

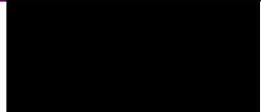


# LAND SOUTH OF HOLT COTTAGES, ASHFORD HILL

## BUILT HERITAGE STATEMENT

JCH01403  
Land South of Holt Cottages,  
Ashford Hill, Hampshire  
v.1  
30 July 2021

## BUILT HERITAGE STATEMENT

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## EXECUTIVE SUMMARY

- 1 This Built Heritage Statement has been researched and prepared by RPS Heritage on behalf of JPP Land Ltd / Rosemary Pelham and Timothy Pyper to assess the potential impacts on the historic built environment arising from the proposed residential development on land to the south of Holt Cottages, Ashford Hill, Hampshire. This report has been prepared to support a planning application for the above Site's residential scheme.
- 2 The Site includes no built heritage assets. Development of the Site has the potential to have an impact upon one designated built heritage asset and one non-designated built heritage asset. Any potential impacts on these heritage assets will arise through development within their setting. The statement's analysis concludes that the scheme will cause no meaningful harm to these or any other built heritage assets' significance.
- 3 This Built Heritage Statement is produced with regard to the requirements of the NPPF and local planning policy.
- 4 The findings of this report are based on the known conditions at the time of writing. All findings and conclusions are time limited to no more than two years from the date of this report. All maps, plans, and photographs are for illustrative purposes only.

## 1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS Heritage on behalf of JPP Land Ltd / Rosemary Pelham and Timothy Pyper to assess the likely potential impacts on the historic built environment arising from development on land to the south of Holt Cottages, Ashford Hill, Hampshire (hereafter referred to as 'the Site'). The Site is centred on NGR SU 55548 61457 [Fig.1] within the administrative area of Basingstoke & Deane Borough Council and is c.3.2 hectares in area.
- 1.2 This Built Heritage Statement has been prepared to support a planning application for residential development, with associated access and landscaping of the Site.
- 1.3 There are no built heritage assets within the Site. The proposed residential development scheme set out in the application does, however, have the potential to have an impact on a number of surrounding built heritage assets, as it will potentially constitute development within the settings of these assets. These are limited to the Grade II listed The Bungalow to the north-west of the Site and the non-designated The Barn at Cary Lodge Farm to the west of the Site's central portion. No other built heritage assets hold any potential be affected by the proposed development.
- 1.4 This report gives suitable regard to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In particular, this Statement meets the requirements of paragraph 194 of the NPPF. In addition, relevant Historic England guidance, notably *The Setting of Heritage Assets and Conservation Principles*, has been consulted to inform the judgements made. Relevant information, including the listing descriptions for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement.
- 1.5 The conclusions reached in this report are the result of historic research, walkover surveys of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.

## 2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

### Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in determining applications, to the desirability of preserving a listed building and its setting.
- 2.4 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed with the High Court's judgment that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

### National Planning Policy

#### National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 3<sup>rd</sup> edition July 2021)

- 2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.7 It 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*'. This includes both designated and non-designated heritage assets.
- 2.8 Section 16: *Conserving and Enhancing the Historic Environment* relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance'.
- 2.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 197, which requires LPAs to take this assessment into account when considering applications.
- 2.10 Under '*Considering potential impacts*' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

- 2.11 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development. Paragraph 203 requires any harm to the significance of non-designated heritage assets to be weighed with each such asset's significance.

## National Guidance

### Planning Practice Guidance (DCLG)

- 2.12 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.13 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

### Conservation Principles, Policies and Guidance (English Heritage, April 2008)

- 2.14 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 2.15 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being:
- Evidential value: which derives from the potential of a place to yield evidence about past human activity;
  - Historical value: which derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
  - Aesthetic value: which derives from the way in which people draw sensory and intellectual stimulation from a place; and
  - Communal value: which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

### Overview: Historic Environment Good Practice Advice in Planning

- 2.16 GPA1: *The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: *Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: *The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include HEA1: *Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), HEA2: *Making Changes to Heritage Assets* (February 2016), HEA3: *The Historic Environment and Site Allocations in Local Plans* (October 2015), and HEA4: *Tall Buildings* (December 2015).

**GPA3: The Setting of Heritage Assets (Second Edition; December 2017)**

- 2.17 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: *The Setting of Heritage Assets* (March 2015) and *Seeing History in the View* (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.18 As with the NPPF the document defines setting 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*'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.19 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.20 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.21 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.22 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
- Identify which heritage assets and their settings are affected;
  - Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
  - Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
  - Explore ways to maximise enhancement and avoid or minimise harm; and
  - Make and document the decision and monitor outcomes.

**Local Policy and Guidance**

- 2.23 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy, and by other material considerations. The current extant Local Plan 2011-2029 (2016) for Basingstoke and Deane Borough includes relevant, saved policy for the historic environment. This includes:

**Policy EM11 – The Historic Environment**

*'All development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance.'*

*Development proposals which would affect designated or non-designated heritage assets will be permitted where they:*

- a) Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;*
- b) Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;*
- c) Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;*
- d) Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and*
- e) Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets'.*

### 3 HISTORIC BUILT ENVIRONMENT APPRAISAL

#### Introduction

- 3.1 The following section includes an appraisal of the historic development of the Site and surroundings, together with an assessment of the significance of those built heritage assets that have the potential to be impacted by the proposed residential development, including consideration of the contribution of setting to their significance. Section 4 will assess how the development proposals may have an impact, if any, on that significance.

#### Historic Development

- 3.2 No early medieval estates are recorded close to the Site by the Domesday Survey of 1086. The nearest are located at Brimpton to the north and at Knowl to the south-west. The estate at Kingsclere was located c.3.5km to the south-west [Open Domesday Online 2021]. The farmstead at Fair Oak, c.220m to the south-west of the Site, was first documented in AD1327 as *Atte Fayrck*, indicating the first known occupation within the area [HER Ref.39953].
- 3.3 It is likely that the Site remained undeveloped throughout the medieval period and part of common land [see 1791 Milne Map of Hampshire; Fig.3]. The latter map also shows the medieval farmstead at Fair Oak to the south-west of the Site. Cary Lodge Farm is possibly noted at '2' – although shows only one building – and The Bungalow to the north-west of the Site is shown with a further building, aligned NW to SE, further to the north.
- 3.4 The wider area of common land, of which the Site forms a north-western portion, is labelled as '*Kingsclere Common*' on the 1808 OS mapping [Fig.4], at which time the Site was located within the common land and adjacent to the road to the west (later the B3051). An area of woodland is shown to the north and north-east. There appears to be a trackway running NW-SE across the Site and a further trackway skirting the Site's northern boundary. Similar is shown as before in terms of buildings, although multiple structures are now shown at Cary Lodge Farm.
- 3.5 The 1841 Kingsclere Parish Tithe Map [Fig.5] also records the Site within the area of common land. This is the first historic mapping that shows The Bungalow and The Barn at Cary Lodge Farm with any clarity or detail. The latter is clearly shown as the northern range addressing a courtyard with four other buildings. There are a further four buildings, in two groupings, to the south of Cary Lodge Farm.
- 3.6 The 1873 OS mapping [Fig.6] shows the Site enclosed and as three parcels, likely for agricultural use. A watercourse is shown at the eastern boundary and a footpath crosses the southern part of the northern parcel east-west. Further detail is shown of the noted buildings. In terms of The Bungalow, the southern end may appear as an extension or attached element. Cary Lodge Farm includes two small ancillary buildings to the north of The Barn. The immediate two previously seen buildings to the south have been demolished.
- 3.7 The 1911 OS mapping [Fig.7] shows no change in the Site. It is now clear that The Bungalow includes a southern element. There is further change with the smaller ancillary buildings at Cary Lodge Farm.
- 3.8 The 1970 OS mapping [Fig.8] shows the removal of internal field boundaries so the Site is formed of a single field parcel. Residential development is shown at Holt Cottages to the north. The Bungalow now includes a small, detached ancillary element to its immediate north. This may be a garage. There is some further change to the ancillary buildings at Cary Lodge Farm, while the buildings to the south have been amalgamated and extended. They are now labelled as '*The Bakery*'.
- 3.9 Recent OS mapping [Fig.10] and the aerial photography [Fig.9] shows the Site in use for agriculture (under harvest). No change is shown to the present day. The Bungalow is largely obscured by planting, including by at least one mature tree. A larger residential unit has been built in the grounds

of The Bungalow to the north. Cary Lodge Farm is as before with The Bakery having been substantially extended.

