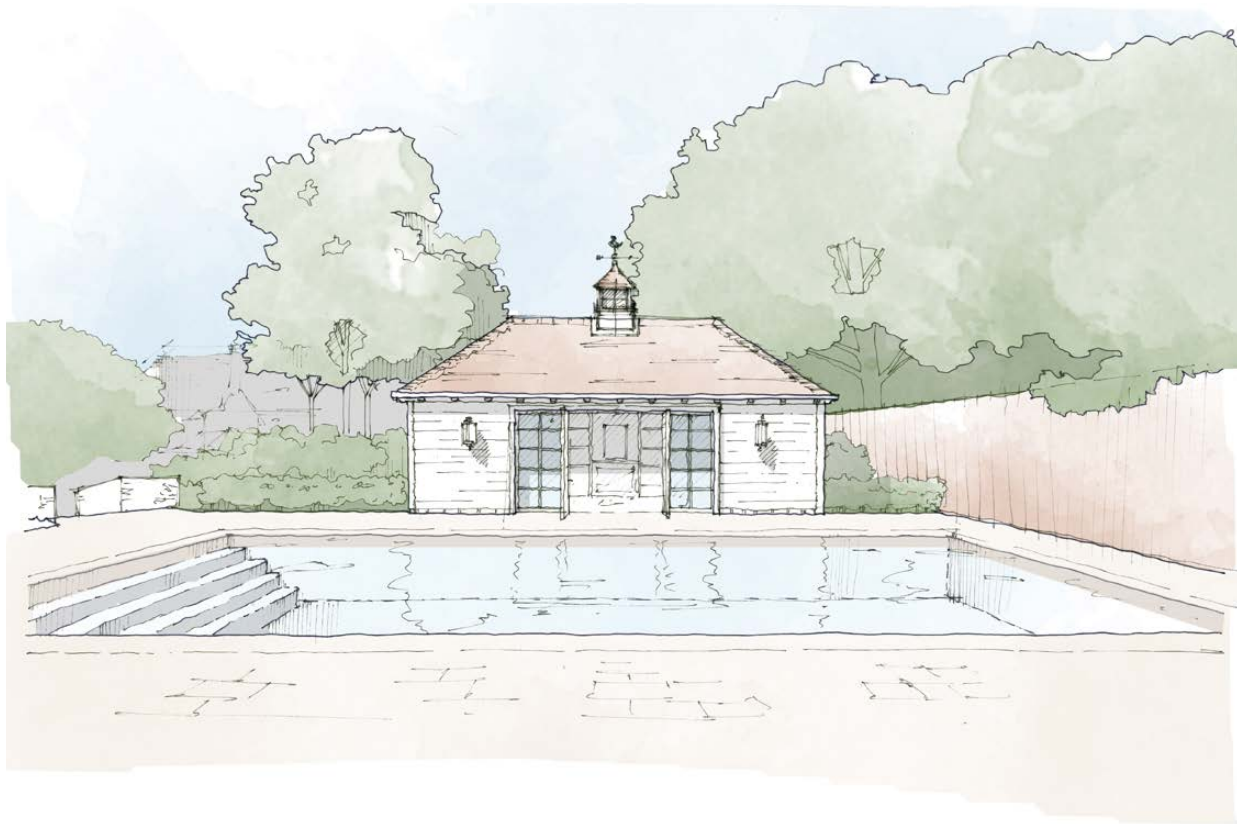


2520_The Malthouse Teffont Magna Design, Access & Heritage Statement

House holder and Listed Building Consent for a Replacement Out-
building



Document Version – 05th December 2025

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Revision History

Planning Issue P0 - 05th December 2025

1.0 Brief

- 1.1

This Design, Access and Heritage Statement has been prepared by Woldon Architects to support a Planning application and Listed Building application for a replacement outbuilding and associated landscaping at The Malthouse, Teffont Magna.
- 1.2

Supporting documentation on Ecology is provided by Darwin Ecology.
- 1.3

Designs have been developed with consideration of the NPPF (December 2024, updated February 2025), the Wiltshire Local Plan and the Teffont Village Design Statement.
- 1.4

The Malthouse is the applicant’s family home. The applicants value the historic setting of the house and are looking to implement a design for the outbuilding which is sensitive to and complements the heritage context.
- 1.5

The Malthouse is Grade II listed, located within the Teffont Magna Conservation Area. This statement assesses the significance of the heritage asset and its setting and evaluates the potential impact of the proposed development in line with the requirements of the National Planning Policy Framework (NPPF), local planning policies, and best conservation practice.
- 1.6

The replacement outbuilding will provide a modest-sized garden room, with a space for changing and a consolidated space for pool plant equipment. The size of the swimming pool is slightly reduced as part of the landscape proposals and the paving around the pool replaced.



