The Parsonage
Wilsford Cum Lake
SP4 7BL

Listed Builds Consent

4 December 2023

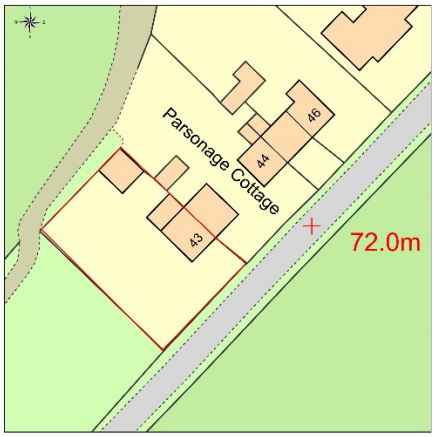
Location

Wilsford Cum Lake is a civil parish in the Woodford valley in Wiltshire, England. The parish is bounded to the east by the Salisbury Avon and contains the small settlements of Wilsford, Normanton and Lake. Wilsford is about 2 miles southwest of Amesbury and 6 miles north of Salisbury. Parsonage Cottage is situated within Wilsford and lies to the west of the River Avon.

This assessment fulfils the requirements of paragraphs 128 and 132 of the National Planning Policy Framework (the NPPF, March 2012), and meets the council's local validation checklist for applications affecting the setting of listed buildings.



Existing aerial view



Site Plan

The property is Grade II listed.

English Heritage Listing

II Estate cottages. Late C19, for J. Lovibond of Lake House (q.v.). In-situ concrete with integral vertical timbers, thatched roof. Two storeys and attic, each cottage is of 2 bays with rustic timber thatched porch to outer bays, replaced on The Parsonage. Timber casement windows, the upper windows cut up into thatch. Two brick stacks. An unusual use of in-situ concrete.
Listed NGR: SU1363540092)

Design Statement

The application seeks listed building consent for the like for like replacement of three windows, the replacement of the entry gate and the setting of cobble setts at the entry up to the gate at the Parsonage, Wilsford.

The three windows proposed to be replaced have deteriorated extensively due to the prevailing weather and are rotten with some sections missing.
The proposed windows will be a like for like replacement as detailed in the drawings accompanying this application.

The existing hinged timber entry gate is to be replaced with an electrical opening timber entrance gate. The proposed gate will match the existing in terms of character, material and overall dimensions.
Lastly, it is proposed to replace the lower section of gravel between the gate and the road, with cobbled sets. An aco drain will stop water entering the highway and the setts will allow for easier access into the property.
It is in such regard the proposed works are thought of as not to cause harm to the listed building or its setting.



Two bedroom and study windows to be replaced highlighted above.



First floor bedroom rotten window and cill.



Existing ground floor extension study window to be replaced.

Access

The cobbled setts will improve the access from the main road. And stop the potential encroachment of gravel onto the highway.
The replacement windows and gate will have no effect on access to or around the property.



Example of the proposed cobbled setts.



Example of the proposed cobbled setts.

Heritage Statement

The replacement of the 3 no. windows to match the existing casements does not detract from the historical asset and no harm will be caused by the replacement of the windows.

The entry gate is not original to the listed building and its setting and its replacement with a similar timber 5 bar gate is seen as fitting and suitable for the countryside setting of the property.

The proposal for the replacement of the driveway gravel leading up from the road will improve the access off the highway and ensure there is no risk of gravel encroaching onto the highway.

The cobbles setts are seen as a fitting introduction to the countryside setting of the property and do not detract from the fabric of the building or its setting.