## Assessment of Heritage Assets

- 3.10 This built heritage statement only considers above ground, built heritage assets. A 1km search area was established for the purpose of the Site walkover survey and HER data retrieval to identify built heritage assets potentially affected by the proposed residential development of the Site. The relatively contained nature of the Site, its immediate surrounds and largely level topography with layered planting across the surrounding landscape (including woodland to the north-east), combined with the nature of the proposed development (no undue scale, height, noise, odour production etc), meant that it was deemed appropriate to not assess any built heritage assets beyond this search area.
- 3.11 Within the 1km search area there are eight listed buildings, all of which are designated at Grade II. However, the Site walkover survey and associated research demonstrates that of these built heritage assets, the majority share no intervisibility with the Site, and bear no historic ownership or evidence of functional associations with the Site (this includes the three-stage tower to the Grade II listed Church of St Paul c.780m to the north-west).
- 3.12 As such, most of the initially identified designated built heritage assets' significance will not be affected by the proposed residential development and seven of these can be immediately discounted from further consideration below. These include the four listed buildings in Ashford Hill to the north and north-west, and the three listed buildings in and around Fair Oak to the south and south-west of the Site. Similarly, five of the six non-designated built heritage assets identified on the HER in the search area can be discounted from consideration for similar reasons.
- 3.13 The following built heritage assets may be affected by the proposed residential development of the Site, and are detailed below:
- The Bungalow* [NHLE:1243627; HER ref.14533] Grade II listed. Located c.40m north-west of the Site's north-western corner; and
- The Barn at Cary Lodge Farm* [HER ref.50012] located c.50m west of the Site's western boundary.
- 3.14 During the site and area walk-over survey no access was available to the grounds of the identified built heritage assets.

### The Bungalow

- 3.15 **Significance:** The Bungalow [Plate 1], a single-storey dwelling with a dual-pitched roof, originates from the late eighteenth or early nineteenth century. The asset was designated in 1995. The listing citation notes that it is a:
- 'Cottage [...], partly refaced, rebuilt or extended later in the nineteenth century. Plastered timber frame, extended or refaced in a rat-trap bond brick. Straw thatched roof with half-hipped and hipped ends. Brick axial stack off centre. Plan: two-room plan, single-storey cottage [...] a narrow, unheated room at the left [southern] end is probably a later nineteenth-century addition. Exterior: single storey. Asymmetrical three-window east front with two-light casement on right. Twentieth-century metal-frame casement to left of centre [...], north end a corrugated iron-clad outshut [...]. The cottage is situated on a narrow plot of land on the roadside and is reputed to have been built by squatters'.*
- 3.16 The Bungalow exhibits a degree of aesthetic and evidential value as a modest, later post-medieval, rural dwelling potentially associated with the former common land of Kingsclere/Wolverton Common. These values arise from its vernacular nature, the building's limited evolution and its potential relationship to the former common land (it being reputed in the listing citation that the building was

built by squatters). The asset, as a consequence of its potential association with former common land, holds an historic, residual functional association with the Site, which historically formed a small part of Wolverton/Kingsclere Common, certainly at the time of the Kingsclere Tithe Map in 1841 [Figs 4-5].

- 3.17 The building has been altered and extended through its existence, which has included the removal of original/early fabric. Its original grounds now include a significantly larger, two-storey dwelling to the north.
- 3.18 **Setting:** The Bungalow's significance as a heritage asset is almost entirely experienced from within its immediate setting of its grounds, the grounds of the residential dwelling to the north and immediately in the adjacent stretch of road (B3051), predominantly via its entrance. Presumably there is some perception, a view filtered by the boundary planting, of The Bungalow from the open field to the west.
- 3.19 The boundary to the asset's grounds are well planted with some mature trees, particularly to the south. There is a tall, dense and well-managed hedge along its eastern boundary with the road. As a result, the single-storey cottage is largely discretely sequestered within its grounds [Plate 2]. While it is possible to note the presence of a building from the adjacent road, unless stood in the access point to The Bungalow's grounds, there is a limited appreciation of the asset's significance [Plate 3]. This is further confused by the presence of the significantly larger, later twentieth-century, two-storey house to the immediate north, with a similar form of thatched roof to that of The Bungalow.
- 3.20 While the Site potentially forms a small part of The Bungalow's wider setting (being former common land), it remains difficult to appreciate much of the heritage significance of the asset from any part of the Site, although there are filtered views of parts of the roof from the Site's north-western quarter [Plate 4]. Longer views from within the Site render any appreciation of the building's significance impossible [Plate 5] and the north-eastern corner of the Site renders no view of the asset at all.
- 3.21 Views of the Site from The Bungalow would be wholly restricted due to the dense and high boundary treatments and the lack of any storey above ground level. The two small windows on the eastern elevation are set low below the low eaves of the thatched roof. A sequential view of the Site and the asset from its entrance on the road provides only a restricted view of the Site's north-western corner and eastern elevation [Plate 6].
- 3.22 The Bungalow's historic setting, that of common land, has been entirely lost in the mid-nineteenth century with the privatisation of the land, its enclosure and passing into agricultural uses. The formerly rural nature of the wider setting has changed to the north, with the recent residential developments at Oakfield Lane, and to the east with the twentieth-century residential developments to the east of and along the B3051, including those at Holt Cottages. The asset's wider setting remains wholly rural in character to the west and south-west.
- 3.23 The Site makes a minimal contribution to the overall significance of The Bungalow. This arises from the asset, as a reputed squatter-built dwelling, having an historical association with the former common land of which the Site previously formed a small portion. There is no legibility of the Site as former common land or of the asset as being squatter built, although it is clear that it is of a vernacular nature. The negligible contribution also arises from the minimal level of intervisibility between the Site and the asset.
- 3.24 **Summary:** The Bungalow is a heritage asset of high national significance as recognised by its Grade II listing designation. This significance is primarily derived from its fabric, form and age. The asset has evidently been altered over time. The alterations have removed some original fabric and form. Some of these changes have been detrimental to the asset's overall significance.
- 3.25 The Bungalow is set within a discrete immediate setting of its tightly bound grounds. It is an enclosed domestic setting that is largely sequestered from the surrounding area by a well-planted boundary that includes high, dense hedging and some mature trees. The asset's immediate setting has been profoundly affected by the significantly larger, later twentieth-century construction of a two-storey

dwelling to the north within its former grounds. Not only has this introduced a larger scale of development in its immediate setting with profound intervisibility, its roof has aped that of The Bungalow in terms of materials and form. The effect is such that, where there are glimpsed, filtered views of the asset's roof, its legibility is confused by the presence of that larger and taller structure (with a roof of similar materiality and form) to the immediate north [Plate 4].

- 3.26 The asset's wider setting has been significantly altered over time with the introduction of residential built form to the north and east. The rural nature of the wider setting has been maintained to the west and south-west. The asset's original wider setting in common land, of which the Site formed a small part, was lost in the mid-nineteenth century.
- 3.27 Consequently, though setting remains an important contributor to the Bungalow's significance, it makes a secondary level of contribution to the overall significance of the asset compared with the greater contribution from the asset's fabric, form and age. The wider setting makes less of a contribution than the immediate setting. It is the open, wholly rural land to the west and south-west which makes a greater contribution than that to the east and south east, of which the Site forms a small part. The Site currently makes a negligible level of **positive contribution** to the overall significance of The Bungalow.

### The Barn at Cary Lodge Barn

- 3.28 The Barn is a non-designated heritage asset noted in the HER. However, it is not included in the LPA's '*Ashford Hill and Headley Local List of Buildings of Architectural or Historic Interest*' (adopted May 2008 and updated December 2009). It has not yet been seen to meet the LPA's criteria for non-designated assets and has, therefore, not been identified as a non-designated heritage asset by the LPA.
- 3.29 The Barn, now wholly converted into residential use, is one of the older elements of the former Cary Lodge Farm. While the former farmstead still retains some morphology of an historic farmstead, it is likely that many of the ranges forming the courtyard have been rebuilt or heavily remodelled in the twentieth century for residential use.
- 3.30 The Barn forms the northern range to the yard and, while site access was not available, it can still be seen to exhibit timber framing [Plate 7]. The HER entry notes that the building is an '*Unlisted cruck-frame house. Undated*'. It refers to the building as a farmhouse rather than as a former barn. There was no evidence of a surviving cruck frame in the views available.
- 3.31 The building is of a single storey with inserted first-floor attic (roof lights are evident). It exhibits surviving timber-framing with brick panelling in its southern elevation [Plate 7]. Elsewhere the building has been clad with timber lap-board. The asset does not clearly appear on historic mapping until 1808 [Fig.4] however the timber framing could suggest an earlier date of origination.
- 3.32 **Setting:** The immediate setting to the Barn is the former farmstead of Cary Lodge Farm. This is now wholly domesticated in nature [Plate 7]. There is clearly some subdivision of ownership around the former farmstead, with the introduction of some garden walls and fencing. The grounds are well planted, particularly so with shrubs and mature trees along and towards the eastern boundary with the road. Consequently, there are only a few glimpsed, highly-filtered views of the asset from limited parts of the Site [Plate 8], such that there is no legibility of the asset's low level of significance from the Site.
- 3.33 The Site forms a part of the asset's wider setting. There is no evidence that there was any functional historic association between Cary Lodge Farm and the Site, although the Site has clearly been in agricultural use for the last c.150-170 years. The Site forms a small part of the asset's wider setting.
- 3.34 **Summary:** The Barn is a non-designated heritage asset of low significance. It has not been identified by the LPA as a heritage asset. While the barn is potentially pre-nineteenth-century in origin it has been wholly converted into residential use, as has Cary Lodge Farm, and the nature of its immediate setting is wholly domesticated and residential.

