

**Heritage impact assessment
(including design, landscape and access)
at
The Compasses Inn
Lower Chicksgrove
Tisbury
SP3 6NB**



Fig. 1 - View of the barn from the south



Fig. 2 - View of the Inn from the south west

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1. Introduction

This statement is written, on behalf of the owner, Mr B. Maschler, in support of a planning and listed building application for works to 2 buildings – a Grade II listed pub and a curtilage listed barn, in the pub's car park, within this Area of Outstanding Natural Beauty covering The West Wiltshire Downs and Cranbourne Chase , as follows:

the construction of a flat roofed drinks store, which will be constructed on the gable end of the present store, at the west end of the Inn and the sustainable repair and conversion of the barn to form a holiday let.

At the same time, the application includes a schedule covering the re-surfacing of the carpark, which will have an impact on the setting of the surrounding buildings.

This report describes the heritage significance of The Compasses Inn and the barn and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, July 2021) and in order to meet the Council's local validation checklist for applications affecting listed buildings and conservation areas.

2. The Setting

Lower Chicks Grove is a hamlet on the north banks of the River Nadder, approximately 2 miles to the east of Tisbury. The Compasses Inn is a detached, former cottage, on the west side of the road, alongside Plum Cottage, within the same ownership, and due south of Hillcroft, also a listed building. The Inn is aligned roughly north to south. Plum Cottage and the barn are aligned east to west and end-on to the road. White Cottage, to the north east, on the opposite side of the road, is also a listed building.

The lane to the north of the barn, running to the east, leads to the listed Apshill House.

The carpark is on the east side of the road and in poor condition. The loose gravel surface has been washing away, resulting in a pitted surface. The east side of the carpark is defined by a thick, tall hedge of mixed species.



Fig.3. - Aerial view of the Inn and surrounding land

3. The Heritage Assets

The compasses Inn was added to the statutory list of special architectural or historic interest.

List Entry Number: 1145999

Date first listed: 06-Jul-1987

TISBURY LOWER CHICKSGROVE ST 92 NE (west side)

5/260 The Compasses Inn

GV II

Inn. Late C17, altered C20. Painted dressed limestone, thatched roof with gable end brick stacks and coped verges. Two-storey, 4- window. Ground floor to right has pantiled verandah with two planked doors and 3-light casement, entrance to first floor to left up wooden external stairs to C20 porch, 3-light leaded casement to left and 3-light and 2-light casements to right. Left return has two single-light casements to first floor. Rear has C20 parallel range to right, partly replacing original rear wing. Interior has chamfered beams with stepped stops, open fireplace with chamfered lintel on partly renewed brick jambs. Built on a slope with higher ground level to left.

More recently, the popular inn has been altered by the addition of a flat roofed drinks store on the west side, partially dug into the steep slope to the south and west, so that it is hardly noticeable.

Plum Cottage, constructed in the C19th, is not listed but is of a style and method of construction which is typical of the settlements in the Nadder Valley.

The barn was constructed in the late C19th and before the 1887 Ordnance Survey shows. It was constructed in 2 main sections, as noted, below. The red rectangle indicates the first, main part of the structure with the remaining section constructed later but in a similar style and method. A later addition is the blockwork wall enclosure forming a log store for the use of the Inn.

