

THE CARTWHEEL INN

DESIGN AND STATEMENT & HERITAGE STATEMENT

Version 1.0

The Cartwheel Inn, Whitsbury, Hampshire, SP6 3PZ

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1 INTRODUCTION

This report has been produced to assess the heritage impact of the proposed works at The Cartwheel Inn, Whitsbury which looks to improve the dining experience in the pub and create an additional source of input by the way of an accessible guest room.

The Cartwheel Inn is a public house, located in the Whitsbury Conservation Area. The building is Grade II Listed and dates back to the 19th century. The application site also includes a large parking area and beer garden to the side and rear.

This report has been informed by a review of historic mapping and secondary source material, in addition to undertaking a site visit.

This report complies with the requirements of paragraph 189 of the National Planning Policy Framework (NPPF) and the onus it places on applicants to describe the significance of any heritage assets affected by proposals, albeit that the requirement in the NPPF is only such that *“the level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance”*.



2 PLANNING POLICY

2.1 NATIONAL PLANNING POLICY FRAMEWORK

Chapter 16 of the NPPF (2018) outlines that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance so that they can be enjoyed by existing and future generations.

In determining planning applications, Local Planning Authorities should take account:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

2.2 LOCAL POLICY

Development Management Policy DM1: Heritage and Conservation is in conformity with the NPPF, stating that development proposals and other initiatives should conserve and seek to enhance the historic environment and heritage assets, with regard to local character, setting, management and the historic significance and context of heritage assets.

Core Policy CS3 has similar aims, stating that development proposals must protect and, where possible enhance, sites of recognised importance for heritage conservation area.

3 HISTORICAL BACKGROUND & DESCRIPTION

3.1 HISTORICAL BACKGROUND

Whitsbury forms a rural parish, with evidence suggesting Mesolithic and Roman origins. The village itself does not appear in Domesday, but the Manor was in place in 1274–5, which was said to have belonged to the Kings of England until the time of Henry I, who granted it to the monastery of Reading.

By the 15th century, records suggest that there were less than 10 households in the village but developed as a settlement with buildings lining the road on both sides of the street by the early 18th century. Since then, the character of Whitsbury has remained relatively unaltered, with historic cottages sitting adjacent to the road, albeit interspersed with modern development.

The 1870 OS map (Appendix A) shows The Cartwheel originally as a pair of semi-detached cottages. Although attached, the buildings were not wholly symmetrical, with the largest property positioned to the north. The gardens were separated, with a well also occupying the southern end. There is an additional building in the garden of the cottage to the north, which was surrounded by scrubs.

An orchard was positioned on land north of the application site. Both Pear Tree Cottage and the Grade II Listed Rose Cottage are also present at this point. Although historic maps prior to 1870 have been unattainable, evidence in the form of a hidden fireplace suggests that the building is Georgian.

