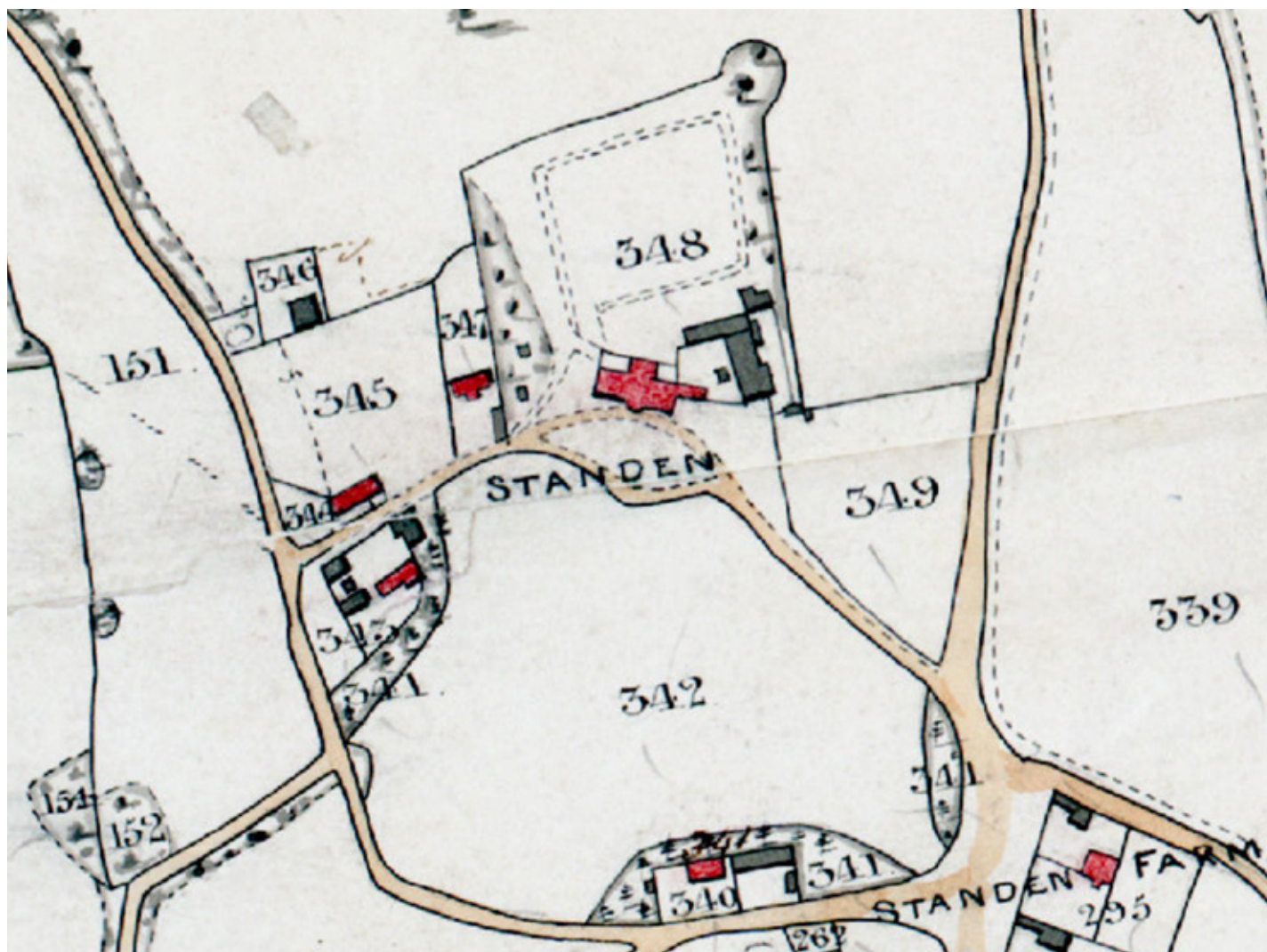
In the absence of detailed records, it is difficult to accurately trace the development of the house and service ranges.

The Victorian County History notes a farmhouse on the site in the 17th century, with a new wing added to the south c1750. There is a summary of deeds and other documents held on site which make references to Standen Farm.

1773 While the cartography of the 1773 map is stylistic, it does show a symmetrical south elevation of a house designed in the classical Georgian style, (1750) with an L-shaped range to the east and a walled garden beyond, with paths and beds laid out in the typical cruciform pattern. There is an enclosed garden to the north. There are several buildings to the west of the house two to the north and two to the south of a drive.

The date 1750 clearly demonstrates that James Pulse (c1724-1770), who acquired the land in 1737, was responsible for this new wing. Research to date has not suggested an architect, surveyor, or builder for this wing.

1840 The Tithe Award Map survey 1840 is the first definitive map of the house. The House is rectangular with a semi-circle to the front of the south (front) elevation, a wing to the north (rear) and narrow wing to the eastern side. The red colour indicates masonry (brick and/or stone). Dark grey indicates timber construction, which included the service outbuildings to the north and east enclosing a yard. The garden to the north appears to be enclosed (portion 348) and separated from the park. There is an enclosed garden to the south-east (portion 349).

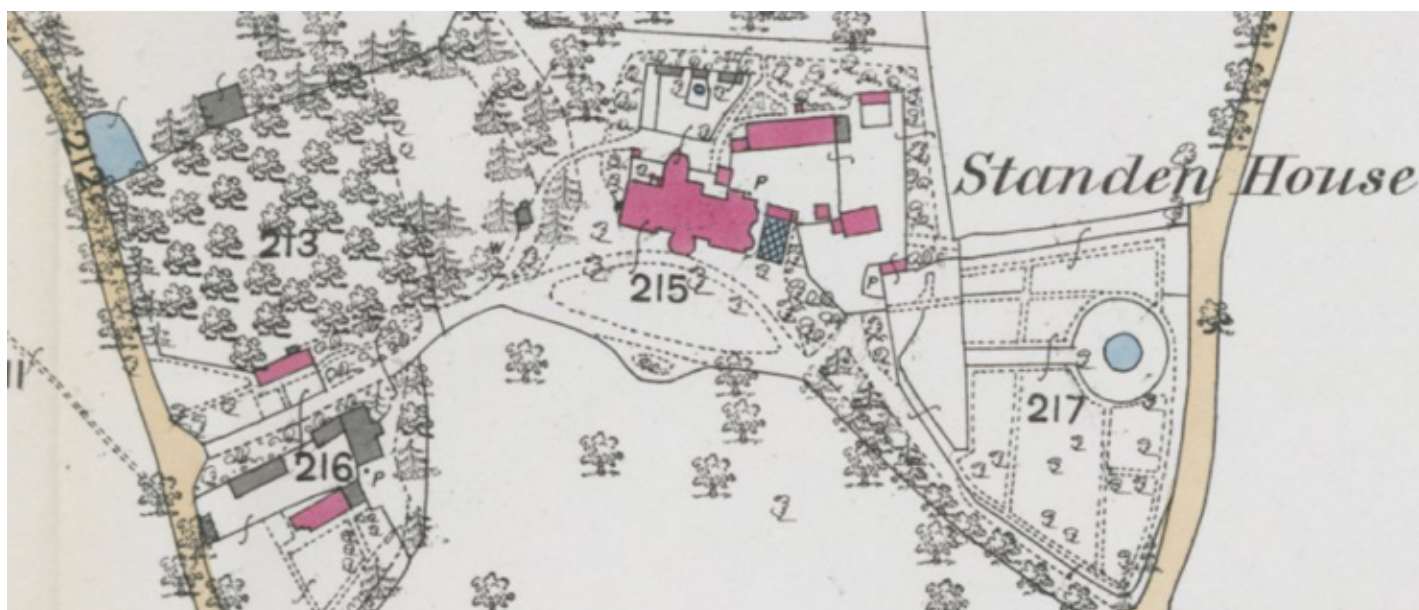


Extract from 1840 Tithe Award Map

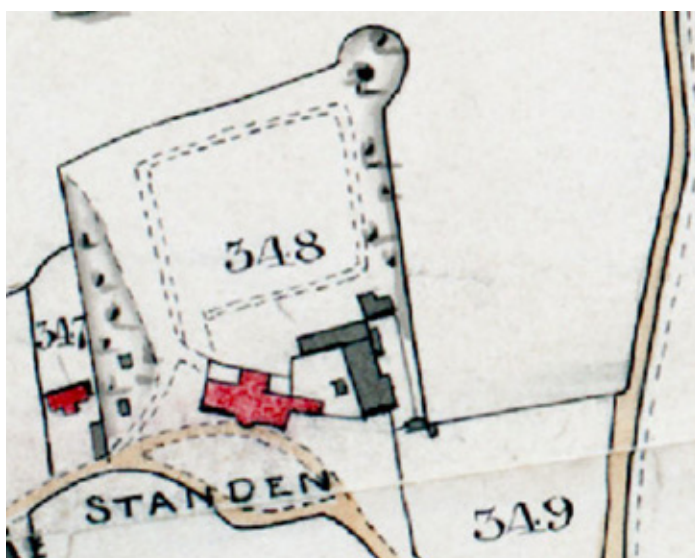
The schedule to the award provides the following information for the portions, with portions 343, 344 and 347 occupied by possible employees of the house, or working for Standen Farm.

