



**Design and Access
Statement incorporating
Heritage Assessment**

Development at:

**Monkton Galleries, High
Street, Hindon, Salisbury
SP3 6DR**

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Introduction & Background

- 1.1 Planning Base Ltd are instructed to prepare a Design and Access Statement, incorporating a Heritage Assessment, with regards an application for Listed Building Consent and planning permission for ***change of use of shop and ground floor annexe to 1no. dwelling and ground floor annexe*** at the land and property known as Monkton Galleries, High Street, Hindon, Salisbury SP3 6DR.
- 1.2 The applicant entered into pre-application correspondence with the local planning authority in the summer of 2025 (LPA Refers ENQ/2025/00455). The Planning Officer confirmed that:
- The creation of a single dwelling is considered suitable given the position of the site within the settlement boundary and scale of the proposed alterations.
 - Any alterations to the building should be in accordance with the statutory test for works involving Listed Buildings and within a Conservation Area and National Landscape.
 - The loss of the galleries needs to be justified.
 - Off-street parking would be welcomed.

Site and Surroundings & Proposal

- 1.3 The property was formerly known as the *'The Old Bakery and shop to the right'* in accordance with the formal Listing. The property is at the centre of the village and directly opposite to The Lamb Inn. It is located between other former commercial properties which are now in residential use. There is also a village shop and post office opposite to the church and a second public house in the form of the Grosvenor Arms – all of which are congregated at the main crossroads within the village.

- 1.4 Hindon also has a Primary School and Sports and Social Club. The 25 and 26 bus routes also stop in the centre of the village and serve the nearby city of Salisbury together with the town of Wincanton and large village of Tisbury.
- 1.5 The Monkton Galleries is currently occupied at ground floor level by Matthew Burt which is a studio displaying fine and bespoke furniture. This is the only commercial frontage left along the south-western side of the High Street. It is an anomaly in effect as there is very little retail usage at the site – the ‘front room’ of the building is in effect a real-life catalogue so that prospective buyers of the furniture can see items ‘in the flesh’. The majority of the sales of Matthew Burt takes place off site either via the website or the workshop or via home visits – an example of how the business operates can be seen from one of the reviews on the main website (www.matthewburt.com) as below. The ‘showroom’ at Monkton Galleries only provides for around 7% of the total retail sales of the business.

"The commissioning process was a joy from beginning to end. Matthew came and spent the time needed to get a feel for what the room needed, both in terms of the style of the piece and the wood he would use. We were given a timetable of how the work would progress and when it would be delivered. Every stage was completed as promised and the work delivered on time and within budget."

- 1.6 Because the furniture items are bespoke, it is often necessary for Matthew to visit the private home, museum, gallery, church or public space where the piece is intended for and so that is the start of the ‘sale’ rather than a visit to the showroom.



- 1.7 There is on street parking directly outside of the subject site and also a shared vehicular and pedestrian access immediately to the south-east of the application site which would allow vehicles to park at the side of the property once the existing external staircase is removed.



Figure 1 - Site depicted by red line



Figure 2 - Vehicular access from High Street

- 1.8 It can therefore be concluded that the immediate environs of the application site are largely residential in nature.
- 1.9 With regards to any alternative retail uses, there is already a village shop and post office and so those 'obvious' uses wouldn't be available. Any conversion to food retail would be very difficult due to the need for extraction units within a Listed Building and there being limited areas to extract to without causing harm to the historic fabric of this Grade II building or neighbouring residential amenity which is cheek by jowl particularly at the rear of the property and when evidenced by photographs later in this Statement. An Estate Agents or property providing professional services could be an alternative but those uses aren't retail and there is no prospect of such a use coming forward in any event.



Figure 3 - External staircase to be removed

- 1.10 In terms of bins, these will be located in their current position beneath the balcony (to be removed) but hard up against the return of the wall to minimise their visual impact.

- 1.11 The street scene will not be impacted at all by the proposal and the shop front design at ground floor level will be maintained. The only external act of development being the removal of the modern external staircase – the majority of the works proposed being to the rear of the property. There is a pedestrian access route to the rear of the property via the door almost directly opposite to the pedestrian crossing as noted in Figure 1 above.
- 1.12 The external works will represent an improvement to the character of the area and the impact upon neighbouring residential amenity – largely due to the removal of the wooden staircase and balcony.

Heritage Assessment

- 1.13 The application site is located within the Hindon Conservation Area and the property at Monkton Galleries is a Grade II Listed Building. The Proposals Map has been consulted and it is confirmed that the property is also within the High Street and Church Character Area.

