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**Proposed single-storey extension, replacement of windows,
and minor internal alterations and improvements to:
The Ivy, PH, Heddington, Calne. SN11 0PL**

Heritage & Design and access Statement



Principal elevation, (south) view, of The Ivy PH.

(Google Earth)

Introduction:

The subject of this preliminary Heritage Statement is The Ivy, PH. which is listed Grade-II as being of architectural and historical importance.

Mathewson Waters Architects have been instructed to advise on improvements to the building, including certain repairs and refurbishment, such as window replacement.

This will enable the building to become viable as a community pub and venue for other community based services whilst preserving and enhancing the identified aspects of significance of the building and its setting.



Aerial view of The Ivy and its immediate context.

(Google Earth)

The building, (heritage asset):

The Ivy, (PH) is a seventeenth century timber-framed public house with various 19th & 20th century additions and alterations.

The statutory listing description for The Ivy is reproduced below, followed by photographs of the building which were taken recently.

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1074945**

Date first listed: **31-Jul-1986**

List Entry Name: **The Ivy Public House**

Statutory Address 1: **THE IVY PUBLIC HOUSE, STOCKLEY ROAD**

Location

Statutory Address: **THE IVY PUBLIC HOUSE, STOCKLEY ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **Heddington**

National Grid Reference: **SU 00012 66392**

Details

SU 06 NW HEDDINGTON STOCKLEY ROAD

6/137 The Ivy Public House

II

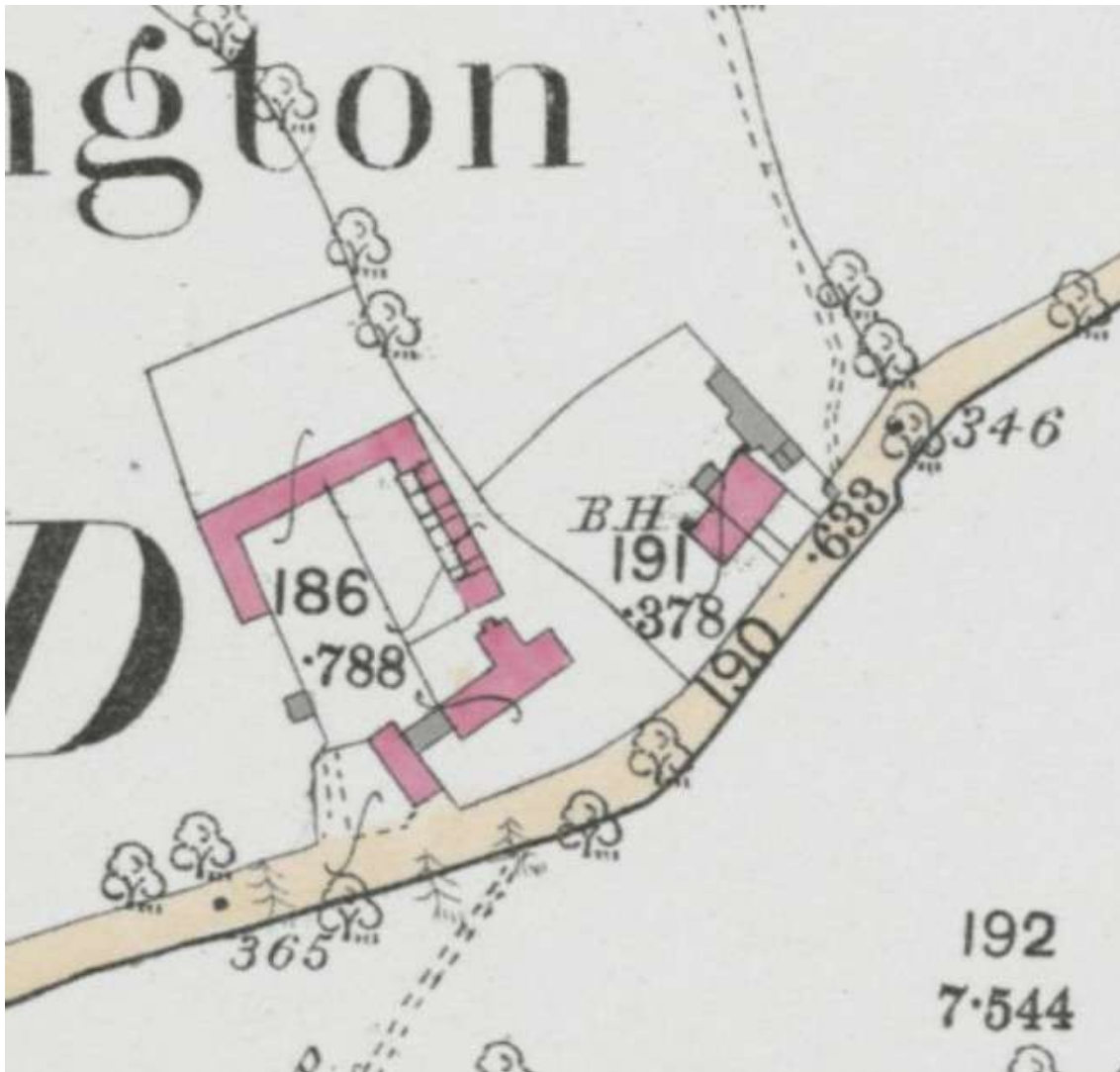
Public House, C17, timber-frame with painted brick and render, thatched half-hipped roof and outside rear stack. One and a half storeys. Front elevation has exposed framing to left, painted render and brick to right. Broad first floor eyebrow over 2 triple casements, ground floor central C20 thatched porch below with triple casement to right and 2 casement pairs flanking a door to left. At right end a one-window addition with casement pair each floor and brick end-wall stack. Rear central timber-framed gable with large outside stack, set to right. Various C19 and C20 additions to rear left, catslide roof to rear right. Interior: chamfered spine beams with jewelled stops. Timber- lintel fireplace.