PORTION	NAME	USE	A	R	P
341	Plantations	Firs		3	28
342	Front Meadow	Pasture	5	2	20
343	House garden, yard, buildings, and plot	Homestead		1	35
344	House and garden	Homestead			22
345	Meadow	Pasture	1		2
346	Rickyard & Cart house	Yard			28
347	Cottage garden and two tenements	Homestead		1	7
348	Standen House & Offices, Lawn, Pleasure Grounds & Drives	Homestead	3	2	39
349	Gardens	Garden	1		34
350	The park and clumps		25		8

The 1848 To Let refers to 'The out-offices comprise laundry, a double coach house, stabling for eight horses, cow-house, piggeries &c.,' which may have been the timber ranges to the north and east.



Extract from 1879 survey map 25-inch showing Standen House, with Standen Farm to the south-east



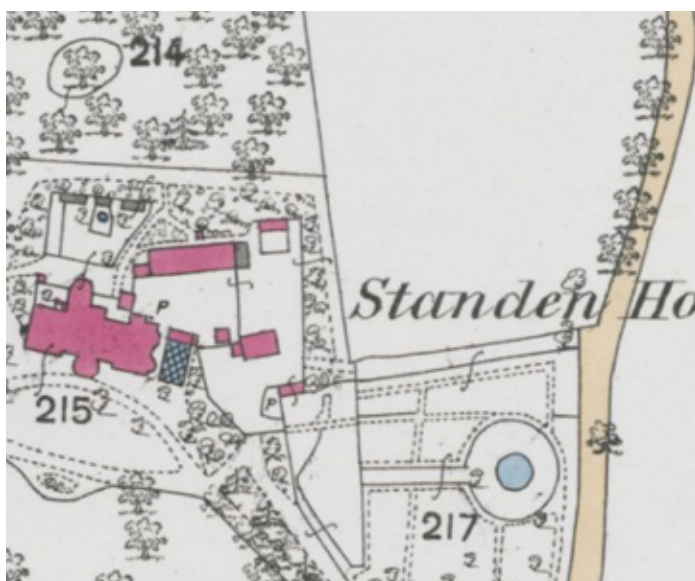
In 1879 the Ordnance Survey surveyed Wiltshire at the scale of 25-inches to one mile.

The published map shows considerable changes from the 1840 Tithe Award Map

The 25-inch OS map suggest changes to the footprint of the house and the grounds. There is a further addition to the northern side of the house, with what appears to be a canted end.

The timber range of out buildings to the north and east of the house have been replaced with masonry buildings a single range to the north side, and several detached buildings around the yard, with the one closest to the house having a conservatory running to the south.

The outline of an enclosed garden to the north of the house remains but the path appears to have been removed and the garden covered with trees.



Extract from the 1840 Tithe Award map and 1879 OS survey with far greater detail of the layout of the house, service yard and gardens

The garden (portion 349) remains with the 1879 plan showing a formal walled garden with paths and an ornamental pond. The 1848 To Let description refers to a walled garden, so it is likely this was in place in 1840. It appears to be in a different location to the 1773 map, although it is thought that due to the stylistic nature of the map, the walled garden was in this location at that date.

1897 WORKS

Plans held at Standen House provide details of the works undertaken to the house and the walled garden in the period 1897 and 1898. Soon after the purchase, Captain Cookson commissioned Frank Verity FRIBA to draw up plans for extensive additions to the house. Works to the site included a range of heated glass houses, stable addition, and gardener's cottage.

A substantial portion of these additions were removed in 1986/7. Elevations and cross-sections are included in Appendix 2.



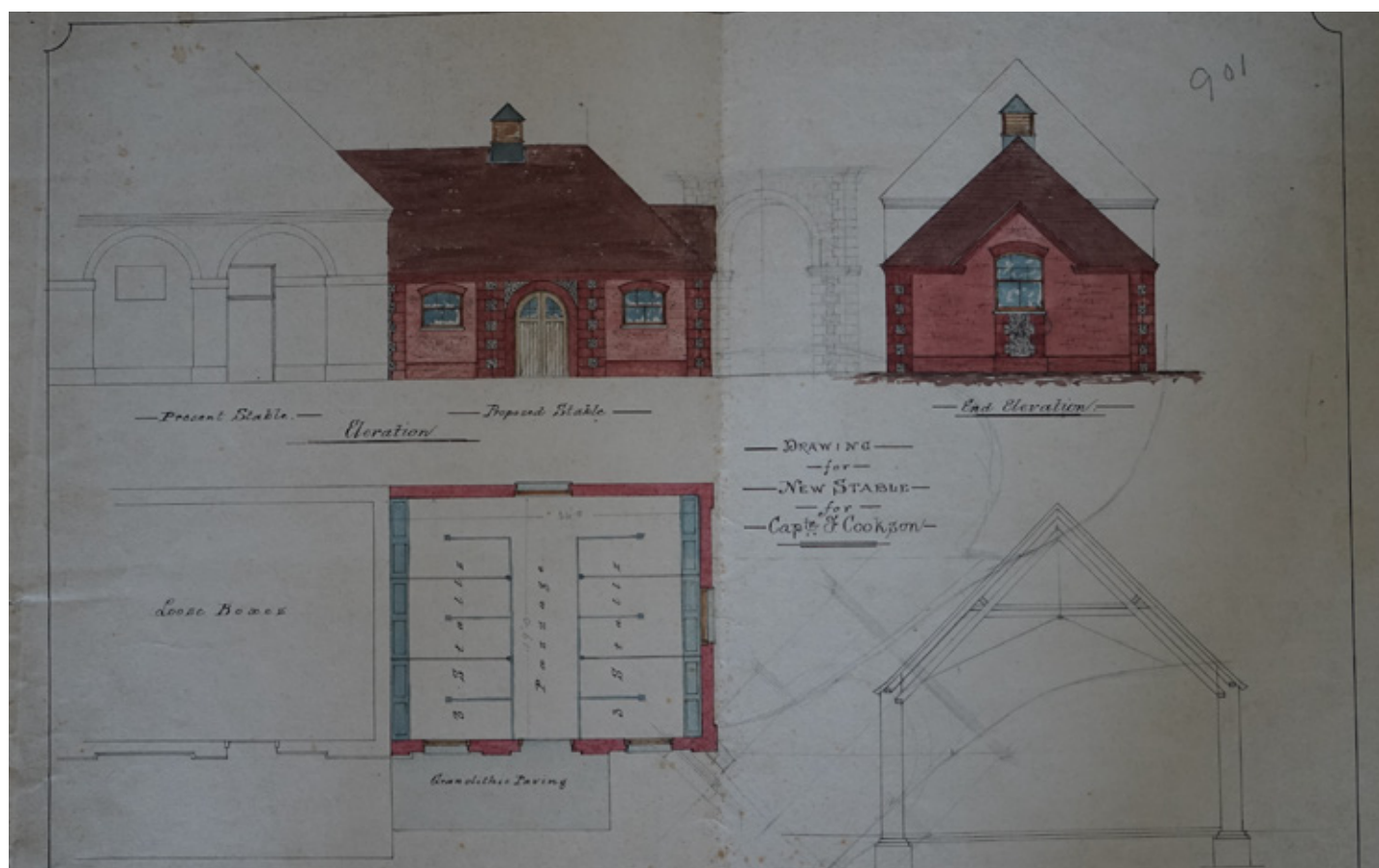
Ground floor plans Frank Verity FRIBA showing the extent of the additions. Existing fabric blue, new fabric red



