Design & Access and Heritage Statement



1. Background

Plough House is a detached single dwelling located in the village of Ashton Keynes, sitting within a plot of 0.36ha.

Plough House sits adjacent to the Back Street road, a relatively narrow village road that leads from the centre of Ashton Keynes.

The dwelling faces almost directly south and sits almost adjacent to the south boundary of the application site, separated fro the main road by a narrow walled front garde.

The building has had several refurbishment and extension works since it became a dwelling house. These can be found in the Planning and Listed Building history from Wiltshire District Council.

The property is reached from the main road by double gates flanked by modern boundary stone walls that lead to a gravelled yard and a modern three bay timber framed garage.

The garden extends to the east and west of the house and to its north, where there is a small stone shed and a large in ground swimming pool. The swimming pool leads onto a large area of grass and trees to the north which is classified as paddock.

2. Listing

Plough House was first listed in 1955 and amended in 1986, with the List Entry Number 1023056.

It is listed due to its special architectural and historic interest with description as per below.

SU 09 SWASHTON KEYNES BACK STREET (north side)
10/25 The Plough P.H. (formerly listed as Plough Inn) 17.1.55 II

Homestead, public house since before 1867. 1694 TEB on datestone. Colourwashed roughcast on stone and with stone quoining. Stone slate roof. Two storeys and attic, 5 x 2 bays with right extension of further 2 bays. C20 rear addition. Central pair of doors and C20 canopy, blind window over. C19 timber cross windows with painted stucco surrounds. Two stacks to central back to back fireplaces. Wide sprocketed eaves and roof hipped left, and with 2 small hipped dormers. Extension also colourwashed with stone slate roof, and C20 ground floor windows. Building said to have once been a candle factory. Long range of stables and outbuildings to rear.

Listing NGR: SU0471094313

3. Heritage

As referred to above, the property is considered of architectural or historic importance by virtue of its style and use as a former Inn. Although we understand all of the property sits within the Listed Building regulations, we can also state that not all of the property has the same level of historic or architectural importance.

The proposed works consist of:

- removing a C20 stud partition wall; and
- removing a C20 door - to be replaced with stud wall to match the existing stud wall the doorway sits within.

As the internal partition stud wall and door are C20, neither form any part of the building's significance. Indeed, we believe that removal of this recent stud partition wall will enhance and have a positive impact on the heritage asset by restoring the room towards its original proportions.

We note the suggestion in the Pre-Application Advice (ENQ/2023/01648) to seek advice on the structural importance of the partition wall as some stud walls do contribute to structural integrity of historic buildings. We have therefore sought advice and we can confirm that this stud wall does not contribute towards the structural integrity of the building.

4. Design & Access

Use. The property is used as a residential dwelling and will continue to be used as such.

Amount of Development. The scale of the alterations are minimal and are in keeping with the style, character and setting of the Listed Building. There is no impact on neighbouring properties.

Layout. The proposals have a minimum impact on the layout and indeed will restore the layout towards its original layout, providing a heritage benefit and enhancement.

Scale. The scale of the proposed changes are very minimal.

Appearance. There is no impact on the external appearance of the property. The proposed works only concern C20 additions and there is therefore no impact on the heritage character, indeed reverting towards the original appearance will enhance the heritage of the building.

Landscape. No impact.

Access. Vehicular access to the site is via Back Street. This will remain as per existing.

5. Supporting documents included

1. Current floorplan
2. Proposed floorplan with highlight yellow on the wall and door to be removed.
3. Photographs of stud wall from both sides and modern door