

DESIGN AND ACCESS JUSTIFICATION STATEMENT
FOR ERECTION OF NEW KITCHEN EXTENSION AT REAR OF
OLD BENGERS, LONGSTREET, ENFORD, SN9 6AW

2268- LBC-E- D&A

October 2025



INTRODUCTION

Mrs. Hollendoner, the owner of Old Bengers, a Grade II Listed Building, situated at the junction of Longstreet and Water Lane, Enford, Wiltshire has appointed MLDE to prepare an application for Listed Building Consent for new kitchen extension to her home.

Old Bengers is situated in the Enford Conservation Area within Parish of Enford, on the north-east of Salisbury Plane. The Parish has been created by merging of nine historic settlements along the River Avon. Old Bengers is situated within Longstreet settlement.

The settlements existed in Enford area for a long time. Archaeological finds from neolithic period make the area of Archaeological interest. The village itself developed its current form during 17th century when majority of the cottages and farms were developed.

HERETAGE STATEMENT (INCLUDING EVALUATION OF SIGNIFICANCE OF THE BUILDING)

Old Bengers is a Grade II Listed Building. Listed under Historic England entry No:1184053. The building was first Listed on 3rd June 1986, it is not part of an Asset Grouping and it is described as:

" GV II Cottage. Early C19. Clunch, flint and brick with a brick façade. Thatched roof. Two storeys, 3 bays. Central C20 glazed door with original pedimented head on brackets. Sixteen-pane sashes with 12 pane single hung to first floor, all with moulded boxes and wedge lintels to ground floor. Window to the left of the door replaces former door. Roof half-hipped."

The Listing does not refer to the rear elevation at all. The Historic England map accompanying the Listing, OS map copyright and database right 2015, refers to the property as Rose Cottage and indicates an extension to the rear, on the boundary with adjacent Three Horseshoes, slightly smaller than the extension of Three Horseshoes still in place.

Wiltshire Council's "Enford Conservation Area Character Appraisal and Management Proposals", February 2007, Map 8, also clearly shows rear extensions to both Old Bengers and adjacent Three Horseshoes.

Mr & Mrs Hollendoner have purchased Old Bengers in 2007 and there was no extension to the building at the time of purchase and the timber framing with square panels and diagonal bracing, appearing C17 rather than C19 ,was exposed.

Listing however places the building in early C19 and an obvious question arising is why ? Was the timber frame part of the building, presumably C17, now visible, "covered by an extension" at time of Listing?

Internally, parts of the structure on the rear of the building do appear contemporary with potentially C17 elevation and the window sills on the front elevation do appear consistent with an idea that parts of the building originally older were reworked in C19.

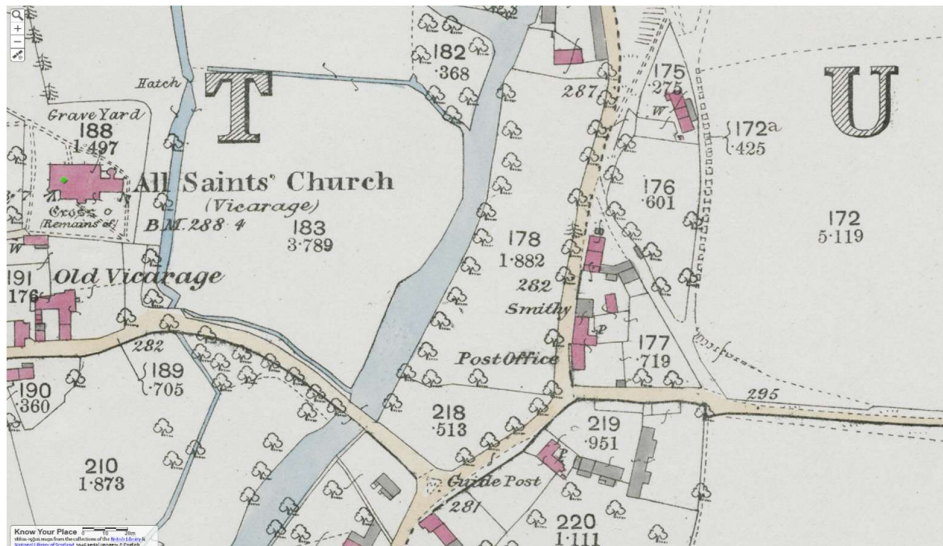
The Wiltshire Building Records office have confirmed to MLDE that they do not hold any information on the building. The Archive of Wiltshire Museum in Devizes has a single photograph of the front elevation, as existing. The other historic photographs of the property are very rare and they all seem to be showing only the Front elevation.