## BUILT HERITAGE STATEMENT

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- 3.35 The asset's low significance is primarily derived from its fabric, form and group value with the other former farm buildings. The contribution of its wider setting, of which the Site forms a small part, is minimal. The asset is almost entirely screened from the Site, such that there is no legibility of its low significance from any part of the Site. Consequently, the Site currently makes no meaningful contribution to the asset's low significance.

## 4 PROPOSALS AND ASSESSMENT OF IMPACT

- 4.1 The scheme proposes the residential development of the whole of the Site, with associated access and landscaping.

### Assessment of Impact

#### The Bungalow

- 4.2 Any historic associations that may have existed with the Site have been lost with the privatisation of the common land (of which the Site formed a small part) in the mid-nineteenth century. Also, in terms of levels of intervisibility between the Site and the asset, this is limited to the north-western corner and the only perception of the asset from the Site, where that is available, is of parts of The Bungalow's roof.
- 4.3 The Bungalow's wider setting makes a secondary level of contribution to the overall significance of the asset compared with the greater, primary contribution from its fabric, form and age. The wider setting makes less of a contribution than the immediate setting and it is the open land to the west and south-west which makes a greater contribution than that to the east and south east, of which the Site forms a small part. The Site currently makes a negligible level of positive contribution to the overall significance of The Bungalow.
- 4.4 With suitable landscape planting, both at the north-western boundary and layered through the scheme, as set out in the plans submitted with the application, the Site's residential development will have no meaningful impact on the significance of the Grade II listed The Bungalow.

#### The Barn at Cary Lodge Farm

- 4.5 The Barn is a non-designated heritage asset of low significance. It has not been identified by the LPA as a heritage asset. While the barn is potentially pre-nineteenth-century in origin it has been wholly converted into residential use, as has Cary Lodge Farm, and the nature of its immediate setting is wholly domesticated and residential.
- 4.6 The asset's low significance is primarily derived from its fabric, form and group value with the other former farm buildings. The contribution of its wider setting, of which the Site forms a small part, is minimal. The asset is almost entirely screened from the Site, such that there is no legibility of its low significance from any part of the Site. Consequently, the Site currently makes no meaningful contribution to the asset's low significance.
- 4.7 The Site's residential development will have no impact on the low significance of the non-designated The Barn.

## 5 CONCLUSION

- 5.1 This Built Heritage Statement has been researched and prepared by RPS Heritage on behalf of JPP Land Ltd / Rosemary Pelham and Timothy Pyper to assess the potential impacts on the historic built environment arising from the proposed residential development on land to the south of Holt Cottages, Ashford Hill, Hampshire. This report has been prepared to support a planning application for the above Site's scheme.
- 5.2 This Built Heritage Statement concludes that the proposed development of the Site will result in no harm to the identified Grade II listed The Bungalow and the non-designated The Barn at Cary Lodge Farm.
- 5.3 As such, NPPF paragraph 202, which states that '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal*', is not engaged in this case. Similarly, paragraph 203 of the NPPF, which relates to harm to the significance of non-designated heritage assets, is also not engaged for the decision maker in this case.
- 5.4 The statutory duty placed on the decision maker in the case of development proposals with impacts to the significance of listed buildings, is derived from section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires the decision maker to '*have regard to the desirability of preserving*' (i.e. keeping from harm) a listed building. It is the case that the scheme will cause no meaningful harm to the significance of any listed building and the significance of The Bungalow will be preserved.
- 5.5 It is also concluded that the proposed development, in terms of built heritage issues, is not contrary to Basingstoke and Deane Borough's Policy EM11 *The Historic Environment* or the NPPF.
- 5.6 In summary, the development scheme, as set out in the application will introduce built form to a very small portion of the identified heritage assets' wider setting. The Site retains no historic functional and ownership association with the assets and there is no intervisibility that currently allows a meaningful legibility of the assets' significance from the Site.
- 5.7 The proposed development will cause no harm to the significance of the two identified heritage assets' significance. Consequently, there is no level of harm to be justified and there is no level of harm to be weighed with the scheme's public benefits. Consequently, on built heritage grounds, the planning application can be consented.

## REFERENCES

### **General**

- Hampshire Historic Environment Record (HER)  
Historic England Archive, Swindon (HEA)  
National Heritage List England (NHLE)  
National Planning Policy Framework (July 2021)  
National Planning Practice Guidance (PPG)  
Basingstoke and Deane Borough Local Plan policies 2011-2029 (published 2016)

### **Bibliographic**

- Historic England, *The Historic Environment Good Practice Advice in Planning Note 3—The Setting of Heritage Assets* (Historic England, Second Edition; December 2017)  
English Heritage, *Conservation Principles, Policies and Guidance* (English Heritage, 2008)  
Lewis, S. (1848) *A Topographical Dictionary of England*, London.  
Williams, A. and Martin G. (1992) *Domesday Book: A Complete Translation Penguin* London  
Ekwall, E. (1960) *The Concise Oxford Dictionary of English Place Names*, Oxford University Press  
Victoria County History (1908) A History of the County of Hampshire: Vol 4, 1911

### **Cartographic**

- 1759 Taylor Map of Hampshire  
1791 Milne Map of Hampshire  
1808 Ordnance Survey Drawing  
1826 C&J Greenwood Map of Hampshire  
1841 Kingsclere Parish Tithe Map  
1873 Ordnance Survey (1:2500)  
1895 Ordnance Survey (1:2500)  
1911 Ordnance Survey (1:2500)  
1956 Ordnance Survey (1:10560)  
1970 Ordnance Survey (1:2500)  
1988 Ordnance Survey (1:2500)  
1993 Ordnance Survey (1:2500)

## BUILT HERITAGE STATEMENT

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1999 Google Earth Image

2020 Google Earth Image

### Websites

Heritage Gateway - [www.heritagetech.org.uk](http://www.heritagetech.org.uk)

Historic England - <http://list.historicengland.org.uk/>

Images of England –[www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)

National Archives – [www.nationalarchives.gov.uk](http://www.nationalarchives.gov.uk)