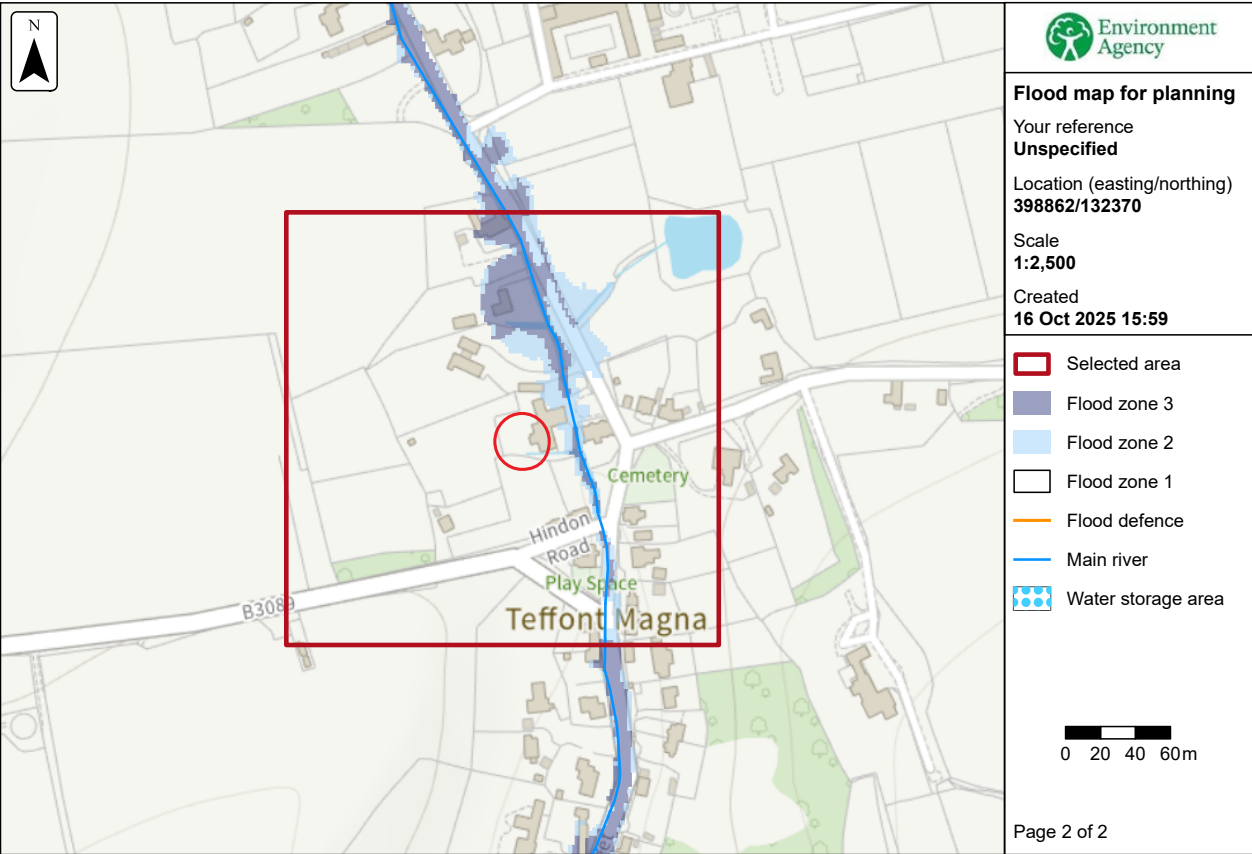
Existing site



Existing site

2.0 Site Location

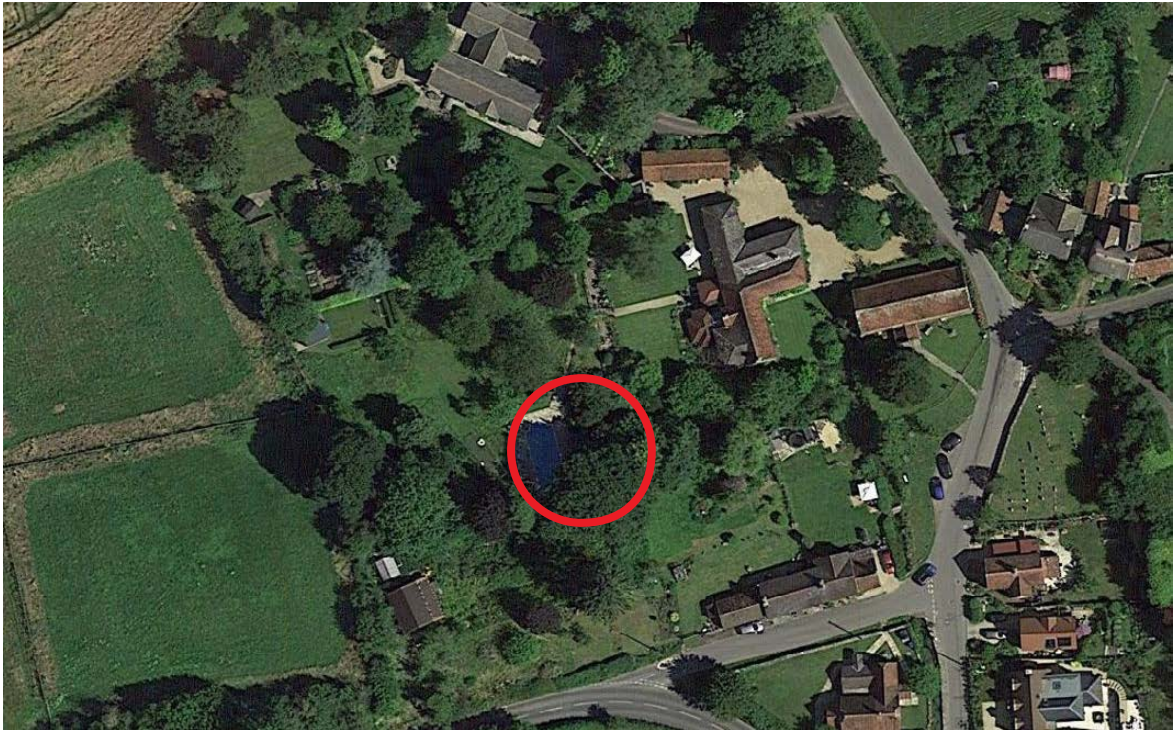
- 2.1 The site is located in the rear garden of The Matthouse, to the West of St Edward’s Church in the centre of Teffont Magna.
- 2.2 Teffont Magna, is a village in the Nadder valley in the south of Wiltshire county, in the Cranborne Chase & West Wiltshire Downs are of Outstanding Natural Beauty.
- 2.3 Flooding
The Environment Agency flood map below shows the site is in Flood Zone 1.



Flood Map



OS Map of site



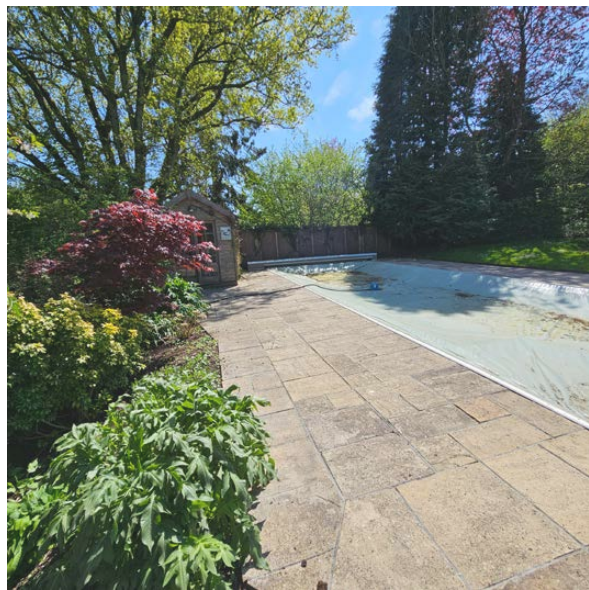
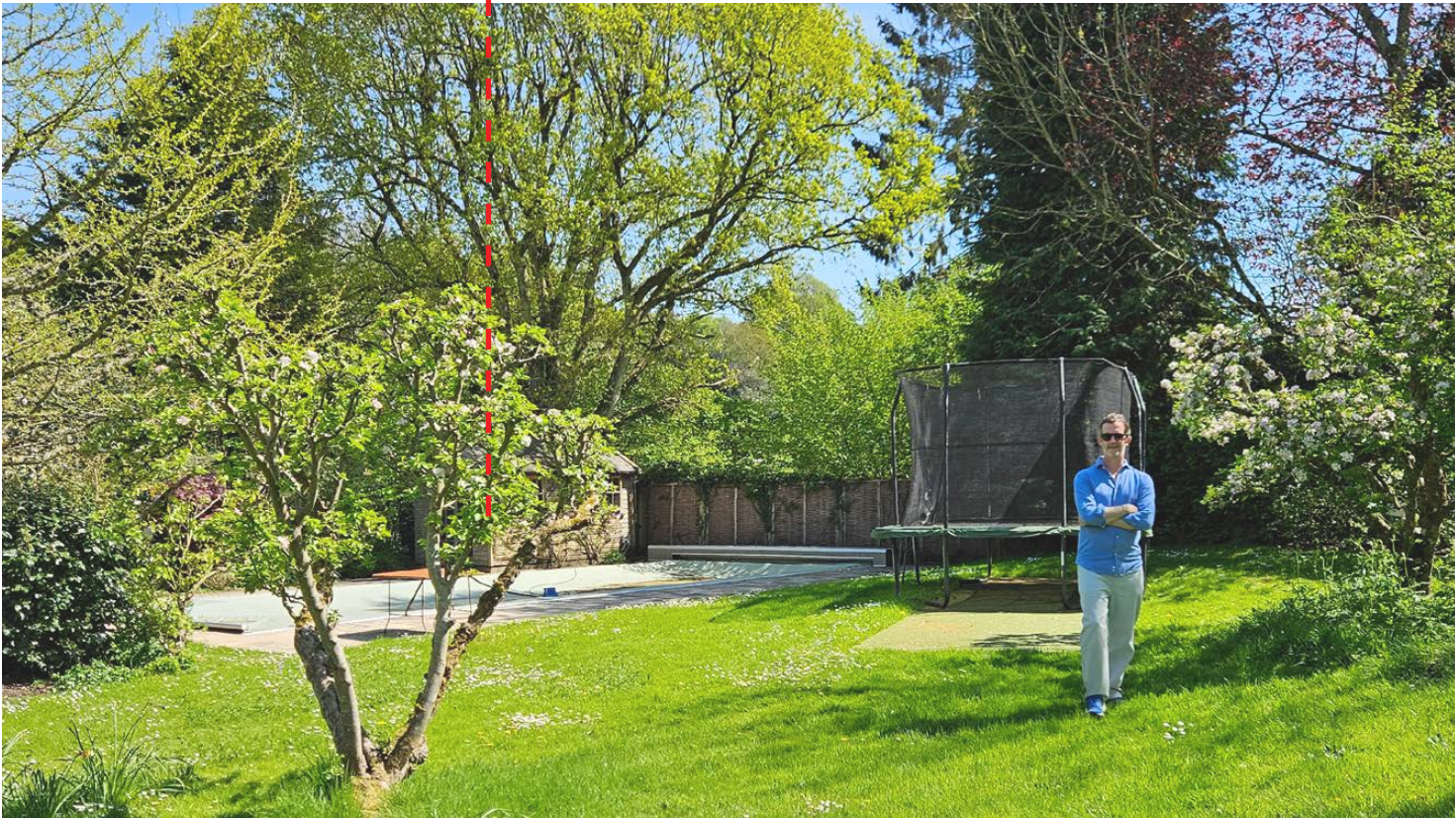
Aerial View

3.0 Site Photos

The Malthouse



The site for the proposal



4.0 Site Context and Planning History

- 4.1 The site lies within the Teffont Magna Conservation Area. The Malthouse is Grade II Listed.
- 4.2 The Malthouse, a 17th-century farmhouse altered in the early 19th century, was also the “Hole in the Wall” local ale house. Now a private house, it has plain clay tile and Welsh slate roofs. A stream flows through the garden, and part of its southern boundary neighbours St Edward’s Church.
- 4.3 Wiltshire Council hold the following records for recent Planning and Listed Building Applications at The Malthouse:

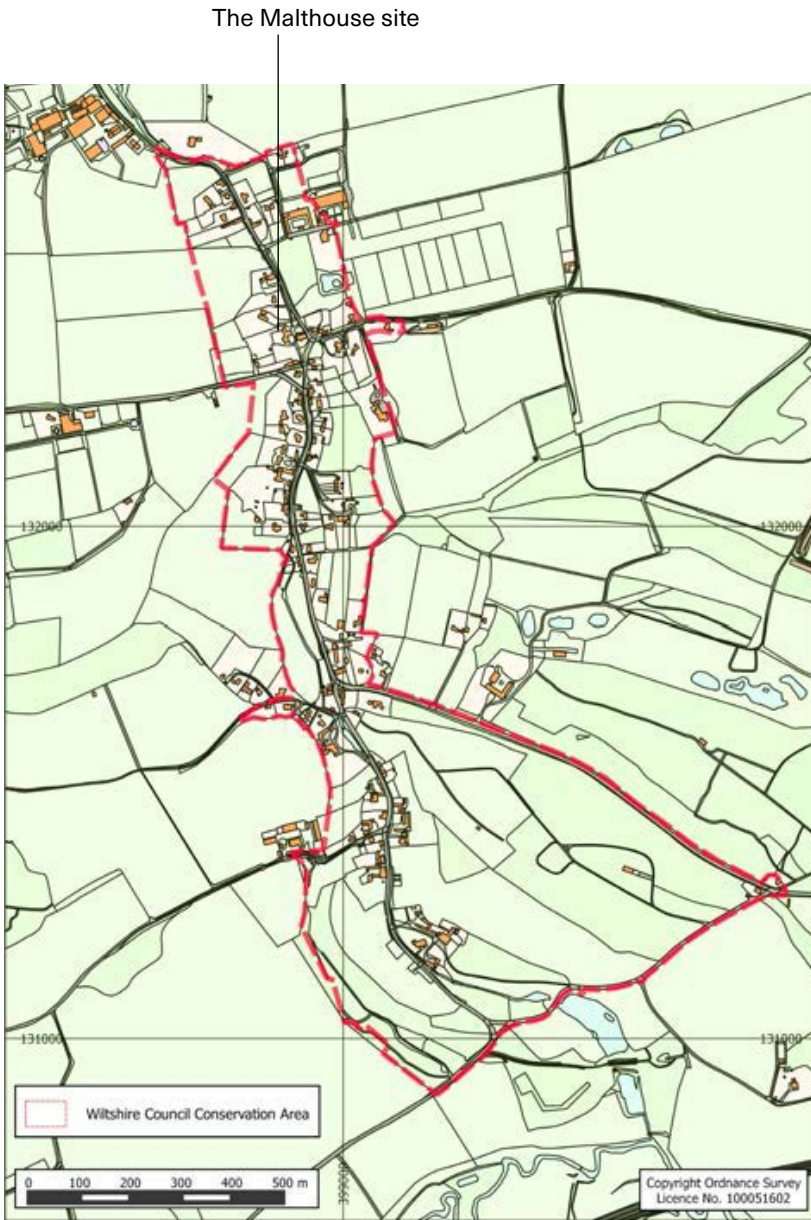
4.3.1 S/1988/1294
INSTALLATION OF PART ABOVE GROUND SWIMMING POOL WITH ASSOCIATED ENGINEERING WORKS INCLUDING THE INSTALLATION OF A PUMP HOUSE, ALSO THE INSTALLATION OF A SLIDE
11/07/1988