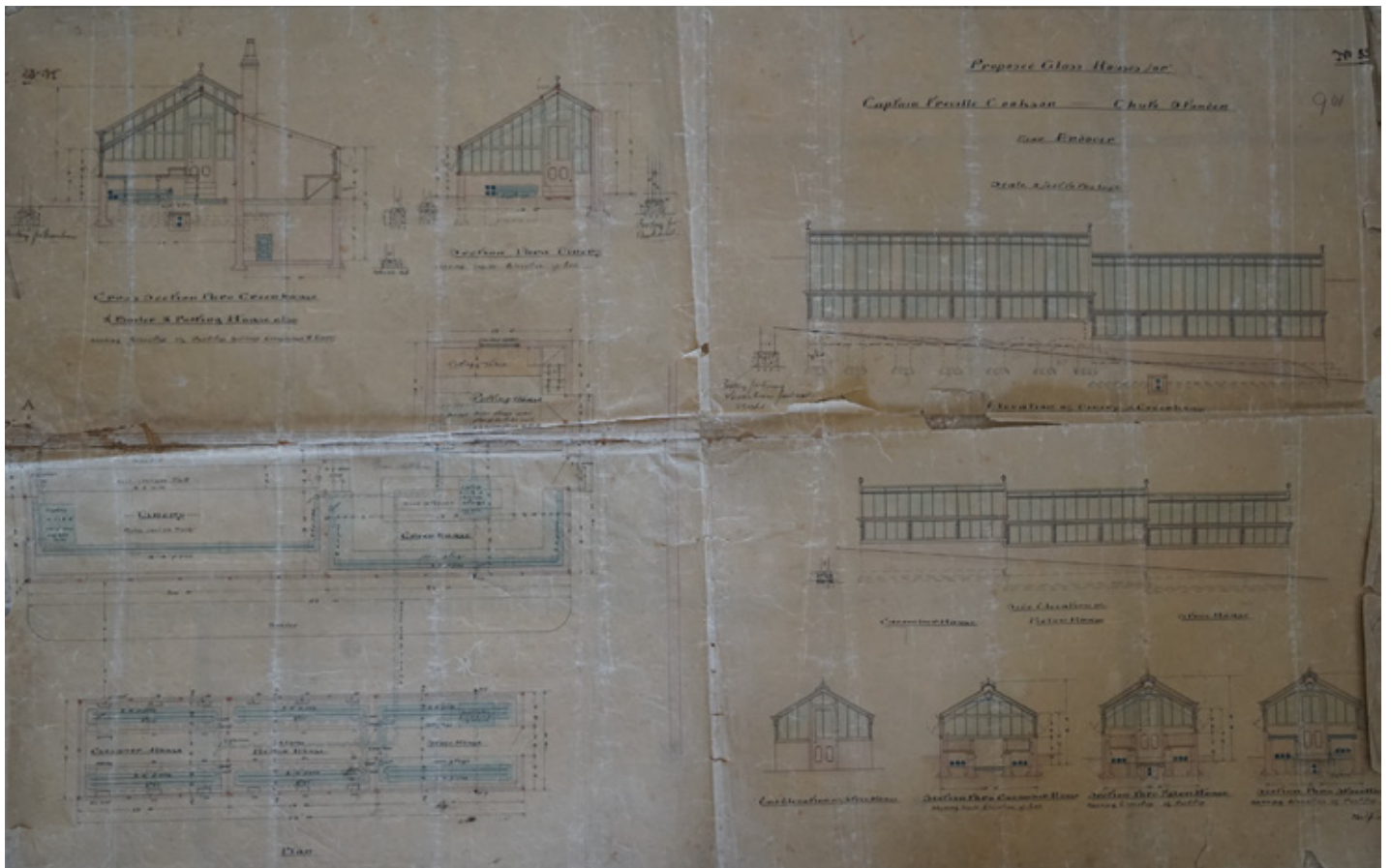
First floor plans Frank Verity FRIBA showing the extent of the additions. Existing fabric blue, new fabric red



Basement and second floor plans Frank Verity FRIBA showing the extent of the additions. Existing fabric blue, new fabric red



1898 stable addition to existing range to the north. It is noted in the history that Freville Cookson went on to establish a horse stud at Standen.

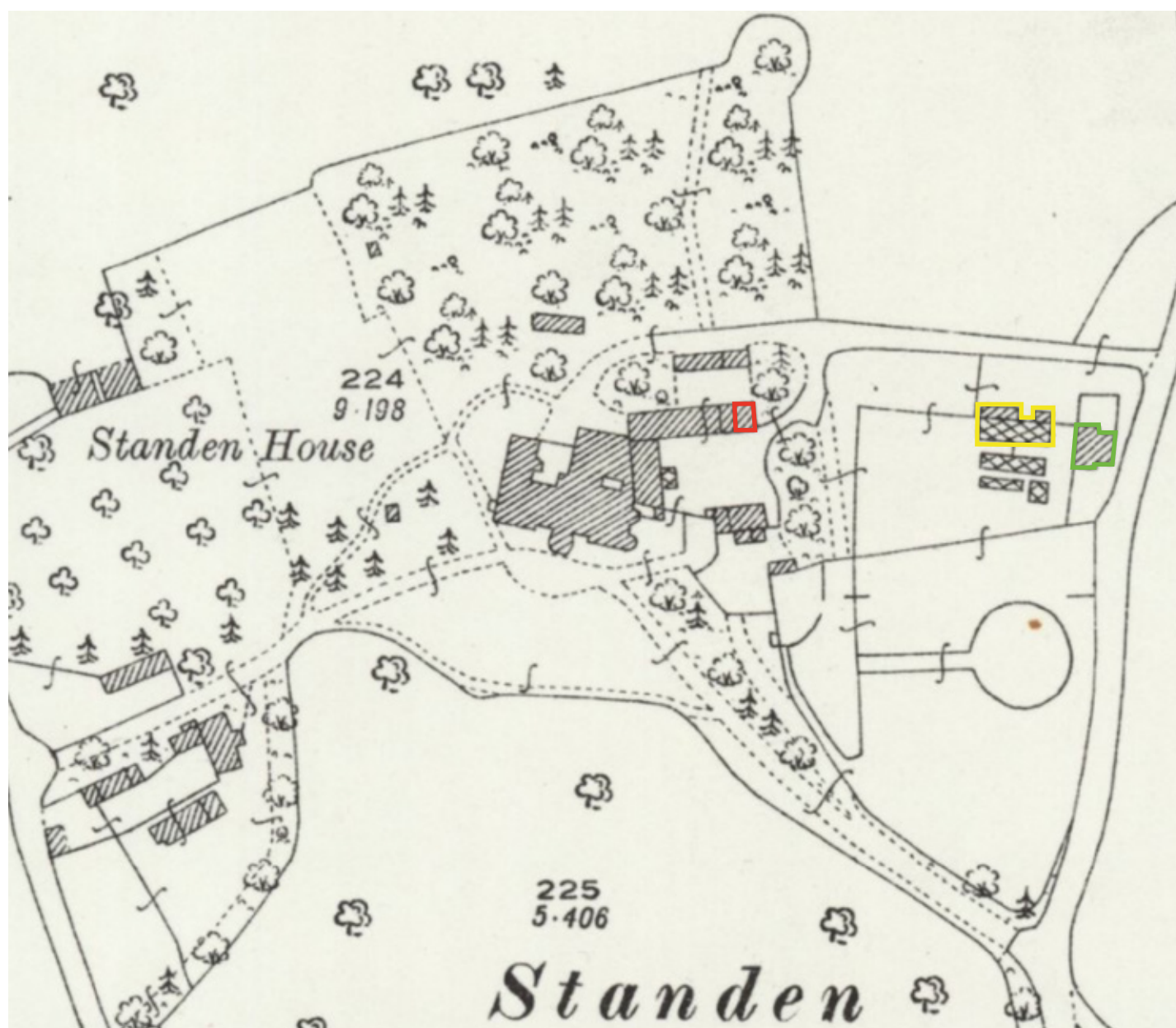


Details of the heated glass houses Richardson & Co, Darlington

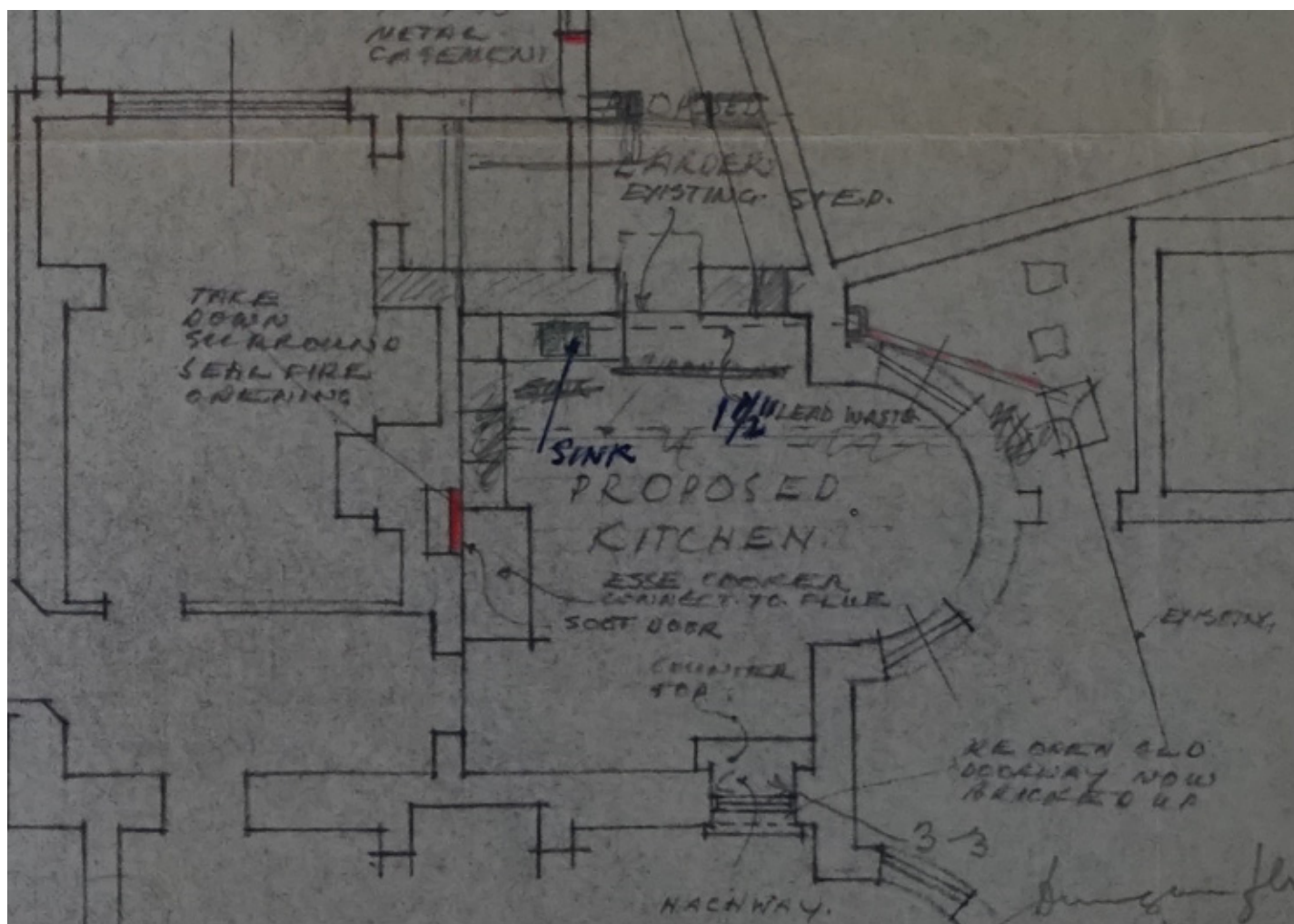


Gardner's cottage

The 25-inch OS map 1924 shows the 1897/98 works to the house, service range, new walled garden, green houses, and the gardener's cottage. The outline of the enclosed garden to the north remains at this date.



