Chalk.

Design, Access & Heritage Impact Statement

Alterations and Extension to Old Manor Cottage
33 Coulston, Westbury, BA13 4NY

Ref: 23-05 RS3

1. Introduction

1.1. This statement has been prepared to support an application for listed building consent and planning for alterations and extension to Old Manor Cottage, Coulston.

1.2. This statement should be read in conjunction with Wiltshire Building Record Report no. B1054 from 2023 (later referred to as WBR Report) and the accompanying application drawings.

1.3. The Cottage is Grade II listed.

1.4. The WBR Report offers an extensive review of the historic development and significance of Old Manor Cottage. This statement draws upon that reference, and details the design approach and rational behind the proposals.

2. Planning History

- 17/05155/LBC Extension to rear of property to provide garden room, with alteration works to provide access to proposal and alter circulation route from rear lobby.



Fig 1. Old Manor Cottage, from the front (west)

3. Planning Policy Context

3.1. Regional Level

3.1.1. Wiltshire Core Strategy Policy

- Core Policy 41 ‘Sustainable construction and low-carbon energy’ which states that “Retrofitting measures to improve the energy performance of existing buildings will be encouraged”.
- Core Policy 57 'Ensuring high quality design and place shaping' which states that "a high standard of design is required in all new developments”.
- Core Policy 58 'Ensuring the Conservation of the historic environment' which states that "designated heritage assets and their settings will be conserved.” “Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged.”

3.2. National Level

3.2.1. National Planning Policy Framework (updated 2021)

- Section 16 “Conserving and Enhancing the Historic Environment” sets out an overall aspiration for conserving heritage assets.
  - Paragraph 199 states: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).
  - Paragraph 197 states “ In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- Section 12 "Achieving well design places" reinforces the requirements for good design. In particular paragraph 126 highlights that “Good design is a key aspect of sustainable development, [it] creates better places in which to live”. While paragraph 130 states: “Planning policies and decisions should ensure that developments...are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.”
- Section 14 “Meeting the challenge of climate change, flooding and coastal change” highlights the need to “support the transition to a low carbon future” and “should help to… contribute to… reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources…”.

3.2.2. Planning (Listed Building and Conservation Areas) Act 1990

- Sections 16 and 66 require proposals to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It also states that any consent shall “endure for the benefit of the building and of all persons for the time being interested in it”.

3.3. Historic England

3.3.1. Making Changes to Heritage Assets Historic England Advice Note 2 states: The best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation.

4. History and Condition Old Manor Cottage

4.1. The WBR Report details the full known history and development of the property. The front timber framed wing was built in the late 16th century consisting of a parlour, hall and smoke bay. In the 17th century it was extended to the rear (east). See the WBR report, page 4 for the relevant map extracts. Initially the extension appears quite small, before later extending. The western end of this rear range has a small area of rubble walling, which is possibly original, or a later repair.

4.2. Further extensions made in the 18th century included a dairy to the north, likely to have had a cheese room at first floor above.

4.3. In the early 19th century it was possibly divided into 3 cottages, and then 4 cottages by 1881, before reverting to a single dwelling in 1910.

4.4. The cottage was sold in 1936 (See WBR appendix I sales particulars and photos), in 1937 a major refurbishment was undertaken (See WBR appendix C). The 1936 photo shows a timber framed, timber clad lean-to with metal sheet roof, this



Fig 2. C.1937 brick and thatch extension to the

was the walk in larder added in by 1886. This was rebuilt in 1937 in single skin brick with a pitched thatched roof, the thatch has been redone but the brick form is likely as existing today.

4.5. The existing garden room was added in 2017.

5. Significance of Old Manor Cottage

5.1. The cottage's rural character, vernacular form and materials are intrinsic to the value of the heritage asset. The timber frame is in good condition and, as explored in the WBR, it clearly explains the evolution of the cottage. Like many cottages of similar origin and form, it's ability to adapt over time to its changing occupants is significant.

6. Proposals

6.1. Our clients would like to address the existing relatively small kitchen and rear entrance. The back door opens into a narrow passage, with little space for circulation and storage.

6.2. The proposals are to remove the existing 20th century utility and back door entrance and replace it with a more spatially efficient extension, including a utility, back kitchen and boot room.

6.3. The new form is a traditional pitched volume, separated from the existing building by glazing, and adjoined to the recent garden room extension.

6.4. The bulky flat roof to the garden room is to be replaced with a new structure with slimmer profile that ties into a new lightweight timber pergola and enhances the transition to the garden.

6.5. The flat roof from the garden room will be carried through to the north elevation providing further visual separation between the historic fabric and that of the proposed.