4.3.2 S/1988/2070
INSTALLATION OF PART BELOW GROUND AND PART ABOVE GROUND DOMESTIC SWIMMING POOL AND THE ERECTION OF A 6FT. WALL. SIZE OF POOL 16’ X 38’
04/11/1988

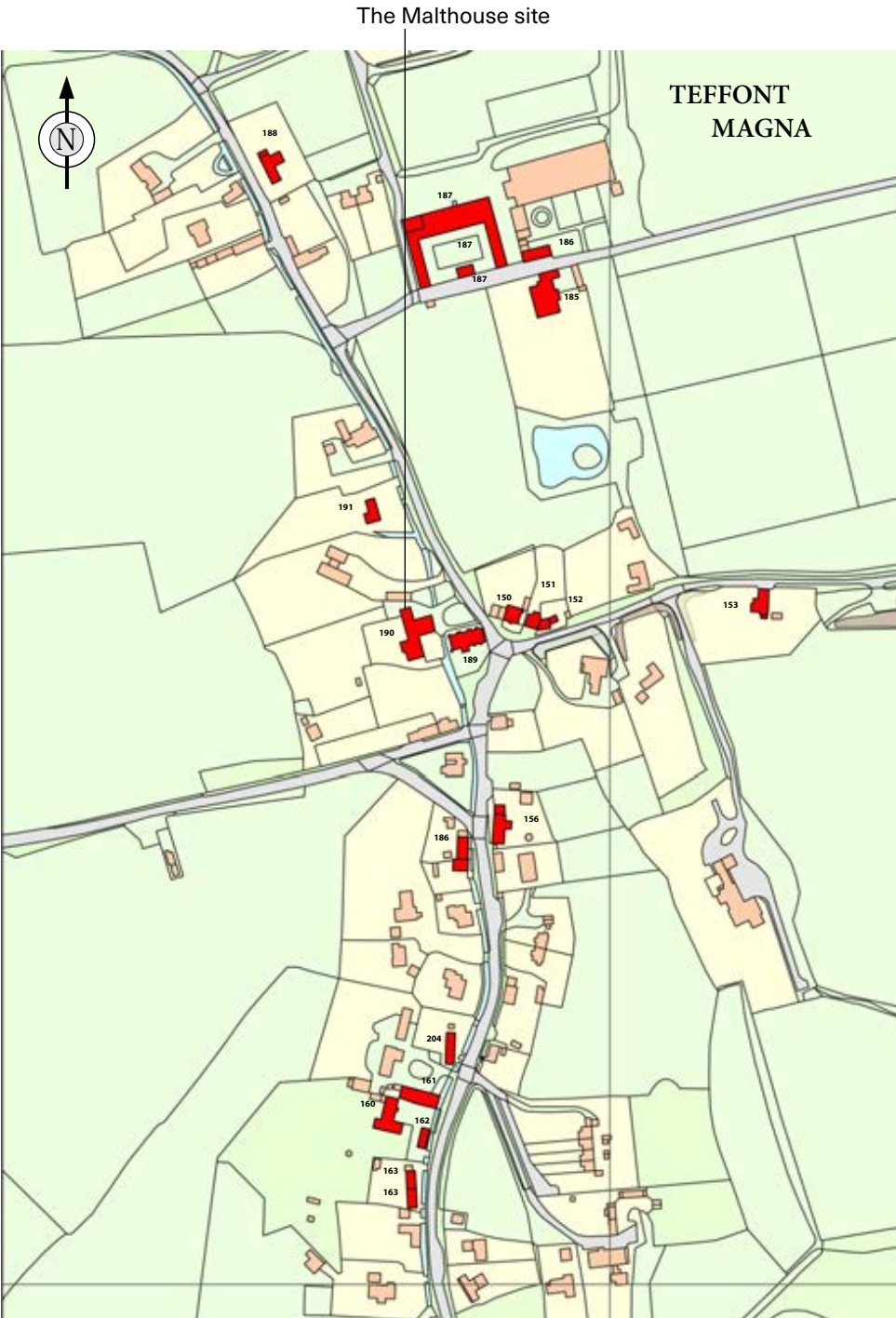
4.3.3 S/1990/0153
L/B APPLICATION - CONSTRUCTION OF A CONSERVATORY MADE OF WOOD AND GLASS AND STONE BASE AT THE REAR OF THE HOUSE.
06/02/1990

4.3.4 S/2002/2373
FELL TWO ASH TREES AND ONE HAWTHORNE
27/11/2002

4.3.5 S/1985/1388
ADJACENT TO THE MALTHOUSE. ERECTION OF RESIDENTIAL DWELLING AND CONSTRUCTION OF VEHICULAR ACCESS
04/12/1985



Teffont Magna Conservation Area



Listed Buildings plan of Teffont Magna

5.0 Site History

- 5.1 Consistent with the Historic England listing, the malthouse appears on historic maps sourced from The National Library of Scotland archive <https://www.nls.uk/>.
- 5.2 The late 19th century map below shows development at The Malthouse at at time when it may still have been an ale house.



1.0 1886 Map
The malthouse form is recognisable, with a further range to the north part of the house which no longer exists. The outbuilding to the north appears in a different form, aligning with the front of the house.



2.0 1899 Map
By the end of the century, the plan of the site remains relatively unchanged.



3.0 1923 Map
The north range of the house has been removed and the outbuilding to the north of the house is recognizable in its current location.

6.0 Site Analysis

- 6.1

The primary access is from the C277 road running north south from Tef-
font Magna village up to Cow Drove road. Parking is at the front of the
Malthouse.
- 6.2

The garden area behind the house is very private with negligible over-
looking. The area immediately behind the house is flat, before the site
rises to the west.
- 6.3

The immediate area for the proposed outbuilding is well screened from
the south, east and western boundaries through mixed hedgerow and
tree planting. The outbuilding enjoys views through gaps in planting to
the north west as the terrain rises to fields beyond.

Legend

Site Access

Discreet longer range view

Views Screened with vegetation

Sun Path

Footprint of existing outbuilding

Vehicle Access

Parking

The diagram is a site plan for 'The Malthouse' in Teffont Magna. It shows the layout of existing buildings: a large 'Malt House' (dark grey), a 'Store Room' (brown), and 'St Edward's Church' (grey). A 'Pool Garden Room' is located near the center. The site is heavily landscaped with numerous trees and hedgerows, represented by green circles and lines. A yellow curved arrow indicates the 'Sun Path' from the bottom left towards the top right. An orange arrow labeled 'Evening Sun' points towards the top left, and a yellow arrow labeled 'Morning Sun' points towards the bottom right. Blue arrows indicate 'Discreet longer range view' from the Pool Garden Room towards the top left. Green hatched areas represent 'Views Screened with vegetation'. A dashed blue line with arrows shows the 'Site Access' from the top left. A dashed pink line with arrows shows 'Vehicle Access' from the top right. Pink rectangles indicate 'Parking' areas. A dashed black rectangle shows the 'Footprint of existing outbuilding' near the Pool Garden Room. A north arrow and a scale bar (0 to 10m) are located in the bottom right corner.