Extract from 25-inch OS map revised in 1923 showing the footprint of the extended house. The stable addition (red) greenhouse along the north side of the walled garden (yellow) and the gardeners' cottage to the east (green)



Extract from 1950 plan for the relocation of the kitchen

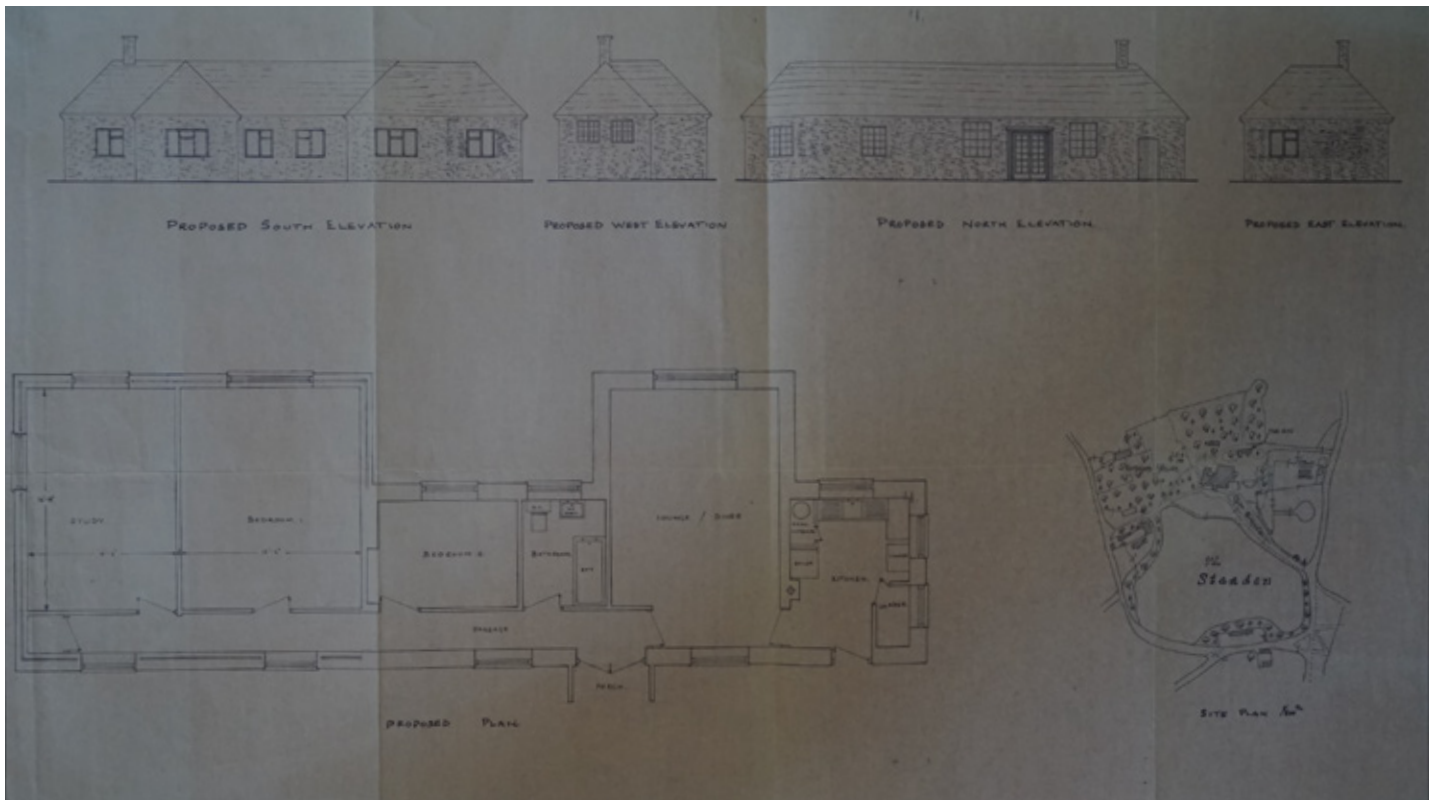
From several sets of plans held at the house a range of works were proposed and/or undertaken as follows:

- 1936 Internal alterations to the first floor
- 1937 Alterations to the main doors
- 1949 Works to the engine house
- 1950 Relocation of the kitchen and fit out

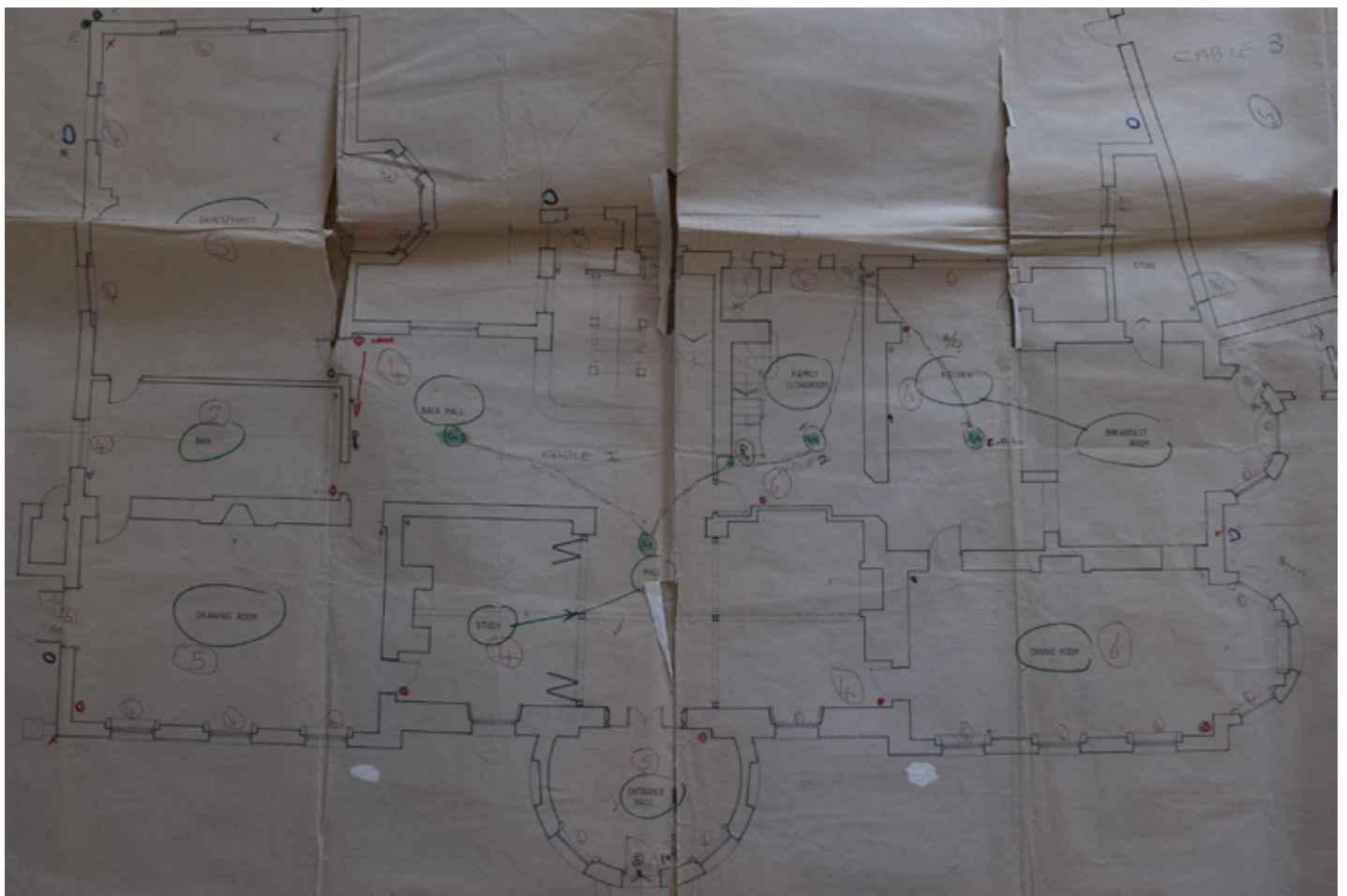
Circa 1940 The stable range to the north of the house, with the 1897/8 addition demolished (VCH).

In 1958 House sold with 446 acres. In 1961, major works to reduce the extent of the house were explored, with the maximum demolition option removing most of the 1897/8 works to the house. These were not undertaken, but possible formed the basis of the 1985 scheme.

