

Heritage Statement

In support of a Full application

for

9 dwellings

with new access, associated parking & gardens

on land

South of Park Street,

Heytesbury

Warminster



Cox Martin *Design*

INTRODUCTION

This Heritage Statement supports an application for a Full application for 9 new dwellings (3 of which will be self-build/Custom-build), on approximately 1.2 acres of a 4-acre agricultural paddock in the village of Heytesbury. (The remaining paddock will be retained as agricultural paddock.)

The site is adjacent to, but outside of the settlement boundary, and is close to (but not directly adjacent to) the Conservation Area of Heytesbury. This Statement looks at potential impacts of the proposals on the local Designated Heritage Assets.

This report is written by Caroline Martin BA Hons, Dip Arch Dip BRS RIBA who is an Architect with over 25 years' experience. During her career she has worked on schemes for numerous listed buildings including Grade II, Grade II* and Grade I listed buildings.

The NPPF Glossary states that Heritage Assets are:

'A World Heritage Site, scheduled monument, listed building, protected wreck site, registered park and garden, registered battlefield or conservation area designated under relevant legislation, as well as other historic features that have not been designated.'

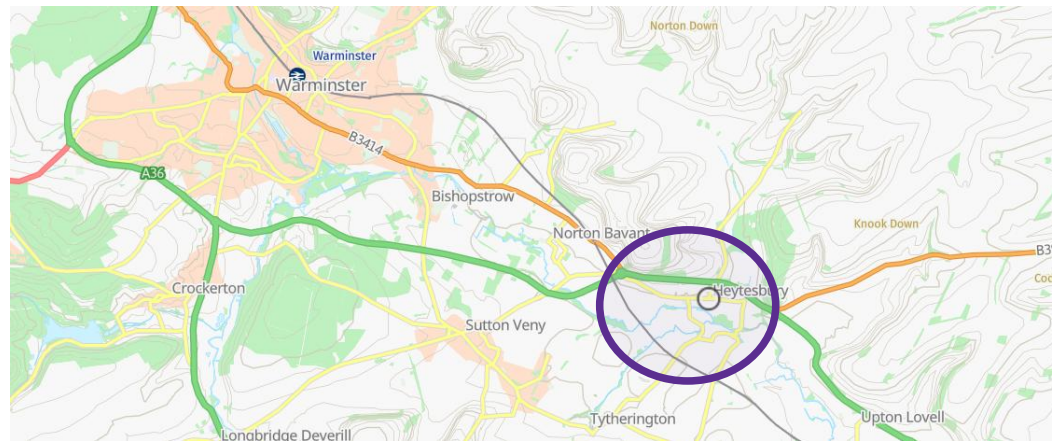
Significance is one of the guiding principles running through the historic environment section of the NPPF. (National Planning Policy Framework.)

The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest.' Such interest may be archaeological, architectural, artistic, or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting.'

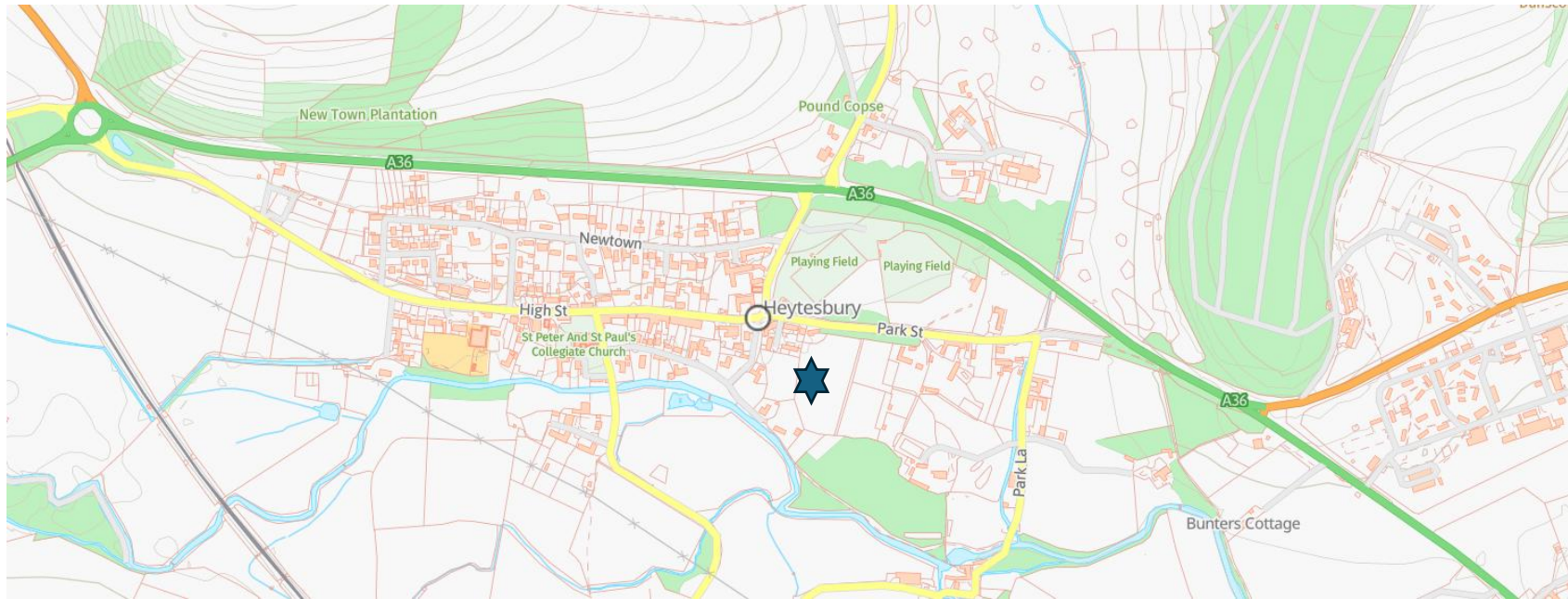
The setting of a heritage asset is the surroundings in which the asset is experienced. Its extent is not fixed and can change as the asset and its surroundings evolve and change over time. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect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

