Design and Access Statement

Replacement of garage and application of external lime render at Apple Tree Cottage, Wilton SN8 3SR

Ref: 22-07 RS3

1. Introduction

1.1. This statement has been prepared to support an application for listed building consent and planning for the replacement of the existing garage and the application of external lime render at Apple Tree Cottage, Wilton. This application follows on from a previous application granted consent in June 2023 (ref: PL/2023/00627 and PL/2023/00689), which included an extension and extensive refurbishment works to the existing cottage, and a subsequent LBC application for the replacement of some of the windows on the front elevation (ref: PL/2023/07547) which was granted consent in November 2023.

1.2. This statement should be read in conjunction with Wiltshire Building Record Report no. B8999 from 2022 (later referred to as WBR Report), the accompanying reference photos and the application drawings.

1.3. The Cottage is Grade II listed and part of the Wilton Conservation Area.

1.4. The WBR Report offers an extensive review of the historic development and significance of Apple Tree Cottage. This statement draws upon that reference, and details the approach and rational behind the proposals, concluding in the analysis of the impact of the proposed works on the significance of the Heritage Asset.



2. Planning History

- PL/2023/00627 - Planning permission, extension and refurbishment of existing cottage
- PL/2023/00689 - LBC, extension and refurbishment of existing cottage
- PL/2023/07547 - LBC, replacement of windows

3. Planning Policy Context

3.1. Local Level

3.1.1. Wilton Conservation Area - Grafton Village Design Statement, December 2004

- Apple Tree Cottage is within the hamlet of Wilton. Although a separate conservation area, Wilton Conservation Area is covered by the Grafton Village Design Statement. The statement references the rural character of the hamlet, and the use of vernacular materials.

3.2. Regional Level

3.2.1. 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."

3.3. National Level

3.3.1. 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...".

3.3.2. 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".

3.4. Historic England

3.4.1. 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 Apple Tree Cottage

4.1. The WBR Report details the full known history and development of the property. The diagram opposite summarises its evolution. Built as a single cottage in the 17th century a separate timber frame cottage was later added to the north, the property was then extended further, before being adjusted internally to create 3 dwellings. By 1929 the terrace is divided into 4 properties, before being converted back to 1 dwelling in about 1964.

4.2. Apple Tree Cottage has unfortunately been empty for over 2 years. The applicants have recently purchased the property and are looking to restore it to a functioning family home.

4.3. In 1972 several works were undertaken with the aim at the time to resolve issues of damp. This included the installation of a damp proof course, the addition of a cementitious rendered apron/ plinth and installation of knappen syphon tubes. Unfortunately these works were all inappropriate to the fabric and have increased the level of damp within the property. Apple Tree Cottage is in need of sensitive and appropriate repair and refurbishment.

4.4. The existing garage and workshop are estimated to be mid/late 20th Century and are in a poor state of repair. Permission was granted in June 2023 to remove the workshop side of this building whilst retaining and refurbishing the exiting garage. However since removing the workshop the existing garage structure has been found to be in such a poor state of repair that replacement is now the most practical solution.

