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DESIGN, ACCESS & HERITAGE STATEMENT

Box Cottage, 34 Whistley Road, Potterne, SN10 5QY March 2023

1.00 INTRODUCTION

1.01 Box Cottage is a grade II listed, 18th century, thatched, stone and brick built cottage on Whistley Road, Potterne. There are a number of large outbuildings in the south-east corner of the garden [Figs 01-04].

1.02 This report accompanies a listed building application for the refurbishment of existing outbuildings to the south-east corner of the garden and outlines the impact of the proposals on the heritage asset.

1.03 The assessment fulfils the requirements of paragraph 194 of the National Planning Policy Framework (the NPPF, July 2022) and meets Wiltshire's validation checklist for applications affecting listed buildings.



Fig.01 Whistley Road elevation (west)



Fig.02 Rear elevation (east)



Fig.03 Outbuildings view from garden (west)



Fig.04 Outbuildings vehicular approach (south)

2.00 HERITAGE DESIGNATIONS & PLANNING HISTORY

2.01 According to Historic England, Box Cottage is Grade II listed and lies on the northern edge of the village Conservation Area.

2.02 The list entry describes Box Cottage as:
House, C18, chequered brick to front, rubble stone each end, with thatched half-hipped roof, north end stack and rear stack. 1½ storeys, double fronted with 2 casement pairs each floor, upper windows under eyebrows and centre cambered-head doorway with 6- panel door and timber pedimental hood on brackets. Timber-clad tiled addition to left end.

2.03 Previous planning applications:

20/09528/PREAPP	Pre-application advice was sought for the proposed single storey extension to replace the attached, dilapidated outbuildings and new sunroom extension, internal repairs and refurbishment of detached outbuildings. Response letter dated 30 July 2021.
20/10942/LBC	Listed building consent was granted for a replacement porch, front door and one window. Conservation work to re-point areas of the external walls, replacing cement mortar with lime mortar and refurbishment of the existing timber windows. Approved with conditions 04 March 2021.
PL/2021/03982	Listed building consent was granted to re-build the rear chimney stack. Approved with conditions 06 July 2021.
PL/2021/10107	Listed building consent was granted for repairs to the interior fabric of the cottage, new ground floor construction. Approved with conditions 14 December 2021.
PL/2022/04196	Listed building consent was granted for a new single storey extension and sunroom. Approved with conditions 19 July 2022.
PL/2022/04027	Planning consent was granted for a new single storey extension and sunroom. Approved with conditions 19 July 2022.
PL/2023/03760	Non-Material Amendment to reconcile minor changes with planning consent PL/2022/04027. Approved 16 May 2023.

2.04 The Pre-application advice relating to the detached outbuildings included the following observations:
Few details have been provided of the outbuildings, but the works were discussed with the Conservation Officer. She is of the view that repairs to the cladding of these buildings would not require listed building consent. Anything more than repair however is likely to require consent. Planning permission may also be required for anything more than repair.

3.00 DESCRIPTION OF CONTEXT AND BUILDING

3.01 The property is located on the northern edge of the Conservation Area on Whistley Road. Buildings within the Conservation Area are predominantly two-storey with varied character, ranging from 15th century timber-framed with stone tiled roofs to 20th century brick and tile infill.

Whilst the historic core has a continuous line of buildings at the back of the footpath, along Whistley road the properties are set back from the footpath and laid out as short terraces or detached buildings.

3.02 Along Whistley Road are a mix of historic houses built of stone, render and brick, interspersed with brick-built 20th century houses. Predominantly these all face the single-track road with a fairly narrow margin. Box Cottage is positioned within a small group of older properties with a variety of materials including brick, render, timber frame, clay roof tiles and thatch. These have short front gardens onto the road.

3.03 At the eastern end of the garden are a collection of outbuildings predominantly constructed of timber with corrugated metal clad walls and metal/asbestos roofs, [Figs.03 & 04].

4.00 ASSESSMENT OF SIGNIFICANCE

4.01 Box Cottage makes a positive contribution to the street scene and the brick and stone walls and thatch roof echo the palette of materials which run through the Conservation Area. The Flemish bond brickwork with blue headers to the front elevation is a particularly interesting feature. Flemish bond was popular in early 18th century brickwork and bricks were being manufactured in Market Lavington from the late 17th century, so available locally.

4.02 The thatch is in good condition having been replaced within the last 6 years. The significant amount of cement pointing within the external walls and poor condition of the existing windows have been addressed as works approved under Application ref: 20/10942/LBC.

4.03 The outbuildings at the eastern end of the garden are a variety of small brick structures and larger metal clad stores. The brick buildings were a pig sty/stabling associated with a small-holding and contribute to the story of the property. The roofs are in poor condition across all these structures the metal clad walls are weathered but generally sound.

5.00 SUMMARY OF PROPOSALS

5.01 Repairs and minor alterations to the outbuildings within the garden. Layout changes to building D involve removing the dividing wall, enclosing the open front with brick walling and new window. New doorway and window to enclose the area between building C & D. New doorway in the west elevation of building C to provide direct access into the vegetable garden. New garage door in building C elevation facing parking area.

5.02 Repairs to the roof structure in buildings C & D where this has deteriorated due to water ingress. Replacement roof structure in building D to raise the eaves line to improve access.

5.03 Repaired and repainted corrugated roofing to buildings A, B and F. Buildings C and D to have new profile metal sheet/translucent sheet roofing. No work proposed to building E. All as noted on drawing 34-L-05.

5.04 General cleaning and repair of existing corrugated metal wall cladding.

OUTBUILDINGS AT END OF GARDEN
See drawings 34-L-04 & 05 and 54-P-04 & 05



Fig.05 Building A, north elevation
New timber cladding and corrugated metal roofing, painted timber windows within existing openings.



Fig.06 Area between buildings A & B
Open sided, metal clad shed to have new roof finish
Existing corrugated wall cladding to be refurbished.



Fig.07 Buildings B & C, north elevation
Building C to have new roof structure and corrugated metal/translucent sheet finish and Crittall type window in north elevation.



Fig.08 Buildings B & C, north elevation
Existing corrugated wall cladding to be refurbished.



Fig.09 Building D
Roof structure altered to raise eaves to 2m above ground level, new corrugated metal/translucent sheet roof.



Fig.10 Buildings D & C, west elevation
Building C to have new door and steps down into vegetable garden.

6.00 HERITAGE IMPACT ASSESSMENT

6.01 The proposed alterations to building D layout and new openings will make the buildings more accessible and useable. The replacement roof sheeting will make the buildings watertight and repairs to the wall cladding will improve the overall appearance of the collection of buildings.

6.02 The proposed works will ensure that the outbuildings are useable. The outbuildings are remote from Box Cottage, hence there would be minimal impact on the context of Box Cottage as seen from the road. The proposals would not affect the character of the property and its contribution to the Conservation Area.

7.00 CONCLUSION

7.01 The proposed works will ensure that the outbuildings offer dry and secure accommodation for the present owners stone carving, gardening and garaging. The limited replacement and refurbishment of the external cladding will improve the present 'ramshackle' appearance. The proposals would have no significant impact on Box Cottage or the Conservation Area.