BACKGROUND

The village of Heytesbury is in the Wylde Valley with the river running through the centre of the village, from west to east, south of the High Street. The parish is much bigger than its neighbours in the valley; whereas the surrounding parishes are on one side of the river, Heytesbury extends over both, stretching from Imber in the north to Berwick St. Leonard in the south. Its size is probably due to its importance as an ecclesiastical centre in Saxon times.



Location of Heytesbury to the Southeast of Warminster



Site shown in context of main village.

Heytesbury was a small (presumably) agricultural village in the late 11th century. By 1214 it is known to have had a 'market and fair charter' which allowed Street fairs. Heytesbury later became a borough with Parliamentary privilege until being disenfranchised by the Great Reform Act of 1832, at which time the borough had 279 houses & 26 burgage houses (a type of medieval land tenure characterized by a long, narrow strip of land, often with a house on it.)

Little is known about the medieval town of Heytesbury as many of the houses were destroyed in a fire in the 1769. The fire destroyed the medieval hospital of St. John and St. Katherine which was founded in 1442. The hospital was rebuilt as a U-plan two storey building which still stands at the east end of the village on the junction of High Street, Park Street & Mantles Lane. Hospitals typically stood on the edge of urban settlements, and it may be assumed that the hospital at Heytesbury also marks the limit of the medieval town.



St John & St Katherine, now run by a charitable trust as an Alms house.

The medieval manor house of East Court, home to the Hungerford family, is believed to have stood on or near the site of the present Heytesbury House to the north-east of the town and now severed from it by the A36. The house was rebuilt in 1782 for the Ashe A'Court family, was altered c.1820 and was the home of Siegfried Sassoon, the war poet, until 1967. The present house (which is now subdivided into multiple residences) was rebuilt after a major fire in 1997 but retains its Grade II* listing. Associated with the house is a landscape park (not listed) believed to have been created in the 17th century. The park stretched down to Park Street to the south with its south-west corner lying immediately adjacent to the hospital site.

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

HEYTESBURY, a small town, a parish, a sub-district, and a hundred, in Wilts. The town stands on the river Wiley, and on the Somerset and Weymouth railway, near Salisbury plain, 4 miles SE by E of Warminster; was known, to the Saxons, as Hegtredesbiryg; took afterwards the names of Haresbury, Haseberie, and Heightsbury; is now commonly called Hatchbury; was, in the time of Stephen, the residence of the Empress Mand; was, in 1766, nearly all destroyed by fire, and afterwards rebuilt; consists now chiefly of a single street; possesses interest to tourists as the central point of a region abounding in British, Roman, Saxon, and Danish remains; and gives the title of Baron to the family of A'Court.

A mid-19th century estate survey map shows two small cottages in a small plot on the south side of Park Street which otherwise was bounded by a narrow strip of woodland which also extended south along the east side of Mantles Lane. On the east side of Mantles Lane and near the river were two adjoining cottages, now Three Chimneys and, near the river, a further house which has now been demolished. To the east was a complex of estate buildings and Slaiters Farm (now known as Park Farm).



Figure 1 1861 Estate Survey (WSHC 3043/1).

The site is part of a 4-acre agricultural paddock used more recently for grazing, which is accessed via a gate from Mantles Lane. It is an irregular shape due to the adjacent plots. The land falls towards the south/East corner. Along the northern boundary (to the east of Tinkers) is a coppice belt, the southern edge of which is defined by a low brick wall which is now covered in ivy & largely in disrepair.

There are two listed buildings adjacent to the site. 'Tinkers' is on the south side of Park Street, a small brick cottage under a steeply pitched plain clay tiled roof, and 'Three Chimneys,' formerly two cottages but is now a single thatched house and is on the west of the site on Mantles Lane.



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Map of Heytesbury showing the local Listed buildings with Tinkers & Three Chimneys highlighted.

The heritage assets are described in the List of Buildings of Special Architectural or Historic Interest as:

Tinkers: Detached cottage. Mid C18. Painted English garden wall bond brick, half-hipped tiled roof, axial brick stack. Central lobby entry. Two storey, 3-windowed; casements. Central planked door in beaded architrave, 3-light casement either side. First floor has 3-light casement either side of 2-light casement. Left return has 1-light casement to attic, attached is single storey outbuilding with double planked doors and hipped roof. Right return has 2-light casement to first floor, 1-light to attic. Rear has C19 brick lean-to extension to ground floor, 2-light casement to first floor. Interior has blocked open fireplaces, planked doors, winding stairs against central stack.