5. Significance of Apple Tree Cottage

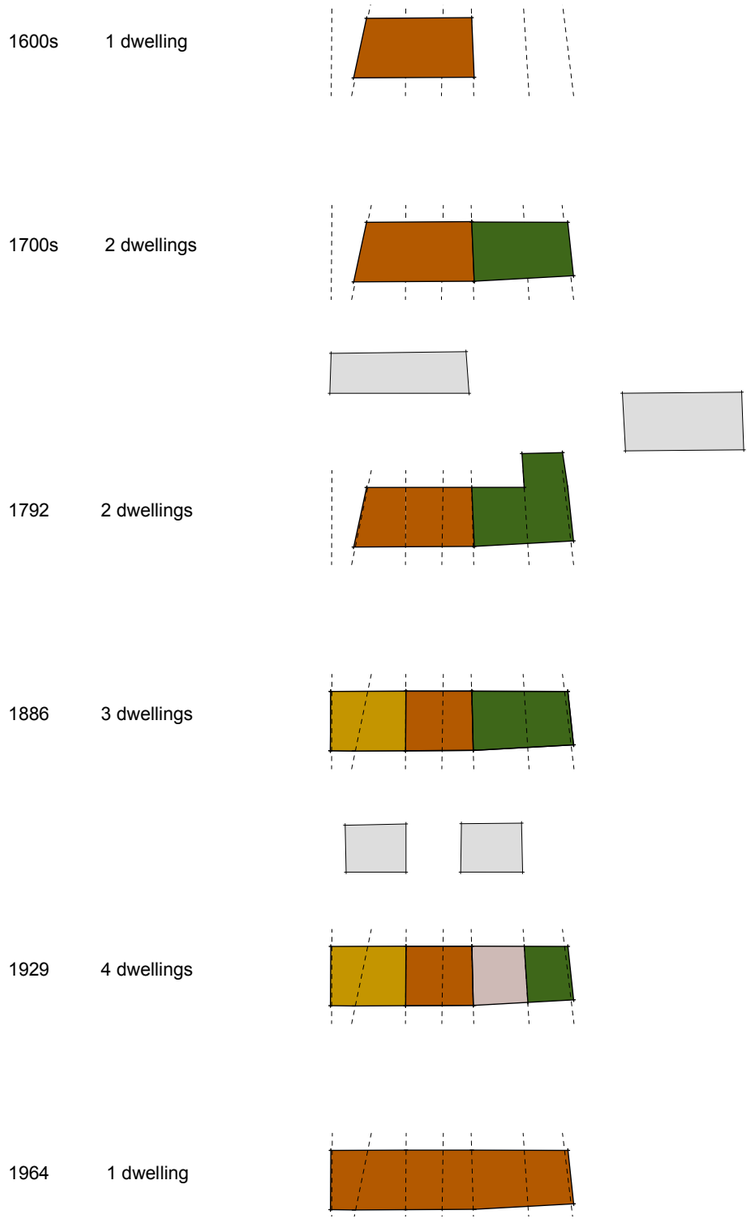
5.1. The listing description is as follows:
Three cottages in row, now 1 house. Brick, but left half brick laced flint raised in limestone. Thatched roof. Single-storey and attic, 6 bays. Boarded door in 3rd bay. Two and 3-light windows, some diamond leaded in wood frames. Thatch swept over 6 dormers both sides and hipped left. 3 stacks. Interior not seen.
Listing NGR: SU2680861429

5.2. There are several items of fabric highlighted in the WBR Report (page 4) as holding particular historic significance. In addition, the Cottage's rural character, vernacular form and materials are intrinsic to the value of the heritage asset.

5.3. Further, the adaptability and longevity demonstrated by the terrace over 4 centuries is notable.

6. Conservation Objective

6.1. Our principle objective is to ensure the longevity of the existing building. By undertaking maintenance and repair work, along with works to rectify the use of previous inappropriate materials the existing building can be restored to a habitable standard and the historic fabric can be adequately protected.



Above: Diagram Showing the Evolution of Apple Tree Cottage

7. Proposals

7.1. The proposals consist of the following:

7.1.1. Replacement of existing garage
Removal of existing dilapidated garage and replacement with a new double garage on the same footprint as existing. The existing garage is of painted blockwork construction with an asymmetrical pitched roof and is finished in clay roman tiles. The proposal sits on the same footprint as the existing, however it has an equal pitch roof to allow access for garden machinery out the back of the garage into the garden. It will be constructed on a brickwork plinth with timber cladding and a plain clay tile roof to match the approved extension. The ridge height of the garage will be subservient to that of the extension and some oak framing is introduced around the garage door to match that of the extension. A small greenhouse and shed are also proposed within the garden.



Existing garage (with workshop to the side - now demolished)

7.1.2. Application of lime render to the east gable wall and plinths to the front and rear
The current refurbishment works have uncovered that the east gable wall is constructed of a single leaf of brickwork either side of the chimney stack from a mid-height plinth on the ground floor level, up to the roof. Structural remediation works are proposed (as detailed in permission PL/2023/00627 and PL/2023/00689) to ensure this wall is tied sufficiently to the floor and roof structure, however the single leaf brickwork poses both thermal and damp issues internally. It is therefore proposed to re-point this wall in lime and apply an external lime render to this gable end to provide protection from the weather. Internally it is proposed to install insulation and a lime plaster finish to improve the thermal properties of the wall where the single leaf brickwork is located.

