



Design, Access & Heritage Statement

Address: The Annexe, Priory Farm, SN14 7NY

Proposal: Construction of a front porch, replacement of side shed with a single storey workshop, replacement of existing windows and doors, and replacement of timber cladding.

Date: January 2026

Relevant Listings:

Primary Heritage Asset (Neighbour):

- Entry Name: Priory Farmhouse (Known residentially as 'The Priory')
- List Entry Number: 1200732
- Grade: II
- Listing Date: 9 December 1985
- Location: Nettleton Green, Wiltshire, SN14
- County: Wiltshire
- Civil Parish: Nettleton
- Traditional County: Wiltshire
- Church of England Parish: Nettleton
- Church of England Diocese: Bristol

Secondary Heritage Asset (Group Value):

- Entry Name: Barn to North of Priory Farmhouse
- List Entry Number: 1363522
- Grade: II
- Listing Date: 9 December 1985
- Source: Historic England
- English Heritage Legacy ID: 317465
- Location: Nettleton Green, Wiltshire, SN14
- County: Wiltshire
- Civil Parish: Nettleton
- Traditional County: Wiltshire
- Lieutenancy Area: Wiltshire
- Church of England Parish: Nettleton

Introduction

This Design, Access and Heritage Statement support a combined application for Householder Planning Permission and Listed Building Consent at The Annexe, Priory Farm.

The proposals include a new front porch, the removal of a temporary, non-historic side shed, the construction of a permanent single-storey workshop, the replacement of existing modern timber windows and doors with grey-green, wood-effect uPVC units, and the replacement of external timber cladding.

The statement outlines the design rationale, assesses the setting of the adjacent heritage assets, and demonstrates how the proposals preserve the group value of the farmstead while maintaining the buildings character and appearance.



Fig. 1 – Principal Elevation of the Annexe

This Design and Access Statement is supported by the following documents.

- (3)001 – Site Location Plan and proposed block plan
- (3)002 – Existing Roof Plan
- (3)003 – Existing Ground Floor Plan
- (3)004 – Existing Elevations North & South
- (3)005 – Existing Elevations West and East
- (3)006 – Proposed Roof Plan
- (3)007 – Proposed Ground Floor Plan
- (3)008 – Proposed Elevation South and North
- (3)009 – Proposed Elevations East, West and North

Heritage Context & Significance

The Annexe is a self-contained 1990s dwelling situated within the residential group of Priory Farm. The farmstead has evolved from its agricultural origins into a purely residential complex of nine private dwellings. The Annexe shares a driveway with four of these dwellings, including two Grade II listed buildings: Priory Farmhouse (The Priory) (List Entry: 1200732) and the Barn to North of Priory Farmhouse (List Entry: 1363522).

Legal Status: The site's planning history includes a Certificate of Lawfulness (ref: 17/06277/CLE), which established The Annexe as an independent dwelling. This provides a basis for viewing the property as a separate residential entity that operates independently of the primary historic farmstead.

The significance of the group lies primarily in:

- Its traditional agricultural layout and grouping.
- The historic form, proportions, and materials of the principal buildings.
- The contribution of the setting, courtyard arrangement, and hierarchy between structures.
- The use of traditional stone, timber, and historically appropriate detailing.

Impact of Residential Evolution: As noted in the Officer's Report for 20/04664/LBC (The Granary), the conversion of the historic outbuildings has "fragmented the ownership of the site," and the creation of separate residential curtilages is now "part of the character of the listed property." The proposed works occur entirely within a modern, legally defined domestic garden.

Existing Structures: The existing side shed is a small, modern, and temporary wooden structure that does not contribute to the historic setting or the group's significance. It is of low construction quality and is visually inconsistent with the listed group. The Annexe itself has undergone adaptations over time, and the proposed works continue this evolution in a sensitive, low-impact manner that respects the established hierarchy of the farmstead.

The Proposals

Porch

A modest porch is proposed to provide weather protection and a more clearly defined entrance.

Design principles:

- Subordinate to the host building
- Traditional proportions
- Materials chosen to complement existing listed structure
- Avoids covering or altering historic architectural features
- Design utilises curved timber braces and dwarf walls, drawing direct inspiration from the neighbouring Granary porch (a curtilage listed building within the same group) which was granted consent under 20/04664/LBC.

Side Workshop

A single-storey flat-roof workshop is proposed to replace the existing non-historic, temporary side shed, providing improved functionality while remaining visually recessive.