- 1977 The planning history shows approval was granted for an additional dwelling. This lay to the north-east of the house.
- 1984 House sold standing in 42 acres, a considerable reduction in land from 1958.
- 1985 As noted in the planning history planning permission and listed building consent was granted for extensive alterations to the house involving the removal of a substantial portion of the 1897 rear additions to the house but retaining the western wing and the eastern coach-range to arrive at the current footprint of the house.

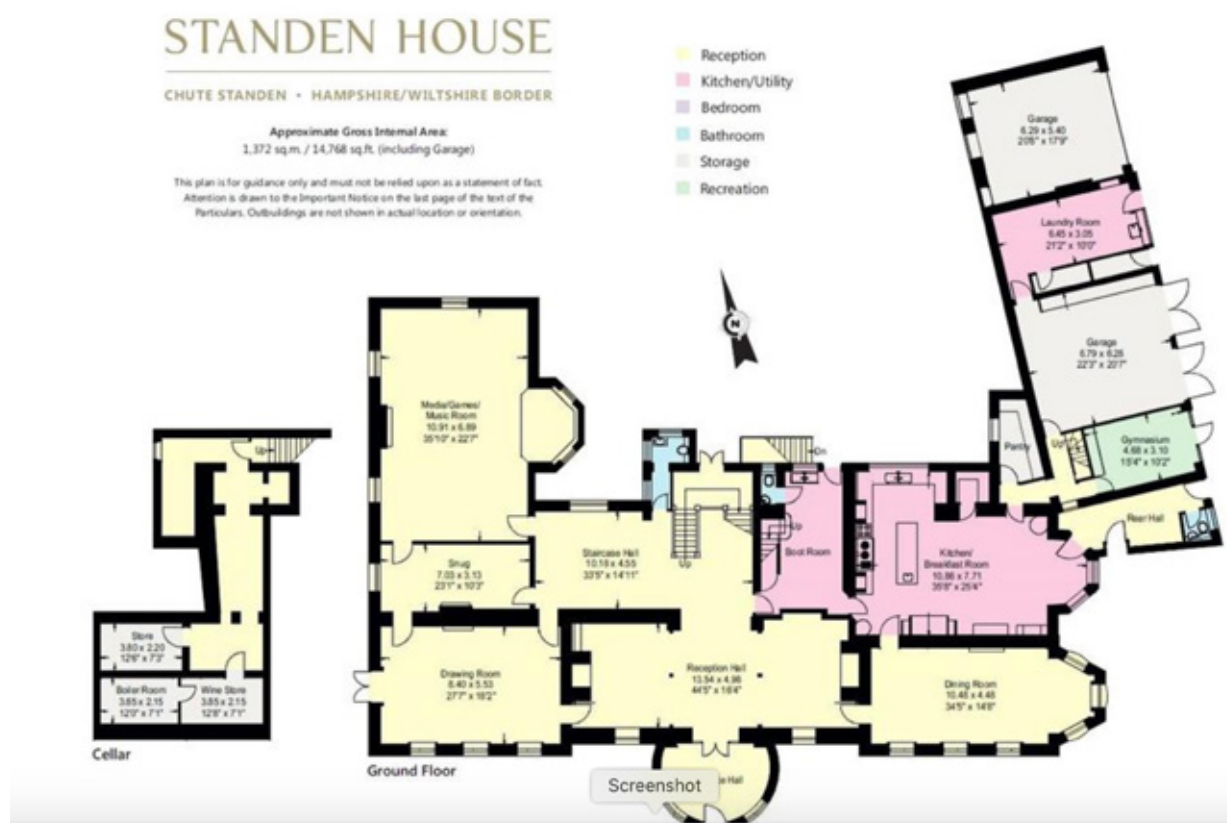


Plan and elevation of the bungalow approved in 1977



1985 plan ground floor of the main house as built

The recent sales details show the current floor layout of the house.



Plans from the recent sales details cellar, ground, first and second floor



In 1999 *A History of the County of Wiltshire; Volume 16, Kinwardstone Hundred*, published. It included the following information on Standen House, with two errors:

Standen House incorporates what was probably an east-west range of a late 17th-century house. To that range a parallel red-brick* range was added on the north** in the mid 18th century, and in the later 18th century a bow window of full height was added on the gabled east wall of the new range. The old range was extensively altered in the earlier 19th century. It was raised to three storeys, embellished with a pediment, and became the centre of an extended range of nine bays; the two storeys of the extensions occupied the height of the central three. The south façade is

of grey brick and has blocked surrounds to the windows and a bowed central porch. A north-west wing, with a ballroom or billiard room on the ground floor, was built between 1879 and 1899. In 1986-7 projecting service additions were demolished, much of the inside of the house was restored, and new fittings, including a staircase in late 17th-century style, were introduced. A group of farm buildings stood south-west of the house in 1841 and until the mid or later 20th century. A stable block north of the house was demolished in 1940. (*grey-buff brick, and **south)

The entry in the National Heritage List for England ('NHLE') (Appendix 1) was revised to take account of this description.

DESCRIPTION OF THE HOUSE

The entry in the NHLE at Appendix 1, includes a physical description of the house only.



The principal front (south) elevation of the house, c1750 by James Pulse, with later circular porch, added to an earlier 17th range to the north



View of the house from the south-west with the c1750 front range and 1897/8 western wing added by Freville Cookson to a design by architect Frank Verity



The west elevation of the c1750 house with the 1897/8 wing to the left-hand side of the two-storey projection, using the same grey-buff bricks



The northern end of the 1897/8 western wing



The rear (north) elevation of the house following the removal of the 1897/8 additions in 1986/7. The surviving earlier two-storey range with flint and brick lies to the left-hand side, with the 1897/8 coach house range



Portion of the late 17th flint and brick wing with blocked windows



Rear (west) elevation of the coach house block. The brick infill evidence of it formerly linking to another 1897/8 wing, demolished c1986/7. Mixture of grey-buff and red bricks



The 1897/8 coach house and groom accommodation block, red brick with later, flat roof addition to the northern end



The east end elevation with the gabled flint and brick late 17th century range with the 18th bay, and the c1750 hipped and grey-buff brick range to the south, and the end wall of the 1897/8 coach house



View of the house from the south-east along the main access drive, with the three different date ranges visible.

EASTERN YARD



Looking south with the 1897/8 coach house building, garden wall and late 19th flint and brick stables and garden walls c1897/8



View looking east of the modern stable block erected 1986/7 and the flint and brick late 19th century stable



South elevation of the 1977 bungalow



The north elevation of the 1977 bungalow

WALLED GARDENS

There are two walled gardens which lie to the east and south-east of the house, with the earlier southern one (extant 1840 but possibly earlier) enclosed by a cobb and thatched wall, within which is a

swimming pool, and the later post 1897/8 garden, principally enclosed with a brick wall, with former boiler room for hot houses – since demolished.



Northern wall of post 1897 garden looking east with roof of the former boiler house for the 1898 hot houses (greenhouses) on the inside of the wall since demolished



The eastern end of the walled garden with the shed and former boiler houses for the hot houses (greenhouse) on the inside of the wall and the gardeners' cottage, all part of the 1897/8 works (



Gardeners' cottage looking south to the cobb and thatched wall of the earlier southern walled garden



Looking east along the inside of the wall with the bases of the 1898 greenhouses with the gardeners' cottage beyond



Looking west along the inside of the wall with the bases of the 1898 greenhouses and the house beyond



The southern side of the northern walled garden cobb with thatch wall



Modern parterre layout looking east towards the gardener's cottage and the cobb wall of the earlier garden and the open countryside beyond§



View of the cobb and thatched wall looking towards to service yard and house provide a picturesque composition



Looking south into the walled garden enclosed with cobb and thatch to towards the roof of the swimming pool pump house



Swimming pool and concertina cover

INTERIOR OF THE HOUSE GROUND FLOOR ROOMS



Front Porch looking south



Entrance Hall looking towards the porch



Entrance Hall looking east



Entrance Hall looking west



Drawing room



Drawing room



Games room



Stair Hall



Dining Room



Dining Room



Back Hall



Back Hall service staircase



Breakfast room looking into bay



Northern side of Breakfast room silver safe and storeroom



Breakfast room/kitchen



Kitchen

VIEWS FROM THE HOUSE



View from rear of the house looking north-east



View from rear looking north



View from the rear looking west



View from first floor looking south



Long-distance view to the house from the south-west with the yard to the east and the walled garden to the south-east



View of the service yard, stables from the south , the gate piers showing the location of the earlier drive to the yard



View of house from walled garden



View looking back to the house from within the walled garden



View from the north looking back to the house, 1970s bungalow and walled garden



View from the rising ground to the east looking back over the walled garden to the buildings in the yard to the east of the house



Wider view from the east with the walled gardens, yard buildings with the house beyond provide an aesthetically pleasing composition

HERITAGE SIGNIFICANCE

Significance is defined by the National Planning Policy Framework as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

Placing the asset in its historical context and describing its characteristics and appearance is an important component of the evidence gathering exercise. This both informs our understanding of a site's significance and the contribution of its setting to this significance.

As Historic England explains in 'Conservation Principles' (2008), understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise. Heritage significance can be defined as using Evidential, Historical, Aesthetic and Communal Values.