Listing NGR: SU0001266392

	View of the principal, (south) elevation showing the main 17th century range with c. late 19th century entrance lobby.
	Closer view of the south wall with its historical framing and later brick infill.
	View of part of the east elevation with the historical range in the foreground and a later, 20th century flat roofed rear extension.

	<i>View of the north and east elevations which shows the various later additions against the backdrop of the original framed range.</i>
	<i>View of part of the west elevation where the original range, (right) meets the later 19th/ 20th century part which houses a small dining room. The 20th century beer cellar building can be seen on the left.</i>

The following plan shows an OS extract dating from 1873-1888. This indicates that that the building was a 'BH', (brewhouse) which had a main range, (pink) divided into two parts of the accommodation, and with a linear outbuilding....(possibly the brewhouse) and with two pigstys.



1873-1888 OS extract. This shows the historical building marked with 'BH'. And a linear outbuilding to the north-west.

Intended improvements:

The intended project works are to be a programme of extending or replacing the unsightly and unsuitable modern rear service additions which currently provide the toilets, beer cellar and kitchen. These can be achieved without harming the aspects of significance that are outlined further down. Alongside those improvements to the building would be a programme of redecoration and replacement of windows to become more thermally-efficient.

The overall intention is to ensure that The Ivy can continue to operate and thrive into the future as a viable pub business for the benefit of the community, improving social isolation, preserving the history associated with the pub premises for future generations and supporting local individuals and businesses by offering employment, training and supplier opportunities respectively.

The application for planning and listed building consent relates to the following list of proposed works, all of which are illustrated on the submitted plans:

1. Construct a single-storey, wooden-clad extension to the existing WC facilities to create a larger Female WC space, a Unisex accessible WC with baby-changing unit and a store cupboard.
2. Introduction of a new, (pitched) roof over the existing kitchen. This is to be of traditional appearance and with a natural slate roof.
3. The existing modern cold store/beer cellar is to be adapted to become additional kitchen space whilst retaining some storage and a dedicated cold store.
4. Internal improvements to the access to the WC facilities, in the form of a suitable ramp.
5. Introduction of a drainage margin, (pea shingle) around the perimeter of the building to enable improved water run-off away from the external wall fabric. The French drain would also encourage natural evaporation of ground water from the base of the external walls.
6. Minor internal alteration to enclose internal beer cellar as illustrated on the floor plan.
7. Replacement of existing windows on a like-for-like basis using traditional flush-casement painted joinery, but with slim double-glazed units being incorporated.

Statutory Legislation and Guidance:

Historic buildings are protected by law and in planning policy. A heritage statement is intended to consider the impact that the application proposal would have on the heritage asset, i.e. The Ivy P.H.