This lime render is to be continued around at plinth level to both the rear and front of the cottage as shown on the drawings. The plinth to the rear was previously covered in cementitious render and permission was granted in PL/2023/00627 and PL/2023/00689 to replace this with lime. A new limę render to the plinth along the front elevation of the cottage is proposed to protect the existing damaged brickwork and conceal elements of concrete remedial works that were installed in this area in the past - see reference photo 4.



East gable end - single leaf brickwork evident either side of chinned stack shown in stretcher bond

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

8.1. The impact of the proposals on the historical significance of the heritage asset have been analysed as follows:

8.1.1. Replacement of existing garage
The existing garage is estimated to be mid-late 20th century and is of poor quality therefore there will be no loss of historic fabric. The replacement garage is located in the same position on the site in relation to the cottage, is subservient to both the cottage and proposed extension, and the proposed materials will tie the garage in aesthetically to the extension. Therefore there is no impact on the setting of the heritage asset.

8.1.2. Application of lime render to the east gable wall and plinths to the front and rear
This end of the cottage is estimated to be late 17th/early 18th century. The existing single leaf brickwork evident to the east gable is causing degradation of historic fabric due to water ingress, particularly around the two horizontal timber members. The proposal to repoint the brickwork and apply external lime render to the gable end is solely for the purpose of protecting the existing

fabric by preventing water ingress. The proposal to insulate the single leaf brickwork internally will reduce heat loss and will cause no damage to the historic fabric. There will be no loss of historic fabric.

The application of lime render to the plinth at the rear of the cottage (to replace the previous deleterious cementitious render) has already been approved. It is felt to be beneficial to continue this rendered plinth onto a section of the front elevation of the cottage to protect the existing brickwork and conceal the inappropriate use of concrete in some areas. The purpose of this render is solely to protect the existing historic fabric and improve the damp situation internally. There will be no loss of historic fabric.

The use of lime render is considered appropriate in the context of the existing village and conservation area. No's 214 and 215 Hollow Lane (opposite the site) are entirely rendered, and The Forge on Hollow Lane (located 2 doors down) is also a fully rendered thatch cottage - see adjacent photos.

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 proposed works offer a positive impact on the significance of the Cottage. The Cottage is in need of significant maintenance and repair works having been empty for so long, but also due to previous inappropriate works being undertaken in the seventies.

10.2. The replacement of the dilapidated 20th century garage will improve the setting of the heritage asset, whilst retaining its existing location at the rear of the site.

10.3. The application of lime render to the east gable and plinths will protect and conserve the historic fabric by preventing water ingress whilst still allowing the fabric to breathe.

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



The Forge, Hollow Lane - example of external render in Wilton



No's 214 and 215 Hollow Lane - example of external render in Wilton

Reference Photographs



Photo 1: Front elevation



Photo 2: Rear elevation



Photo 3: Front elevation - location of lime rendered plinth



Photo 4: Front elevation - location of lime rendered plinth to conceal concrete

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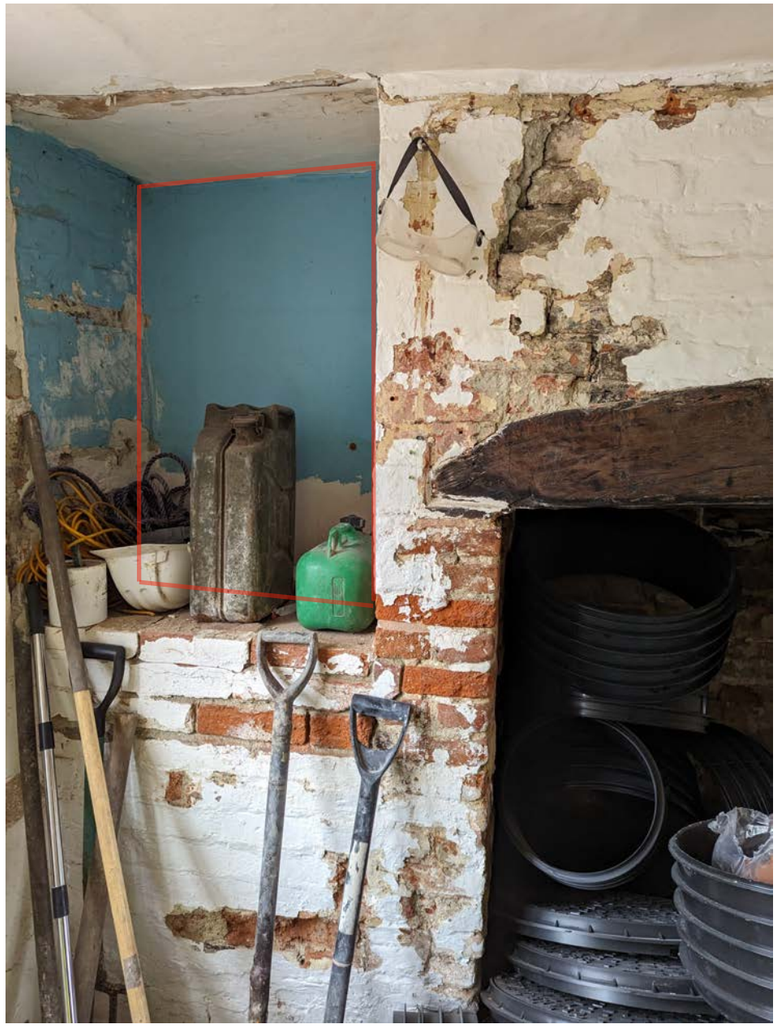

