





Introduction and Aims

This Heritage, Design & Access Statement has been prepared by PKA Architects Ltd to support a Listed Building Application for minor internal alterations and the installation of three conservation rooflights in the existing rear extension of 'Wansdyke House', located at 13 The Street, Wilsford, Pewsey SN9 6HB. The property is Grade II Listed and situated within the Wilsford Conservation Area.

The purpose of this statement is to provide a rationale for the proposal and demonstrate that the scheme will not harm the integrity of the Listed building or its surrounding environment.

The existing Building

'Wansdyke House' is a Grade II Listed building situated along the main road running through the village. It stands out in the area due to its brick and tiled construction, contrasting with the other predominantly timber-framed and thatched cottages in the village. Many of these thatched properties are much older, dating back to the 17th century.

The property features a date stone above the original entrance, inscribed with "W over WD over 1819." While this inscription marks the building's construction, the letters do not refer to any known previous owners or occupiers.

Originally, the building was more symmetrical, with a central doorway and windows/rooms on either side. However, a later two-storey extension at the eastern end, dating from the 20th century, has disrupted the symmetry. The difference in roofline and brickwork is visible where the new and old sections meet. A decorative S-shaped tie rod end on the front elevation is also a likely result of the extension and renovation work.

The 2004 Wilsford Conservation Area Statement highlights the property's Flemish Bond brickwork (lacking blue headers) and features such as the six-panel door with a blind fanlight above, along with the semi-circular arched canopy.

Left - The 2018 rear lean-to extension constructed under planning consent reference: 17/11273/FUL & 17/11626/LBC

Historically, the building has been attached to numbers 14 and 15 The Street at its western boundary, with old maps showing the two structures linked. The link is a single-storey section roofed in pantiles, differing from the main house's plain clay tiles. This suggests that the link was likely an outbuilding or simple shelter rather than a primary part of the house as it is today. This is highlighted further internally where the timber frame of the neighbouring house is expressed internally.

The rear of the property has been recently updated with a single-storey lean-to extension, which now serves as a garden/dining room. This was granted planning consent under reference 17/11273/FUL.

Internally, the building has a relatively conventional floor plan with a central hall and rooms on either side. Little of the original character survives, except in the study where the timber frame of the party wall is still exposed.

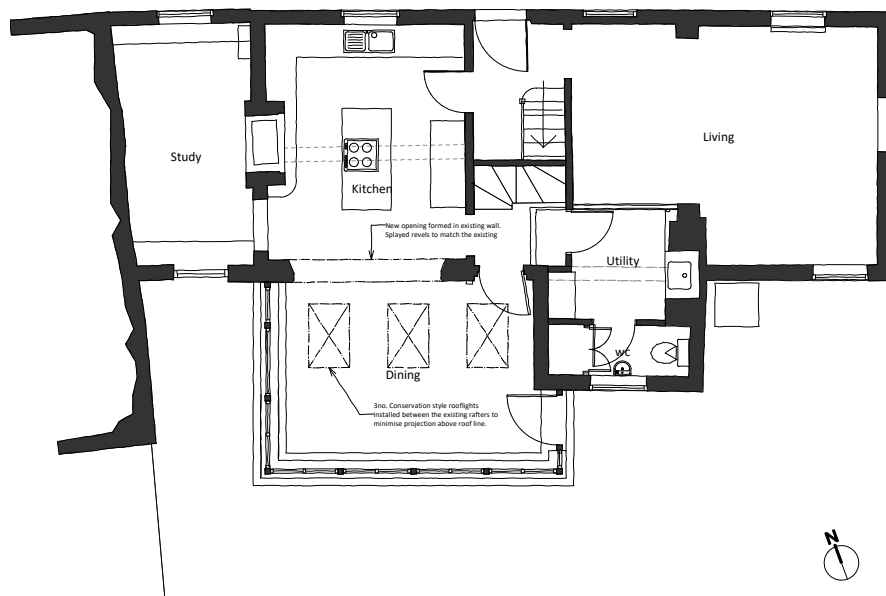
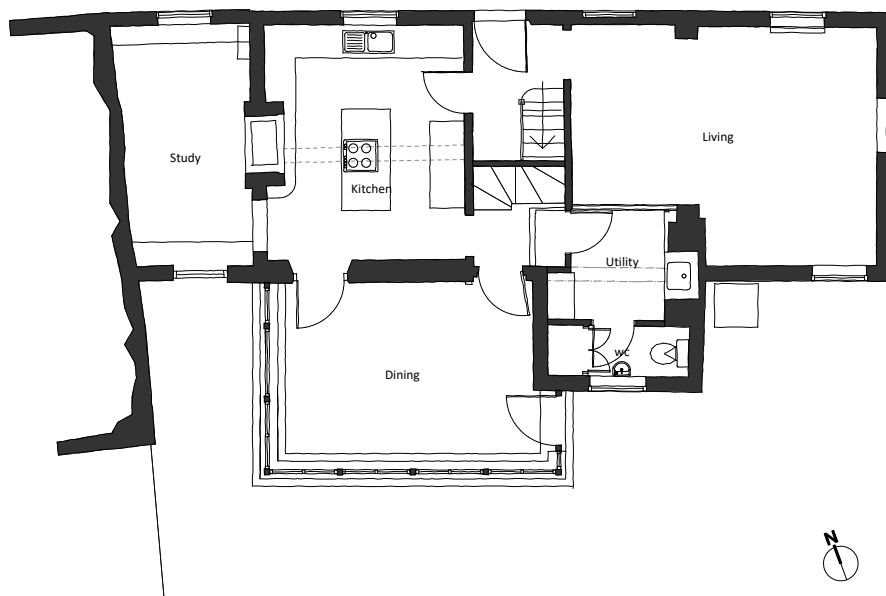
The building is Grade II Listed, the official Listing reads: WILSFORD THE STREET SU 15 NW (south side) 2/175 No. 13 II House. 1819. Brick with tiled roof. Two storeys, 2 bays, with C20 third bay added on left. Good central 6-panelled door with frame in brick rebates, and unglazed radial fanlight. Curved hood on brackets. Casement windows with gauged flat brick lintels. Panel over door has datestone and initials W. W.D 1819. Stack to right gable.