The historic maps appear to be the only primary sources available to try and establish the history of the development of site:



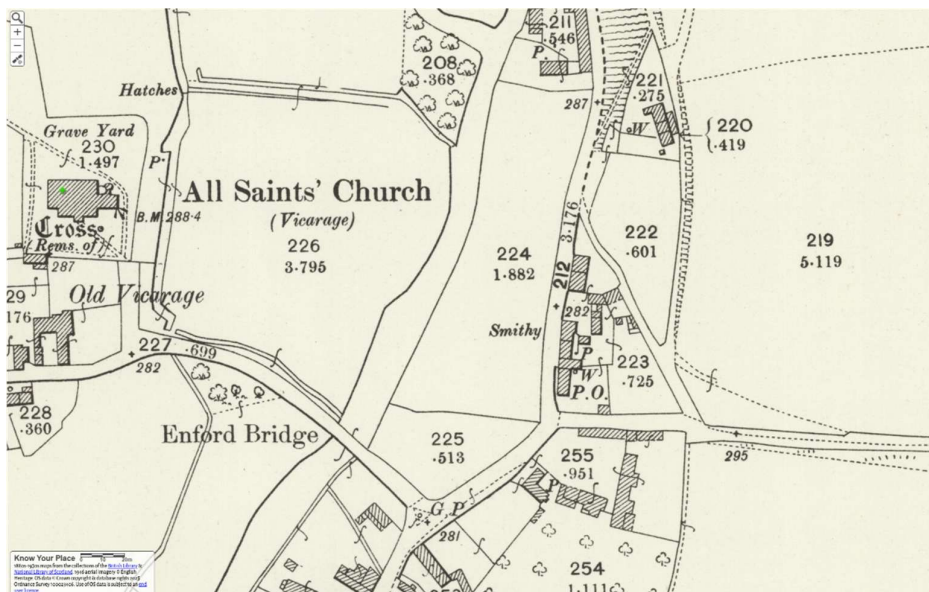
Map from 1840 Wiltshire Tithes (Reproduced here with Permission of National Library of Scotland)

The map above appears to be an earliest available record of a building on the site. One can see that the building on the plot 25, now site of Old Bengers was much smaller, presumably consisting only of timber framed part of the existing building.



1st Edition 25" OS Map 1844-1888

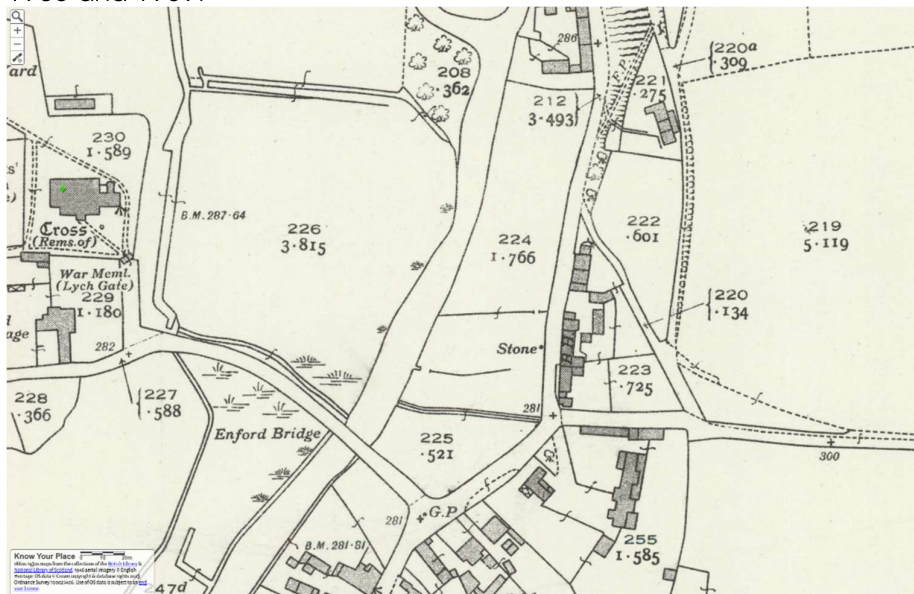
The First Edition of OS map indicates that the house was extended to the south in period between 1840 and 1844. One would presume that is the period when the Front Elevation (west) was reworked, whilst the Gable Elevation (south) and Southern part of Rear (east) were newly constructed.