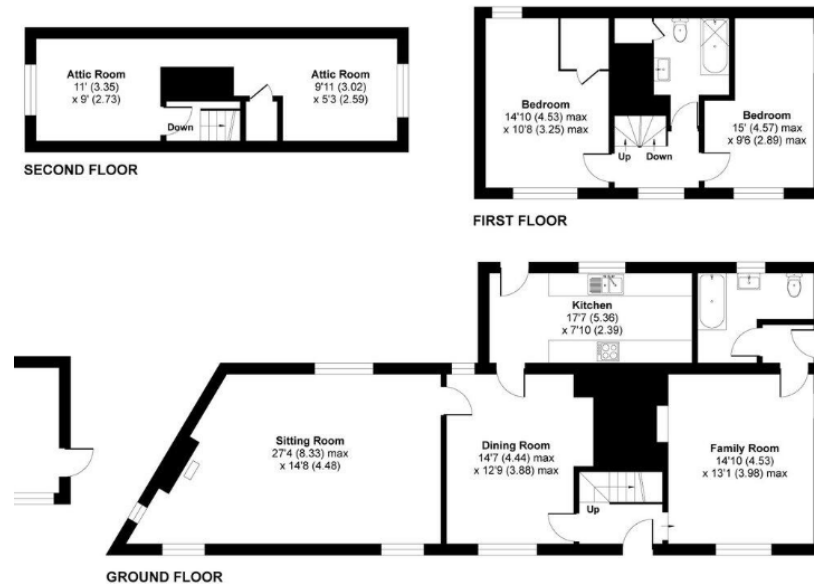


Tinkers' front elevation onto Park Street,



rear /garden elevation

It can be seen from the floor plans and photos of Tinkers that the main living spaces are orientated towards Park Street where they have relatively large windows. A single storey outbuilding (with an angled wall) has been converted latterly to an additional living space. The rear single storey lean-too houses the ancillary spaces of the kitchen and bathroom, which would have been a 'scullery' type space,



Tinkers Floor plans (the 'roadside' is to the bottom of the plan)

Three Chimneys: Two cottages now detached house. Late C17, altered C20. Flemish bond brick with stone dressings, some stone and flint chequers and bands, thatched roof, brick stacks. 'L'-plan, gable end to road. Two storey, 3-windowed; casements. Stone 'Tudor'-arched moulded doorway with planked door in thatched porch to right, 3-light ovolo-moulded casement to right, 2-light, and 3-light ovolo-mullioned casements with hoodmoulds to left. First floor, formerly attic with eaves raised early C20; two C20 three-light mullioned casements and 2 light leaded casement to right. Attached to right is wing with some blocked openings to ground floor, C20 three-light ovolo-mullioned casements to first floor, rear of this wing has 2- light and 3-light casements. Left return of main range in flint and stone bands and chequers, C20 two-light mullioned casement to left. Rear has C20 mullioned casement and 2-light casements to ground floor. Interior not accessible at time of survey (May 1985) but said to have open fireplace with cambered lintel on stone jambs, planked doors.



