

Heritage Statement

Proposed Alterations and Extension

Hill Cottage, Stop Street, Fonthill Gifford, Wiltshire SP3 6QW



Fig 1 : Mid-19th Century Map of Fonthill Abbey

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Architecture & Interior Design

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1. Introduction

This Heritage Statement has been prepared in support of a planning application for alterations and extensions to the dwelling known as [Property Address], Stop Street, Fonthill Gifford, Wiltshire.

The purpose of this statement is to identify any heritage assets that may be affected by the proposed development, assess the significance of those assets, and evaluate the potential impact of the proposals in accordance with the National Planning Policy Framework (NPPF).

The application site comprises an existing detached dwelling and its residential curtilage. The property is neither a Listed Building nor located within a Conservation Area.

The site lies immediately adjacent to, but outside, the boundary of the Grade II* Registered Park and Garden of Fonthill Abbey. Consequently, consideration has been given to the effect of the proposals on the setting and significance of this designated heritage asset.

2. Site Description

The application property occupies a residential plot on Stop Street within the village of Fonthill Gifford.

The dwelling has evolved over time and comprises a mixture of historic and more modern construction. Historic mapping suggests that part of the existing building may have originated as an estate worker's cottage associated with the former Fonthill Abbey estate, although no documentary evidence has been identified confirming this relationship. Subsequent extensions and alterations have substantially altered the original form and appearance of the building.

The site contains a mature domestic garden with established planting, trees and boundary vegetation which provide a degree of screening from surrounding land.

3. Heritage Assets

Designated Heritage Assets

The nearest designated heritage asset is the Grade II* Registered Park and Garden of Fonthill Abbey, the boundary of which adjoins the application site.

The Registered Park is nationally significant for its historic landscape, designed views, woodland planting, lakes and association with the former Fonthill Abbey and its estate. Although the Abbey itself no longer survives, the landscape retains considerable historic and aesthetic significance.

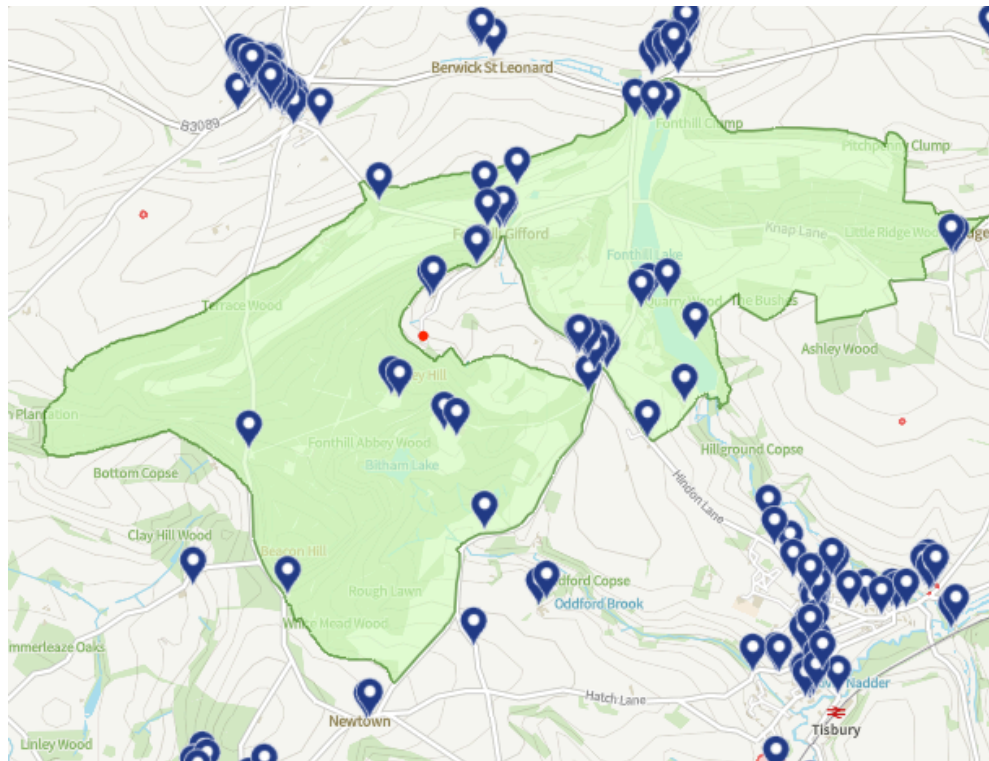


Fig 2 – Historic England Map showing Fonthill Abbey Registered Park and Garden in Light Green shading, location of site indicated by red dot. The blue pointers are location of Listed Buildings.