British Library - <http://explore.bl.uk>

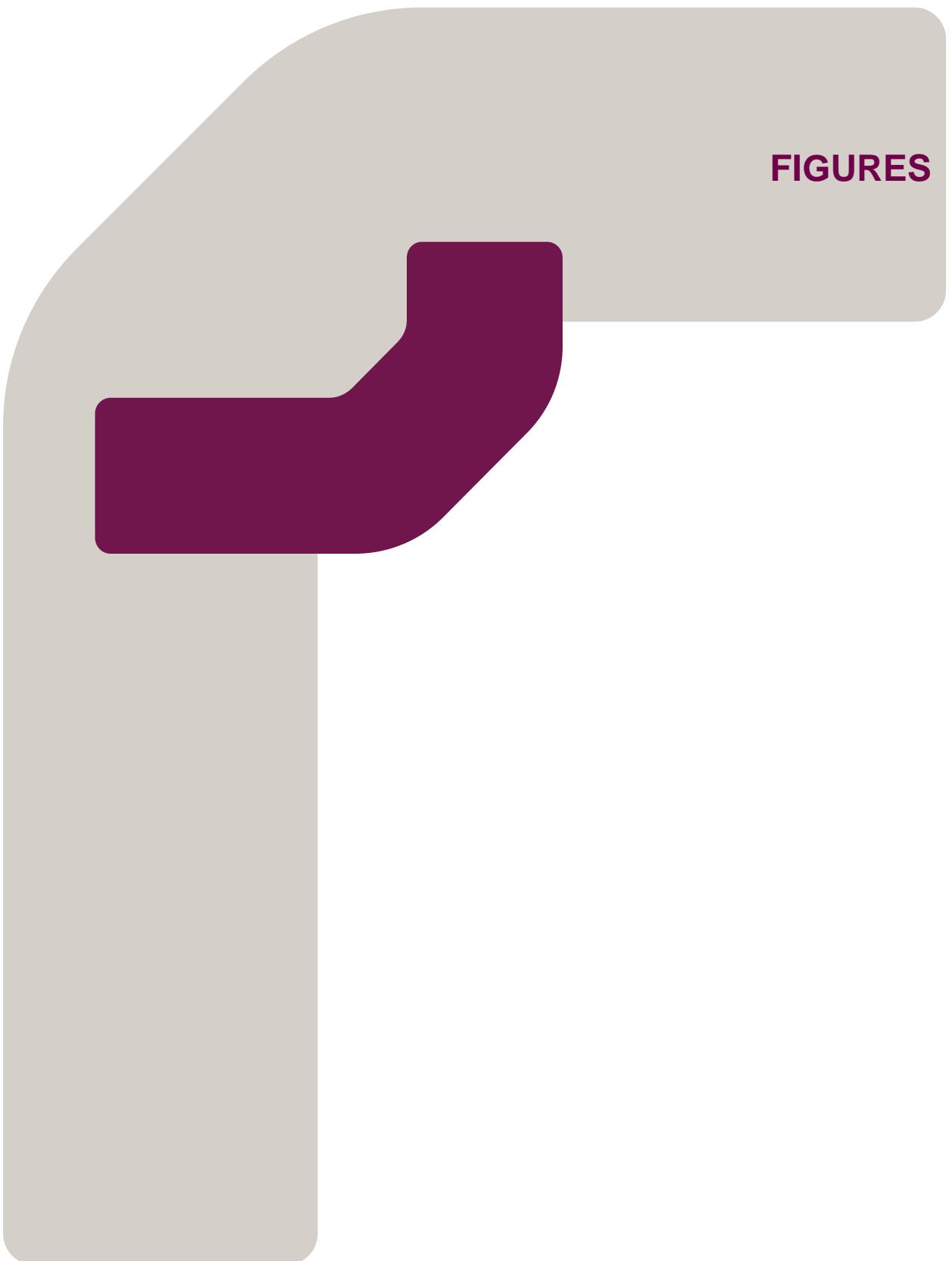
Vision of Britain - <http://www.visionofbritain.org.uk>

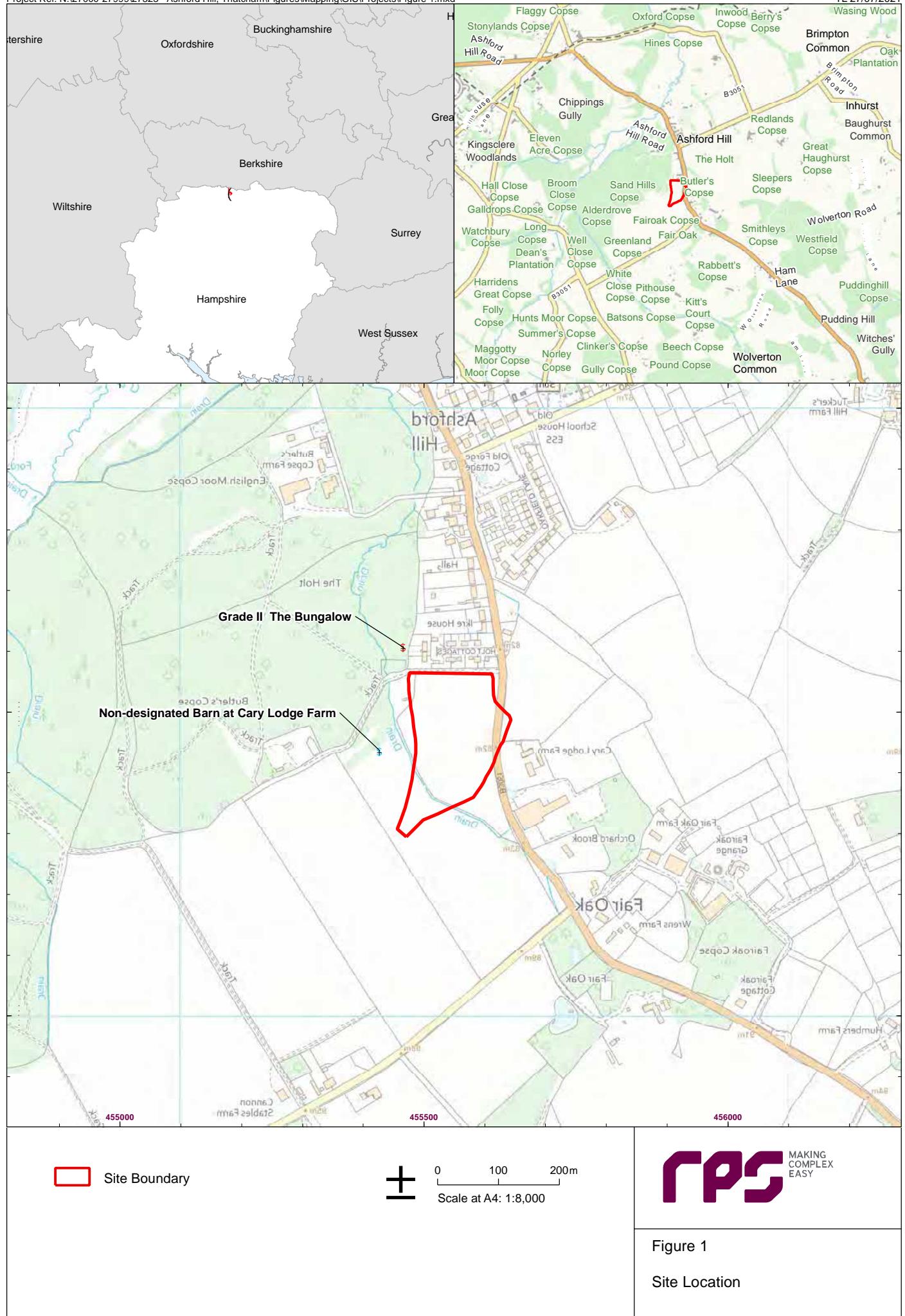
MAGIC - [www.magic.gov.uk](http://www.magic.gov.uk)

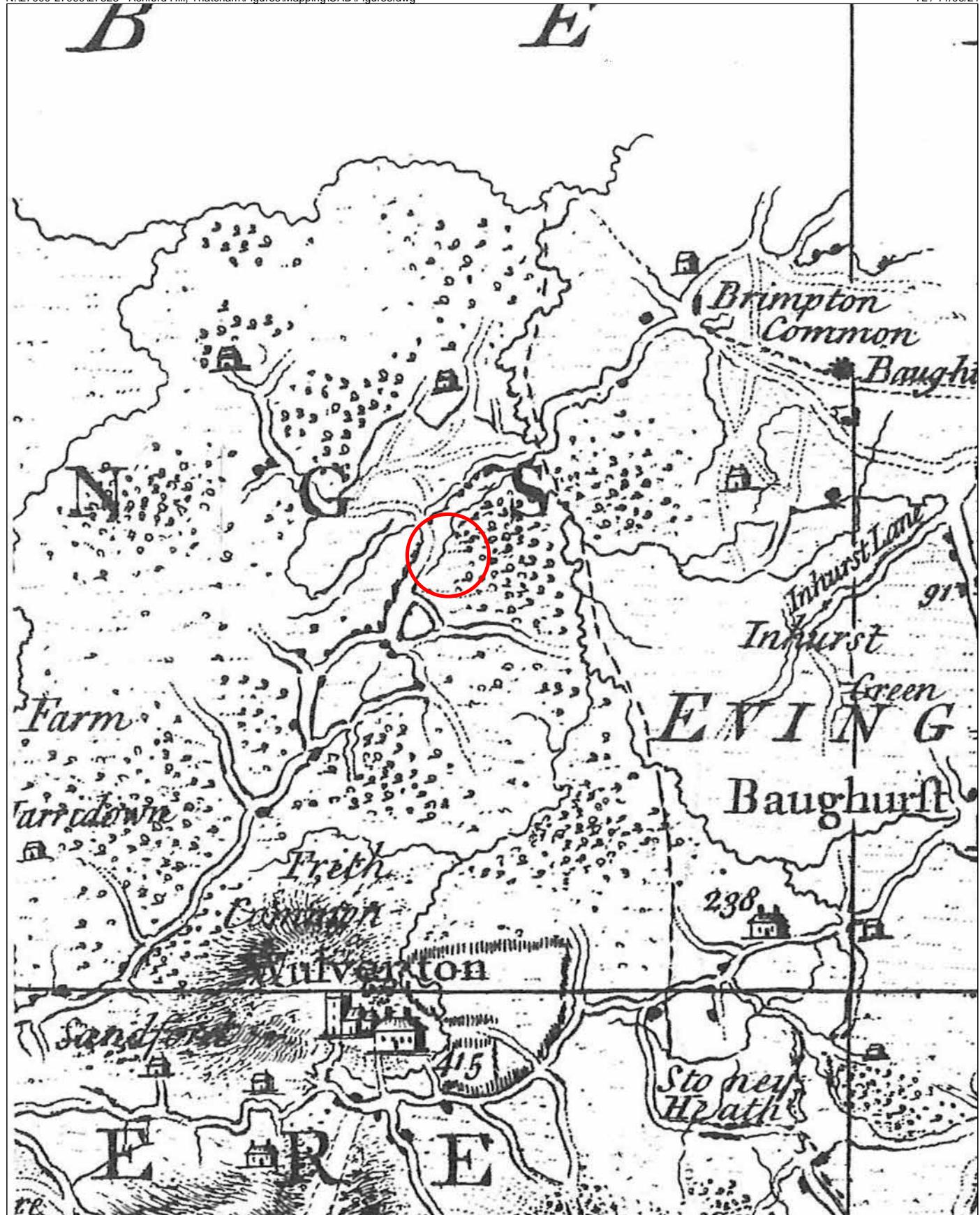
Pastscape- [www.pastscape.org.uk](http://www.pastscape.org.uk)

