

Hergest Ridge, Cues Lane, Bishopstone, Wiltshire, SN6 8PP
Proposed Removal of Tree and Erection of 14 ft by 10 ft Home Office
HRHO/6 Heritage Impact Statement

Setting

The property, current named Hergest Ridge (previously “The Shop”) is a Grade II listed building, a designated heritage asset (NHLE 1023265; Appendix 1, Plate 1). The building is described as:

“Probably mid-C19 thatched. Chalk rubble with brick quoins and dressings. Two dormers cut into thatch, glazing bar casements. Two windows on ground floor, one blocked, one a C20 square bay (used as shop window). Door to left¹”

The Site comprises Hergest Ridge and the land to the immediate rear, currently in use as garden. The Site is located within the medieval village core of Bishopstone. The village is within the Unitary Authority of Swindon and has been designated a Conservation Area. The property stands on the northern side of Cues Lane, east of the parish Church of St Mary. The property is one of numerous Listed Buildings within the Bishopstone Conservation Area, which also contains a number of key Buildings of Interest, i.e., locally listed buildings. The house is thought to date to the mid-19th Century, prior to which the area appears to have comprised a plot of undeveloped land.

The building is set back and at an elevation of approximately 1.5m above the adjacent road now known as Cues Lane. The building is detached save for a small section where it is attached to the south to the adjacent Royal Oak Public House. A driveway is located immediately to the north of the building, and the building is surrounded to the north and east by gardens mainly laid to lawn.

The Royal Oak Public House forms the walled south east boundary of the listed building property, with the boundary formed by the pub’s kitchens and stores. Windows to the pub, kitchen and stores in addition to an air intake system are on the wall along this frontage.

The property “Cobwebs” is situated to the north east of the listed building and there is a conjoined boundary with this property at the listed building property boundary. The property boundary is demarked with a high timber fence.

Proposed Development

The proposed development is to erect a garden building (garden office) within the garden to the location shown on Drawing HRHO/2 and the detail shown in Drawing HRHO/3. The proposed development will comprise:

- Removal of a tree and provision of dry fix foundations;
- Erection of garden office;

¹ Historic England Listed Building entries

- Reinstatement; and
- Planting of ornamental cherry sapling as replacement tree.

The north elevation of the garden office will be predominantly glass, comprising windows and entry doors.

The proposed development will not require the amendment of the existing listed building structure in any way.

Potential Impact on Grade II Listed Building

The garden office will be placed in front of and parallel to the pub / kitchen wall, creating an “alleyway” circa 2.1m wide between the wall and the garden office. Locating the office in this area will shield the pub / kitchen wall from the garden setting of the listed building.

The garden office will be located remote from the Grade II listed building, being offset by a minimum of 2.5m. The garden office will be located in a secluded part of the garden and not impeding on the overall leisure use of the property garden.

It is considered that, by shielding the pub / kitchen wall from the property setting, the garden office will provide a betterment to the amenity of the garden setting through the screening of noise associated with the pub and kitchen activities, including the air intake fan.

The garden office will be visible from the listed building itself via windows on its eastern elevation. In doing so, it will obscure the current view which is of the pub and pub kitchen wall and thus providing a betterment.

When viewed from the garden setting, the windows on the garden office’s north elevation will reflect the setting of the garden and house, whereas currently the view is of the pub and pub kitchen wall, thus providing a betterment.

Construction of the home office will not adversely impact on the setting or use of the listed property building or its garden and will provide a betterment.