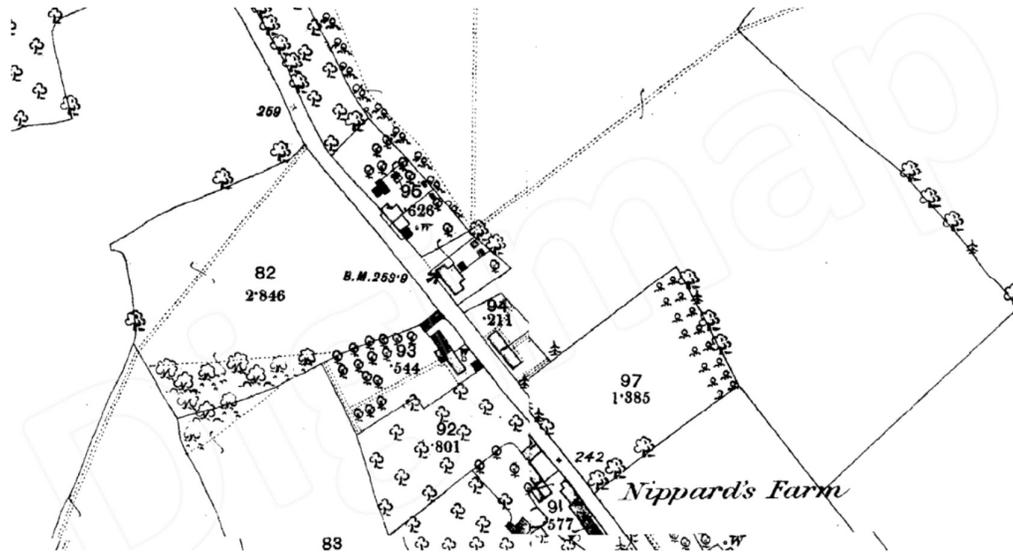


Figure 2: 1870 OS Map

By 1909, the semi-detached cottages had been converted into a Beer House with the two gardens combined.

The scrubs had cleared and although an additional building is still present in the garden, the application site is shown with its current boundaries discernible.

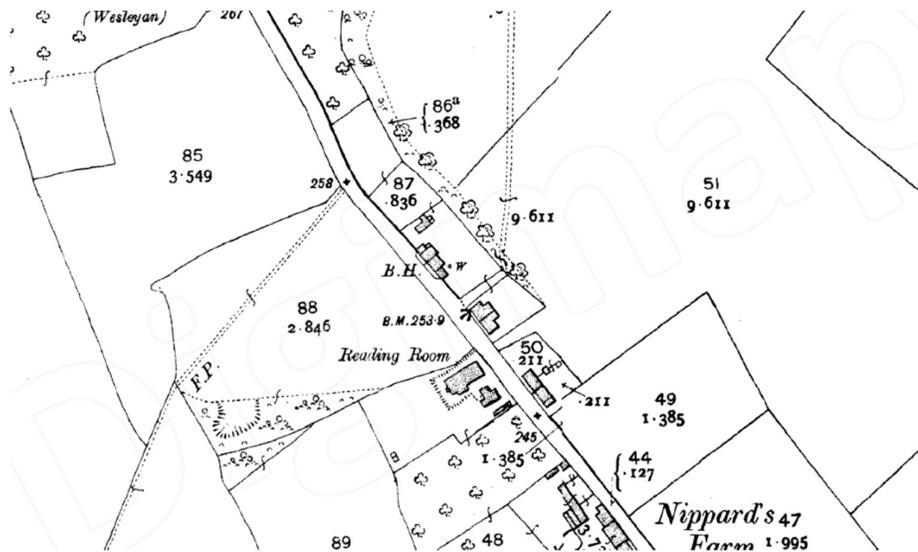


Figure 3: 1909 OS Map

The application site, along with the immediate locality, remains largely unaltered through to 1929.