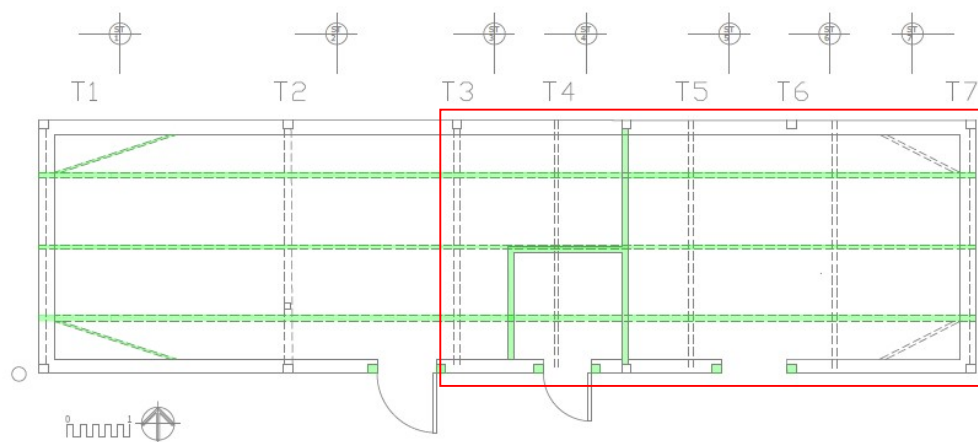


Fig.4. The plan of the barn showing the earlier build

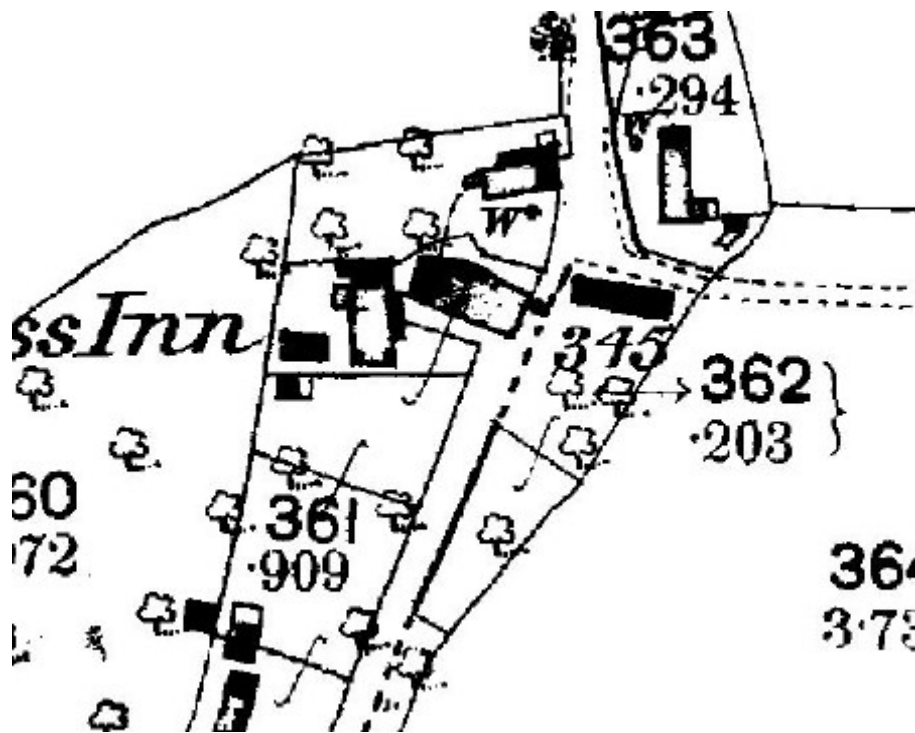


Fig.4. An extract from the 1887 Ordnance survey map



Fig.4. An extract from the 1925 Ordnance survey map

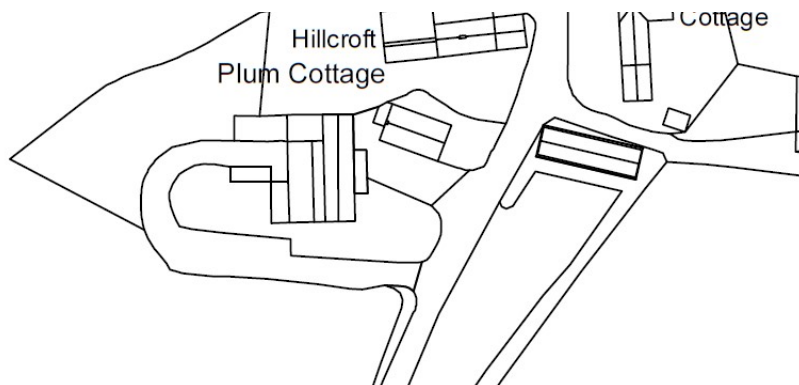


Fig.5. An extract from a present Ordnance survey

As can be seen from the 3 O/S extracts, there have been alterations, extensions and removals of parts of buildings over the previous 130 years. A significant building was removed from the west side of the Inn, or partly incorporated into the later extension and a building in the present carpark removed entirely.

4. Assessment of Significance

The significance of The Compasses Inn lies in its architectural and historic interest as an example of a village cottage, constructed of rubble, local stone under a thatched roof. Inside, surviving original features, on the ground floor, include the oak ceiling beams, exposed oak joists, random stone flagged floor and ingle nook with bressummer, which all add to the character of a cosy pub interior. Modern C20th additions, to the rear, using different materials, have not detracted from the character or its significance.



Fig.6. The interior of the Inn



Fig. 7. Plum Cottage

The Inn is a popular destination and provides an essential community facility within the village context and further away.

To the west at the rear of the Inn is a new blockwork, flat-roofed store which contains the chilled foods and drinks for the kitchen and bar. A covered pergola allows access from the kitchen to the stores in all weathers. Due to the location of these elements, they do not harm the setting of the Inn or its significance.



Fig. 8. A view of the west side showing the drink and cold store.