- Evidential value (evidence of past human activity).
- Historical value (the association of the place with past people or events).
- Aesthetic value (sensory appreciation that may be designed or fortuitous).
- Communal value (meaning of a place for people who relate to it this may well extend beyond the current users/owners).

STANDEN HOUSE IN THE CONTEXT OF SMALL COUNTRY HOUSES

It is not considered Standen House to be a Country House defined by the Oxford Dictionary as; 'a large house in the country, typically the seat of a wealthy or aristocratic family', or a villa, defined by the Oxford Dictionary as; 'a detached or semi-detached house in a residential district, typically one that is Victorian or Edwardian in style, but what increasingly became termed in the early 20th century as 'small country house'.' (Weaver, Lawrence, Small Country Houses of Today, Country Life. 1911. Jekyll, Gertrude & Weaver, Lawrence, Gardens for Small Country Houses, Country Life, 1914)

English Heritage writes 'The term 'country house' now carries a distinct meaning: that of a large residence of some status, set within extensive grounds. Further down the scale one has other kinds of house (or rural retreat) for the wealthy, or later for the professional classes.' (English Heritage, Designation Listing Selection Guide Domestic 3: Suburban and Country Houses, page 3).

Despite the increase in population and urbanization in the 18th century most of England was very rural dominated by large, landed estates, but Brown and Williamson, in writing on Capability Brown comments.

Yet at the same time we must be careful not to exaggerate the rural character of the landowning class, or its stability. Nor should we think of landscape design in the context of large estates and long-established landed families. A rural property was as much as an end in itself as a means to an end, and an elegant life in the country was something to which all-successful members of society aspired. The countryside around large cities, especially London, was thus full of small 'villas', modish houses built on the sites of earlier farms by merchants, manufacturers, or lawyers, often with only a tiny estate attached, sometimes no more than a small park. The more successful members of these groups, moreover, strove to buy larger properties [...] Whether they aspired to a true landed estate, or to a modern villa, possession of a fashionable house, with fashionable décor and furnishings, and with grounds laid out in the latest mode, was of particular importance to those whose principal wealth was derived from trade, for it demonstrated their creditworthiness in a society in which loss of confidence could lead to financial ruin (Brown, David and Williamson, Tom, Lancelot Brown and the Capability Men Landscape Revolution in Eighteenth-century England, 2016, page 27).

Despite the changes in the eighteenth century, Dixon and Muthesius, Victorian Architecture, 1978, note that.

in early Victorian Britain landed aristocracy still retained their pre-eminent social position. The country house was the most important architectural symbol of this pre-eminence. For the newly-monied [...] possession of a country house was the first step towards the high peaks of society', (p. 30), and:

The middle years of Queen Victoria's reign, between 1855 and 1875, saw the peak of country-house building. It was financed by agricultural prosperity combined with new industrial wealth. Houses of enormous size were built, which show a confidence in the continued prosperity of Victorian Britain and the belief in an unchanging social structure (p.42).

Although the aristocracy continued to play an important role in society.

The Victorian age became increasingly the age of the middle class. Middle class ideals, middle class-politics, and middle-class morals came to dominate society. Perhaps the most characteristic expression on the middle-class ideals was the detached house both in country and suburb. It was the dream of businessman or professional man (p.47).

For those who did chose to acquire an estate, the development of the railway system through the nineteenth century allowed them to live the country life and continue business in 'the city'.

Jill Franklin observes that during the period from 1835 onwards.

Traditional country houses were still being built in large numbers, but as the branch lines infiltrated into deepest Surrey, Herts or Cheshire, increasing numbers of manufacturers and business men realised it would be both pleasant and practical to live in the country and commute into town. Since they were going to remain in trade and be a country gentlemen only in their spare time, they did not want a country seat or a great estate but a comfortable house and grounds within reasonable driving distance of a railway station (Franklin, Jill, *The Gentleman's Country House, and its Plan 1835-1914*, 1981, p.3).

What to term this type of new country house or estate exercised the 'Architect' Journal. In the 1860s-70s. In reporting on a house built in 1869 for a wealthy building contractor in Gloucestershire 'it described it as an Example of the 'English gentleman's house – something which is without being a 'villa' is not a 'mansion'. (Ibid p.3-4)

The question was if the builder of the house was not 'true landed gentry' were their houses 'true country houses'? An insight into this attitude is illustrated in the 'Architect' of 1873, 'When a self-made warehouseman of Leaderhall Street or an Attorney of Chancery Lane... builds his country house [and farms] a hundred acres in Kent [...] the chances are that it is not a country house at all, but a suburban villa out of place'. (Ibid. p. 4) Franklin concludes that many of the houses constructed in the country from 1835 onwards were 'no longer country houses in the eighteenth-century sense, but a new middle class adaptation of the old form' (Ibid p. 2)

In terms of design, the small country houses followed the architectural tastes of the day, with the Victorian period being very eclectic. Dixon and Muthesius, note; 'The Early Victorians for their country houses tended to favour the 'English' styles, the most popular of which were English Gothic (in various guises) and Elizabethan' (p.35). The mid-Victorian period saw a continuation of these preferred styles, but they were modified to 'reflect changing currents of taste – the most important of which, as far as architectural style was concerned, was the increasing interest taken in such foreign styles as French and Italian Gothic and French Renaissance'. (p.42).

Girouard in discussing the Victorian Gentleman's House considers that.

By 1850 there was a more or less generally accepted view of the kind of house suitable for an English Gentleman... A gentleman's house should be substantial, serious, and preferably in a style associated with the traditions of English country life. It should be dignified, as was suitable for the rank of its owner, but not ostentatious; designed for family life and the entertainment of friends rather than for show. It should provide decent quarters for the servants. It should protect the womanliness of women and encourage the manliness of men. It should be comfortable but not luxurious (Girouard, Mark, *The Victorian Country House*, 1971, p.10).

Accordingly, the later Victorian houses, 'tended to discard the grand style [...] and look towards the simpler qualities of vernacular buildings for inspiration [...] The vernacular, or regional and homely, architecture of the sixteenth, seventeenth and eighteenth centuries were adapted to the needs of the country-house design (Dixon, Roger

and Muthesius, Stefan, *Victorian Architecture*, 1978, p. 50).

The 1880s saw the emergence of the Arts and Craft style and movement. Alistair Service in *Edwardian Architecture*, 1977, wrote.

One of the recurring themes in much that was written at the time was that the 'past art' that might be used as a basis for a new architecture was essentially national in style, British rather than imported. For this purpose, the architectural choice lay between the Free Style developed from Perpendicular Gothic, Elizabethan and Jacobean, or the English Baroque of Wren and his disciples (p. 21).

All major architects for these periods designed small country houses, although a number specialized.

Standen House started as a 17th century farmhouse, enlarged in the mid 18th century and again in the early 19th century, before being substantially extended in the neo-Georgian style, reflective of the mid-18th century range, to create a sporting estate. Post WWII the estate diminished in extent, with the house being substantially reduced and reworked at the end of the 20th century, reflective of the changing role of the Small Country House.

ARCHITECT ASSOCIATED WITH THE SITE

The 1897 plans were prepared by Frank Verity 1864-1937. The *Biographical Dictionary of British and Irish Architects 1800-1950* has the following online entry.

Verity, Francis Thomas 1864 - 1937.

Francis Thomas Verity [also known as Frank Thomas Verity, and as Frank T. Verity] was born in Kensington, London, England on 3 September 1864 and entered the South Kensington Schools of Art [now Royal College of Art] in London in 1881. From 1883 he was articled to his father, Thomas Verity (1837-1891), and remained with him as his assistant. He also attended classes at the Architectural Association in London and studied at University College, London, and at the Royal Academy Schools in London from 1887 where he was taught by Richard Phene Spiers (1838-1916). During this period, he visited Paris where he attended classes given by Jean-Louis Pascal (1837-1920). Following his return to England in 1889 he won the Tite Prize, passed his qualifying exam, and commenced independent practice in London. He also, that year, joined his father's practice as a partner. After his father's death in 1891 he became the sole partner and took over his father's post of Surveyor of Theatres to the Lord Chamberlain, a position he held until 1900 when he became Architect to the Lord Chamberlain's Department.

Verity was known primarily as a theatre and cinema architect, however, he also designed residential buildings, business premises, and the grandstand for Marylebone Cricket Club.

Verity was elected an Associate of the Royal Institute of British Architects (ARIBA) in 1889 and a Fellow of the Royal Institute of British Architects (FRIBA) in 1896. He died in Bournemouth, Hampshire on 14 August 1937.



Works.

Polytechnic. Regent Street (new façade); Junior Naval and Military Club, Piccadilly; Grandstand, etc., for the Marylebone Cricket Club; Civil Service Cooperative Society's buildings, Haymarket, S.W.; Annex to French Hospital. Shaftesbury Avenue: business premises, Regent Street, Oxford Street, North Audley Street, etc., flats deluxe in Hyde Park Place, Berkeley Square; Cleveland Row; Portland Place; and Park Lane, Marble Arch. The Imperial Theatre, for Mrs. Langtry; the Empire Theatre, Leicester Square; the Scab Theatre, Charlotte Street; the Theatre Royal, Bath; the Theatre Royal, Windsor. the "Pavilion" Cinematograph Theatre, Marble Arch; the "Pavilion" Cinematograph Theatre, Shepherd's Bush; the Plaza Theatre, Piccadilly Circus; the Carlton Theatre, Haymarket; New Vaudeville Theatre, Paris. [Source: Who's Who in Architecture 1926]b <https://architecture.arthistoryresearch.net/architects/verity-francis-thomas>

Stuart Gray, in his book, 'Edwardian architecture: a biographical dictionary', 1985, has a lengthy entry (p. 360-62), on Frank Verity.