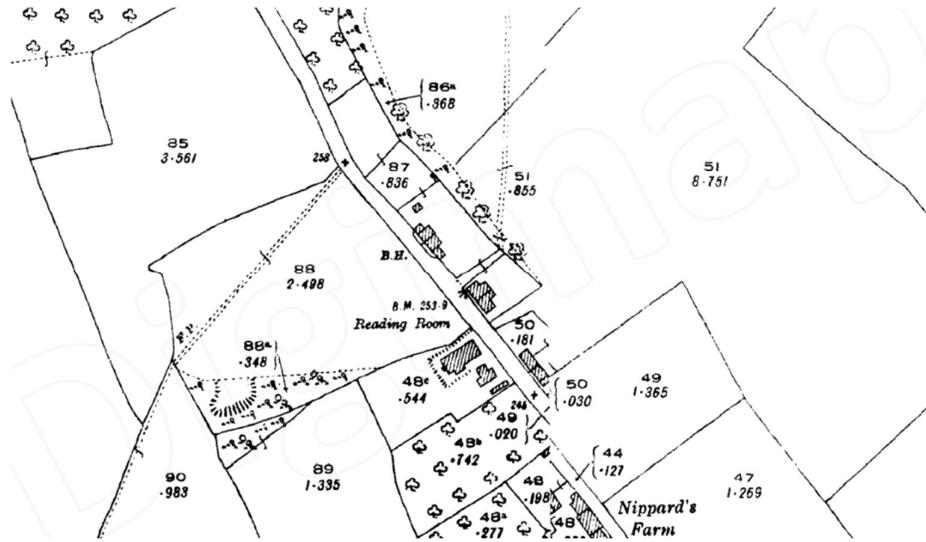


Figure 4: 1929 OS Map

Although the name of the pub was not identifiable in the 1909 and 1929 OS Map, historic photos have shown that the building has always been called The Cart Wheel.





Figure 5: Historical photographs of The Cartwheel Inn

By 1957, the village had expanded, with the addition of the Lower Grove development constructed opposite the site. The Cart Wheel Public House is recognised on the OS Map and although the building retains the same front garden, the building has been altered, with new additions to the rear. There is toponymic evidence that a shop existed in the Cartwheel Inn until 1970 and the false cottage door in the northern single storey extension could be evidence of its closure.

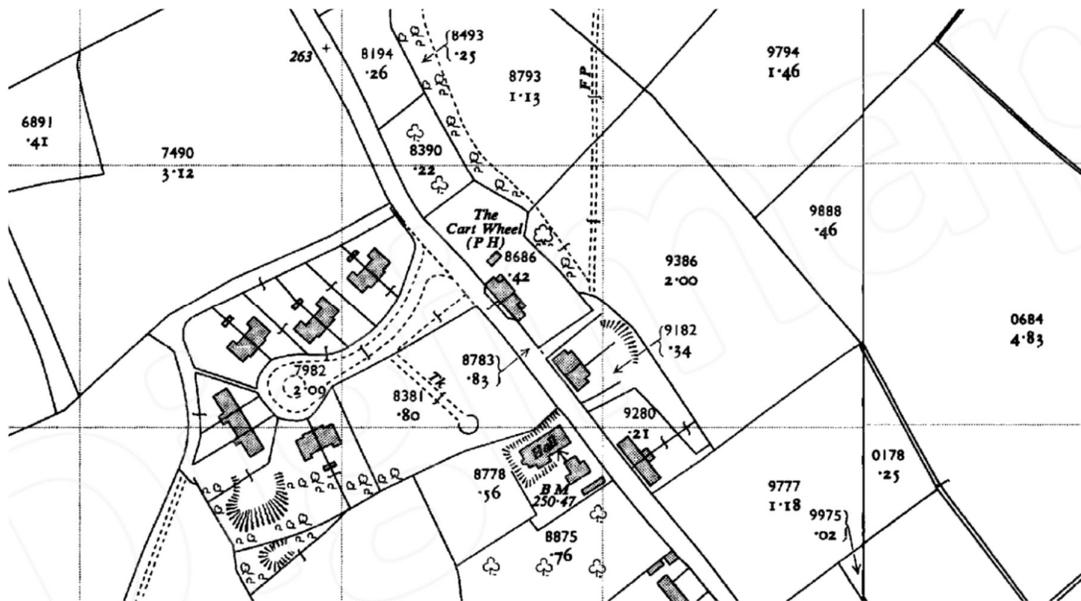


Figure 6: 1957 OS Map

As evidenced in Figure 7, the northern lean-to extension has been replaced with a larger single storey addition with two casement windows and a new entrance. The original brick wall has also been removed to accommodate this extension and the brick wall fronting the building lowered. As evidenced in a comparison with the historical maps and up-to-date OS maps, the footprint has increased by 286% since it was first built.



