

# **HAZELBURY MANOR OPTIONS APPRAISAL**

## **INTRODUCTION**

This appraisal evaluates the use options in seeking to secure the future conservation of the entire landholding – all designated and non-designated heritage assets and associated land; land that sits within a landscape of high scenic beauty. The optimum viable use is the use that causes least harm to the buildings' significance while securing their longterm future.

## **Marketing History**

Hazelbury Manor was for sale on the open market for over three years; in that time no offers were made whether for residential use or for an alternative purpose.

The only offer made for the whole property was by the current owner; this was founded on consideration of leisure uses.

## **Extant Use and Previous Uses**

The current established use for the Manor house, Dower House and Granary is a residential use (C3). The remaining buildings serve the residential use and the management of the associated land.

Previous known uses include:

- 1943 - A girls' finishing school, which closed 1972;
- 1973 - Purchased by Ian Pollard.
- 1981 - Planning ref: N.81.1764.F - Use of school as part dwelling and part office
- 1989 - Planning ref: 89/03100/FUL & 89/03101/LBC - Alterations to listed building partial demolition alteration and extension of existing dower house to form single storey offices with basement.
- 1993 - Purchased by Lacroix family.
- 1994 - Planning ref: 94/00404/FUL & 94/00403/LBC Restoration and alterations of listed manor house to return it to residential use as a single dwelling (with staff accommodation).

## OPTIONS APPRAISAL

The table below outlines possible use scenarios which are listed below:

Option 1 - Do nothing

Option 2 – Residential Use, single dwelling (C3)

Option 3 - Residential Use, multiple dwellings (C3)

Option 4 - Residential Institutions (Care Home / Nursing Home / Boarding School (C2)

Option 5 - Hotel use (C1) and ancillary related leisure uses

Option 6 - Offices (Class E – Ec and Eg)

Option 7 - Learning Institution (Class F)

| Option | Use        | Policy and advice                                                                                                                                                                                                                                                               | Heritage opportunities                                                                                                 | Heritage challenges / Impacts                                                                                                                                                         | Conclusion                                                                                                                                                                                                                                 |
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| 1      | Do nothing | <p>As doing nothing does not involve development, there is no policy that is triggered.</p> <p>Historic England advice is that historic assets need to be given a viable use to sustain their significance. To do nothing would not secure a viable use for the whole site.</p> | <p>No opportunity provided to sustain or enhance the significance of the site, or the public's appreciation of it.</p> | <p>Council may ultimately intervene and serve repair notices under the planning acts.</p> <p>Doesn't provide any mechanism to preserve or enhance the significance of the assets.</p> | <p>The do-nothing approach is not a viable option for the landowner or the council. The structures will continue to deteriorate, which would require more financial investment if developed at a later date.</p> <p><b>Discounted.</b></p> |