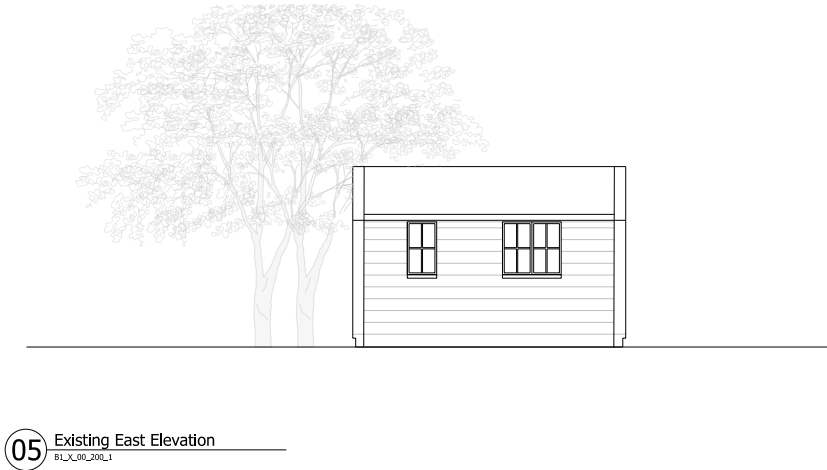
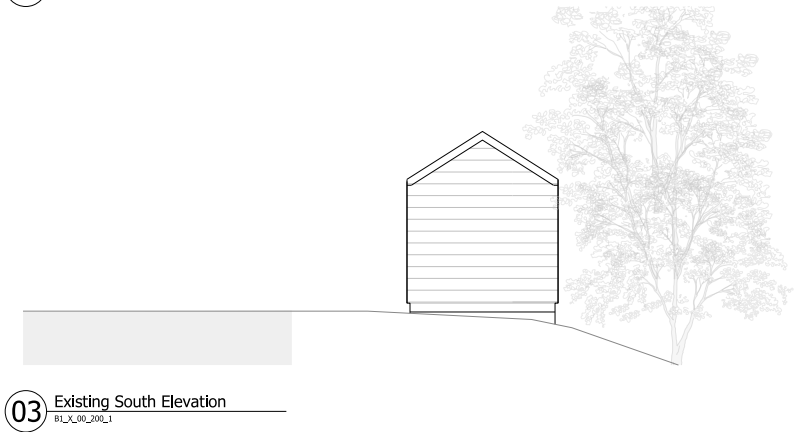
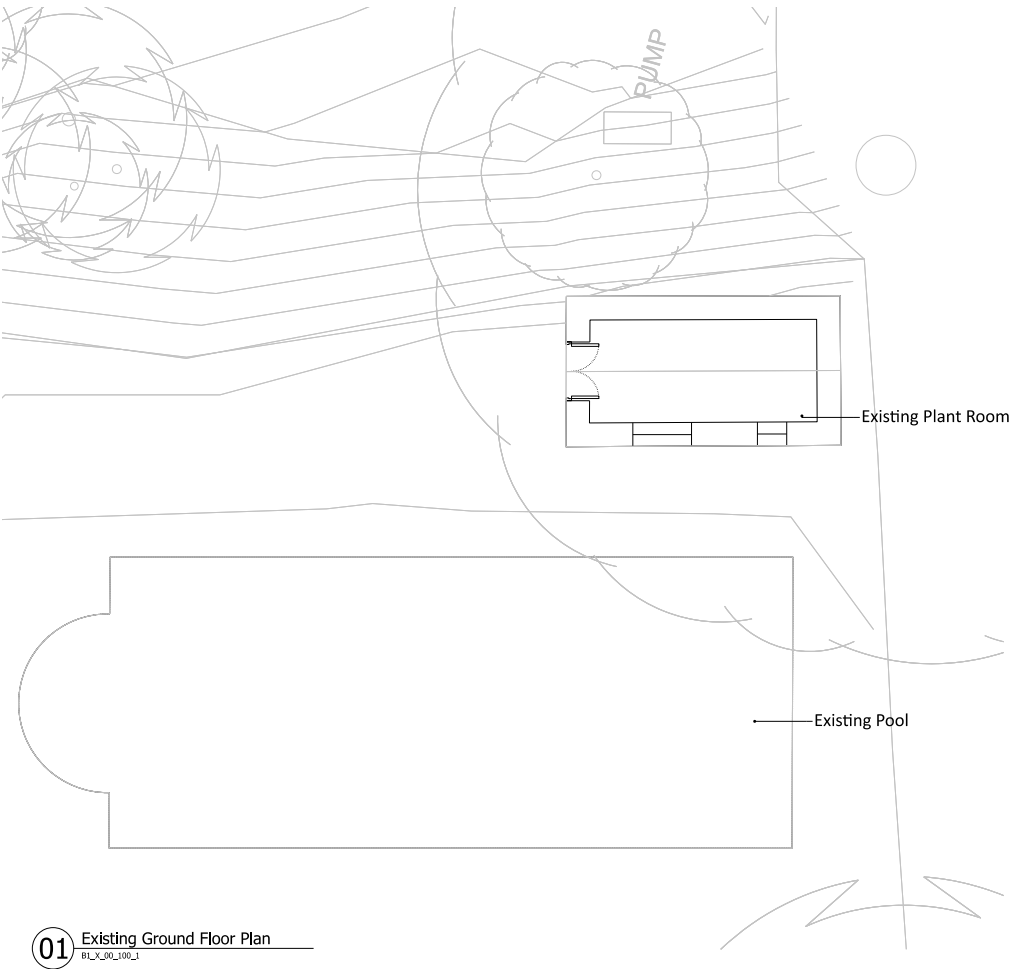
2520_The Malthouse Teffont Magna

8

WOLDON

7.0 Existing Site

- 7.1 The existing outbuilding is a timber structure housing plant equipment for the swimming pool and serving as a shelter.
- 7.2 The existing outbuilding is built on the edge of the bank. The building is of no architectural merit or value.
- 7.3 The existing swimming pool requires some refurbishment and the applicant is looking to improve the sustainability strategy for the pool services part of the works.



8.0 Proposal- Siting and Context

- 8.1 The proposal is of a modest scale, located over 25m away from the main house.
- 8.2 An existing bank of dense trees and shrubs provides screening of the proposal when viewed from the house.
- 8.3 The new outbuilding will be built on a platform that projects over the bank, supported on piers.
- 8.4 There are no proposed changes to the boundary wall within this application. The existing outbuilding and proposed outbuilding are located a distance away from the boundary edge of the site.
- 8.5 No principle work is proposed within the construction of the new outbuilding that will effect the trees on the site. The new outbuilding will sit on the existing footings of the demolished outbuilding and land outside the canopy of any tree?

The Malthouse in background



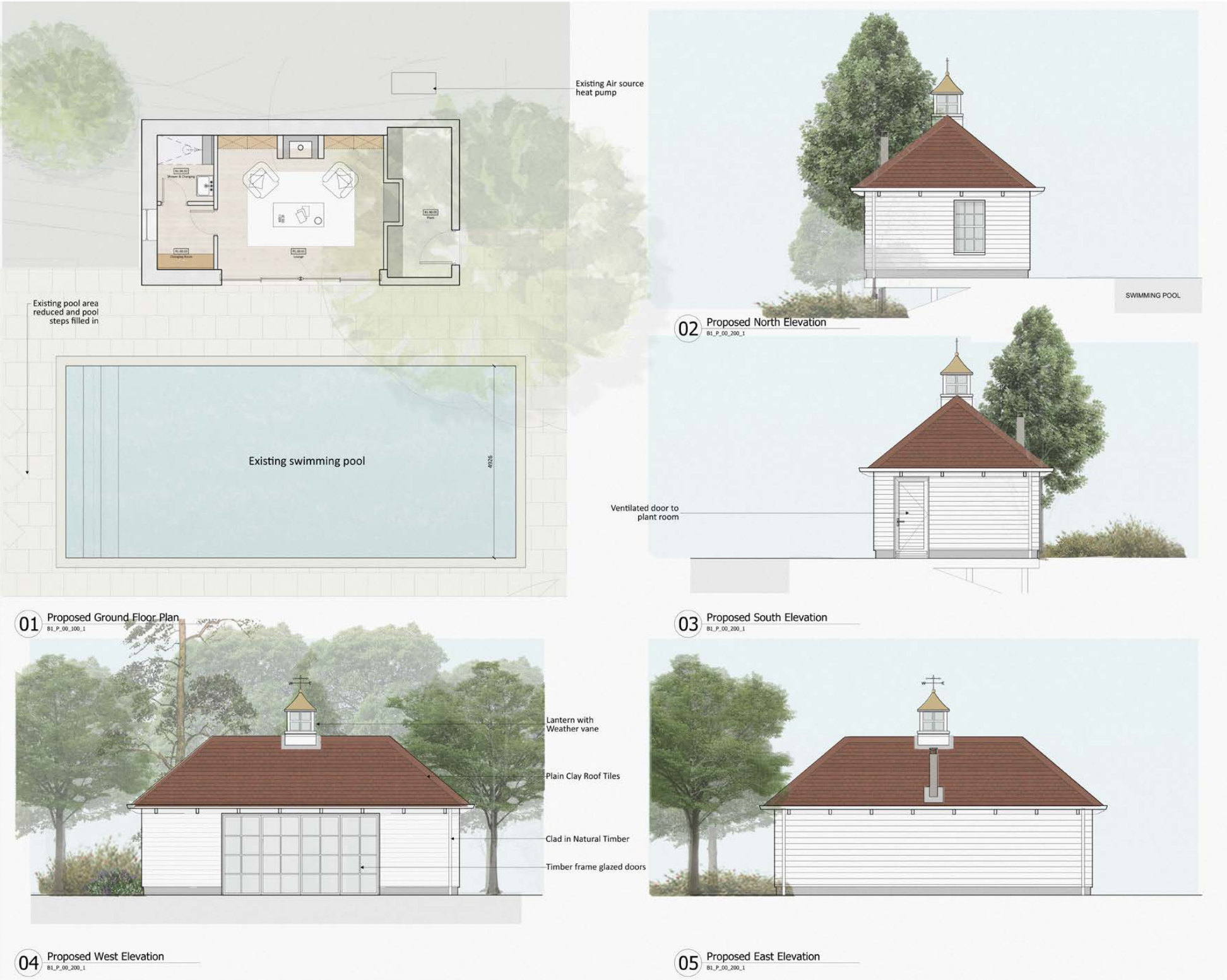
Diagrammatic red line of footprint of proposal. A dense bank of existing planting screens the site from the house



Diagrammatic red line of footprint of proposal. View from the Malthouse.