Three Chimneys entrance & driveway from Mantles Lane

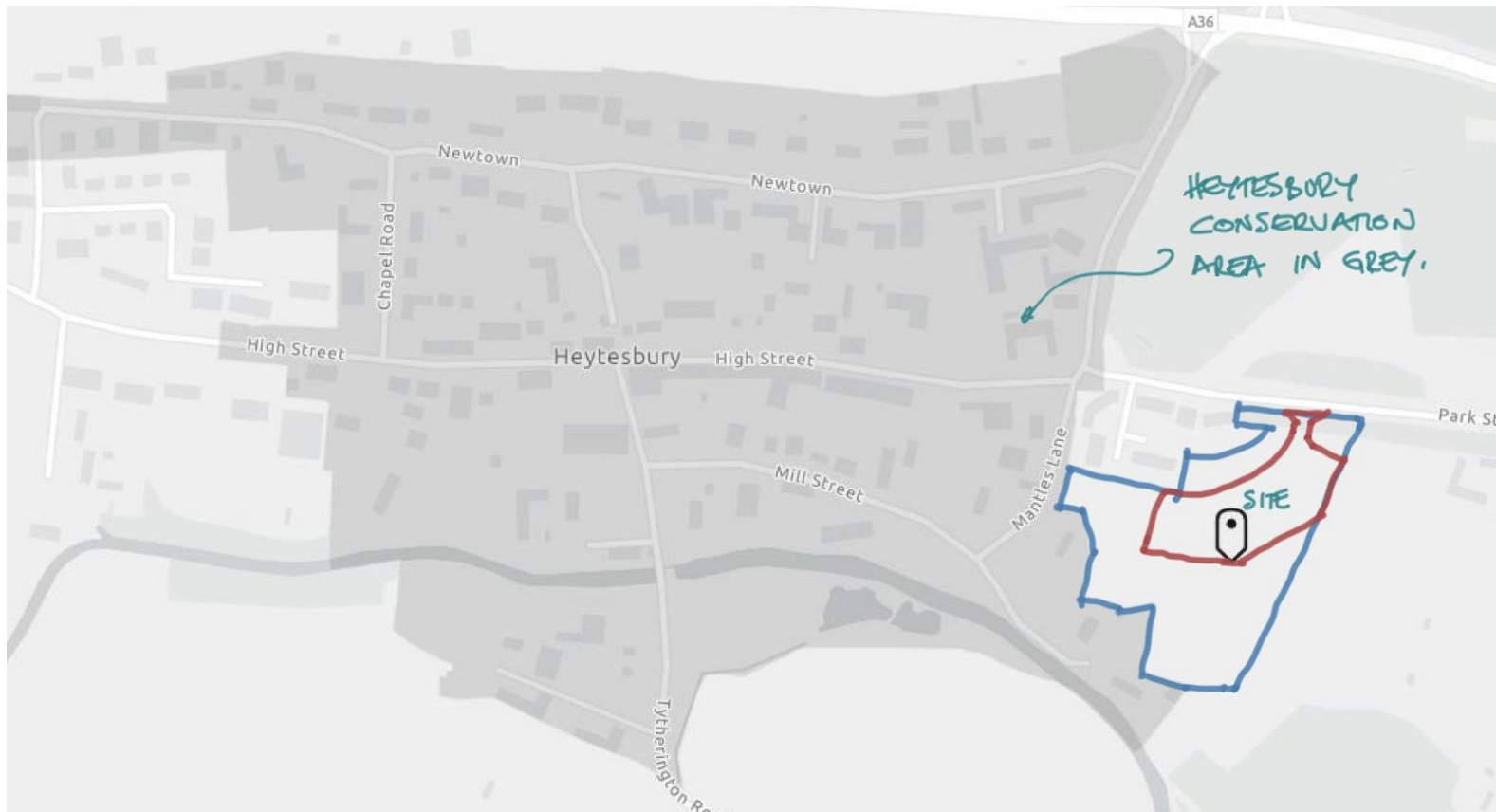
Although Tree Chimneys is now entered from a driveway and front door from Mantles Lane (on the north side of the house), this entrance (along with its garage) is a later addition. The garden elevations look much more likely to have been the front of the original (2) cottages that would have looked towards the river and the southern part of Mantles Lane that runs just north of the river. The paddock, as shown in the estates plan, would have therefore been to the eastern side of one of the 2 cottages, with the cottages orientated to the north north/south.



South elevation looking towards to the river would have been the original front of the 2 cottages.

