



THATCH COTTAGE
LOWER ROAD
BRITFORD
SP5 4DU

RE-RENDERING PROPOSALS
DESIGN & ACCESS STATEMENT

K7 DESIGN & TECHNICAL

THATCH COTTAGE, LOWER ROAD, BRITFORD, SALISBURY, SP5 4DU.

DESIGN AND ACCES STATEMENT FOR THE REMOCAL OF SAND AND CEMENT RENDER AND ITS REPLACEMENT WITH TRADITIONAL LIME RENDER.

FOREWARD:

This document should be read in conjunction with the following plans and documents:

Re-rendering to East, South and West Elevations - Drawing number - JD-100-D51.
Re-rendering Specification and Site Plan Drawing number - JD-100-D52AS.

CONTENTS:

- 1. Site Location and Description**
- 2. Relevant Planning Policy**
- 3. Design Proposals**
- 4. Proposed Design**
- 5. Conclusion**

1.0 Site Location and Description:

The Village of Britford Village lies approximately two and half miles southeast of the cathedral city of Salisbury.

The proposals are to remove the non-compliant Sand and Cement render and replace it with Traditional Lime Render. The Cottage is a two storey, Cob built, Straw Thatched, Grade II Listed Building, dating back to the early 18th century, listing reference NGR: SU1609128121.

The later additions of the single storey extension, and the detached tandem garage in 2019 match the brick plinth, black weather boarding, and clay tiled roof of the lean-to period extension of the Cottage.

The site lies within the boundary of the Britford Conservation Area, forming part of the Green and Little Manor Character Area, located within an area of special archaeological interest and Flood Zone 2.

1.1 Site Views (showing screening to the plot):

As shown in drawing number JD-100-D52A, the existing hedge and trees largely screen the proposals.

2.0 Relevant Planning Policies:

Sections 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework:

Section 2 - Achieving Sustainable Development.

Section 12 - Achieving Well Designed Places.

Section 15 - Conserving and enhancing the natural environment.
Section 16 - Conserving and enhancing the historic environment.

Wiltshire Core Strategy
Core Policy 1 - Settlement Strategy.
Core Policy 2 - Delivery Strategy.
Core Policy 23 - Salisbury Community Area.
Core Policy 57 - Ensuring high quality design and place shaping.
Core Policy 58 - Ensuring the conservation of the historic environment.

Wiltshire Design Guide Supplementary Planning Document ('the WDG SPD') adopted by Wiltshire Council on 25th March 2024.

3.0 Design Proposals.

The permission granted in 2019, reference 19/06133/LBC, mistakenly excluded the essential work required to the existing, external, rendered elevations of the Cottage.

Prior to its purchase, by the current owners, any repair to or the replacement of any failed render had been carried out by using cement and sand, a decision which might have been driven by the cost of using the correct materials, traditional Lime.

English Heritage and the Society for the Protection of Ancient Buildings (SPAB) state that the application of Lime Render is crucial to maintaining the essential need for Cob structures to *“breath.”* This natural process removes trapped water, the risk of structural failure, which in extreme circumstances can be catastrophic, delamination, surface cracking, freeze and thaw damage and salt concentrations.

As the existing elevation photographs on drawing number JD-100-D51 evidence, other than structural issues, the existing render shows all the other failures, frailties, and risks English Heritage and SPAB highlight and look to protect against.

The sequence and specification of the re-rendering to the East, South and West Elevations and the re-decoration of the painted brickwork to the Northern Elevation is set out on drawing number JD-100-D52AS.

The re-rendering follows the advice provided by English Heritage and SPAB, as will the re-decoration of the painted brickwork and is therefore not only considered appropriate for the remedial works required but essential to the longevity of the Grade 2 Cottage and the contribution its Listing provides to and from the Conservation Area that it sits within.

On completion of the re-rendering and the removal of the temporary scaffold, the existing plinth brickwork will be inspected and repaired with Lime mortar, matched both in terms of the existing colour and pointing style, which is flush.

3.1 Pre-application advice:

As re-rendering returns the Cottage to what would have been its original finish, appearance and specification, pre-application advice, on this particular occasion was not considered necessary.

3.2 Materials:

The village of Britford has a rich mix of architectural styles, from the grand to the humble, which display a varied mix of building materials.

Red/orange brick, clay tiles, and black weatherboarding, complimented by white and stone painted cob walls and homes establish the predominant character.

Whilst the re-rendering will be subtle, if not an indeterminate from Lower Road, hidden by the tress and hedges that front the Cottage,

the use of Lime render, finished with Stone coloured breathable paint, to all four elevations Cottage will allow the remedial works to sit comfortably within the conservation area.

4.0 Proposed design:

The proposals have been developed to meet the standards required by the Local Planning Authority, whilst complying with the guidance provided by English Heritage and the Society for the Protection of Ancient Buildings and as such are considered appropriate as well as being essential to the Longevity of the Grade 2 listed Cottage.

5.0 Conclusion:

The use of materials essential to the structure and the listing of Thatch Cottage ensure that the remedial works proposed would not negatively affect the Heritage Asset itself or the wider character of the Conservation Area.

Opposite are examples of a Cob and Thatch walls along Lower Road:



Below is the view of the Cottage from Lower Road:



Examples of delamination, cracking and Ivy penetration:

