



Chartered Surveyors

## Heritage Design and Access Statement

**Proposed alterations to the White Hart pub and grounds, and  
erection of 3 residential dwellings**

at

**The White Hart  
Main Road  
Bishop's Caundle  
Sherborne  
DT9 5ND**

*Prepared for*  
Roger Paull Ltd

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# 1 Introduction

This design and access statement accompanies a planning and listed building consent application to Dorset Council for alterations to the grade II listed White Hart Inn, and the erection of 3 detached houses on adjacent land.

The Development Management Procedure Order 2015 sets out when a design and access statement is required to accompany a planning application, and what it should contain as a minimum. The current proposal triggers the DMPO requirement by proposing to erect one or more dwellings within a designated area (in this case, Bishops Caundle Conservation Area).

A design and access statement is also required by the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) to accompany any application for listed building consent.

The above two legal requirements for a design and access statement relate to potential impacts on heritage assets, and combine to require the statement to set out the following matters, in summary:

- The design principles and concepts applied to the works, and how these take account of the special architectural or historic importance of the building, the features of the building which justify its listed status, and the building's setting;
- The steps taken to appraise the context of the development and how this has influenced design;
- How access to the building has been considered, and any specific issues addressed; and
- Whether any consultation has been undertaken and what account has been taken of the outcome of any such consultation.

# 2 Conservation and Design Principles

The conservation of heritage assets in a manner appropriate to their significance is a core planning principle, as set out in the National Planning Policy Framework, and underpinned by legislation. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.

The NPPF is a material consideration and requires clear and convincing justification for any works resulting in harm. Substantial harm to a grade II listed building should be exceptional. Harm that is less than substantial needs to be weighed in the balance against public benefits.

The NPPF defines conservation as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance'. National planning guidance recognises that ensuring listed buildings remain in use and valued 'is likely to require sympathetic changes to be made from time to time'.

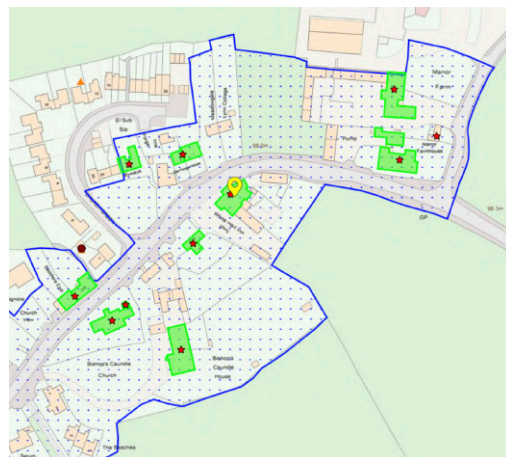
Historic England's Conservation Principles sets out a framework for managing change in the historic environment. It describes different aspects of value, how to assess significance and how to ensure changes sustain, reveal or reinforce those values. The Principles also acknowledge that 'keeping a significant place in use is likely to require continual adaptation and change; but, provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it'.

### 3 Contextual Appraisal

The application site is located centrally within the village of Bishop's Caundle, some 6 miles east of Sherborne and 6 miles west of Sturminster Newton. The historic core of the village is designated a Conservation Area, containing 12 listed buildings including the grade I listed Church, parts of which date from 14<sup>th</sup> century. There is no Conservation Area appraisal document for the village, but the Village Plan describes the history of the village, and changes to its layout after construction of the turnpike in 18<sup>th</sup> century. There are also archaeological events on the Historic Environment Record evidencing medieval settlement.



OS 1<sup>st</sup> Edition (1888)



Current OS mapping overlaid with  
Conservation Area, Monuments and  
HER Events

The listing description for the White Hart Inn reads as follows:

*ST 61 SE BISHOP'S CAUNDLE CAUNDLE STREET (SOUTH SIDE)*

*2/38 11-7-51 The White Hart Inn GV II*

*Inn, C17. Rendered and rubble walls. Tiled, gable-ended roof with stone slate verges. Rendered end stacks. 2 storeys, basically 3 window range. Fenestration mainly 2-light casements with horizontal glazing bars. The rear door is of planks hung on strap hinges from a heavy frame. Internally it*

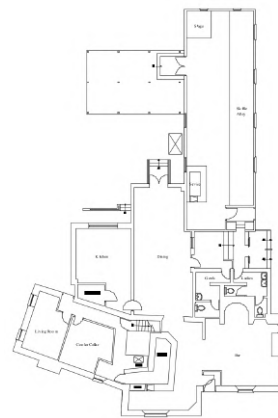
*is much altered but has reset plank and muntin partitions with vertical reeding, deep stop-chamfered beams and a moulded wooden cornice. The latter may be of the C18. Outside are various C20 extensions and lean-tos. RCHM, Dorset, vol III, p 15, no 3.*

*Listing NGR: ST6968613230*

The Village Plan notes that the White Hart is a common pub name in the area and the Blackmore Vale has been known as the Vale of the White Hart, with a possible connection to the local legend of the stag spared by Henry II but later killed near Cornford Bridge by a local official, for which the locals were taxed in punishment.



**Aerial Photo of The White Hart**



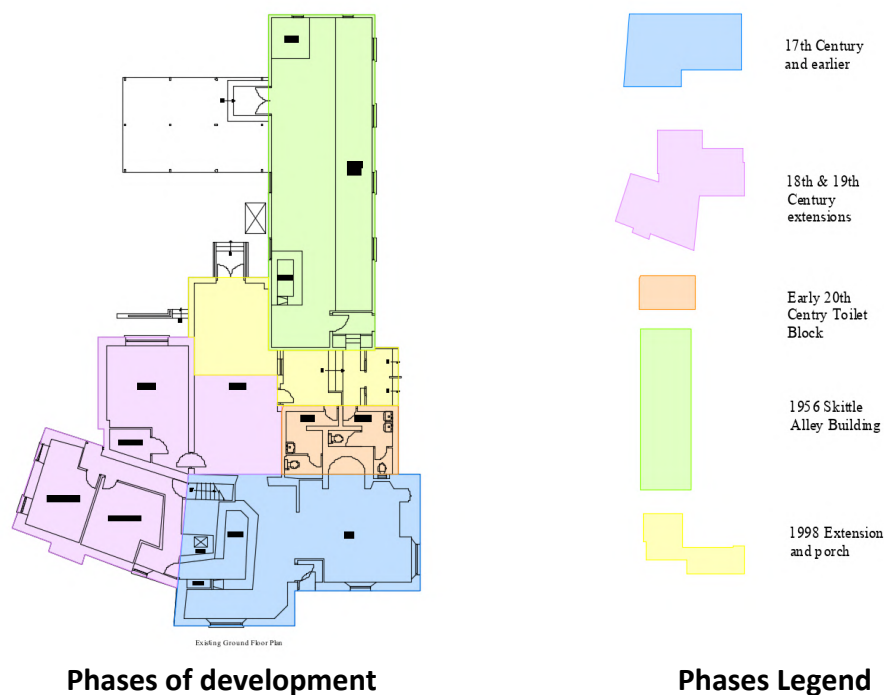
**Existing Floor Plan**

The application area includes the White Hart pub building, with its various extensions, an outbuilding, car parking area, and other external areas used for seating and the grazing of ponies. The tall stone wall along the southwest boundary is not within the application area.

The online Dorset Council planning register contains the following planning history for the White Hart:

Reference	Description	Address	Decision	Date
<b>/N/98/000156</b>	Erect single storey extensions	The White Hart	Granted	21/07/1998

Ownership documentation, historic mapping and aerial photography, and inspection of the buildings have enabled the following phases of development to be discerned:



The outbuilding to the north of the site is thought to date from the early 18<sup>th</sup> century. The 1951 listing description of the earliest part of the building is consistent with its current appearance, with painted rendered walls facing the road and parking area, under plain tile roof, with a catslide to one side, and slated eaves coursing elsewhere. The north facing gable is un-rendered and rubble coursing evident. The outbuilding and 18<sup>th</sup> and 19<sup>th</sup> century extensions are also stone walled buildings under plain tile roofs, though stones are dressed in the case of the road facing extension. The extension and porch dating from the late 1990's mimic the rubble walling of the earlier buildings, and the plain tile roofing. The porch has a timber clad gable facing the car parking area. On the south side of the building, the early 20<sup>th</sup> century toilet block and skittle alley building are of contrasting materials and form to the older buildings, with the toilet block a flat roofed building, and the skittle alley timber clad under asbestos cement sheet roofing.

The special significance of the White Hart Inn building lies in its special architectural interest. The construction and form of the building are vernacular and the building makes a positive contribution to the character of the conservation area. The flat roofed toilet block to the rear and the skittle alley have been functional additions to the pub, but have not contributed to the architectural significance of the building or the character of the conservation area. The pub is located in a prominent position on the corner of the A3030, the space between the pub and the separation and relationship with its outbuilding, and the tall stone boundary wall to the south all contribute to its setting.





**Roadside view**



**Skittle alley building**



**Rear and side extensions**



**Skittle alley building**

## 4 The Proposal

The proposal is to demolish the skittle alley building and to erect 3 houses on part of the site, as shown on the drawings. A new separate access would be taken from the A3030 to serve the housing development. The existing beer garden will be enlarged to provide further external space for pub customers.

The demolition works will allow for some level changes around the rear of the pub which will allow for level access to customers. There is currently no pavement on the south side of the A3030 where the new access is proposed. A pathway is therefore proposed around the perimeter of the pub car park to link the housing to pavements within the village.

Pre-application consultation is not required for development proposals of this scale. There are currently no local skittle teams, and the skittle alley gets very little use. The building is hard to heat and in a poor state of repair. It does not contribute to the character of the conservation area or the significance of the listed pub, and its removal will allow enhanced facilities to be provided for pub customers, and free up land for local housing development. The scale and density of residential development proposed reflects the local character of the village.

## **5 Conclusions**

The proposal is considered to accord with heritage considerations relating to the grade II listed White Hart Inn, and the Bishop's Caundle Conservation Area. The proposed layout and density of the residential units not out of scale with the village.