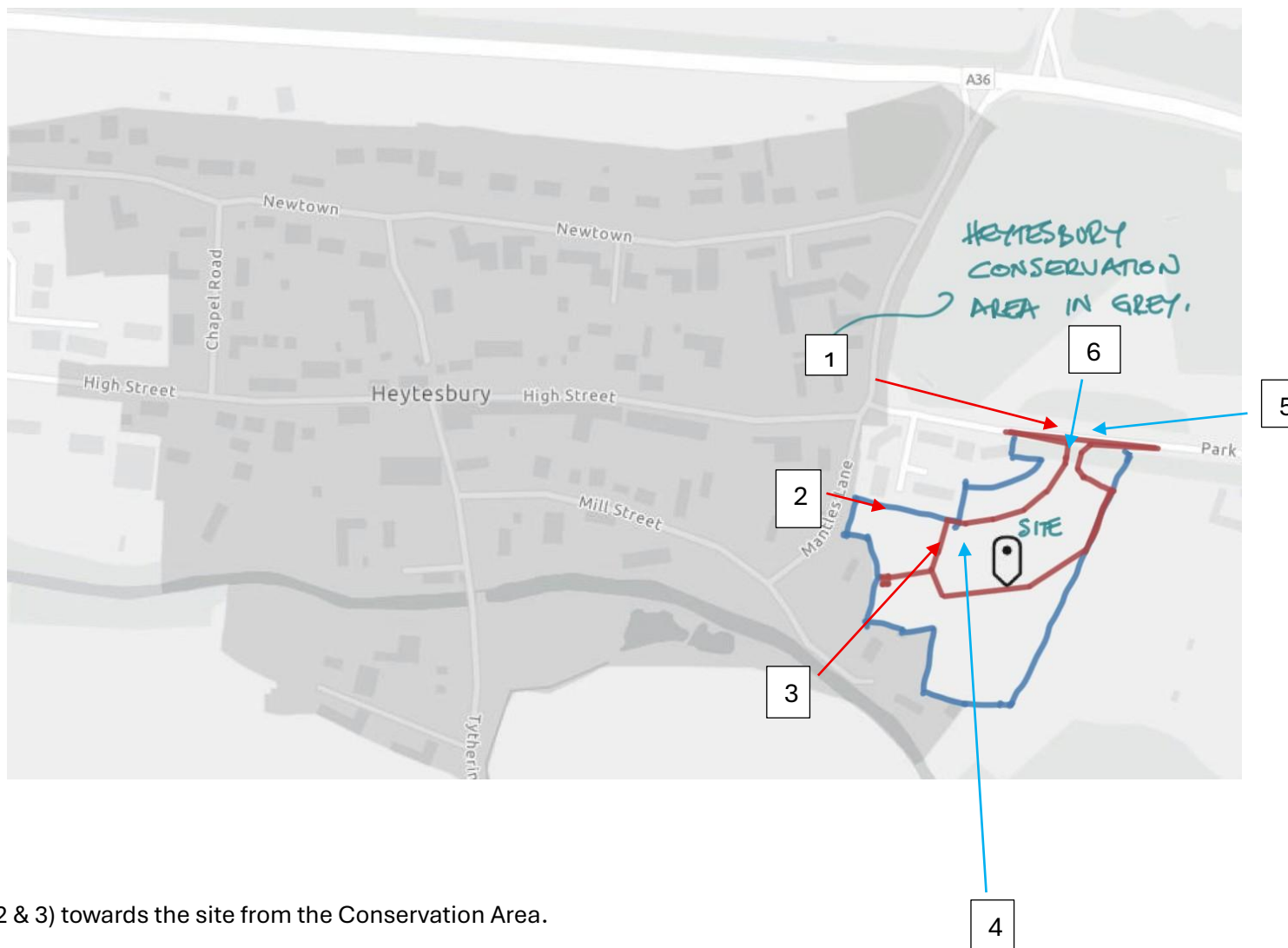
Conservation Area

The Heytesbury Conservation Area was designated in June 1986 but has no published Conservation Area Appraisal. Its extent is shown on the map below in grey. Its eastern boundary runs along the east side of Mantles Lane from the junction with Park Street, and includes the plots of Three Chimneys, Kingfishers, & Mantle Cottage which overlook the river. (Mantles cottage and Kingfishers are known to have been built in the 1970's and 1980's.)



Heytesbury Conservation area shown in grey.

The proposed development site is located close to (but not abutting) the Conservation Area of Heytesbury. From the most southerly part of Mantles Lane, glimpses northwards are possible, (between existing dwellings, trees & hedges) of the site, although this boundary is largely marked by mature hedges and a stretch of tall evergreen hedge.



Views (1,2 & 3) towards the site from the Conservation Area.

Views (4, 5,6) from adjacent areas (not within the Conservation area).



Image 1 tree belt visible in the distance



Image 2- the 'bluelined' site is visible from here,



Image 3- western end of application site (above 1st floor) would be visible.
with rear of no. 1 Old Forge Close visible in the background



Image 4 from the Riverside PROW (looking northwest in February) across an adjoining paddock towards the site, the rear of Tinkers and its neighbours on Park Street can be seen.

Other views of the site (outside of the Conservation Area):



Image 5 (Feb) - Site in the distance viewed along Park Street



Image 6 - The site from Park Street in Feb.

Heytesbury House

The park (from which Park Street takes its name) was originally part of the grounds to Heytesbury House which is believed to have been constructed in the 17th or early 18th century. The section of parkland now lying to the north of the 'Site' & south of the A36, (having been severed from Heytesbury House by the A36), retain vestiges of parkland character, including some specimen trees and a section of low walling topped by iron railings along part of the north side of Park Street. The site sits on the south side of the Park Street, (behind a coppice belt of trees), but is currently accessed from Mantles Lane.

Until 2 years ago this area of former parkland was being regularly used as a recreation ground for Cricket & Football and vestiges of those activities can still be seen. For the past 2 years the parkland has been partially grazed by horses.

Significance & setting of the Heritage Assets

This section of the report identifies, assesses, and discusses the significance of Tinkers & Three Chimneys following guidance from within the National Planning Policy Framework and Historic England's GPA2, GPA3 and Conservation Principles, Policy, and Guidance

Historic England provides guidance within GPA3 to identify which heritage assets, and their settings are affected, providing a 'staged approach to proportionate decision-taking'. The steps are as follows:

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

Step 2: Assess the degree to which these settings and views contribute to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Impacts of proposals upon significance

Historic England's guidance on assessing setting explains that its value lies in the contribution it makes to the significance of a heritage asset. This significance is shaped by a wide range of physical elements as well as perceptual and associative qualities linked to the surroundings of the asset.

Setting of the Listed Buildings Adjacent to the Site:

The two listed cottages adjoining the proposed site (Tinkers & Three Chimneys) were built outside the main core of the village, which still displays a strong, regular pattern of plots on both sides of the High Street, many on the south-side built up to the pavement edge. Whereas Tinkers and Three Chimneys are both set back from the roadside and occupy irregular plots, which is seen more often outside of the main settlement.

The most influential aspects of the setting of both cottages, which can be seen as contributing to their significance, are their relationship to the roads on which they stand and their separation from the village core. (Tinkers' principal rooms clearly address Park Street, and the original cottages that now make up Three Chimneys looked to the south to the river and Mantles Lane.) Neither had a strong connection to the paddock land that forms the application site.

Historically, the settings of these dwellings were rural in character, standing in contrast to the tighter, more built-up form of the former borough's main street, especially evident on its southern side. Although the main village doesn't feel 'urban' as such, it does feel more compact & built-up in character, when compared to the immediate settings of Tinkers & Three Chimneys.