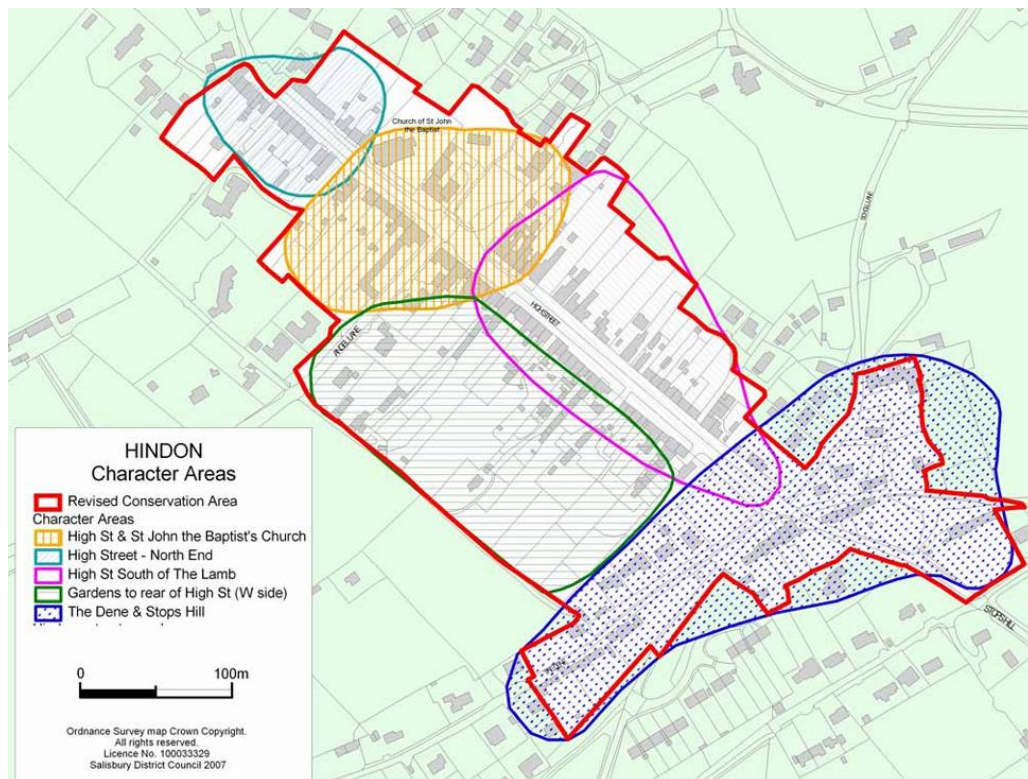


Figure 4 – Application site within High Street Character Area

- 1.14 The plan at Figure 5 shows the plethora of Listed Buildings along the High Street and the various townscape views and landscape points of interest.

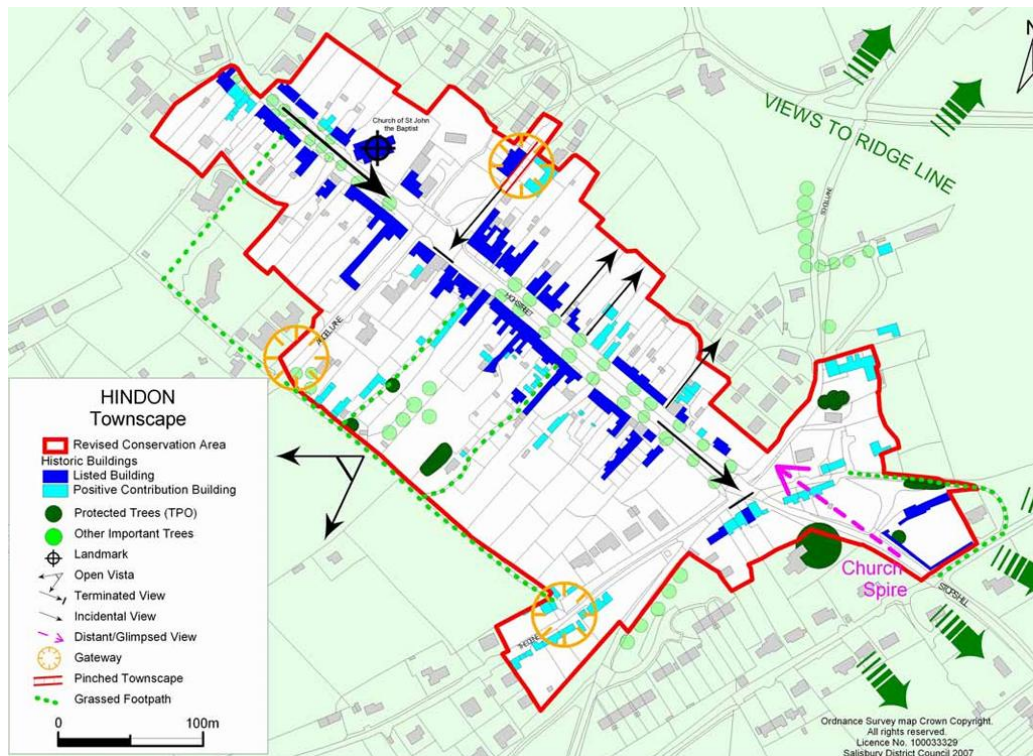


Figure 4 - Listed Buildings (blue)

- 1.15 A copy of the Listing has been sought and is set out below for ease of reference.