Figure 7: Comparison between the current and historic form of the building

3.2 DESCRIPTION

The Cartwheel is an early 19th century Georgian building. It is typical of a brick estate semi-detached cottage. Construction is English bond with a plain tiled hipped roof. There are two modern hipped extensions built in a similar construction on both the northern and southern elevation which extend towards the rear of the site. A modern slate roof extension spans the width of the building to the rear.



Figure 8: The Cartwheel



As opposed to the English bond brickwork of the historic core, the southern and rear extensions have been constructed in stretcher bond in a red brick, supporting the findings of the historic maps that these are later additions. The northern single storey extension has been constructed more sympathetically in English bond with a multi brick to match that of the historic cottages.



Figure 9: Southern (top) and Northern (bottom) single storey extensions built in differing construction

As demonstrated in the submitted floor plans, the public house has been extended throughout the 20th century, with extensions to the north, south and east, creating an open plan layout. The building is not a purpose-built public house and as such, the current floor plan is not original. Instead, the historic core of the building is confined to the main central section, which was formerly two cottages, albeit the northern wing has since been demolished.

At first floor level, all historic fabric and internal arrangement has long-since been removed through the provision of more recent bedrooms and bathrooms for the manager's accommodation.



Figure 10: The historic core of the building

Externally, windows are timber casements, four of which at ground level have cambered heads. There is a clearly defined garden at the front of the property, bounded by a low brick wall. To the south, the wall rises and bounds the garden to the west. Foliage bounds the site to the north, south and east.

A sizeable garden is positioned to the south and east of the building, which contains a patio and lawn. Although partly screened by vegetation, Pear Tree Cottage is located south of the application site, adjacent to the beer garden, which is a historic situation as evidenced in historic photos and maps.

The eastern and northern boundary of the site are also heavily screened by vegetation. The front and side elevations of the property are the only visible elements of the building from the public domain.

In terms of the wider area, the western side of the road consists of modern infilling which has occurred in the mid to late 20th century. The Grade II Listed property Rose Cottage and Pear Tree Cottage line the eastern side of the road to the south of the application site.

4 ASSESSMENT OF SIGNIFICANCE

4.1 WHITSBURY CONSERVATION AREA

In terms of the Whitsbury Conservation Area, the application site is currently experienced from the public realm, sitting adjacent to the road. This situation is historic, with the public house having been

sited here since the early 20th century and the building itself since the 19th century. The appearance of the building from the public realm is very similar to that which existed in the early 20th century.

The character of the Conservation Area is largely defined by historic cottages, which sit parallel to and at right angles to the lane that ascends the hill fort. Development along the road is interspersed with modern development. These mid to late 20th century buildings are predominantly positioned on the western side of the road, to the north and opposite the application site.

The historic cottages are mainly constructed in English bond brickwork with timber frames and simple thatched or tiled roofs. The winding narrow village street scene contributes to the significance of the Conservation Area's setting.

The Conservation Area Appraisal on the New Forest District Council website states that the village streetscene is of importance as it has "*changed remarkably little over the last hundred years. Whitsbury is not on a through route and so only attracts local traffic and visitors. The narrow lane wends its way up the hill past cottages parallel and at right angles to it. The remaining agricultural buildings now have corrugated iron roofs, a cheap and easily fixed replacement introduced in the 19th century; they were probably once thatched.*"

4.2 THE CARTWHEEL PUBLIC HOUSE

The Statutory Listing of the application building reads:

Public House. Early C19, altered C20. Brick, plain tile roof. 2 storey, 4 bays with low bays added each end. Front has between LH and RH bays plank doors, four 2-light casements, all have cambered heads. On 1st floor four 2-light casements. Roof hipped. Large central ridge stack.