Photo 5: Internal view of single leaf brickwork wall over plinth at ground floor level to left of chimney stack

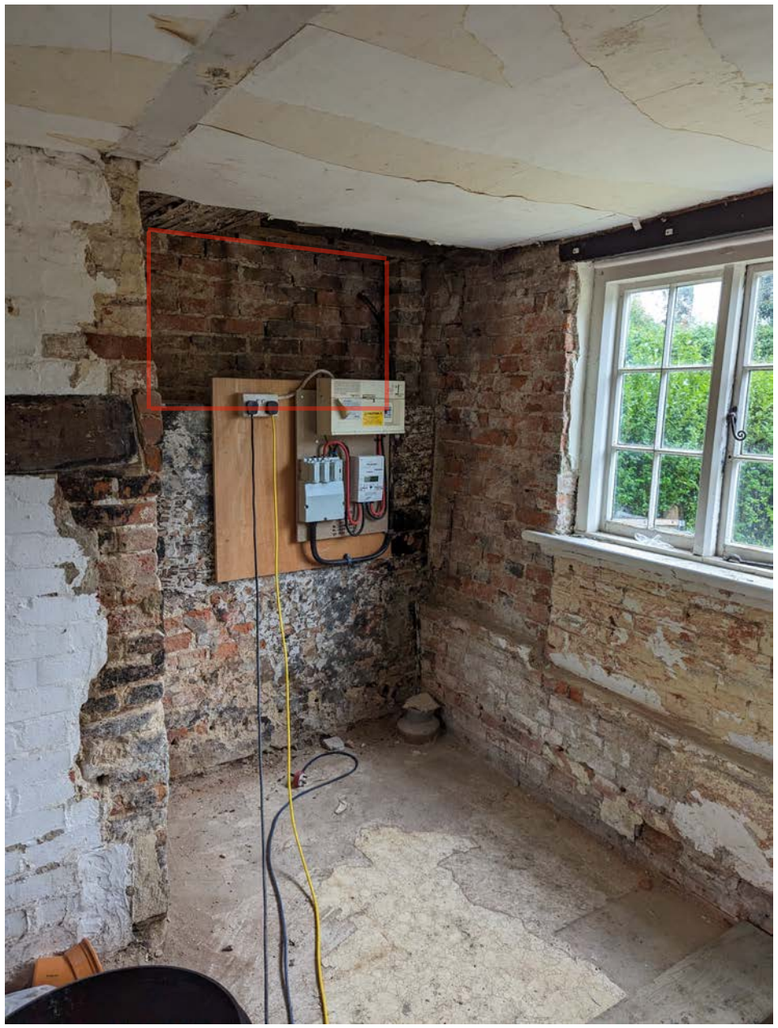

Photo 6: Internal view of single leaf brickwork wall over plinth at ground floor level to right of chimney stack



Photo 7: Internal view of single leaf brickwork at first floor level to either side of chimney stack



Photo 8: Daylight visible through water damaged single leaf brickwork around metal tie

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