Details HINDON HIGH STREET ST 9132 (west side) 9/158 The Old Bakery and shop to right, (formerly listed as House and shops) 6.1.66 GV II Pair of shops and houses. Late C18. Rendered, tiled roof with brick stacks. Two-storey, 5-window. Central cart entry with wooden gates and rounded corners to lintel. The Old Bakery to left has C19 shop front with 4-panelled door and large 8-pane window with pilasters and consoles to cornice, 12-pane sash to left. Antique shop to right has large C19 shop front with half-glazed door to right and 4-panelled door to left, 4-pane shop window and pilasters and consoles to cornice. First floor has two 12-pane sashes either side of C19 canted oriel over entry. Rear partly inaccessible, but rear wings to each property with casements and sashes. Left return of The Old Bakery has external stone stack with offsets and truncated top. Blocked pointed doorway off cart entry to The Old Bakery and blocked shouldered doorway off entry to Antiques shop. Interior of Old Bakery has 4-panelled doors and open fireplace with timber lintel on stone jambs. Probably used as a coaching inn during the C18 or C19. Listing NGR: ST9103632838

- 1.16 The design element of the change of use has been very careful to be a 'light touch' with the paramount aims being to remove any modern features which detract from the fabric and setting of the Listed Building (ie the staircase and balcony) whilst preserving the key features which contribute towards the Listing (the shop front). There is simply no proposal to make any physical alterations to the exterior of the building other than the removal of the staircase and balcony.
- 1.17 In terms of the individual works proposed, the only judgement to be made in this application is whether the proposed works will preserve or enhance the character or appearance of the Conservation Area and whether there is any harm to the setting or fabric of the Listed Building. It is considered that the proposal by its light touch alterations and use of appropriate materials where required will have a neutral impact upon both heritage assets.
- 1.18 The most relevant policies from the development plan are considered CP58 of the Wiltshire Core Strategy, the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions within the National Planning Policy Framework (the 'NPPF').
- 1.19 The principle of the change of use to a residential property should be considered acceptable and so these works are required to improve the 'liveability' of the property. Great care has been taken with regards to the chosen materials and design of the amendments.
- 1.20 The NPPF sets out that where 'less than substantial' harm is identified, then unless there is a public benefit outweighing that harm, that proposals concerning heritage assets should be refused. It is considered in the first instance that there is no harm caused as a result of the proposal and therefore the test as to proving public benefit is not triggered.

- 1.21 Therefore, this application for full planning permission and listed building consent should be approved forthwith.
- 1.22 This Statement has described the heritage significance of the property and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.23 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 1.24 National planning policy relating to the historic environment is provided within section 16 of the NPPF. It advises in paragraph 195 that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 1.25 Paragraph 205 advises 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. It explains that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Listed Building should be exceptional.

- 1.26 Paragraph 206 advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.
- 1.27 Paragraph 207 advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 1.28 Paragraph 208 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.
- 1.29 The NPPF defines the setting of a heritage asset as ‘the surroundings in which a heritage asset is experienced’ and says the extent of the setting is not fixed and may change as the asset and its surroundings evolve. It also explains, ‘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’.
- 1.30 Historic England’s Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3, December 2017) recommends using a stepped approach to assessing the impact of development on setting. The first step is to identify which heritage assets are affected, followed by assessment of the degree to which the settings contribute to significance. The effects of the proposed development on the significance can then be determined.

- 1.31 The extract from the Listing has been provided at paragraph 1.15 of this Statement.
- 1.32 The document entitled Particulars of Sale from 26th July 1922 provides an important snapshot into the history of the building at that time as well as its setting amongst the other heritage assets nearby. This is included in the photographs document at Appendix A for reference purposes.
- 1.33 The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that *'designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance'*. It is also required that distinctive elements of Wiltshire's historic environment which contribute to a sense of local character and identity will be conserved, and where possible enhanced. This policy is in accordance with the central government guidance set out in the NPPF.

Summary

- 1.34 It is respectfully requested that this full planning application and listed building consent application be approved.
- 1.35 The nature of the proposed works is minor and will have a neutral impact upon the character of the Conservation Area and the fabric and setting of the Listed Building itself. The works will secure the building and improve the function of it as a residential property thereby preserving its longevity for the enjoyment of future generations.