While the 1985 approval removed a considerable portion of the 1897/8 works, the western wing, coachhouse, gardeners' cottage remain of his works, although altered. While Verity undertook residential commissions, the majority of these were for flat developments in London. Standen House, therefore, appears to be an unusual commission. Further research might establish a connection between Freville Cookson and Frank Verity.

While much of his work was influenced by continental models, he could design in the Georgian Style, with a lodge at Elmstead Glade, Chislehurst, Kent.

STATEMENT OF HERITAGE SIGNIFICANCE

Based on the history and the surviving fabric it is considered the heritage significance of Standen House can be summarised as follows:

Standen House, developed over the period from the 17th to the late 20th century is an example of an evolving Small Country House.

- Originally comprising a modest farmhouse of flint and brick, was substantially enlarged c1750 by James Pulse (1695-1770) with a classically designed range to the south, constructed in grey-buff brick, to provide a house with stables and service buildings, suitable for a Gentleman, set in a generous park, with formal gardens, and adjacent farmland.
- Tenanted through much of the 19th century, it was purchased c1896 by Captain Freville Cookson (1852-1909) and extensively enlarged with wings to the north to provide additional accommodation; a coachhouse with staff quarters; additional stabling; new walled garden with hot houses, and gardeners cottage.
- From the mid-20th century elements of the service yard were removed, and by 1984 the estate had been reduced from 446 acres (1958) to 42 acres. In 1986/7 a substantial portion of the 1897/8 additions were removed, and the house remodelled.

This continuum of growth and contraction provides evidence of the changing social, physical economic status of the owners and occupiers of the house, from the mid-18th century through to the early 20th century, and the subsequent challenge of managing a small country house estate and adapting it to meet contemporary needs.

Standen House, comprises a remnant of a 17th century range, of flint and brick, a c1750 classical designed range to the south, constructed in a grey-buff brick with slate roof, and two c1897/8 wings to the north, the west range containing principal rooms, the east service accommodation. To the east is a mid-19th stable range, of flint and brick, modern stable range c1986/7, and bungalow c1977. To the east and south-east are two walled gardens, the southern earlier garden (extant 1840) enclosed by a cobb with thatch wall, and the northern (c1897/8) enclosed with brick. Adjoining is a gardener's cottage c1897/8. The house, 19th century service ranges, walled gardens, and gardener's cottage, provide significant evidence to help understand the physical, economic, and social considerations, that influenced the evolution of the Standen House over this period.

The cobb and thatched walled garden to the south-east of the house, extant in 1840, but possibly also shown on the 1773 map, together with brick walled garden and the gardener's cottage, c1897/8, provide evidence of the once important role of kitchen gardens in providing for the owners and occupiers of Standen House.

Standen House is historically significant as one of a number of substantial estates established and developed in this part of Wiltshire from the 18th century onwards, for wealthy merchants.

Standen House is historically significant for its strong association with James Pulse (1695-1770) and Philip Pulse (1728-1824) with evidence that James commissioned the southern range c1750 and the formal gardens, with his son, Philip adding the semi-circular porch.

Standen House historically significant for its strong association with Captain Freville Cookson (1852-1909) who purchased the house c1896 and commissioned in 1897 extensive additions to the house, of which the west and east wings survive; the northern walled garden with hot-houses, remnants of which survive, and the gardener's cottage.

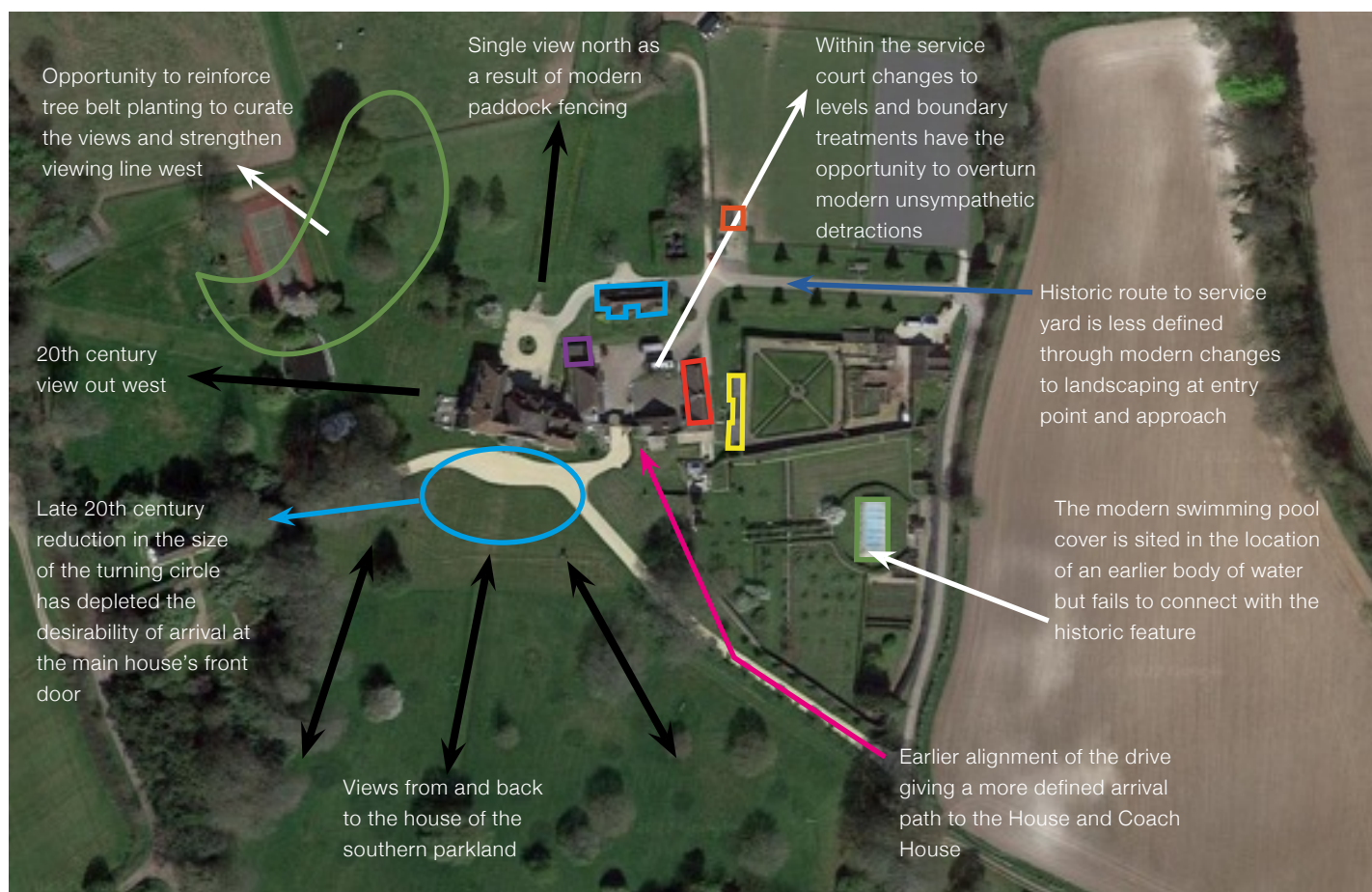
Standen House is historically significant for its strong association with Frank T Verity, architect (1864-1937), who in 1897 designed extensive additions to the house (part removed 1986/7), an addition to the stable range (demolished c1940), the walled garden with hot houses (demolished date unclear), and gardener's cottage (extant). Frank Verity is renowned for his design of theatres and later cinemas, London apartment blocks, London Clubs, and publishing in 1906, with others, 'Flats, urban houses, and cottage homes; a companion volume to "The British home of to-day"'.

Standen House is of aesthetic significance as an example of an evolving small Country House, with a 17th century vernacular flint and brick farmhouse range, added to in the mid-18th century with a symmetrical range, reflective of the design aesthetics of the period, using a local gault brick, added to with a Regency porch to the front, and two-storey bay to the eastern end of the 17th century range.

Standen House is of aesthetic significance as an example of late 19th century additions, consciously designed by Frank Verity T Verity, architect (1864-1937) in the neo-Georgian style to complement the principal south range of the house.



Image showing the wider character areas of the site



Map identifying the late twentieth century buildings which detract from the setting of Standen House. Modern stables (red), housekeepers cottage (blue), garage (purple), pool shelter (green), timber outbuilding (orange) and garden buildings (yellow)

Standen House is of aesthetic and historic significance for the early use of grey gault brick in the mid-18th century range in this part of Wiltshire, later replicated in the late 19th century range. While research has not established a source, the underlying chalk geology, and examples elsewhere in Wiltshire, strongly suggest the bricks were produced in the Chute locality.

The House, together with the 19th century service range and service, constructed in flint and red brick and grey gault brick buildings, together with two walled gardens, one of cob with thatch, and the other with bred brick, and gardener's cottage, and the broader landscape, provide a picturesque and aesthetically pleasing composition, particularly when viewed from the east.