2nd Edition 25" OS Map 1894-1903

2nd Edition of OS Map indicates that there was no change in shape of the building in period between two OS editions.

However, the 3rd Edition of OS Map records L shaped property with what would appear a single storey rear extension or an outhouse attached and demised to Old Bengers in period between 1903 and 1939.



The Limited Edition of OS Map above indicates further extensions or attached outhouses to the south of the building. It is not known at which point in time had these structures to the front or back been removed or indeed how have they looked like. However, it would appear that the extension / outbuilding on the boundary with Three Horseshoes might have contained a well.

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EXISTING WELL

It is visible on gable of the extension to Three Horseshoes that there was once a window towards the garden of Old Bengers. The window would have potentially been blocked up when the rear extension to Old Bengers, shown on maps, was in situ.

There is a relief arch, still visible, on the elevation of the Three Horseshoes at cellar level indicating that Old Bengers and Three Horseshoes might have historically shared the use of the existing well.

Approximately 2m high brick and flint boundary wall with brick coping is attached to the cottage and follows the curvature of the Longstreet on the junction with Water Lane stopping on the pedestrian metal gate. Thereafter, approximately 2m high evergreen Privet hedge forms the boundary of the Old Bengers and Water Lane. The hedge is only broken with five bar vehicular access gate. Beyond the gate is a gravelled car park screened from rest of the garden by a trellis fence and climbers. C20 Porch and an external boiler hidden behind boarded fence are visible through the trellis, obstructing the view of timber framed part of back elevation on lower level.

The garden is private, screened from the view from street with exception to glimpses afforded by gates through the trellis.

A large dwelling on the high ground to the east of Old Bengers negatively impacts the setting by its scale and raised position. However, developed trees, foliage and the trellis with climbers provide a good privacy to the rear garden.

Significance of the Building

Old Bengers is a Significant Listed Building within the category of Grade II Listed Buildings. The Significance of the building rests in its architectural and historic interest. All significant elements are Listed. In addition to them the Rear Elevation timber framed part which is not mentioned in the Listing, but is likely to be dating from C17 is of significance.

The building holds a prominent position within Enford Conservation Area with long distance views of the Front Elevation possible from Longstreet, against the developed trees and hedges in the back garden.

The front elevation of Old Bengers, its high boundary wall and hedges contributes to closed street scene typical of this part of Enford. Thus, one can conclude that the setting of Old Bengers adds to its Significance.

EXISTING SITUATION

Existing building is two storey high, end of terrace cottage with thatched roof situated on junction of Longstreet and Water Lane. Front Elevation (west) situated along Longstreet is constructed in brick laid in Flemish bond whilst the Gable Elevation (south) and southern part of Rear Elevation (east) are constructed in flint. Northern part of the Rear elevation is timber framed, with rectangular panels and a diagonal brace.

Front elevation has timber sash windows whilst the gable and rear elevations have timber casements.

Internally, ground floor consists from entrance hall, living room, small toilet, kitchen with dining room and a store. The rear entrance to the building leads straight from the porch into kitchen/dining area of 14.75m². This is a modest size for a kitchen that includes dining area and the Applicant and her family commonly find it challenging, as any family would in their position.