Significance can be defined as the sum of the cultural values which make a building or site important to society. When making an assessment of significance numerous aspects are considered including: architectural interest, historic interest, group value, social value, former uses, and local distinctiveness. These aspects can be grouped under a series of four values outlined in Historic England's Conservation Principles, Policies and Guidance (2008): Evidential, Historical, Aesthetic and Communal:

HISTORIC VALUE

The Cartwheel Inn has an illustrative historical value as the structure is a typical 19th century construction and as demonstrated through historic photographs, has not been significantly altered externally from the front. The rear elevation has been extended in the 20th century and thus, has limited historic value.

Internally, the original floor plan of the cottages or the public house has been lost. The fireplaces and chimney stack which runs through the former farm cottages is the only feature with historic value.

AESTHETIC VALUE

The building has a strong presence along the lane as one of the many historic cottages abutting the road. The building has an attractive front façade, which has changed little since its construction. Although the single storey side extensions are mid-20th century additions, they are sympathetic subservient additions which do not detract from the character and appearance of the building.

COMMUNAL VALUE

The building has long been a public house and as such there is a strong link with the local community which contributes to the communal value of the building.

An attempt was made by the Parish to designate the building as an Asset of Community Value, thus demonstrating its importance to the social interests of the local community.

Of the values listed above, the primary elevation fronting the lane contributes to the significance of the asset.

SETTING

The significance of the setting of the listed building is largely confined to the remaining gardens. The carpark to the north makes a lesser contribution, albeit its open nature is of some significance.

The extended setting, particularly in the location of the application site, has changed considerably in the last 100 years. As highlighted, the historic form of the setting immediately opposite the listed building has been lost with the construction of the development within Lower Grove.

5 THE APPLICATION PROPOSALS AND HERITAGE ISSUES

The application scheme proposes to alter the existing features on the elevation to improve the quality of accommodation within the public house and to create ground floor guest accommodation.

5.1 EXTERNAL CHANGES

The only change that relates to the west elevation (the front façade), is the replacement of the existing false cottage door with a timber casement window. The false door will be partially retained at a low level. The purpose of this alteration is to provide additional light into the dining area of the pub to provide a better dining experience.

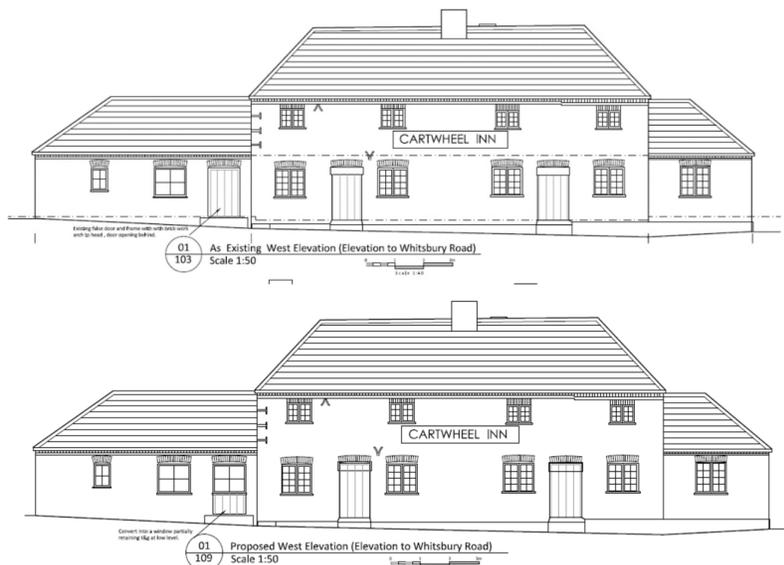


Figure 12: Existing and proposed front elevation

In terms of the southeastern elevation, at ground floor level, it is proposed for the timber window split into four casements are to be replaced with smaller windows either side of a new external door as shown on the image below. The purpose of this change is to create a new fully accessible guest room to provide an additional source of income to the pub.