Street Map— [www.streetmap.co.uk](http://www.streetmap.co.uk)

## **FIGURES**







Site Boundary (approximate)

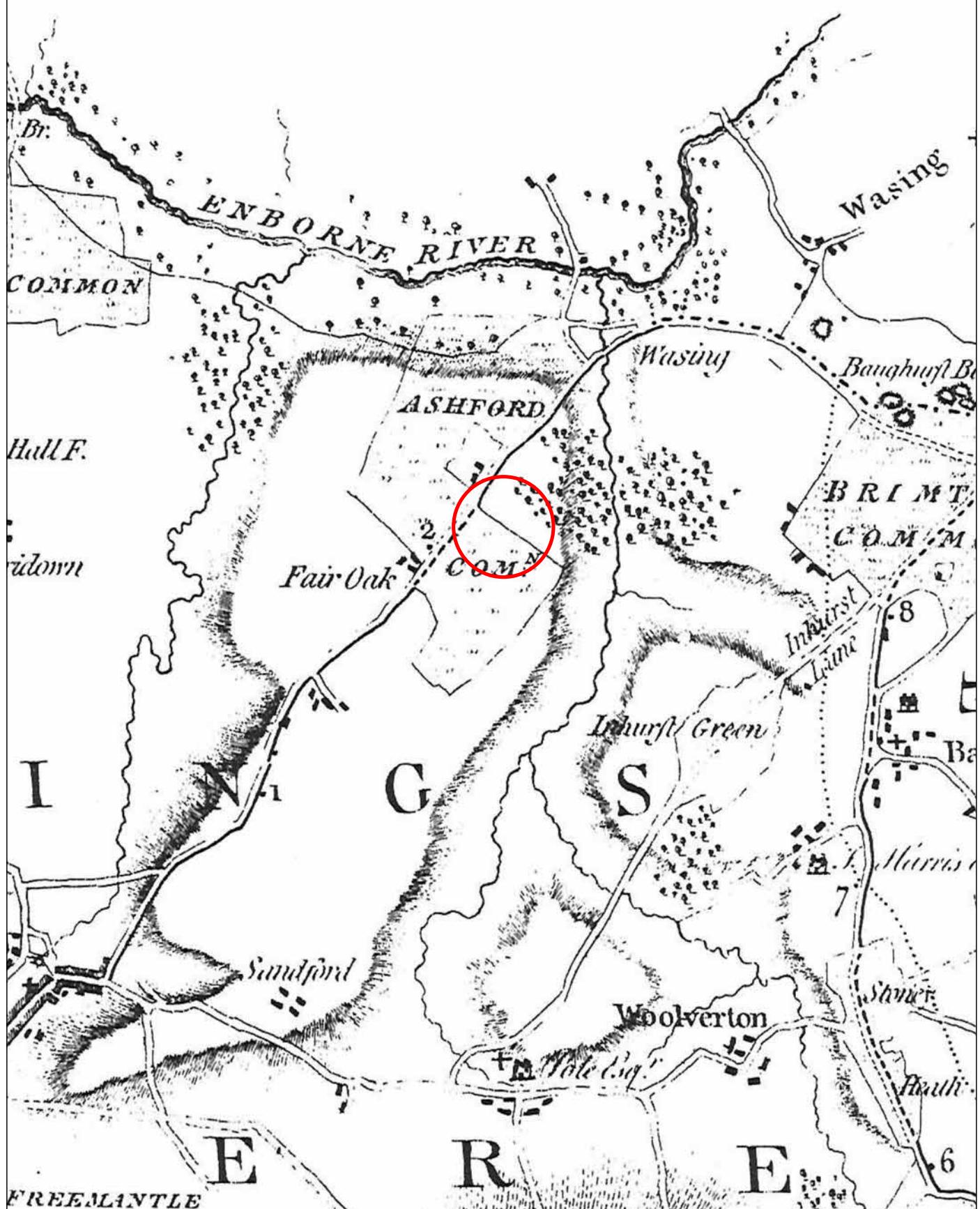


Not to Scale:  
Illustrative Only

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COMPLEX  
EASY

Figure 2

1759 Taylor Map of Hampshire

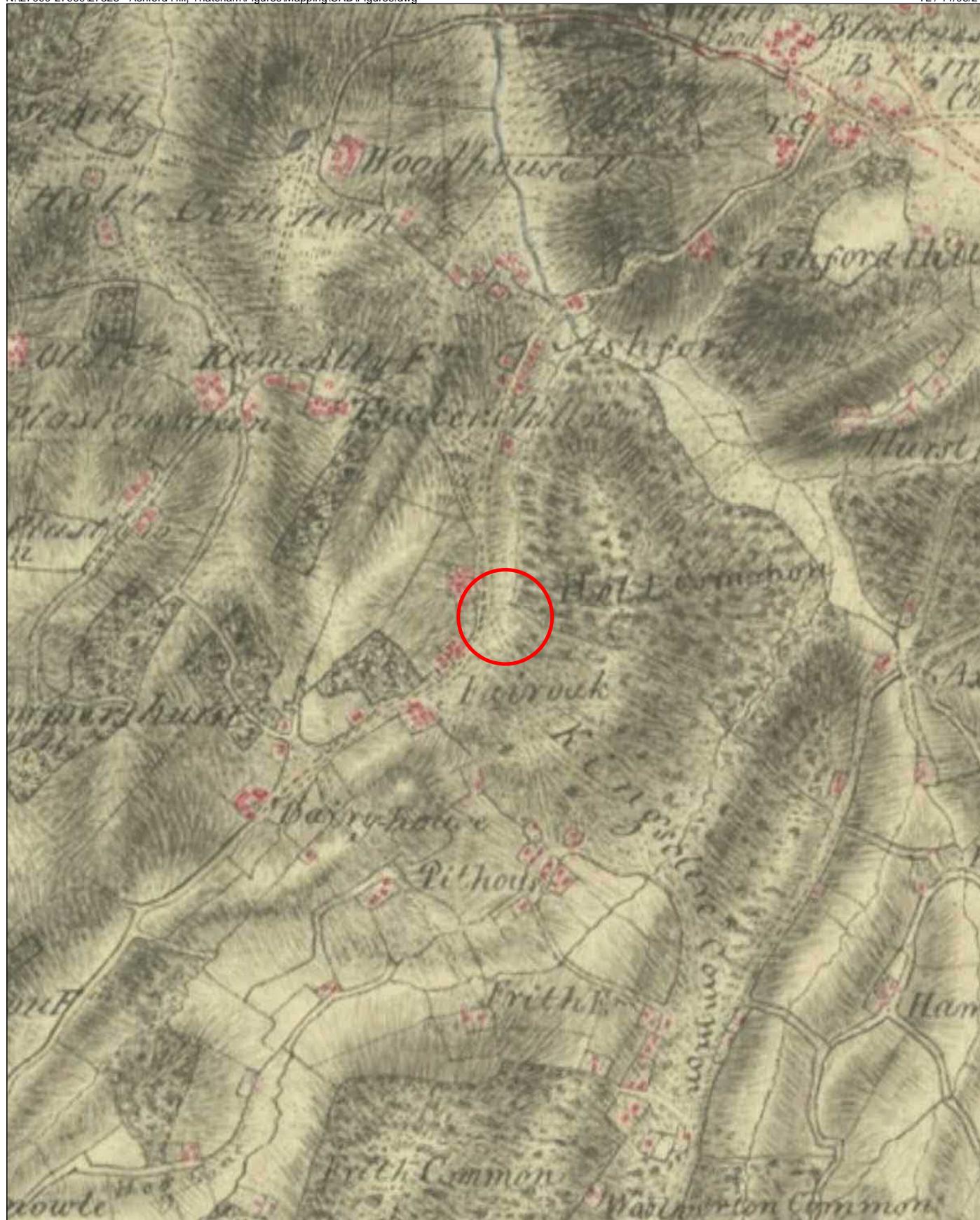


Site Boundary (approximate)