PROPOSED DESIGN

The Applicant is proposing to separate kitchen and dining room by building a small, link detached kitchen extension on the rear of the building.

The proposal involves removal of existing, C21, painted softwood porch, external boiler and its fencing that hides the boiler from the front elevation and erection of single storey entrance lobby (of 4.02m² clear finished floor area) and kitchen extension (of 15.9m² clear finished floor area).

Both entrance lobby and kitchen extension would be highly glazed, both on elevations and the roof level, via roof lantern, to dematerialise the extension as much as possible and minimise the impact on the setting of the building still permitting the glimpses that one can sometimes get over the vehicular gate and through the trellis fencing. The glass lobby would permit more glimpses of

the back elevation on lower level in comparison the existing painted softwood porch and adjacent external boiler.

The Historic Maps clearly indicate that the building had a rear extension since early C20 until presumably virtually C21. The historic rear extension has obstructed the original C17 timber framed part of the building in a manner that if repeated now would detrimentally impact the oldest part of the building.

Therefore it is proposed that the late C20 porch and external boiler are removed and link detached, ground floor, rear extension is built to minimise impact on historic fabric and it's setting. Overall scale of the extension is minimised to reduce the impact on the setting of the listed building. The materials for the walls and woodwork would match existing. It is proposed that the roof is clad in natural slate to minimise it's height. The glass lantern would further reduce the perception of the roof and permit the view through it.

In practical terms, the proposal would separate kitchen and dining area and provide Old Bengers with functional kitchen and dining room for the Applicant and her family, as well as any other owners that Old Bengers might have in future.

PLANNING POLICY CONTEXT

Relevant National and Local Policies

- The National Planning Policy Framework (NPPF)

Section 16 – Conserving and Enhancing the historic environment

Section 66 – states that when considering whether to grant planning permission for development LPA shall have special regard to the desirability of preserving the Listed building or its setting.

Section 72 – states that in the exercise of any powers, with respect to any buildings or other land in conservation area , under or by virtue of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- Planning Policy Guidance (PPG)

Paragraph 133 of NPPF states that a planning permission should be refused for a development proposal which will lead to substantial harm to or loss of significance of a designated heritage asset.

- The Wiltshire Core Strategy (WCS:
- CP57- Ensuring High Quality Design and Place Shaping
- CP58 – Ensuring the Conservation of Historic Environment

CONCLUSION

Old Bengers is a Significant, Grade II Listed Building situated in Enford Conservation Area.

The front elevation of Old Bengers, its high boundary wall and hedges contributes to closed street scene typical of Enford. The developed back garden and the landscape backdrop make a positive contribution to the setting.

The historic maps clearly demonstrate that the building had a rear and two smaller front extensions in various times in history. The rear extension appears to have been present through most of twentieth century.

Old Bengers currently has a very small kitchen/dining area and the Applicant wishes to add modest kitchen extension which would enable separation of the kitchen and dining allowing the optimum viable use of this heritage asset. The extension would help to secure the buildings future as it would make it more acceptable to families to live in.

The extension would not remove any of historic fabric and would not damage the fabric in any permanent way. The proposal would be mostly hidden behind the boundary wall and hedges, and would barely be perceivable except through the small pedestrian gate and vehicular gate, thus its impact on Conservation Area would be minimal.

The existing vehicular gate currently allows partial view of rear elevation of the building if one stands on it, albeit through the trellis fence separating the car park and the garden, which currently provides privacy in enjoyment of the property's back garden.

It is accepted that the current view of rear elevation of the building through the vehicular gate will be overall slightly more obstructed by the kitchen extension, whilst glazed nature of the link will provide an improvement in comparison to the porch and external boiler. However, the benefit of the improvement in functionality of the kitchen as well as increased privacy of back patio afforded to any family living at Old Bengers, would outweigh the very limited obstruction of view of the higher level of rear elevation of the building currently available to general public and thus satisfy conditions set in NPPF.

APPENDIX



PH01



PH02



PH03



PH04



PH05



PH06