Within the eventual final statement there is to be a justification for the proposal according to the relevant legislation, planning policy and guidance.

The Council requires that a heritage statement is undertaken by a professional qualified in historic building conservation. I have more than 35 years experience in projects involving

listed buildings and conservation areas. I am a registered architect and a partner in a Chartered firm of architects. I hold a Masters Degree in The Conservation of Historic Buildings.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have *‘special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses’*.

In considering applications for planning permission, local authorities are also required to consider the policies on the historic environment set out in the National Planning Policy Framework 2024. At the heart of the Framework is ‘a presumption in favour of sustainable development’ and there are also specific policies relating to the historic environment. The Framework states that heritage assets are ‘an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.

The Glossary to the National Planning Policy Framework defines a heritage asset as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

The Framework states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

A section of the final statement – the ‘assessment of significance’ – will meet this requirement and will be of a sufficient level of detail to understand the potential impact of the proposals.

The Framework also requires 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 that '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.

The Framework goes on to state that:

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.

The Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a proposed development will lead to 'substantial harm to (or total loss of significance of) a designated heritage asset', the Framework states that:

... local planning authorities should refuse consent, 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 the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states that:

...this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Assessment of Significance

The following section sets out what I understand to be the significance of the heritage asset. These have been set out in terms of Historic England's *Conversation Principles, Policies and Guidance* (2008). A heritage asset can have certain values that are part of its significance; these values are classed as: **Evidential, Historic, Aesthetic and Communal**, which can be briefly explained as follows:

Evidential value: Evidential value derives from the potential of a place to yield evidence about past human activity:

Historical value: Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*:

Aesthetic value: This derives from the ways in which people draw sensory and intellectual stimulation from a place. This can be the result of the conscious *design* of a place, including artistic endeavour. Equally, they can be the seemingly *fortuitous* outcome of the way in which a place has evolved and been used over time:

Communal value: The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The values of significance of the application building are briefly evidenced in the statutory list description. The Grade-II building has been subject to a significant amount of alteration over the past 100 years or so, but retains an important amount of historical fabric and architectural interest, particularly with regards to its timber-framing, thereby giving it obvious **Evidential & Historical** values. None of the Evidential or Historical values would be affected or harmed in any way by the intended improvements.

The architectural character of the main part of the building with its 17th century origins has attractive architectural fabric and details which lend it **aesthetic** value. The rear, 'service' parts of the building have significantly much less aesthetic value by virtue of the poor-quality and ad-hoc nature of the alterations and additions that have taken place over the past 100 years or so. None of the aesthetic value of the main range would be harmed by the application proposal.

The building has strong **Communal** value derived from its contribution to the social and commercial history of Heddington and its immediate surroundings.

The communal value of the building would be retained and enhanced with no harm caused by the intended improvements.

Setting assessment:

Annex 2 of the NPPF defines the setting of a heritage asset 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.’

The setting assessment is guided by *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Historic England 2015b; revised 2017), which advocates a systematic and five-staged approach to the assessment of the effects of development.

- Step 1 to ‘identify which heritage assets and their settings are affected’
- Step 2 requires assessment of ‘the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’
- Step 3 to ‘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.
- Step 5: Make and document the decision and monitor outcomes.

Potential harm to the significance and setting:

The proposed improvements are to be modest in nature and relate mainly to the rear parts of the building where there are currently relatively modern single-storey structures.

It is intended that the proposed materials, details and form will be appropriate for the building and its context.

The improvements would be sensitive and subservient to the historical main range and it is reasonable therefore to assert that no harm to the setting and aspects of significance of The Ivy would be caused by the intended improvements.

Justification of the Proposals:

The intended improvements, repairs and restoration will help the community to retain this much-loved and valued social and commercial asset, where otherwise it is at serious risk of becoming a private dwelling.

The improvements to The Ivy will be sympathetic and reasonable in the context of the historical building and its setting. We consider that the character, appearance and setting of the heritage asset will not be harmed and that the project can be successfully delivered to meet the needs and aspirations of the community.

Howard Waters RIBA

BA; B.Arch; MSc (Conservation of Historic Buildings)

For and on behalf of Mathewson Waters Architects LLP

20th May 2026