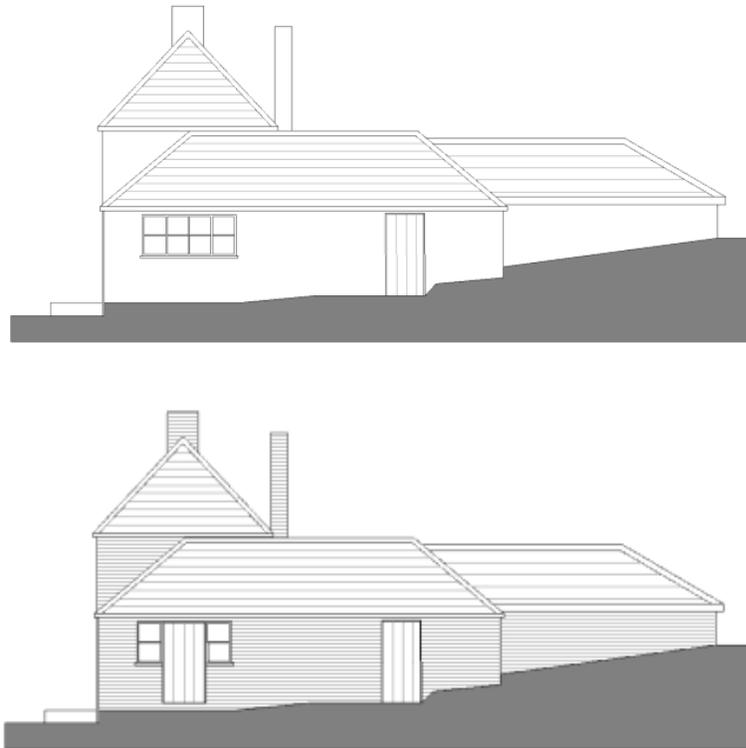


Figure 13: Existing and proposed southeastern elevation

Clear effort has been made to tie the scheme proposals into the established character of the building. The proposed timber casements will complement the existing fenestration and the retention of the false door at low level on the front elevation will retain some visual and historical interest. Although the visibility of the new external door and smaller window on the southeastern elevation will be limited, they will be in keeping with the character of the building.

6 SUMMARY AND CONCLUSION

The significance of the listed building derives from its aesthetic, historic and communal value as a 19th century semi-detached cottage which has long been used as a public house. The public house has significant communal value which also contributes to its historic interest. Its significance also relates to its architectural interest; the front façade is particularly important and contributes to the character and appearance of the Conservation Area and the illustrative historical value of the Grade II Listed building.

Paragraph 192 of the NPPF (2018) states that LPAs should take account of putting heritage assets to viable uses consistent with their conservation, while paragraph 196 states that *“where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate,*

securing its optimum viable use.” Owing to the limited changes to the exterior of the building to the front, the proposed fenestration will serve to ‘preserve’ the architectural and historic interest of the Grade II Listed building and the significance of its the character and appearance.

This statement has demonstrated that the building has long been a public house, with attempts made by the Parish to designate the building as an asset of community value, and as such there is a strong link with the local community. The key public benefit of the scheme would therefore be the continuous use of this asset as a public house. Without additional revenue derived from the improved dining experience and the new guest accommodation proposed, the use of this building as a public house remains unviable and thus, the proposals are a sustainable solution to preserve the historical use of the building without causing any adverse impacts on the visual amenity of the asset’s exterior.

The proposals would also make a positive contribution in creating a sustainable community, attracting visitors to the area, and preserving a long-loved community asset. The public benefit clearly outweighs any harm cause to the heritage asset and secures the long-term future of the heritage asset.

In respect of the Conservation Area, the Cartwheel Inn is an integral part of the significance of the Whitsbury Conservation Area. There would be minimal changes to the external appearance of the building visible from the street scene and in this regard, it is considered that the character and appearance of the Conservation Area and its significance as a heritage asset would be preserved.

Accordingly, the proposals would comply with the current plan policies set out in the New Forest District Council Core Strategy and Development Management Policies and the policies contained within the NPPF.

7 APPENDIX A