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| 2 | Residential Use (C3) Single dwelling (existing use) | <p>Historic England advice is that historic assets need to be given a viable use to sustain their significance.</p> <p>Para 210 of the NPPF asks local planning authorities to consider, in determining planning applications, the desirability of sustaining and enhancing the significance of a heritage asset and putting them to viable uses, as well as their potential contribution to an area's local character and the viability of local communities.</p> <p>There is no relevant local planning policy given that the property is currently in a C3 residential use.</p> | <p>Repair and maintenance of historic buildings.</p> <p>Historic landscape restored and managed.</p> <p>Keeping the estate in one ownership.</p> <p>Keeping the building in its existing/original use is generally the preferred option as it usually requires the minimum intervention to secure the use, however, impacts still need to be assessed.</p> | <p>Potentially the lightest impact use on interventions required – but will still require upgrading of provisions for modern residential needs for 21st century living. eg. Upgraded thermal/energy efficiency; modern bathrooms and kitchen.</p> <p>Will require substantial capital investment. Finding an end-user prepared to take on the large house and grounds, and the ongoing management and maintenance has proved elusive. (The extensive and unsuccessful marketing of the property as a private house demonstrated the lack of opportunity to secure private investment for a single dwelling house).</p> | <p>The core inhibiting factors are privacy, size and layout.</p> <p>The existing residential use has not secured the necessary investment in the heritage assets to secure their ongoing conservation. A means of ensuring the long-term maintenance needs to be found.</p> <p><b>Discounted.</b></p> |
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| 3 | Residential Use, multiple dwellings (C3) | <p>Historic England advice is that historic assets need to be given a viable use to sustain their significance.</p> <p>Para 210 of the NPPF asks local planning authorities to consider, in determining planning applications, the desirability of sustaining and enhancing the significance of a heritage asset and putting them to viable uses, as well as their potential contribution to an area's local character and the viability of local communities.</p> <p>NPPF para 84, part d, provides a positive policy basis for exploring subdivision of an existing residential building for additional residential units.</p> | <p>Repair and maintenance of historic buildings.</p> <p>Historic landscape restored and managed.</p> | <p>Subdivision into multiple occupancies and the requisite access, as well as fire and acoustic separation requirements would erode the historic plan form of the building(s) and impact negatively on the significance of the heritage asset.</p> <p>Subdivision of the surrounding land and gardens to provide separate amenity space, with associated domestic paraphernalia would impact negatively on the registered park and garden, and on the setting of the heritage assets.</p> | <p>Whilst flats within the complex of buildings could be a viable solution economically, the inhibiting factors are the harm sustained in subdividing the main house and its gardens into self-contained units, and the loss of legibility of the historic plan form, and therefore loss of significance. This, together with the necessary interventions to achieve compliance would prove a significant challenge.</p> <p><b>Discounted.</b></p> |
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| 4 | Residential Institutions (Care Home / Nursing Home / Boarding School (C2)) | <p>Local planning policy supports care home development where the site lies within a sustainable location and aligns with design related policy.</p> <p>Historic England advice is that historic assets need to be given a viable use to sustain their significance.</p> <p>Para 210 of the NPPF asks local planning authorities to consider, in determining planning applications, the desirability of sustaining and enhancing the significance of a heritage asset and putting them to viable uses, as well as their potential contribution to an area's local character and the viability of local communities.</p> | <p>Repair and maintenance of historic buildings.</p> <p>Historic landscape restored and managed.</p> <p>Keeping the estate in one ownership.</p> | <p>Whilst it was once used as a school, there is no clear built legacy of the former boarding school use.</p> <p>To upgrade the existing accommodation for any kind of residential institution, extensive interventions would be required to provide compliant accommodation.</p> <p>Additional requirements such as lift access, parking in close proximity and access to local facilities might also impact.</p> | <p>This use could retain the estate as a single entity, however Inhibiting factors are likely to be interventions and costs required to bring the new use; impact on the layout of the existing property/plan form; uncertainty of future of the wider parkland as this would not be intrinsic to the proposed use.</p> <p><b>Discounted.</b></p> |
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| 5 | Hotel use (C1) and ancillary related leisure use | <p>See the Planning Statement for detailed reference to hotel use.</p> <p>Historic England advice is that historic assets need to be given a viable use to sustain their significance.</p> <p>Para 210 of the NPPF asks local planning authorities to consider, in determining planning applications, the desirability of sustaining and enhancing the significance of a heritage asset and putting them to viable uses, as well as their potential contribution to an area's local character and the viability of local communities.</p> | <p>Repair, use and maintenance of all historic buildings.</p> <p>Historic landscape restored and managed</p> <p>Historic environment accessible to residents and visitors.</p> <p>The proposed use (hotel use, C1) was the sole use that secured an offer (accepted) for the property.</p> <p>Hotel use works more comfortably with the proximity of the public rights of way network close by.</p> | <p>Initial design work has qualified likely interventions (see draft floor plans as proposed for the proposed hotel use). The courtyard layout of the rooms, with connecting inner corridors, and the existing ensuite facilities to the bedrooms establishes a layout directly suitable for hotel use.</p> <p>Whilst fire safety measures are required these can be managed (probably more successfully than other commercial uses)</p> <p>There is a requirement for parking and servicing.</p> | <p>Secures a viable use for the future of the site.</p> <p><b>Proposed Use</b></p> |
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| 6 | Offices (Class E – Ec and Eg) | <p>Compliant with Historic England advice on reuse of heritage assets. However, may not secure viable use of all the heritage assets and land at the subject site, especially to wider parkland.</p> <p>Local planning policy seeks to focus on directing office development toward town centres and existing employment sites.</p> | <p>Repair and maintenance of historic buildings.</p> <p>Historic landscape maintained and managed.</p> | <p>Part of the Manor house building was once in an office use; this was reverted to residential use in the 1990s.</p> <p>For reasons of security Office use may not sit comfortably with the public access through the site.</p> <p>The layout of the Manor and Dower House, together with the upgrades required to bring it into office use (with regard to energy efficiency, accessibility, fire safety etc.) would be extensive.</p> <p>Fitting out for office use is likely to compromise the aesthetics and history of the internal spaces.</p> <p>There would be a requirement for parking and servicing</p> <p>There would be uncertainty over use of the wider site (outbuildings and parkland) as these are surplus to requirements for office use.</p> | <p>Inhibiting factors are likely to be the extensive interventions required to bring the new use; layout of the existing property; uncertainty of future of the wider parkland.</p> <p>Question over geographical location being suitable for office use (transport links; increased traffic etc).</p> <p><b>Discounted.</b></p> |
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| 7 | <p>Learning institutions (F class)</p> | <p>Local planning policy (Wiltshire Core Strategy) is silent on institutional uses, but location policy and design policy will apply to such proposed development.</p> <p>Historic England advice is that historic assets need to be given a viable use to sustain their significance.</p> <p>Para 210 of the NPPF asks local planning authorities to consider, in determining planning applications, the desirability of sustaining and enhancing the significance of a heritage asset and putting them to viable uses, as well as their potential contribution to an area's local character and the viability of local communities.</p> | <p>Repair and maintenance of historic buildings.</p> <p>Historic landscape maintained and managed.</p> <p>Use of all historic buildings.</p> | <p>Whilst once used as a school, there is no clear built legacy of this former use. Any proposed school use would have to provide for new current-day learning facilities. The insertion of modern learning facilities (outdoor and indoor, especially with regard to accessibility) would require significant new interventions to the heritage assets, in addition to standard matters such as fire protection.</p> <p>Introduction of external facilities (sport and recreation) may impact on the registered park and wider landscape</p> <p>Potential privacy / safeguarding issues – the existing public rights of way cut through the grounds.</p> <p>There would be a need for car parking - visitor, staff and servicing.<br/>A school use, if proven viable, may not establish a need for use of all the heritage assets and land at the subject site, especially the wider parkland.</p> | <p>Inhibiting factors are likely to be interventions and costs required to bring the new use; layout of the existing property; uncertainty of future of the wider parkland, privacy/safeguarding issues due to close proximity of public right of ways.</p> <p><b>Discounted.</b></p> |
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