NON-SIGNIFICANT ELEMENTS

A number of post WWII buildings within the former service yard are not significant and detract from the setting of the house.

The Housekeeper's cottage (built 1977) and modern timber stables (built 1987) enclose the service yard to the north east of the house. The changes in level throughout the yard result in a character of a smaller and lower quality space. The modern buildings reduce the contribution the coach house and service yard make to the setting of the main house.

The modern swimming pool cover is in the location of an earlier body of water but its size and shape does not connect it with the historical feature.

HERITAGE POLICIES SUMMARY



Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF) the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

With the house included in the National Heritage List for England, the whole site is subject to the provisions of national policies set out in the National Planning Policy Framework (July 2021), and several Historic England Good Practice Planning Guidelines and Advice Notes, namely.

- Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment March 2015 (GPA2).
- Good Practice Advice Note 3 – The Setting of Heritage Assets, December 2017 (GPA3).
- Historic England Advice Note 2 – Making Changes to Heritage Assets.
- Conservation Principles, Policies and Guidance (2008).

Historic England's approach to effective management of the historic environment is best summed up in paragraph 86 of its 'Conservation Principles' (2008), which states:

'Keeping a significant place in use is likely to require continual adaptation and change; but provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process'.

The site is also subject to Local Planning Policies set out in Wiltshire Core Strategy Adopted January 2015.

The relevant sections of these policies and guidelines are set out in Appendix 3.

APPENDIX 1: ENTRY IN THE NATIONAL HERITAGE LIST FOR ENGLAND

Heritage Category: Listed Building

Grade: II

List Entry Number: 1285632

Date first listed: 04-Jun-1952

Statutory Address 1: STANDEN HOUSE

District: Wiltshire (Unitary Authority)

Parish: Chute

Details

CHUTE, CHUTE STANDEN, SU 35 SW 10/73 Standen House 4.6.52 II

Large house in parkland. C18 and mid C19. Grey-buff brick in header bond, with dark tiled roofs. Two storeys and attic. South front of 9 bays. Central block of 3 bays recessed, 3 storeys and pedimented, and having a semi-circular projecting entrance hall on ground floor. Door has rusticated stone surround with grooved voussoir lintel and heavy entablature. Brick parapet with panels over and brick dentilled cornice coping. Central first floor window has wide cambered arch. Other windows, including the 3-bay wings have 12-paned sashes with brick raised quoin blocks. Plat band and brick corbelled eaves. Right wing has bow windows. Roof hipped, with symmetrically placed stacks at root of wings. Parallel and earlier rear range behind centre and right wing, also with 2-storey bow window to end, constructed of brick laced flint. Interior completely remodelled 1986-7.

APPENDIX 2: EXTRACT FROM 1897 ELEVATIONS

NORTH (REAR) ELEVATION



The hipped roof range (demolished 1986/7) the rear elevation of the house and the end wall of the west wing

WEST WING



The west (garden) side elevation



The eastern (yard) side elevation



The east elevation



Cross-section from the south of the coach house, with the stable range in pencil to the north, the two-storey 1897/8 range and the single storey range attached to the north elevation of the house, both demolished 1986/7.

APPENDIX 3 : NATIONAL AND LOCAL HERITAGE POLICIES, GUIDELINES AND ADVICE

The following national and local heritage policies, and guidelines are relevant in the consideration of future proposals for Standen House and its grounds.

NATIONAL PLANNING POLICY FRAMEWORK

Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF), the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

In relation to development affecting a designated heritage asset the NPPF states in paragraphs 199 and 200 that:

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

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

Paragraph 197 of the NPPF, however, also advises Local Planning Authorities that:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

THE PLANNING PRACTICE GUIDANCE (PPG)

This seeks to provide further advice on assessing the impact of proposals explaining that what matters in assessing the level of harm (if any) is the degree of impact on the significance of the asset. It states:

‘In determining whether works to a listed building (or its setting) constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.’

The NPPF explains in paragraphs 201 and 202 the differences between ‘substantial’ harm and ‘less than substantial’ harm, advising that any harm should be justified by the public benefit of a proposal.

In cases where there is less than substantial harm, paragraph 202 states:

‘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’.

The PPG also seeks to provide a clearer understanding of what constitutes ‘public benefit’, as it is the public benefit that flows from a development that can justify harm. In weighing the public benefits against potential harm, considerable weight and importance should be given to the desirability to preserve the setting of listed buildings.

Public benefits can flow from a variety of developments and could be anything that delivers economic, social, or environmental progress as described in the NPPF, paragraph 8.

They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. It explains that public benefits can include heritage benefits, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risks to a heritage asset.
- Securing the optimum viable use for a heritage asset.

HISTORIC ENGLAND ‘CONSERVATION PRINCIPLES’ (2008)

Works of alteration, extension, or demolition need not involve any harmful impact and may be necessary to ensure a building has a viable future. Historic England explains its approach to managing the historic environment and how we experience places stating in ‘Conservation Principles’ (April 2008) paragraph 88:

'Very few significant places can be maintained at either public or private expense unless they are capable of some beneficial use; nor would it be desirable, even if it were practical, for most places that people value to become solely memorials of the past'.

It also points out in paragraph 92:

'Retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible'.

It also comments in paragraph 86:

'Keeping a significant place in use is likely to require continual adaptation and change; but provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process'.

Further, in relation to new works and alterations in paragraph 138 states:

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place.
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed.
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future.

Amongst the Government's planning objectives for the historic environment is that conservation decisions are properly informed.

HISTORIC ENGLAND'S 'GOOD PRACTICE ADVICE NOTES 3: THE SETTING OF HERITAGE ASSETS'

In relation to the setting of a heritage asset the National Planning Policy Framework Glossary: Setting of a heritage asset, defines setting as:

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

Historic England's advice in Historic England's Good Practice Advice Note 3 – The Setting of Heritage Assets, December 2017 (GPA3) para 9) is similar stating:

Setting is not a heritage asset, nor a heritage designation, though land within 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 the significance.

It explains (GPA3 para 10) that the contribution of setting to the significance of a heritage asset is often expressed by reference to views – a visual impression of an asset.

It comments (page 6) that:

Some views may contribute more to understanding the heritage significance than others. This may be because the relationships between the asset and other historic assets or places or natural features are particularly relevant.

And furthermore, (GPA 3 para 9):

That the setting of heritage assets will change over time and that this can be a positive element in our understanding of places and how we experience the historic environment and heritage assets. It cautions that where unsympathetic change has affected the setting of a heritage asset further cumulative negative changes could sever the last link between an asset and its original setting but pointing out that sympathetic new development has the potential to enhance setting, successfully illustrating the cycle of change that shape our towns and countryside.

GPA3 Part 1- Settings and Views, discusses the issue of setting stating:

Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

Amongst the Government's planning objectives for the historic environment is that conservation decisions are properly informed.

GPA3 Part 2: Setting and Views – A Staged Approach to Proportionate Decision Taking, explains the broad approach to be followed:

Step 1: identify which heritage assets and their settings are affected.

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance.

Step 4: explore the way to maximise enhancement and avoid or minimise harm.

Step 5: make and document the decision and monitor outcomes.

Historic England explains in 'The Setting of Heritage Assets' that matters such as the asset's physical surroundings, the history and degree of change and how the asset is experienced will define its setting.

From this summary of the national heritage management policy framework, it is clear that there is a complex assessment decision-making process to navigate when considering change within the historic environment.

Central to any decision is the recognition that history is not a static thing, and that the significance of our historic environment derives from a history of change.

S66 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Section 66 of the Act requires local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

There have been several Court of Appeal decisions which have provided interpretations of the requirements of these sections.

In the Court of Appeal, *Barnwell Manor Wind Energy Ltd v East*

Northants District Council, English Heritage and National Trust, [2015] 1 W.L.R. 45, Sullivan L J made clear that to discharge this responsibility means that decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise (of judging harm against other planning considerations).

In *Jones v Mordue & Anor* [2016] 1 W.L.R. 2682 the Court of Appeal explains how decision makers can ensure this duty can be fulfilled: that by working through paragraphs 131 -134 of the NPPF, in accordance with their terms a decision maker will have complied with the duty under sections 16, 66(1) and 72. This report follows this advice to ensure consistency with the duty to preserve or enhance.

In the Court of Appeal [*Catesby Estates v Steer and SSCLG*, 2018] the concept of setting was explored. In paragraph 15 of the judgement Justice Lindblom rehearses the Planning Inspector's considerations, commenting that the Inspector found it difficult to disassociate landscape impact from heritage impact. The focus of the judgement is to determine the extent to which visual and historical relationships between places contribute to define the extent of setting. Three general conclusions are made:

a) The decision maker needs to understand the setting of a designated heritage asset, even if it cannot be delineated exactly.

b) There is no one prescriptive way to define an asset's setting - a balanced judgement needs to be made concentrating on the surroundings in which an asset is experienced and keeping in mind that those surroundings may change over time.

c) The effect of a development on the setting of a heritage asset and whether that effect harms significance.

WILTSHIRE CORE STRATEGY ADOPTED JANUARY 2015

The Wiltshire Core Strategy provides up-to-date strategic planning policy for Wiltshire and covers the period up to 2026. It includes the following policy to 'ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life'

Core Policy 58 Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

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

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

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