9.0 Proposal

- 9.1 The proposal is for a replacement outbuilding, to house a garden room, a small changing room for the swimming pool, and consolidated pool plant.
- 9.2 The design reflects a traditional composition of form, materials and detailing, taking inspiration from the existing house on site.
- 9.3 The exterior is clad in horizontally clad timber which will age gracefully.
- 9.4 The roof is composed of plain clay tiles, as found on the main house and widely in the village. The roof geometry is a simple hip volume with a lantern in the centre to provide visual interest and break up the ridge line.
- 9.5 As a link to the Malthouse and St Edward’s Church, the roof is detailed with a traditional weather vane.
- 9.6 The internal space is split into three rooms. The central space is anchored around a fireplace hearth.
- 9.7 While the building aesthetic is traditional, the structure will have a high-performance thermal envelope to minimize heat loss and gain.
- 9.8 The proposed outbuilding is a replacememnt to the existing one present on site, access from the mainhouse will be unchanged while access into the building will be through a flush threshold.



10.0 Proposals - Appearance and Materials

- 10.1

The choice of materials follows the guidance of the Teffont Village Design Statement (VDS) : “Materials should, if possible, be natural and of good quality so they will stand the test of time and harmonise with their surroundings; where possible they should also be environmentally friendly and sustainable.”
- 10.2

The VDS makes recommendations for the materials of outbuildings. “Weatherboarding: overlapped oak planks left to weather naturally; cedar, or stained sowed feather edge, with pitched plain clay tile, pantile or simple corrugated tin roofs”. The design follows these principles.



Natural Timber Cladding and Framing



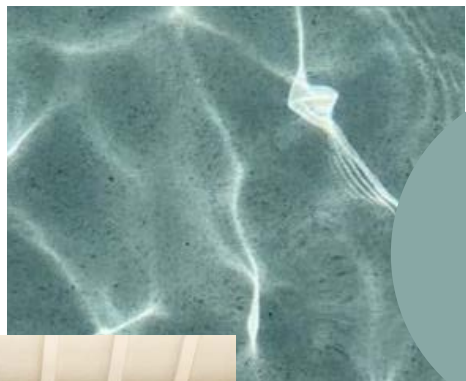
Plain clay roof tiles



Stone Paving

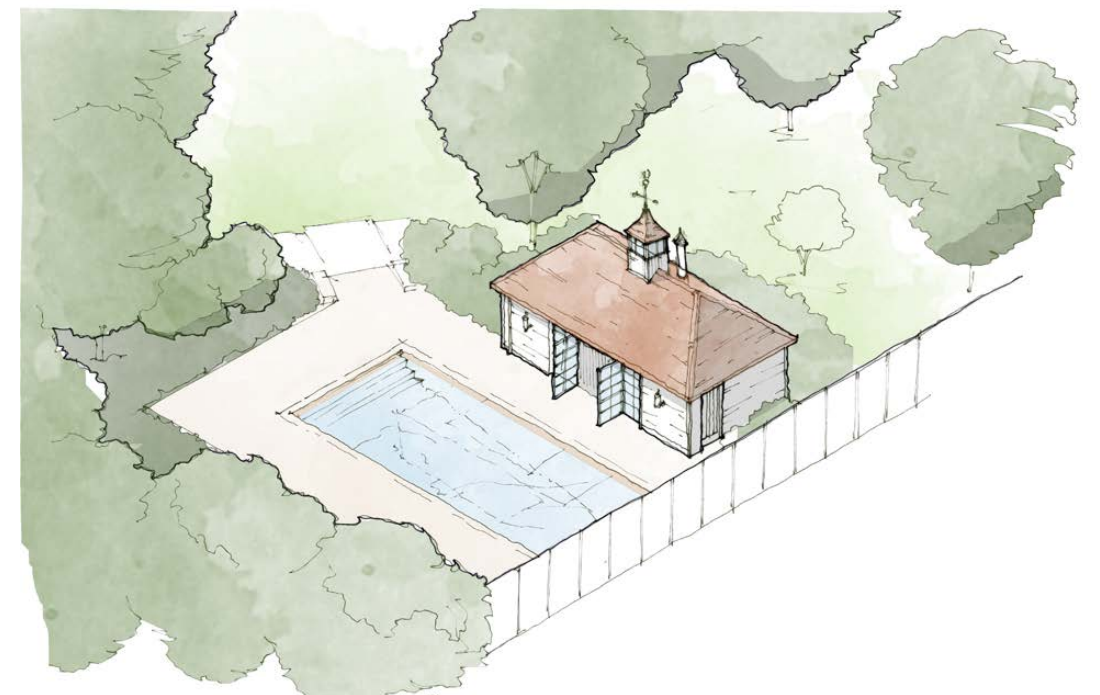
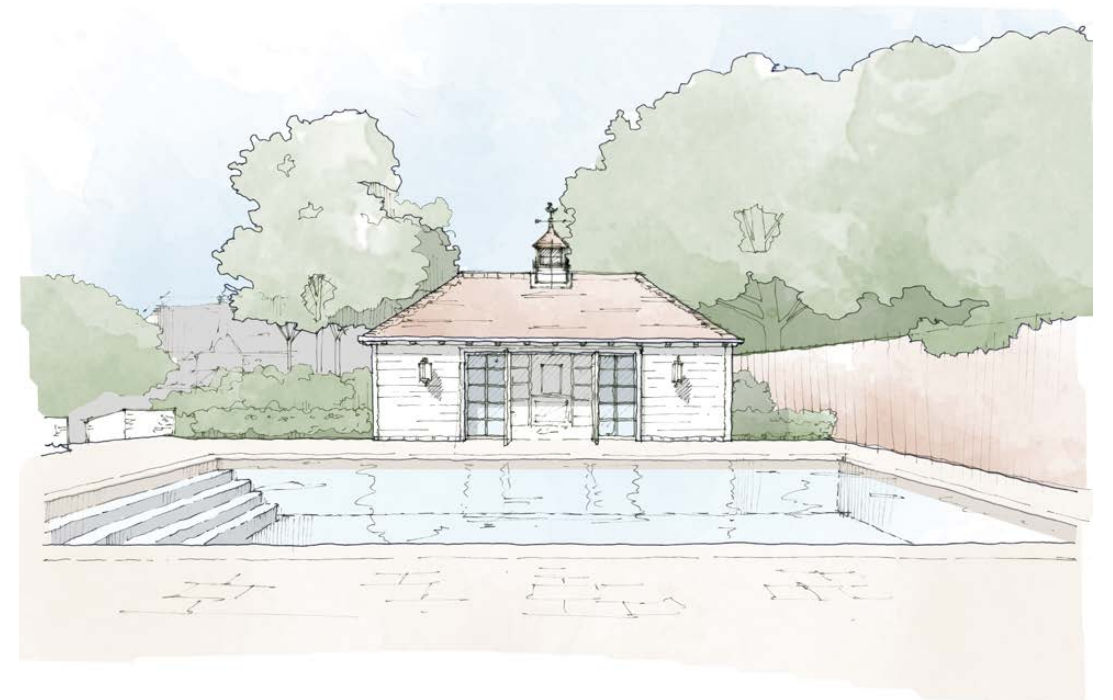
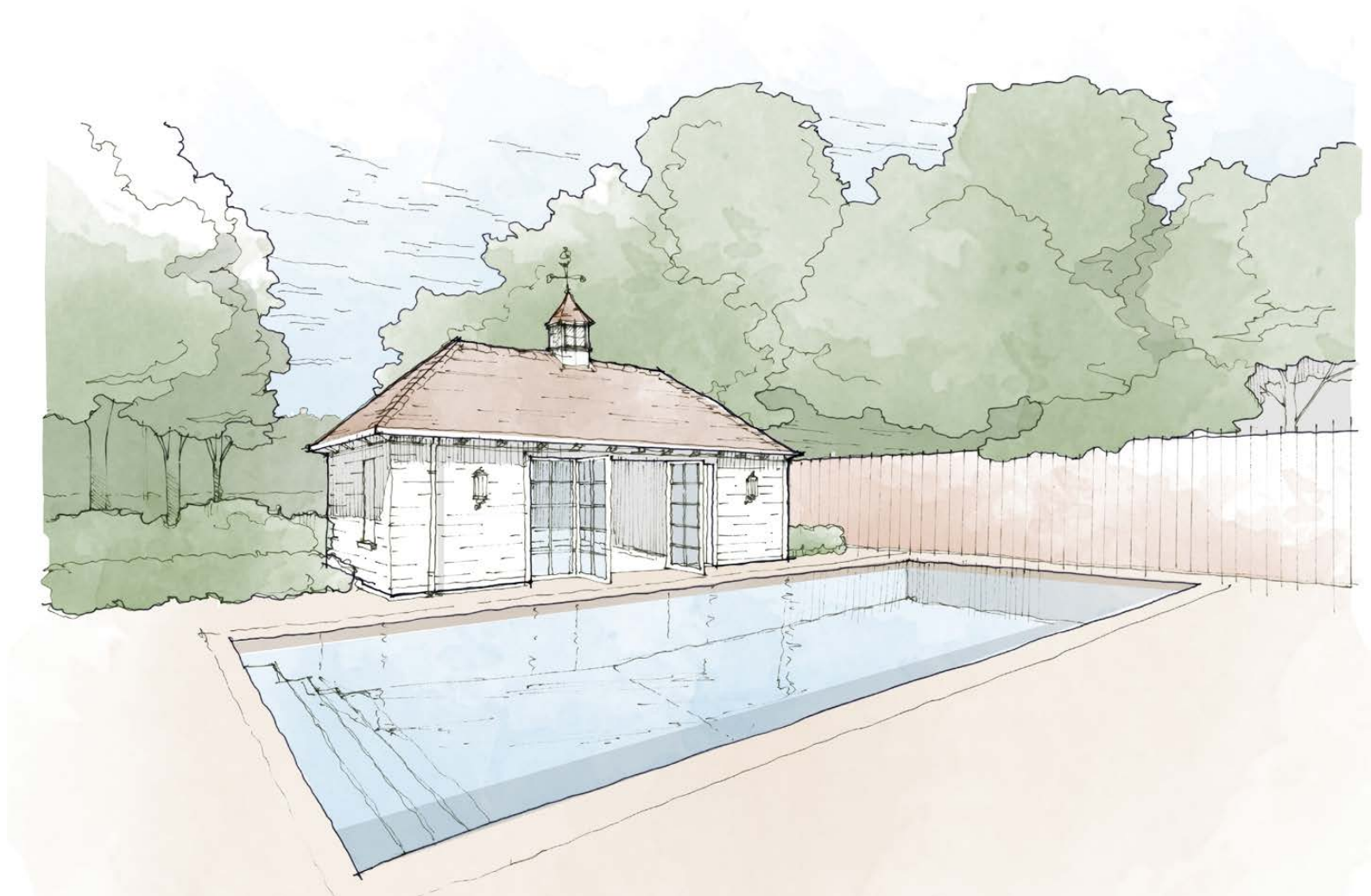