Listing NGR: SU1008957221

Right top - the existing dining/ garden room extension looking back towards the kitchen.

Right bottom - the kitchen on the left and the dining/ garden room on the right. This application seeks to increase the opening between the two spaces





Planning History

- 19/08242/FUL – 8th November 2019 - Erection of Gate and Fencing.
- 17/11273/FUL & 17/11626/LBC - 1st March 2018 – Alterations including erection of single storey rear extension, insertion of rooflight and erection of detached garage.
- 18/06830/FUL – 28th September 2018 - Retrospective planning permission for the construction of a pergola within the grounds of a listed building
- K/13686 & K/13687/L– 14th March 1989 - First floor extension and internal modification.
- 18/02982/FUL – 18th May 2018 - Retrospective replacement oil tank.

It is worth noting that the applicant has only recently purchased the property and the above applications were all for previous owners.

Assessment of Historical Importance

The subject property holds significant historical and architectural value, primarily due to the intact character of its original two-storey structure, which remains a key feature of the building and its setting. Notable aspects include the original entrance door and canopy, which retain their historic form and contribute to the property's distinctive architectural identity, particularly as Wansdyke house is one of the few buildings in the conservation area not thatched. The rear of the property makes far less of a contribution both in heritage terms and to the Conservation area as a whole.

The Proposed development

The proposal seeks to improve the internal layout on the ground floor by better integrating the 2018 extension with the kitchen. The current arrangement results in the kitchen having poor levels of natural light and this application seeks to remedy this by creating a larger opening between the two spaces and adding 3no. conservation rooflights to the lean-to roof of the 2018 extension.

Left top - the existing floor

Left bottom - the proposed ground floor plan

Impact Assessment

The proposal must be assessed in relation to any potential harm it may cause to the significance of the heritage asset and whether such harm can be effectively mitigated.

The current owner, who has resided at the property with his mother for the past five years, is now living there with his partner, following his mother's passing two years ago. The owner intends to establish a family home in the property. The proposed open-plan layout aims to create a more connected living space while preserving the historic integrity of the ground floor. It is designed not to significantly alter the original spatial arrangement nor to diminish the architectural or historical value of the building.

The objective is to adapt the property for modest, contemporary family living while safeguarding the significance of the heritage asset, specifically the original form and appearance of the two-storey brick house. All proposed works are confined to the interior of the building, ensuring that the majority of the internal fabric remains undisturbed and there is very limited impact on the external appearance and none to the front façade.

Importantly, the exposed fabric of the building, including the key structural and decorative features, will not be altered as part of the current proposal. The area of wall being removed, although original to the building, is faced with modern plasterboard, indicating prior modifications that do not affect the historical fabric of the property. The proposed works will be sensitive to the building's historical significance and ensure the preservation of its key architectural attributes.

The proposal will not cause harm to the house or its historic character. The enlargement of the kitchen area will not adversely affect the historic significance of the building, and the property's architectural integrity will be preserved.

Summary

The proposal improves the accommodation and liveability of the property without harming the significance and appearance of the original, historically important parts of the house. It seeks to enhance the kitchen's natural light and integrate it better with the 2018 rear extension, ensuring the building's architectural integrity is preserved. This work will provide comfortable and practical accommodation for a young family, marking a valuable new phase in the ongoing life of the heritage asset.



South Elevation