Design principles:

- Single-storey height with flat roof to minimise visual impact
- Simple, contemporary form to avoid competing with the historic building
- Positioned in the same general location as the existing shed
- Materials and detailing chosen to respect and complement the existing buildings in the Priory Farm complex.

Windows, Doors, and External Cladding

The proposal includes a cohesive update to the building's external materials to improve durability and thermal performance:

Design principles:

- Glazing: Existing "tired", 1990s, modern timber windows will be replaced with grey-green, wood-effect uPVC units.
- Visual Integration: The grey-green palette is a recessive choice that aligns with the tones found at The Priory and The Granary, ensuring the building continues to "blend" effectively into its stone-built context.
- External Cladding: The existing "tired" timber cladding on the front elevation will be replaced with grey-green, wood-effect uPVC cladding to match the new glazing, improving thermal resilience as encouraged by the Wiltshire Design Guide (2023).

Design principles:

- Single-storey height with flat roof to minimise visual impact
- Simple, contemporary form to avoid competing with the historic building
- Positioned in the same general location as the existing shed
- Materials and detailing chosen to respect and complement the listed structure

Materials

Porch

- Stone and timber structure with traditional proportions and features
- Roof finish to complement existing building
- Glazing/door consistent with property style

Side Workshop

- Walls will be finished in natural Cotswold stone to match the existing house and the established material palette of the wider Priory Farm complex.
- The roof utilises a dark-toned membrane specifically selected to harmonise with the existing flat-roof elements of the neighbouring Grade II listed property, The Priory.

Windows, Doors and External Cladding

- Grey-green, wood-effect uPVC aligns with the tones found at The Priory and The Granary.

All materials have been selected to complement the listed building without overwhelming it.

Access:

- No changes to the vehicular access or parking arrangements
- Door thresholds and levels remain as existing
- The new porch will improve entrance usability and weather protection

Conclusion

The proposed works to The Annexe at Priory Farm have been carefully designed to respect and preserve the special architectural and historic interest of the listed buildings. The removal of the existing non-historic side shed eliminates a visually intrusive, poor-quality addition, enhancing the setting of the property. The replacement single-storey flat-roof workshop is modest in scale, visually recessive, and positioned to avoid competing with the historic structure, ensuring the original building remains the focus.

The proposed front porch is a light-touch, reversible intervention that provides practical benefits while maintaining the legibility of the principal elevation. The replacement of existing "tired", 1990s, modern timber windows with grey-green, wood-effect uPVC units respects the proportions and rhythm of the openings, complements the character of the building, and improves durability and thermal performance without creating a false sense of history.

The owners of the Annexe consulted with all four neighbours sharing the driveway and no objections were raised regarding the design, scale, or materials. The owners of both The Priory and The Granary (the immediate neighbours) have formally offered their support for the proposals.

Taken together, these interventions are proportionate, sensitive, and clearly subordinate to the host building. They cause no harm to the heritage significance of the listed buildings and are fully consistent with the statutory tests under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national guidance in the National Planning Policy Framework (NPPF, paras. 194–206) and relevant local planning policy.

On this basis, Listed Building Consent is respectfully sought. The proposals enhance the setting and functionality of the property while safeguarding its historic value for the long term.

Planning Policy Context

The proposals comply with national and local planning policy, ensuring the special architectural and historic interest of The Annexe is preserved.

Under the NPPF (2023), Section 12 requires development to be high-quality and sympathetic to local character, and Section 16 requires the conservation of listed buildings.

The new porch and replacement workshop are modest, subordinate, and visually unobtrusive. The removal of the modern shed slightly enhances the building's setting, and the works cause no harm to its heritage significance.

The Wiltshire Core Strategy (2015) supports contextually appropriate development. CP57 requires high-quality design; CP58 safeguards historic assets; CP51 protects landscape character; and CP54 supports small-scale rural development. The porch, workshop, and window replacements respect the character, scale, and materials of the farmhouse, remain within the existing footprint, and maintain the rural setting. The proposals also align with the Wiltshire Housing Site Allocations Plan (2020), which reinforces CP57 and CP58.

Overall, the proposals represent a sensitive and subordinate upgrade to a modern dwelling, ensuring that its evolution respects the setting and architectural integrity of the surrounding heritage assets.

Photographic Schedule



Fig. 2 – Side Elevation showing existing shed, location of proposed workshop



Fig. 3 – Side Elevation showing location of new workshop



Fig. 4 – Principal Elevation showing location of new front porch