Not to Scale:  
Illustrative Only

Figure 3

1791 Milne Map of Hampshire



Site Boundary (approximate)

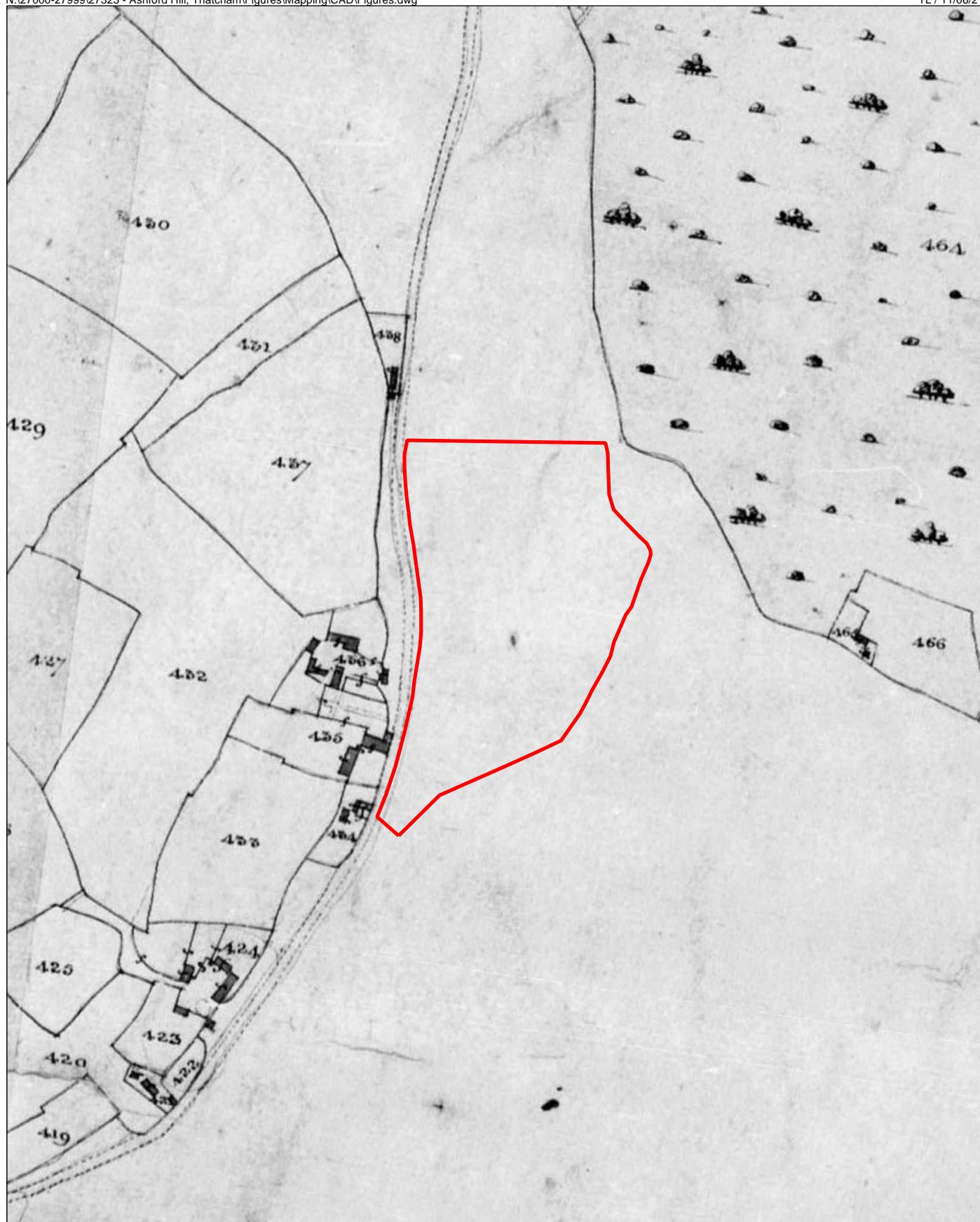


Not to Scale:  
Illustrative Only



Figure 4

1808 Ordnance Survey Drawing



Site Boundary (approximate)