Solid timber-frame doors and windows



The material palette reflects natural materials and hand craft

10.0 Proposals - Perspective Views



11.0 Heritage Statement

11.1 Introduction

This Heritage Statement has been prepared in support of a Planning and listed building application for a replacement outbuilding and associated external works in the rear garden of The Malthouse. The proposed outbuilding will be modest in scale, timber-clad, and roofed in traditional plain clay tiles.

The Malthouse is Grade II listed, located within the Teffont Magna Conservation Area. This statement assesses the significance of the heritage asset and its setting and evaluates the potential impact of the proposed development in line with the requirements of the National Planning Policy Framework (NPPF), local planning policies, and best conservation practice.

11.2 Site and Historical Context

The Malthouse is Grade II listed and described in the National Heritage List for England (NHLE) as follows:

Detached house. Late C18, altered early C19. Dressed uncoursed limestone, tiled or Welsh slate roofs, brick stacks. T-plan.

Two- storey, 3-window front. Two C19 three-light casements and one 2-light casement in blocked doorway to ground floor, first floor has 3-light, 2-light and 3-light casement with central stone tablet: JH/1795.

Wing projecting to right has C20 glazed door, two 2-light leaded casements to ground and first floor, hipped roof, gable front of wing has 2-light leaded casement. Left return has French windows, coped verge, attached to rear is early C19 wing with hipped slate roof.

North range consists of L-shaped range attached to right return of front range; two C20 planked doors, 2-light casements with 2-light recessed chamfered mullioned window to first floor, early C19 hipped slate roof on raised eaves.

Right wing has C20 garage doors and 2-light casements. Rear has 2-light casements, C20 doors and 4-light mullioned window.

Interior has inglenook fireplace with cambered lintel on chamfered stone jambs, chamfered beams with runout stops, 4-panelled doors.

Was a public house known as The Hole in the Wall, with malthouse in north wing, until early C20. (VCH, Wiltshire Vol 8, 1965 p.76.)

The building has been converted to residential use but retains architectural and historic features indicative of its former industrial use.

Teffont Magna is a picturesque village in the Nadder Valley, characterized by its historic buildings. Locally quarried limestone is the prevalent traditional walling material. Timber boarding in hardwoods such as oak and elm is also apparent. The traditional cottages and barns have steep pitched roofs, many of which are thatched. Some have had the thatch replaced with handmade clay tiles in the 20th century.

The Malthouse contributes to the special architectural and historic interest of the conservation area.

11.3 The Proposal

The proposal is for a single-storey outbuilding within the rear garden of The Malthouse. The key details are:

Use: Garden room to be used seasonally with the existing swimming pool

Form: Rectangular footprint, with a pitched roof, hip ends, modest eaves and ridge height

Materials:

External walls: Horizontal timber cladding (lightly lime stained)

Roof: Traditional plain clay tiles, sympathetic to the existing roofscape

Openings: Timber-framed doors and windows

The proposed structure will be subordinate in scale and siting to the Malthouse, positioned discreetly in the rear garden where it is screened by existing trees and shrubs and not visible from the public highway.

The existing swimming pool is to be reduced in size slightly, with the existing arc steps filled in, and the steps brought in-bound of the pool rectangle.



11.0 Heritage Statement

11.4 The Heritage Asset and its Significance

The Malthouse is significant for the following reasons:

- Architectural Interest: As a well-preserved example of vernacular 18th/19th century rural industrial architecture.
- Historic Interest: For its association with local agricultural and brewing history.
- Group Value: As part of a wider collection of listed buildings in Teffont Magna, contributing to the village’s historic character.

The rear garden of the property contributes to the setting of the listed building, providing space, separation, and views that reinforce its historic function and form. However, it is not a designed or historically significant garden in its own right.

As part of The Malthouse’s evolution, a series of 20th century elements have been added to the rear of the house, largely using traditional materials.

11.5 Impact Assessment

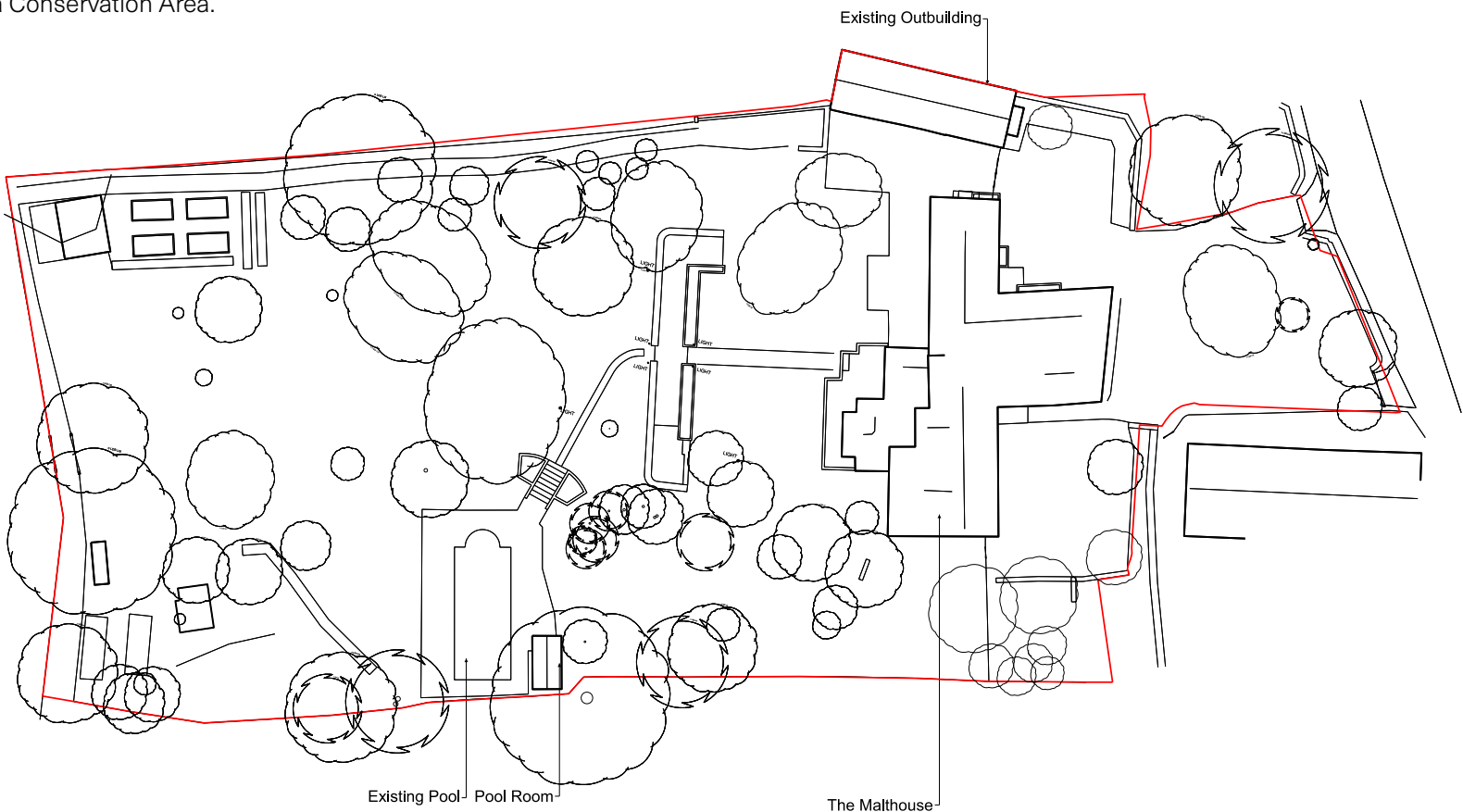
The proposed outbuilding has been carefully designed to respect the setting and significance of the listed building:

- The proposal is located within the garden, away from the main house, and does not require alteration to the fabric of the listed building.
- The proposal is reversible.
- It is clearly subservient in scale, massing, and materials to the main house.
- The material choice is subservient in nature and reinforces the vernacular material palette of the building and wider village. Respecting the architectural interest of the site.
- The use of natural timber cladding and traditional clay roof tiles ensures the new structure is in keeping with the rural and vernacular character of the area.
- The proposal locates well shaded by existing Shrubs and Trees. It has limited impact on the views from the Malthouse and neighbouring buildings.
- The development will not obscure key views or result in harm to the architectural or historic character of the listed building or the conservation area.