View of the more 'compact' High Street looking East

Tinkers have been negatively impacted by modern development to the west, where the former 'Old Forge' site has been filled in with large two- and two-and-a-half-storey brick & render houses. These new buildings, positioned between the cottage and the edge of the village's built-up area, have negatively impacted the listed building. This development can be seen as harmful to the setting of the listed building, as it effectively brings the 'edge' of the village closer to it, being made up of mainly small terraces of housing. The rear of Tinkers and the modern dwellings can be seen in longer views from the riverside public footpath to the South. This modern development is visible on the east side of Mantles Lane, looking along Mantles lane (in either direction) Three Chimneys is seen with the modern development of Old Forge Close either in the foreground or as a backdrop. However once past the modern houses, there is a fairly large gap between it and Three Chimneys where the access gate into the blue lined paddock is found.

From the early maps it can be seen that Tinkers and Three Chimneys were built in what can be described as rural surroundings, with pasture fields to the rear (in the case of Tinkers) and to the eastern side in the case of Three Chimneys. However, these are not designed landscapes, nor are the properties connected to agricultural use. While the rear 'paddock' setting is considered less significant to the heritage value of the listed buildings than their roadside setting and relationship to the rest of the village, it does contribute to their significance to some extent.

This is more so in the case of Tinkers, which can be seen across the field from the riverside path to the south & from within the field itself. Tinkers itself only has one window looking out towards the paddock from its kitchen and 2 areas of hedging and Willow have been planted within the rear garden of Tinkers that visually separates it from views out across the field.



Photo of the rear of tinkers from the blue lined paddock to the south.

The modern development of Old Forge Close has had a detrimental impact on the setting of Tinkers and the distant views of it from the footpath. The only views of Three Chimneys in relation to the field is from within the field itself, over which there is no public right of way.

The Conservation Area

The Heytesbury Conservation Area is a designated heritage asset and the impact on it, along with the other local heritage assets (namely 'Tinkers' and 'Three Chimneys') needs to be assessed in this report.

The submitted redline site (unlike the most recent pre-application site) does not directly border the Conservation area, although parts of the redlined site (namely the new entrance onto Park Street) will be visible in the distance, from the Conservation Area.

There is also potential for other parts (such as roof tops) of the development to be visible from within Conservation area on Mantles Lane.

Given the topography of the area and existing trees and hedges around the site, views into the site from the Conservation will be extremely limited & localised to the most eastern part of the conservation area.

Heytesbury House

The former Heytesbury House is now separated from the main Village of Heytesbury by the A36 so for that reason it has not been considered within this report.

The Proposals

The site plan submitted with this application has been designed to be sensitive to its neighbours, & its historic setting, and is divided into 2 distinct areas with distinct aesthetics:

- A- 'The Farmstead' (3. no self- build plots.)
- B - 'The Row' (6 no open market housing)



Site schematic for 9 dwellings

The basic development concept is to have :

A - 'The Farmstead' - 2 simple, single storey barn-like structures, & 1, 2 storey dutch barn, clustered around a gravelled courtyard with an agricultural feel, separated from Three Chimneys by a swaith of paddock.

B - 'The Row' - 3 pairs of traditional brick & stone semi detached houses accessed via a shared driveway, separated from the rear of 'Tinkers' by a swaith of retained paddock.

A- 'The Farmstead'

This has been designed to be seen as a cluster of simple 'barn-like' single storey & 2 storey structures with an agricultural feel. These 3 self-build dwellings would be constructed using high quality traditional materials & details, and would be separated from the Conservation area by a retained section of paddock. This section of paddock retains the exiting access from Mantles lane which would not be altered, and does not form part of the redlined site. The existing gates would be retained to access the retained paddock shown within the blue line.

Looking north along Mantles Lane Three Chimneys would continue to be seen against the back drop of the newer dwellings of Old Forge Close.



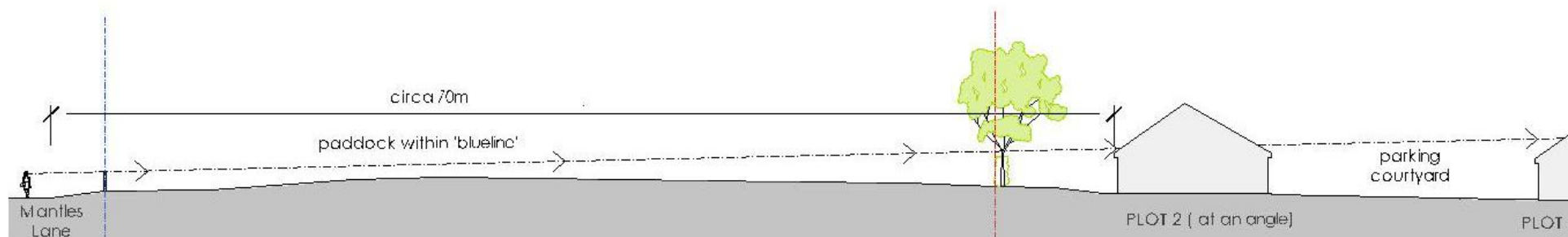
Looking north towards Three Chimneys with the back drop of Old Forge Close dwellings

The existing topography of the site, which rises up from Mantles lane towards the existing access gate, then continues to rise further, before dipping back down again towards the development site, would restrict views of the 'farmstead' dwellings from the Conservations area. The existing large Copper Beech that sits to the right hand side of the existing access gate adjacent to Three Chimneys), along with existing scrub to the left of the gate limit views towards the development site from this part of the Conservation area as the photos below show.