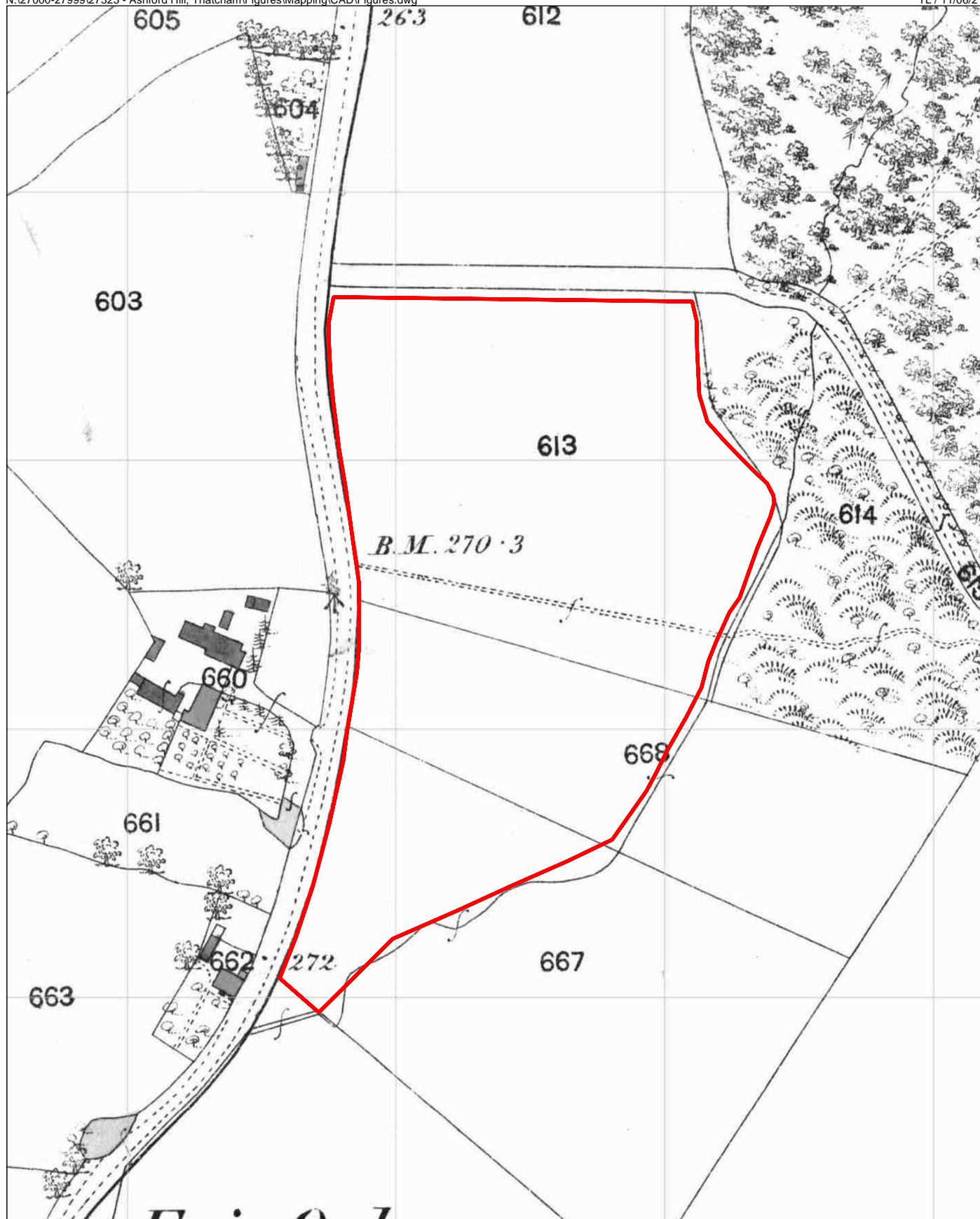


Not to Scale:  
Illustrative Only



Figure 5

1841 Kingsclere Parish Tithe Map



Site Boundary

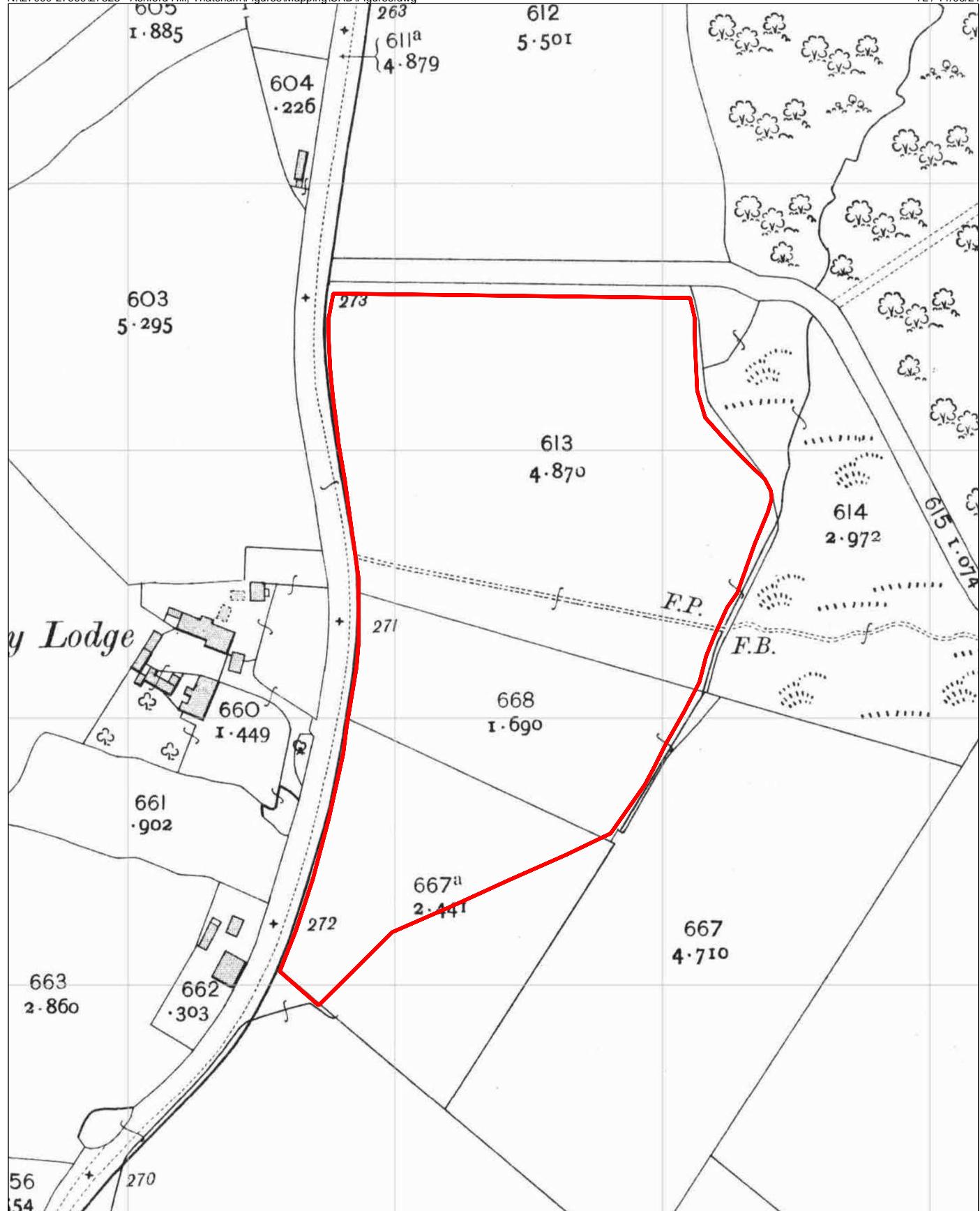


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Scale at A4: 1:2,000

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Figure 6

1873 Ordnance Survey Map



Site Boundary

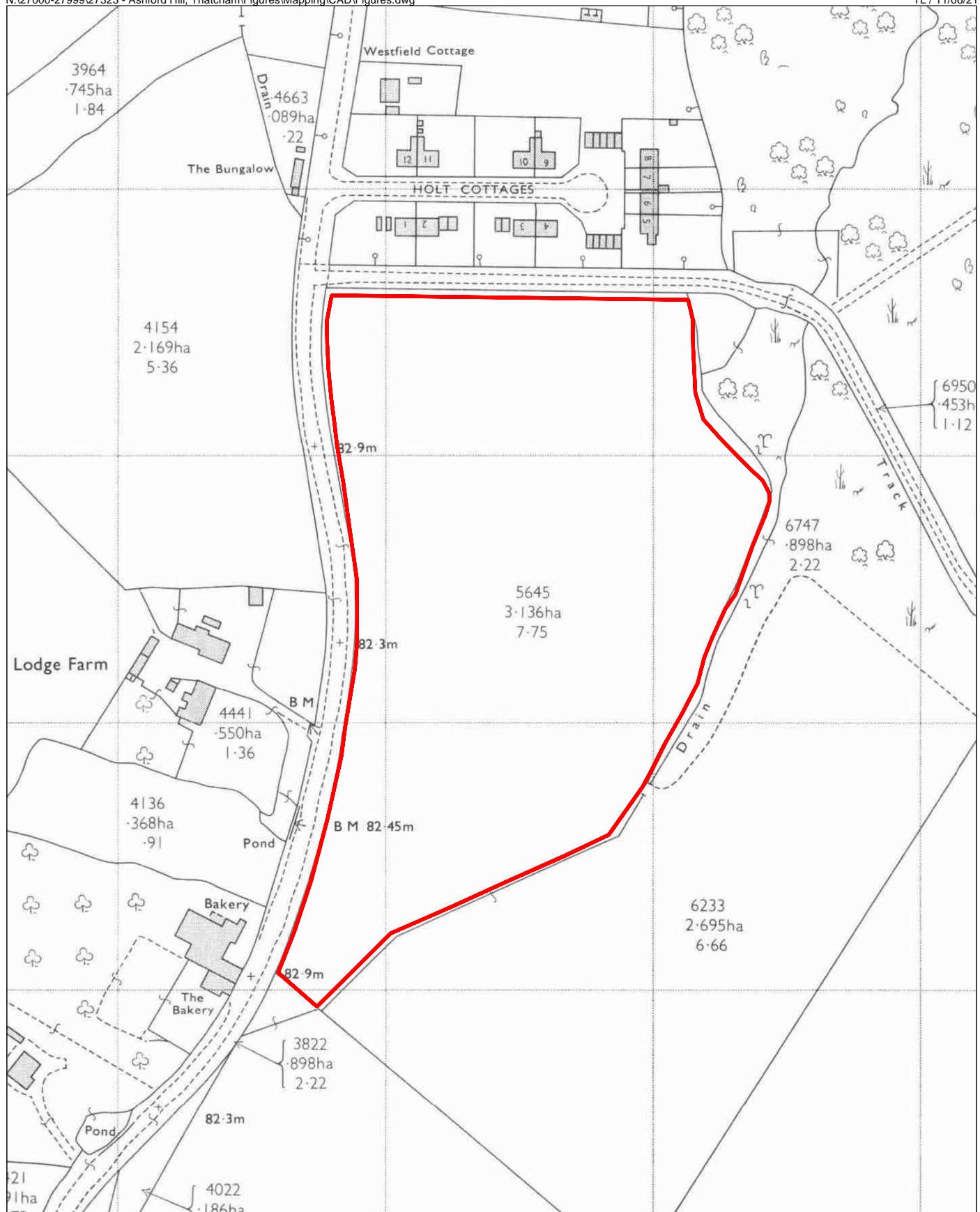


0 10 20 30 40 50m  
Scale at A4: 1:2,000

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Figure 7

1911 Ordnance Survey Map



Site Boundary



0 10 20 30 40 50m  
Scale at A4: 1:2,000

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Figure 8

1970 Ordnance Survey Map



 Site Boundary



Not to Scale:  
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Figure 9

1999 Google Earth Image



Site Boundary

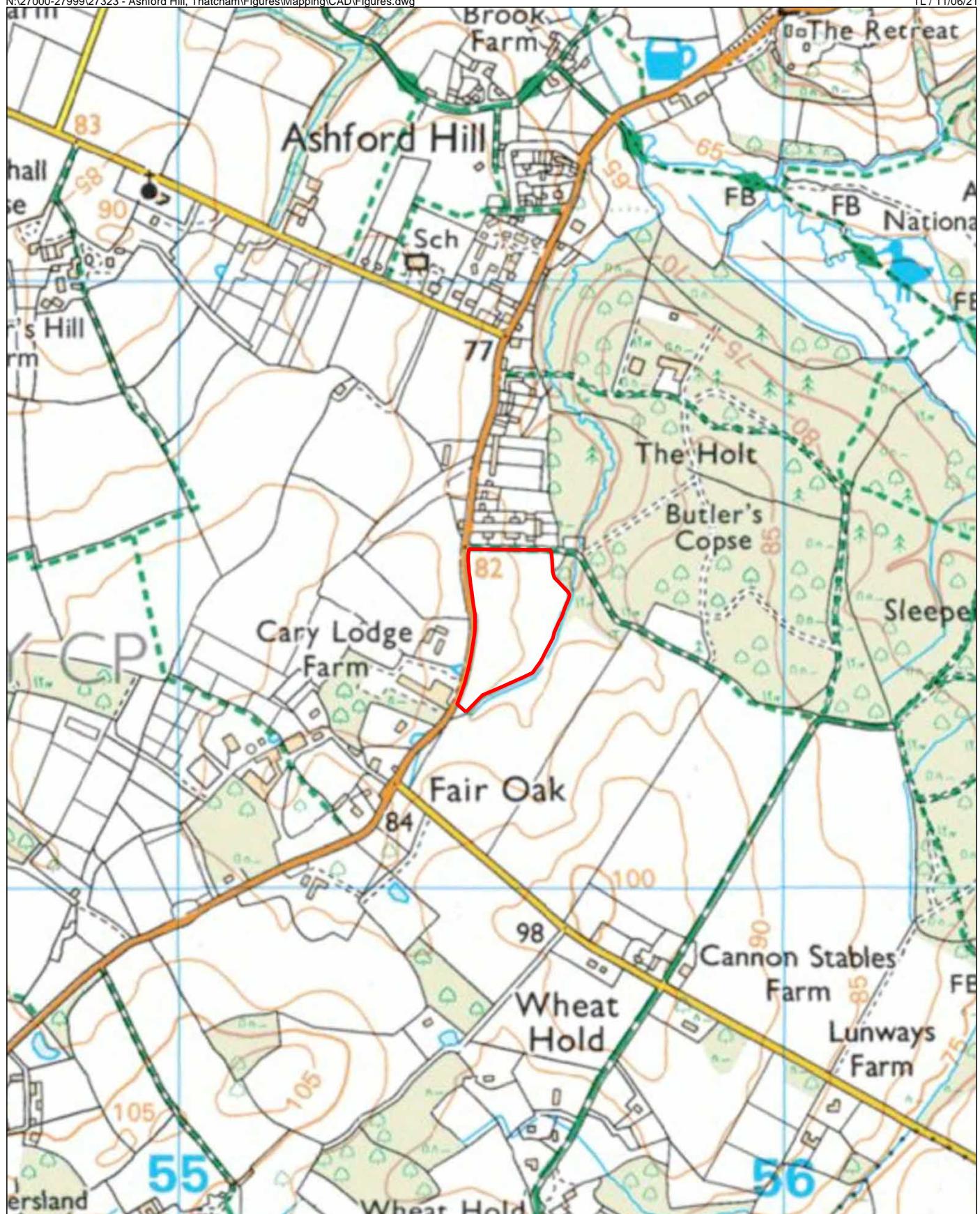


Not to Scale:  
Illustrative Only

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Figure 10

Site Layout as Existing



Site Boundary

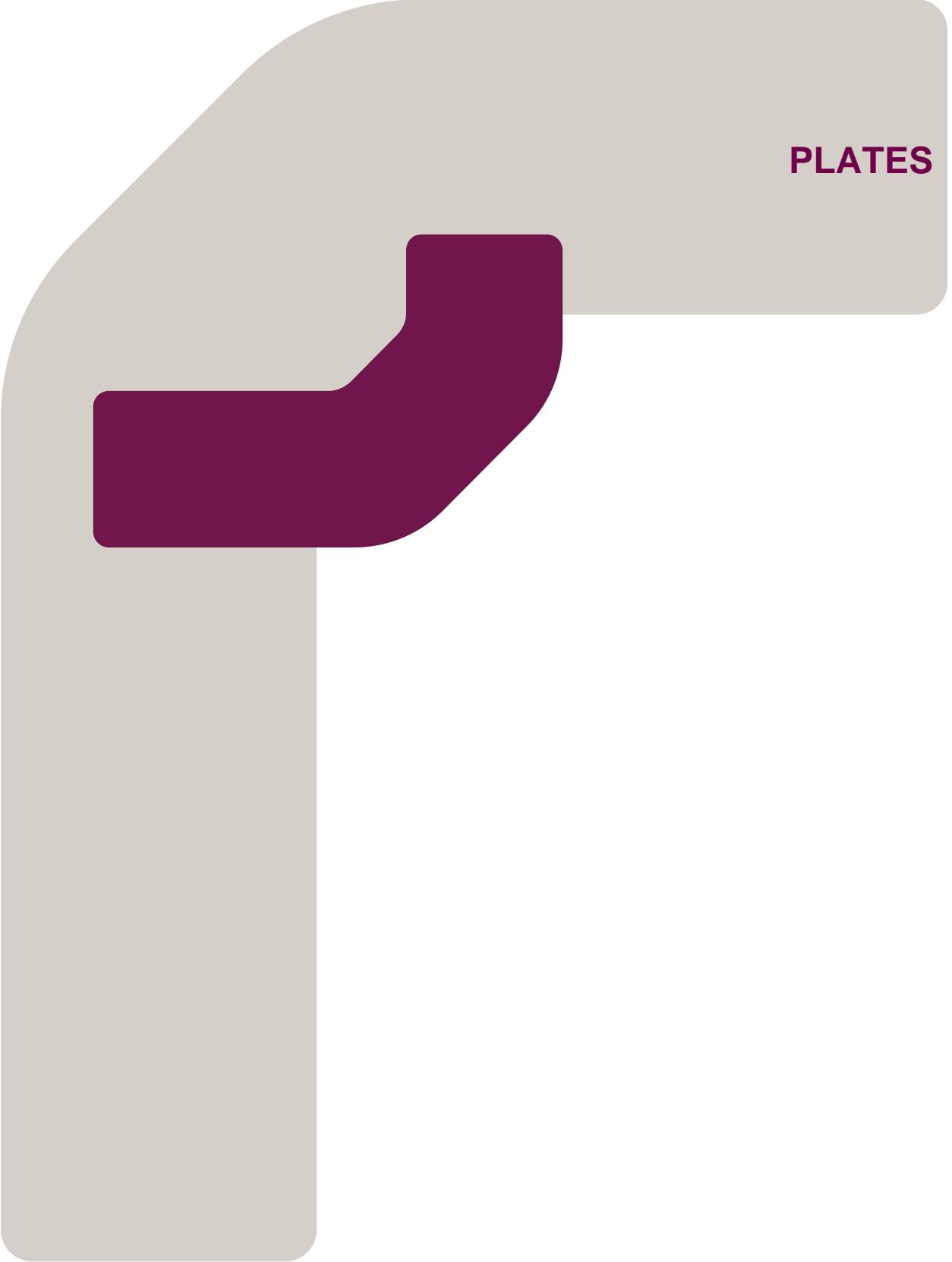


Not to Scale:  
Illustrative Only

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Figure 11

Site Layout as Existing  
(topography)



**PLATES**

## PLATES



Plate 1: The Bungalow, with dense high hedge to left, from the NNE at the entrance off the B3051.



Plate 2: The Bungalow, on the left parallel to the road, from the SE on the B3051.



Plate 3: The Bungalow from the east (Holt Cottages) behind the tall, dense hedge, with the later C20th dwelling to the right.



Plate 4: View towards The Bungalow (NNW) from the north-western portion of the Site. Holt Cottages to right.



Plate 5: View (NNW) towards The Bungalow from the southern portion of the Site.



Plate 6: View (SSE) towards the north-western corner of the Site from the entrance to The Bungalow.



Plate 7: The Barn at Cary Lodge Farm showing (central behind wall), with timber framing.



Plate 8: View towards The Barn at Cary Lodge Farm (WSW) from the central portion of the Site.



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