As such, the proposal represents a low-impact, sympathetic intervention that sustains the heritage significance of The Malthouse and its setting.

11.6 Conclusion

As there is already an existing structure, pool & outbuilding in the proposed location the proposals are an elevation of the sites current use using more appropriate vernacular materials and forms. The proposed works are therefore of neutral or moderate positive effect on the listing on the historical significant of the malt house. The replacement outbuilding is a modest and appropriately designed addition to the garden of this Grade II listed building. It has been developed in accordance with national and local heritage policy and guidance. The form, materials, and siting ensure that the proposal will preserve the special architectural and historic interest of The Malthouse and the wider Teffont Magna Conservation Area.



12.0 Ecology

12.1 Ecology

An Ecological Impact Assessment was carried out by Darwin Ecology in October 2025. The report is included with this submission.

- 12.2

In summary, the existing pump house was found to have negligible potential to support roosting bats and therefore no further surveys are recommended.
- 12.3

Bats are sensitive to light, so the report recommends that any new lighting should be limited and if required, directed to avoid spilling onto vegetation.
- 12.4

A summary of recommendations is included opposite, including bat boxes installed on mature trees on site.

Darwin Ecology Ltd.

Ecological Impact Assessment

6. DISCUSSION AND RECOMMENDATIONS

Designated Sites and Priority Habitats

- 6.1.

The development falls within the catchment of a European Site vulnerable to nutrient impacts. Within this location, proposals with the potential to affect water quality may have a likely significant effect on the qualifying features of the designated site through adverse nutrient impacts. The proposal includes the demolition of a pool shed and its replacement with a new pool building. This pool building will not contain any bedrooms and, therefore, will not result in a net gain of residential units. The LPA will not require to consult Natural England for nutrient impacts from this development, and therefore a Habitats Regulations Assessment (HRA) informed by nutrient budget calculations are not required in this instance.
- 6.2.

Due to the site's proximity to the River Avon SAC and having a chalk stream (priority habitat) onsite, a Construction Environmental Management Plan (CEMP) will be required to avoid direct impacts to the watercourses during the construction phase.

Habitats

- 6.3.

The shed is situated on an area of hardstanding next to the pool. The plants growing up its western side are ornamental and of low ecological value. The proposed pool house is wider than the shed and therefore will impact the bank with ornamental planting, which includes a small hawthorn. There is also the very large oak tree whose trunk is approximately a metre from the southeast corner of the shed. The proposed pool house will be situated within the root protection area for this oak and therefore, it is recommended that an arboricultural impact assessment is conducted by a suitably qualified professional to assess the impacts on the tree.

Status of Bats on Site

- 6.4.

During the building inspection, the building was assessed as having negligible potential to support roosting bats. Therefore no further surveys are recommended to inform the planning application.
- 6.5.

In the unlikely event that a bat is discovered during the works, all work must cease, and a bat-licensed ecologist must be contacted for advice

Mitigation

- 6.6.

Given the site is within 5km of an internationally designated site (Chilmark Quarries SAC) designated for supporting important bat colonies, it is recommended no external lighting is installed. If any lighting is proposed a sensitive lighting plans should be designed
- 6.7.

Lighting: Any new external lighting should be directed to avoid light spillage onto vegetation, particularly linear habitat features such as woodland edges or potential roosting sites within trees and buildings. Bats are sensitive to light and could potentially avoid the area if access

Darwin Ecology Ltd.

Ecological Impact Assessment

points or the surrounding areas become lit. Appropriate lighting options will prevent a negative impact on bats potentially using the habitats on site and should be approved by a suitably qualified and licensed bat ecologist. Lighting plans should be approved and signed off by a licensed bat ecologist prior to submission, to ensure the scheme is suitable for bats. If appropriate measures are taken to reduce light spillage from the development, it is likely that there will be no negative impacts on local bat populations.

- 6.8.

See **Appendix 3** for further information on designing lighting to minimise impacts on bats.

Enhancements

- 6.9.

The new workshop will have wooden cladding, so an integrated bat box will be unsuitable. A CJM Bat Box (formerly known as Vincent Pro), or a similar bat box made of wood concrete material, should be installed on mature trees onsite to provide roosting opportunities for bats. This should be placed western end of the property, away from the house and artificial lights. It should be mounted between 3 and 6 meters high, ideally facing south or southwest, with a clear, unobstructed flightpath to and from the box. If possible, the box should be near features like hedgerows and tree lines, which bats use for navigation and foraging.

Status of Birds on Site

- 6.10.

The shed provides nesting opportunities for small birds. The proposed works will result in the loss of this nesting site. Disturbance and destruction of nesting habitats during the breeding bird season of March to August inclusive may cause harm and/or disturbance to breeding birds
- 6.11.

All occupied bird nests have legal protection from disturbance, damage and destruction under the Wildlife & Countryside Act (1981). If required, all clearance of suitable vegetation, trees and works within the building where birds nest may be present should be undertaken outside of the nesting bird season (March to August inclusive for most species in the UK).
- 6.12.

If works during the nesting season cannot be avoided, the building and all vegetation should be checked for nesting birds by a suitably qualified ecologist immediately prior to clearance taking place. If any active bird nests are found in the areas that need to be cleared they must be buffered from disturbance and works will not be allowed to resume within this buffer until the chicks have fledged.
- 6.13.

To compensate for the loss of the small bird nesting opportunities, an integrated bird nest brick, such as the Green & Blue Bird Block | Nest Box, will be installed at least 2m from ground level, on a north or east-facing wall and away from windows and doors.

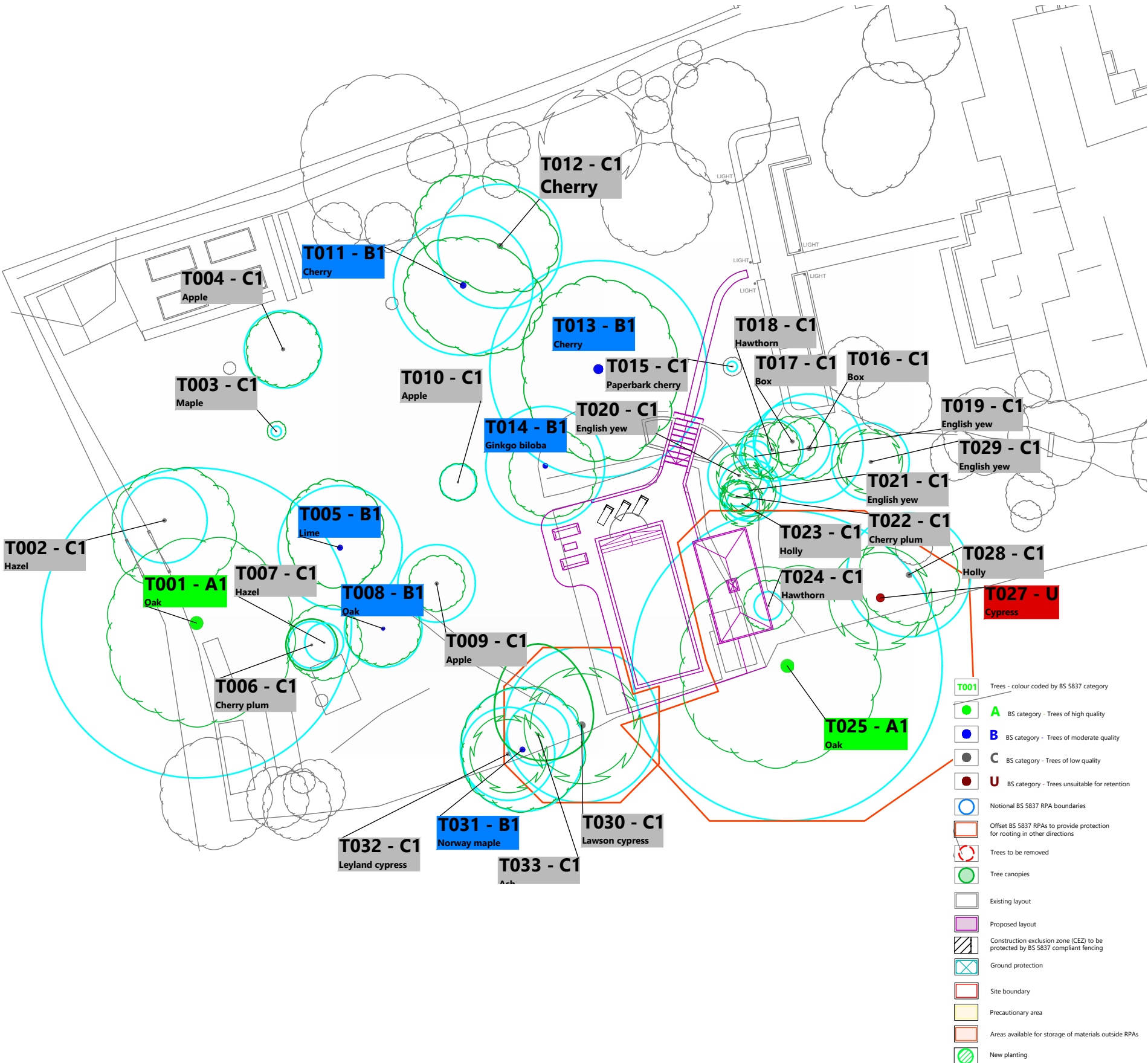
13.0 Arboricultural

- 13.1
- An Arboricultural Impact Assessment was carried out by Wadey Trees Chartered Consultancy in November 2025. The report is included with this submission.
- 13.2
- In summary, The area of root protection that is to be effected is limited to under 7%. The existing pool and pool hut are located within the canopy of a neighbouring oak tree. The proposed outbuilding will sit in a relatively similar location to the previous structures however relocated further away from the existing oak tree.
- 13.3
- The existing pool structure will not be alternated at the boundary edge of the site closest to the identified trees. Instead the pool will be altered from its north boundary only. This avoids any work relative to root protection.
- 13.4
- A summary of recommendations is included opposite, including bat boxes installed on mature trees on site.