Photo- gate access on Mantles lane

Further more, new hedge planting & new trees around the redlined site would also screen views of the new dwellings in this part of the development, from the Conservation Area. However, the roofs of plots 2 & 3 would be visible from the adjacent to the paddock acces, as would glimpses of the roof and first floor of plot 1 (the Dutch Barn). Given their agricultural aesthetic, this would not look out of place, or detract from the existing semi-rural view from this part of the village. Therefore the affects on the Conservation Area can be seen to be less than substantial and can be mitigated further by the detail deisgn of the dwellings and landscaping.



Views towards the site from the paddock gate on Mantles Lane

Being set back from the road, the location of the new 'barns' would retain the 'gap' between Three Chimneys & the new houses of Old Forge Close. The current field access, would not be altered, and any parts of plots 1-3 visible would appear as a cluster of agricultural buildings which would sit comfortably in the current semi-rural outlook.

B- 'The Row'

From Park St, a new access will be positioned in order to keep the majority (and better quality trees) along the Park Street boundary, as per the Conservation Officers previous comments. In fact the tree survey has confirmed that only 3 'C Grade' trees (which are dead or dying, and a small group of self seeded sapplings) will need to be removed to form this new access. All other trees within the belt will be retained.

This new access will have a simple pavement 'crossover', and will not have a 'bell -mouth' junction such as is seen at the junction with Old Forge Close. This will make the new access appear much less urban. The current ivy clad bank that runs along the back of the pavement will be retained, (at a maximum height of 600mm within the visibility splay.)

A 'shared surface' within the site, will be provided for cars and pedestrians which will be formed from block paving with a cobble stone edging and verges either side will be planted up with woodland underplanting such as Hypericum, (which would be appropriate for woodland planting), rather than having manicured grass verges. The width and layout of the new junction is in line with the Highways officers recommendations.

This shared driveway will lead to a small 'Row' of good quality houses constructed from traditional materials & details, (with the 'farmstead' in the distance.)

The form of these 2 & 3 bed dwellings would be in keeping with the local character which is predominantly terraces and semi detached houses with pitched roofs. They would be separated from Park Street by the retained band of trees which adds to the character of this part of the village, and from 'Tinkers' by an area of paddock.

This retained areas of paddock between the new development will mean that the new development will not ‘crowd’ the existing houses to the north , west or east of the applciaiton site.

ASSESSMENT OF IMPACT

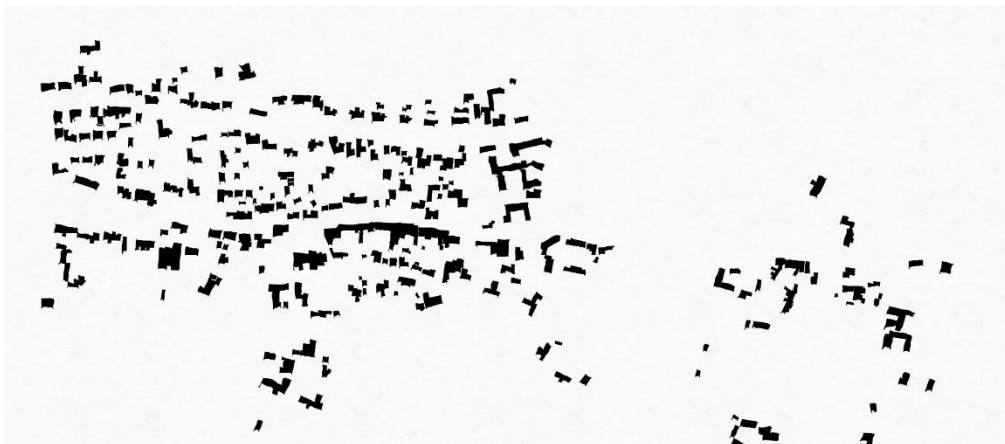
Tinkers & Three Chimneys

The proposed development of part of the agricultural field to the rear of Tinkers and Three Chimneys for housing, will clearly change the rural context of the two listed buildings, which have always had a relationship (be it a secondary one) to open pasture fields adjacent to them. However, neither of these cottages formally addresses the field – there is no formal relationship architecturally, or formal views to or from either of these properties from or across the field.

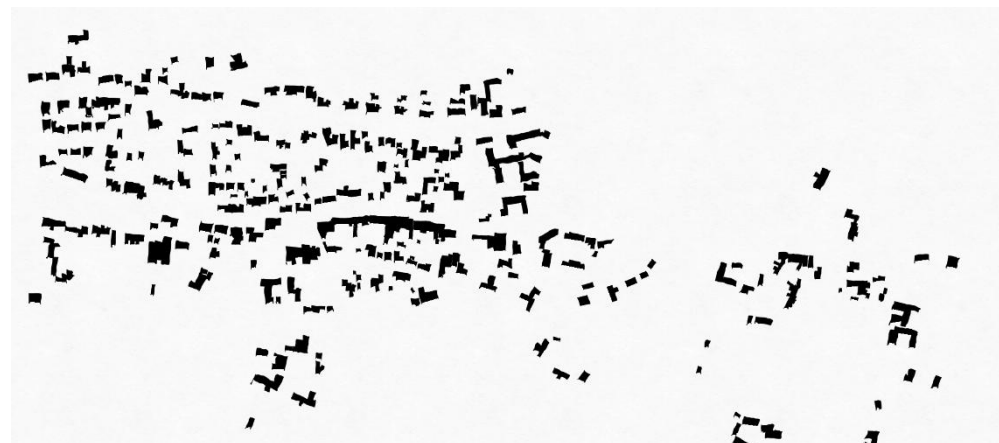
The proposed development does represent a change to the context of the houses, but it is considered that it is the roadside setting which contributes most to their significance, and that there will be little if any visual intrusion into their roadside setting from a small amount of housing to the rear, especially as the trees along Park Street will be (in the most part) retained, and given the topography at the gate from mantes Lane.

