

Proposed Stone Boundary Walls

at

Becketts, High Street, Hindon, Wiltshire

Design & Access Statement

(A) Understanding the impact of the works on the significance of the heritage asset

1. To explain what impact the proposal will have on the character and appearance of the conservation area;

It is proposed to remove a section of existing hedgerow on the south boundary line, and a further small shrub at the site entrance, and replace them with stone walls at the site known as Becketts, High Street, Hindon in Wiltshire. Both the short wall at the front, and the longer and taller at the back will be constructed of Chilmark stone, which is a good fit into the street, as many of the nearby houses are construction of locally sourced stones, including the boundary wall around St John the Baptist Church, opposite the site. The house will not be altered in any way.

The High Street and the adjacent properties constitute the core of the Hindon Conservation area, which includes a small portion of the lands of Becketts, the first half of the driveway, at the east side of the site. Majority of the period buildings alongside are listed, including both of the two neighbours towards the south, Wardour Cottage and Inverie. This was considered during the design process, resulting that none of the proposed stone walls will directly interact with these listed cottages, therefore there will be no negative impact on any historic fabric.

Becketts is a detached, non-listed late 20th century dwelling accessed off the High Street through a private driveway, which runs all the way up to the northernmost corner of the site, with a slight and constant rise and a sharp change in direction around halfway, approximately 45.0 m from the entrance.

The longer one of the proposed walls will run parallel with this driveway, on the south boundary line, starting from the western corner of the neighbouring Inverie and will stop at the most southern corner of the site. Due to its position, this 1.5 m tall wall will be hardly visible from public realms, only when viewing straight ahead from the entrance area. This means that its visual impact on the conservation area will be minimal.

The short wall at the front is certainly more noticeable, however, it will be an aesthetic update, matching to the area in style, used materials and appearance. Road safety or visibility will not be adversely affected as the proposed wall will be shorter than the current plant, so the approaching driver will be able to look over it and notice any approaching pedestrian or vehicle.

In conclusion, it can be stated that the character or the significance of the conservation area will not be adversely affected, only the appearance will change slightly, with the usage of fitting materials, therefore the overall impact can be considered neutral.

2. This is to explain the impact this proposal will have on the special architectural or historic importance of the building. Where any part of the fabric of the building is to be removed or altered, it will explain the significance of that part of the fabric in relation to the special interest of the building and why it is necessary to remove or alter it.

The house sits in a good distance from the proposed works and it is not a listed building, and no alterations will be made on the house therefore this section will not be dealt with any further.

As it is already stated in section 1 the two neighbouring listed buildings will not be affected either.

(B) The approach to the design of the works

4. This will explain the principles behind the design of the proposal and what this proposal is trying to achieve and how the layout, floor space and scale of the development relates to the site and its surroundings?

The creation of both proposed walls are small scaled works, which could be carried out as permitted developments if the portion of the site in question was not within the conservation area.

The existing hedgerow requires high level of maintenance all year around, which is getting more and more challenging for the eldering occupants. Replacing it with a solid stone boundary wall would elevate this issue. At the entrance, further to this same benefit, the new stone wall with pier will replace a timber address sign post, which is often knocked down by drivers who are using the gateless entrance area as a manoeuvring bay.

The impact this proposal will have on the neighbouring historic listed buildings, as well as conservation within which is positioned, is considered in sections 1 and 2 above.

5. This will describe what materials and design features are proposed and how these relate to those used on the existing property and its surroundings?

The new boundary walls will be in locally sourced Chilmark stone of a colour and texture to match that of the both the neighbouring historic cottage as well as the conservation area.

Both of them will be 400 mm thick, standing on adequate concrete foundation, and will be shorter in height than the current hedges and shrub. The longer one on the south boundary line will benefit from supporting pillars at every 5.0 m, to make sure it is structurally secure with the proposed 21.0 m length. The smaller wall will end with a 1.5 m tall pillar, which will function as the new address signage, replacing the current timber post.

6. This describes the landscaping features (walls, hedges, fences) being removed, altered or provided?

The proposal is to replace some vegetation to stone garden walls within the grounds of the house as described in detail above. There is no need to remove any tree on site. These works will not adversely affect the conservation area or the neighbouring historic buildings.

(C) Consultation

7. Details of consultations with neighbours or any other interested parties about these proposals

Previously brief consultation with the owners of Inverie was made and they raised no objection. The applicant also made a pre-application advice request, where the response was positive in principals. Reference number: ENQ/2025/01803.

(D) Access

8. Details of the changes to the existing access arrangements to the property proposed and how this will facilitate access for the disabled.

All entrances, both pedestrian and vehicle, will stay as existing.