The barn is a useful visual stop to the north end of the carpark but is now in a parlous condition, albeit, capable of repair and re-use. The deflection of the roof and the lean is due to long-term lack of maintenance. Mainly, the structural problems are to be found in the later addition to the original structure. Framework is a mix of oak principals under a pine roof structure. External walls are clad in vertical plank-on-plank, now much affected by rot and insect attack. The roof is covered in Bridgewater clay pantiles. Underpinning is a red hard clay brick which has been either removed in places or has tilted outwards, due to the outward lean of the building.



Fig. 9. The internal south west corner showing props.



Fig.10. The west end showing the sagging roof.

The significance of the barn is its relationship with the surrounding village houses and Inn and in particular, the way it forms the northern boundary to the carpark area. Further, this type of simple farm building is now rarer because many have been removed due to their lack of appropriate use for agricultural purposes.

6. The Proposals

Consent is sought for planning and listed building consent for the extension of the flat-roofed drinks store, to the west of the Inn, the repair and improvement of the barn and its conversion to 2 bedrooms for letting to customers of The Compasses Inn and the re-surfacing of the carpark area.

The flat-roofed drinks store will be constructed in painted rendered blockwork under a single ply, grey-coloured membrane. It will be sunk into the landscape and constructed along with a new retaining wall and ramped step for access, replacing the present steep ramp, from the rear drive.

The barn will be repaired as per the accompanying method statement. As a consequence of the repairs and replacements, the barn will be re-clad in the same plank-on-plank cladding under a re-used clay pantile roof. Internally, the barn will contain 2 bedrooms and shower rooms, either side of a central blockwork new log store. All existing doors are not in original locations. New openings will be formed in the south elevation in areas which will not affect the structural stability of the basic building. Entrances to bedrooms and log store will be formed using traditional painted joinery. For the length of the south elevation, an oak-framed lean-to roof will be

added to create a covered private space for the occupants and a dry cover for the log store door. Its roof will be corrugated iron; an appropriate material in the rural setting. The proposed use will enhance the business viability of the Inn and help maintain it as a village and community asset.

The carpark will be re-levelled and the surface covered with re-cycled plastics grids, filled with gravel. This material will allow drainage direct to the sub-strates and avoid water run-off to the village street. The grid will retain the gravel. Once laid, discrete markers will be laid to ensure tidy parking arrangements.



Fig. 11. View of the surface of the carpark.

7. Heritage Impact Assessment

The Inn's original plan and features will not be altered or disturbed by the proposals. Siting the drinks store mostly below the level of the upper garden will mean there is no visual intrusion into the village street scene. Its use will help maintain the viability of the business which is so important for the community and viability of the village. No harm would be done to the first floor and other accommodation.

On the north, east and west elevations, the barn's outward appearance will remain the same. but with the dilapidated and distorted structure altered to a fit for purpose more regular pattern. New openings and canopy, in the south elevation, will not detract from the setting of the building in the village context.

Resurfacing the carpark will result in a sympathetic rural appearance that will also be fit for purpose, significantly reducing run-off but with the same appearance of a simple graveled surface.

8. Access

Public access to the Inn will not be altered. The stepped ramp to the drinks store will make deliveries of drinks and the removal of waste safer.

The barn has been designed with level access from the carpark. Internally all openings are deigned to be wide enough to allow the widest mobility chair to pass through and turn.

Re-surfacing the carpark with the gravel filled grids will mean that wheelchair users will be able to traverse the surface without sinking in.

9. Planning History

20/10128/HRN

Proposal - Removal of 10m of hedgerow to enlarge pub garden.

Otherwise there are no other recent records.

10. Conclusion

The Compasses Inn is a grade II listed building in a village setting where there a number of similar listed buildings. Its significance lies in its age, plan form, materials and use as a community asset.

The proposed rear extension of 15.5 square meters, internal measurement, to form a drinks store will be modest in scale and set into the landscape out of the view of the general public and neighbours.

The works to repair and convert the barn to ancillary accommodation to the Inn will result in a structurally sound, curtilage listed building with a use that will enhance the viability of the Inn and also introduce a new long term viable use that will enable the maintenance, and overcome the risk of it potentially falling beyond the point of economic repair. New openings will be result in a low level of harm to the barn and the setting of surrounding buildings.

The car park enhancement will not detract from the appearance or setting of the village.

The 'less than substantial harm' to The Compasses Inn will be outweighed by the public benefits of the scheme and the introduction of the optimum long term viable use, for small scale tourism, within this Area of Outstanding Natural Beauty. And thus, accord with paragraphs 202 (etc.) of the NPPF.