6.6. The materials of the new ground floor extension are the same as the rest of the house; oak and brick. These traditional, vernacular materials shall be implemented in a contemporary manner. A brickwork plinth shall lift a modern timber frame off the ground that shall be wrapped (both walls and roof) in oak shingles. The flat roof of the garden room, and the extension of this roof to the north, shall be covered by a wildflower roof.

6.7. It is proposed that the existing dormer to the current bathroom on the first floor is to be increased in size to improve daylight and ventilation to this space. All details to match existing. The modern external soil stack shall be removed as part of this process.

6.8. At second floor, the existing inner room has no window. We propose to add a new window to the rear of the cottage (east), with an eye brow dormer, similar to that existing in the rear range. Again, the driver behind this is to provide daylight and ventilation to this space which is currently suffering from increased levels of moisture.

6.9. The central heating currently covers just the ground and first floor, we propose to extend this up to the second floor attic rooms with additional radiators as per the plans. Pipe routes will be carefully managed on site to avoid notching into any primary structural members.

6.10. The proposals involve internally insulating both bedrooms on the first and second floor to the north of the main range. These have been identified as the key areas of heat loss in the house due to being on the north side and having 3 external walls. 60mm rigid wood fibre insulation shall be used with a lime render internal finish to ensure vapour permeability is maintain. The hygroscopic nature of the wood fibre will also help temper levels of increased internal moisture and avoid the risk of mould forming on the internal surfaces.

6.11. The chimneys on the main (front) range currently measure less than 1800mm from the top of the thatch to the top of the pot or chimney. This creates a fire risk and does not meet current building regulations. In order to reduce the fire risk we propose to increase both stacks by 2 courses, first removing the corbelled detail, and rebuilding this above the 2 additional courses. By also adding clay pots to the north most chimney this limits the overall height of chimney needed The brickwork and pointing will be to match the existing on the chimneys.

6.12. All external brickwork and the timber frame are to be re-limewashed.

7. Effect of the proposals on the historical significance of the heritage asset

7.1. Removal of utility and replacement with new back kitchen, utility and boot room: The existing utility fabric dates from 1937 (see item 4.4 above), and is of no historic value. Since the late 19th century there has been an outbuilding or larder space of sorts. The proposal builds on the previous utilitarian use within this space, adapting it to better suit modern requirements. The design is clearly modern and the form allows legibility of the addition. The impact on the significance of the historic asset is seen as neutral.

7.2. The proposed additional dormer and widening of the existing dormer will improve natural light and ventilation to the spaces. Externally visually there will be no impact on the character of the cottage as the works will be in keeping. Two or three rafters will need trimming depending on their set out. The loss of historic fabric is minimal. The impact on the significance of the historic asset is seen as minimal.

7.3. Installing central heating to the second floor will improve the air quality on that floor, and help reduce any risk of damp or condensation in the internal fabric. The installation will be carefully managed to avoid any damage to any historic structure. The overall impact on the historic significance of the cottage is seen as positive.

7.4. The insulation of the upper bedrooms will significantly reduce the heat loss and improve the comfort of these rooms. The loss of expression of the timber frame has a negligible affect on the significance. Full condensation risk analysis shall be carried out to ensure any internal insulation provides a benefit and protects the timber frame. The works will also be fully reversible.

7.5. Raising the front chimneys by 2 courses will significantly reduce the fire risk to the property. The visual impact is minimal. Overall this is seen to have a positive impact on the property due to the improved safeguarding of it.

8. Flood risk

8.1. The site is in Flood Zone 1, it has a low probability from flooding from rivers and the sea.

8.2. There are no known drainage issues, or surface water flooding issues on the site.

9. Workmanship, materials and techniques

9.1. The proposed works have been designed by suitably experienced Architects who have undertaken the SPAB Repair of Old Buildings Course, and are on the RIBA conservation register.

9.2. Reference has been sought from the following publications and toolkits:
- IHBC Toolbox Guidance Note, Guidance on Alterations to Listed Buildings
- IHBC Toolbox, Retrofitting of Traditional Buildings
- Sustainable Traditional Buildings Alliance (STBA)
- Responsible Retrofit Series (supported by Historic England and CITB)
- Historic England Practical Building Conservation Series; Conservation Basics, Timber
- Relevant Technical Guidance documents from the Historic England Technical Conservation Guidance and Research Brochure

9.3. All proposed works will be undertaken by suitably experienced crafts people, using appropriate materials and techniques, overseen as necessary by the Architect.

10. Conclusion

10.1. The impact of the proposals is analysed in section 7. All proposals have either a positive, neutral or negligible impact on the significance of the heritage asset. Those proposals with a minimal impact on the significance improve the overall longevity of the asset through improved light, ventilation.

10.2. It is considered that the proposals comply with all local and national planning policies and guidance and should therefore be given consent.