Root Protection Schedule

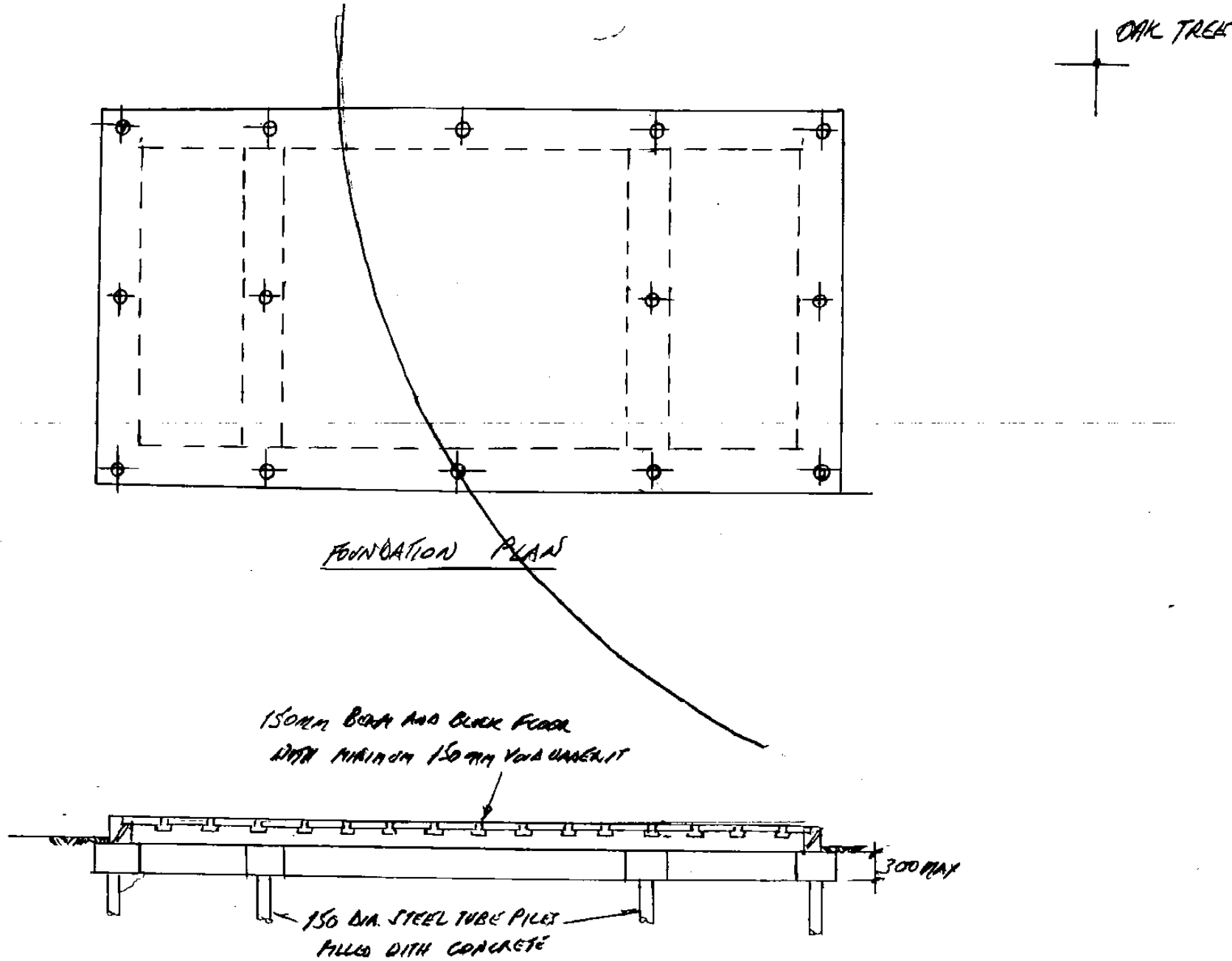
Domestic Buildings

• Root Protection Area	490 m²
• Proposed Building located within RPA	34 m²
• Demolished building located in RPA	12 m²
• Net area gain of building in RPA	24 m²
• RPA build Area Percentage Ration	7%



13.0 Arboricultural

13.5 The proposals will incorporate foundation design specific to mitigating roots of existing trees, making use of a pile and beam system with limited ground excavation required for installation. Refer to structural engineer preliminary sketch proposals for further information.



14.0 Woldon Previous Experience



Farmhouse
Near Falmouth, Cornwall

Enlarged House
Woldon has gained consent for a new house between the Falmouth and Helford estuaries in Cornwall. The proposal replaces a compromised and poorly laid-out farmhouse of 315sqm with an efficiently laid-out contemporary house of 339sqm. The proposal was developed to embrace the best elements of Cornish farmhouse design with careful consideration for the client's requirements for a contemporary home.

Contemporary Vernacular
The local area has a strong tradition of farmhouses following a simple rectangular or "L" shape plan often with

gable ends. The new house seeks to continue this distinct Cornish tradition. Key principles of local vernacular design have been incorporated. The external walls are finished in coursed local granite with dressed sandstone reveals and the roof is clad in diminishing random coursed Cornish stone slate.



New-build Cotswolds Country House
Gloucestershire

A New House on a Historic Cotswolds Farmstead

Woldon has successfully secured planning permission for a new house in the Cotswolds. The client brief is to provide a new house of c.6,000 sqft to sit comfortably within the historic character of this 18thC farmstead. The house is located and massed in order to augment the character of a site that consists of an impressive stone threshing barn, cottage and stables arranged around a yard.

Before



A Contemporary Cotswold Vernacular

The design takes the farmhouse vernacular of the seventeenth century as its starting point with a three-storey centre beneath steep gabled roofs of Cotswold stone tiles. A two-storey extension to the south provides master bedroom accommodation and reception spaces, establishing a fresh relationship to the surrounding landscaped gardens.

After



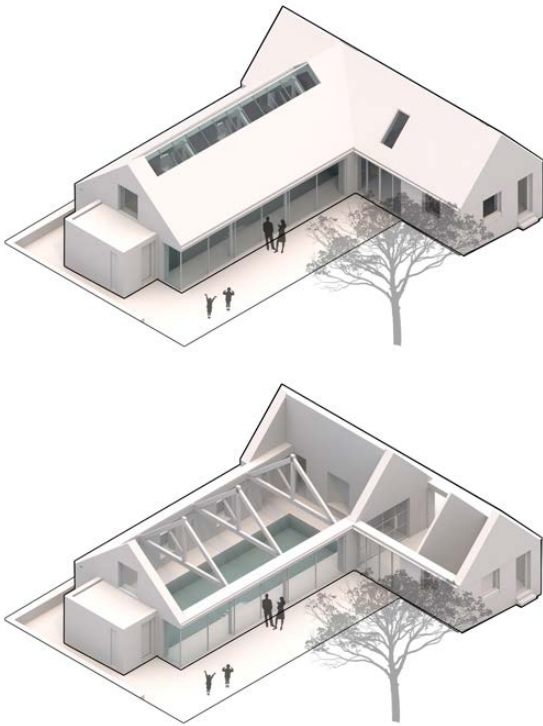
14.0 Woldon Previous Experience



Residential Extension & Barn Conversion
Stratford District,

Woldon were invited to develop designs to alter this nineteenth century farmhouse located in the Ironstone hills alongside the Oxford to Birmingham Canal near Stratford-on-Avon. The adjacent bothy was demolished to form new leisure wing including pool and steam room with lightweight glazed link to principal farm house.

The vernacular brick outbuildings, unsuitable for modern farming practices, were converted to form ancillary guest accommodation, open fronted party barn, gym, home office and art studio.



Cotswold Barn Conversion
Chipping Campden, Gloucestershire

Derelict barn converted into a courtyard home Westington Hill Farm is an early nineteenth century stone threshing barn in open country above Chipping Campden, Gloucestershire. The brief required the removal of modern agricultural buildings and transformation of a derelict stone threshing barn into a contemporary family home that celebrates its beautiful context. Landscaping and planting, developed in conjunction with Hal Moggridge and Rupert Golby, complete the sensitive setting of the new house. Existing structure retained and restored Preservation of the character of the barn required a considered strategy to incorporate two new build wings. Accommodation and additional living spaces were incorporated into new wings that frame the barn both in terms of the internal layout and the barn's presence in the landscape.



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WOLDON