The application site is not included within the designated boundary.

The property is not:

- a Listed Building;
- within a Conservation Area;
- within the curtilage of a Listed Building;
- a Scheduled Monument; or
- a Registered Battlefield.

Non-designated Heritage Interest

Historic Ordnance Survey mapping indicates that part of the present dwelling may represent the adaptation or incorporation of an earlier estate cottage associated with the historic Fonthill

Estate. While this potential historic origin contributes some local historic interest, the building has been substantially altered through later additions and remodelling.

The existing dwelling therefore possesses limited evidential and historic significance as a surviving estate building, and any heritage value is considered to be modest.

4. Significance

The significance of the Grade II* Registered Park and Garden derives principally from:

- its historic association with the former Fonthill Abbey estate;
- the survival of its designed landscape;
- important long-distance and internal views;
- woodland character;
- historic circulation routes; and
- the relationship between buildings and landscape that formed part of the historic estate.

The contribution made by the application site to this significance is limited.

Although adjoining the Registered Park, the site forms part of a modern domestic residential plot. Existing vegetation, garden boundaries and the established character of Stop Street reduce intervisibility between the dwelling and the wider historic landscape.

The existing house is not itself identified as a heritage asset and does not form a designed feature within the Registered Park.

5. Proposed Development

The proposal comprises alterations and extensions to the existing dwelling to improve the accommodation and functionality of the house for modern residential use.

The proposals remain within the established residential curtilage and do not involve development within the Registered Park and Garden itself.

No changes are proposed to the wider historic landscape, historic routes or landscape features associated with the Registered Park.

6. Assessment of Heritage Impact

The proposed development has been designed as an extension of the existing dwelling rather than the introduction of a new building into the landscape.

The works would retain the established residential use of the site and would not alter the historic relationship between the property and the Registered Park.

Given the site's position outside the designated boundary, together with existing screening provided by mature vegetation and the domestic character of the surrounding development, the proposals would have a very limited effect on the setting of the Grade II* Registered Park and Garden.

The proposals would not interrupt significant designed views into or out of the Registered Park, nor would they affect any historic landscape features contributing to its significance.

Should part of the existing dwelling incorporate fabric from a former estate cottage, the proposed alterations have been designed to retain the principal historic elements of the building wherever practicable while allowing sympathetic adaptation for continued residential use.

Overall, the proposals preserve the significance of the adjacent Registered Park and Garden and would not result in harm to its heritage significance or setting.

7. Planning Policy

Section 16 of the National Planning Policy Framework requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting.

Paragraph 215 of the NPPF requires local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets;
- the positive contribution that conservation of heritage assets can make to sustainable communities; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

The proposed development has been informed by these principles and has been designed to preserve the significance and setting of the adjacent Grade II* Registered Park and Garden.

8. Conclusion

The application site is not itself a designated heritage asset and lies outside any Conservation Area.

The principal heritage consideration is the site's relationship with the adjoining Grade II* Registered Park and Garden of Fonthill Abbey.

The proposals comprise modest alterations and extensions within an established residential plot and do not affect the historic landscape, designed views or special qualities that justify the Registered Park's designation.

Any historic interest associated with the possible incorporation of an earlier estate worker's cottage has been recognised. However, the existing building has been substantially altered over time and possesses only limited heritage significance.

The proposals preserve the setting and significance of the adjacent Registered Park and Garden and are considered to accord with the objectives of the National Planning Policy Framework relating to the conservation of the historic environment.

It is therefore concluded that the proposed development gives rise to no harm to the significance of designated heritage assets and should be supported in heritage terms.