By retaining paddock between both Tinkers and Three Chimneys any impact in terms of the paddock setting is deemed as minor.

The figure ground studies show that the development retains the ‘looser’ and more rural context (in comparison to the main street of the village) that contributes to the setting of the heritage assets. There are limited public views across the field from the Riverside footpath to the South, towards the rear of Tinkers, and photos already show that Tinkers is seen in the context of the modern neighbouring houses Of Old Forge Close. (image 5). There are no publicly accessible views currently to the rear of Three Chimneys.



Figure/ ground before development



Figure/ ground after development.

The views to the rear of Tinkers have been compromised to a degree by the modern development immediately west of the listed building which does visually compete with the designated heritage asset. Further housing to the rear of Tinkers will in part restrict views from the riverside footpath to the listed building but it is considered that the very limited prominence of the house and the distance of the views means that these are not highly significant. (The riverside footpath is outside the Conservation Area.)

Overall, it is considered that the proposed development will cause less than substantial harm to the setting of the listed buildings, with the level of harm to Three Chimneys being the lesser impact. The setting of Tinkers has already been harmed by the modern development along Park Street, accepting that the present development replaced a large late 20th century garage building. Also, it is noted that any less than substantial harm will be further mitigated by the sensitive design of the site layout, access roads, hard landscaping & dwellings themselves, and with the use of traditional materials and built forms.

The Conservation Area

As can be seen from the photos earlier in this report, there are limited opportunities to see into the site from within the Conservation area. Glimpsed views can be seen from Mantles Lane, or at a distance along Park Street. Views can also be seen from the PROW to the South, back towards Tinkers and the Conservation area, but these viewing points are outside of the Conservation Area itself.

Three Chimneys is already seen from Mantles Lane against a backdrop of more modern dwellings, and Tinkers is already viewed with adjacent modern dwellings from the riverside footpath to the south.

It is considered that the proposed development will have a limited impact upon the setting of a small section of the eastern edge of the Conservation Area, and that any less than substantial harm can be mitigated further with sensitive design of the site layout, access roads, hard landscaping & dwellings, and with the use of traditional materials and built forms.

Archaeology

In 2018 (following the withdrawal of the application for 23 dwellings), a series of archaeological trenches were dug and examined to ascertain the archaeological potential of the site. Various finds were made and a report produced by 'Thames Ecology', and we understand from the County Archaeologist that a planning condition will be attached to any future approval requiring a 'Strip, Map & Record' excavation of the redlined site prior to any development. This planning condition will protect the archaeology of the site.

Relevant Planning History

In 2017 an application (ref 17/11163/UL) was submitted for a Village Hall on Land to the North of Park Street & 23 dwellings on the whole of the 4 acre site to the south of Park Street (which this site is part of). When looking at the potential impact of **that** development, on Tinkers & Three Chimneys, the Conservation Officer stated

The consultant notes that the 'proposed development will obviously change the rural context of the two listed buildings which have always had an open pasture field behind them', however the consultant also notes that 'there is no formal relationship architecturally or in terms of formal views to or from either of these properties from or across the field'. The consultant suggests that it is the roadside setting 'which contributes most to their significance....' I do not disagree with this assessment.

This leads the consultant to conclude that: 'Overall it is considered that the proposed development will cause less than substantial harm to the setting of the listed buildings . I do not disagree with this assessment.

However, I do think that the potential adverse impact on the setting of the CA and the listed buildings will be mitigated by high-quality design of a traditional character and utilising a traditional materials palette

It's our belief that these observations still stand true for the current proposals:

- There is no formal relationship architecturally or in terms of formal views, to or from either Tinkers or Three Chimneys from or across the field, and it's their roadside setting which contributes most to their significance.
- Any less than substantial harm to the setting of the listed buildings will be mitigated by high quality design of a traditional / agricultural character

In conclusion

This statement supports a Full application, and looks at the significance of, and potential impacts on the adjacent designated heritage assets, (Tinkers, Three Chimneys & The Conservation area), of developing 9 dwellings on the site. It shows that this can be done in a sensitive way so that the new dwellings sit comfortably within the village setting.

The public benefit of providing much needed housing weighs in favour of the scheme and needs to be considered against the less than substantial harm identified. Whilst also noting that any 'less than substantial harm' can be mitigated by layout, traditional design, landscaping & high-quality materials.



Design sketch of the new access onto Park Street