

COLES FARM, WILTSHIRE

MAIN HOUSE
DESIGN, ACCESS AND HERITAGE
STATEMENT

JANUARY 2026

RC6564

ADAM ARCHITECTURE



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I.0 INTRODUCTION

I . I INTRODUCTION

This document serves as a comprehensive support for the Planning Application and Listed Building Consent to Stroud District Council for the proposed works to Coles Farm, Alcombe, Corsham, SN13 8QL, a Grade II* Listed building situated within the Cotswolds National Landscape and the Wiltshire Green Belt.

The proposals aim to secure planning approval and listed building consent for the following key elements:

1. Internal alterations in the main house to better rationalise spaces to suit the clients and their family and reinstate the historic footprint of the house
2. New sanitaryware and joinery

The initial proposals, submitted in October 2025, have been carefully refined to address the detailed pre-application advice provided by Wiltshire Council on 8th January 2025 (Ref. ENQ/2025/01728).

The proposed works are designed to have minimal impact on the special architectural interest and character of the heritage asset, whilst incorporating contemporary, sustainable, and highly efficient construction techniques and systems.

Each proposed alteration has been thoughtfully considered, bearing in mind the historical evolution of the property, with the overarching goal of preserving and enhancing its listed status and the distinctive character of Alcombe and the Cotswolds National Landscape.

The client has engaged ADAM Architecture to develop the proposals. Renowned for its expertise in traditional architecture, ADAM Architecture brings a wealth of experience and a deep understanding of traditional building conservation, design and construction to the project.

In collaboration with the client and the project team, meticulous attention has been paid to ensure that the proposed scheme is conceived and executed with utmost sensitivity, with the overarching aim of protecting the listed buildings and the integrity of the surrounding landscape.

This document provides a comprehensive overview of the property's background, its historical significance, the client's brief, the various constraints, opportunities influencing the design process, the emerging detailed design proposals and application drawings. It should be reviewed alongside the other consultants' drawings and statements for a thorough understanding of the proposals.

2.0 PROFESSIONAL TEAM

2.2 WIDER DESIGN TEAM

ARCHITECT



STRUCTURAL
ENGINEER



PLANNING
CONSULTANT



QUANTITY
SURVEYOR



M & E
ENGINEER



INTERIOR
DESIGNER



TREE
SPECIALIST



PROJECT
MANAGER



3.0 SITE OVERVIEW

3.1 SITE OVERVIEW

Coles Farm is situated approximately 1.8km north-west of the village of Box, and 8.2km north-east of the city of Bath. The surrounding buildings are typically large, detached, residential properties. The site's wider context includes agricultural fields, neighbouring homes, working farms, and small rural holdings.

Coles Farm is a detached a six-bedroom Grade II* Listed farmhouse dating from the early 1600s that was extensively extended in the mid-1600s and altered at various points in the twentieth century.

The primary vehicular access into the site is off the public road to the north, leading into a courtyard for parking at the front of the house. A secondary access route is situated further west along the same road. This leads via a long gravel drive through an orchard ending at the courtyard. The residential garden associated with the house is demarcated by dense hedgerow with trees sporadically placed. The house has substantial lawned gardens and is surrounded by fields and agricultural lands. Formal gardens, pastureland, mature planting and a stone wall frame the site.

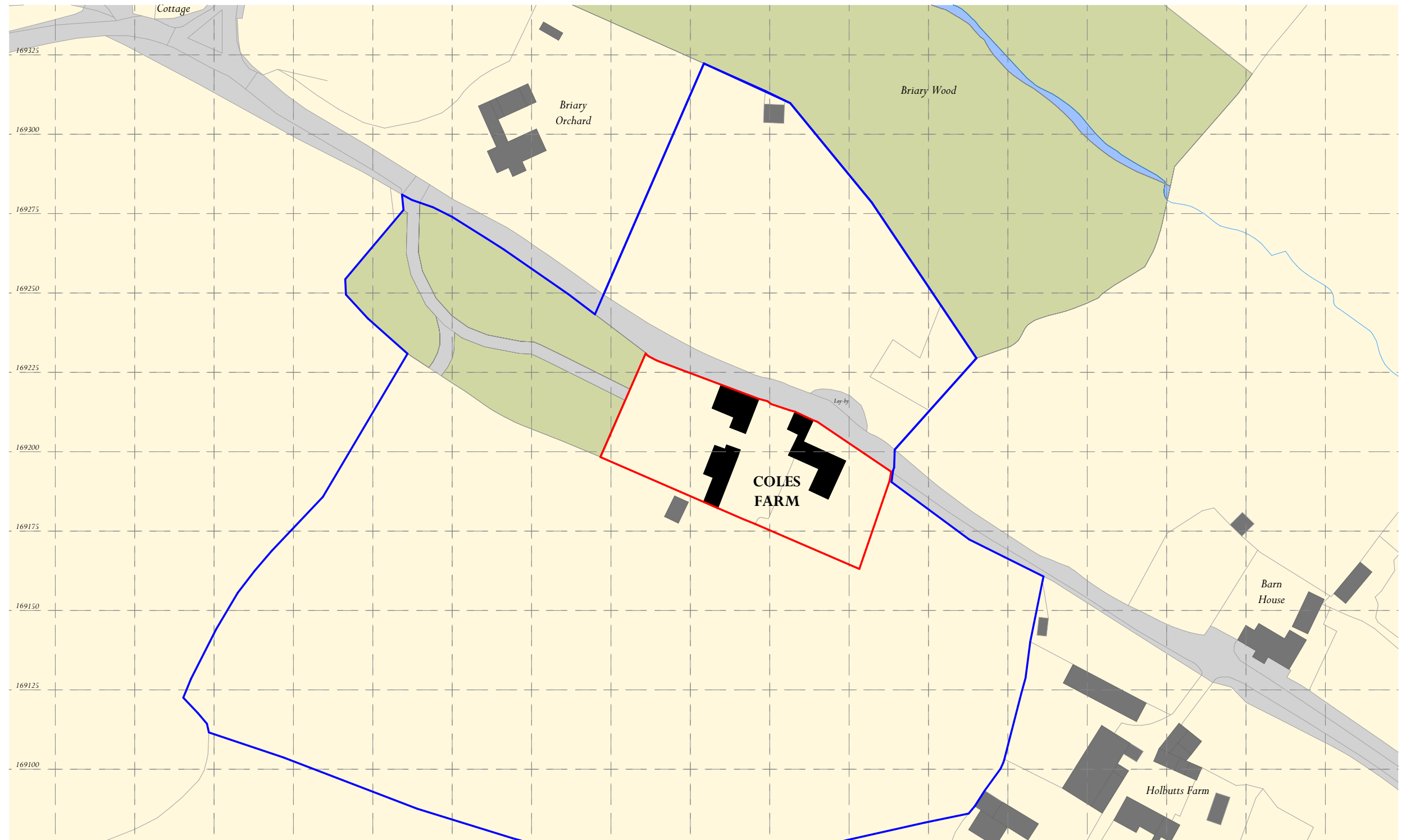
To the west of the farmhouse, are several outbuildings, some of which are historical farm buildings, used today for domestic use. A former stable building lies close to the northwest elevation of the farmhouse and is positioned adjacent to the road, forming a distinct but ancillary 2-storey building. A former single-storey cowshed (since converted to a pool house) is located to the southwest of the farmhouse, orientated towards a garden area. That garden area was previously the site of a swimming pool, constructed in 1978, which has since been infilled.

In more recent years the outbuildings have been used for ancillary purposes associated with the main dwelling. Over time a modern garage and store have been attached to the former stable, with a modern glasshouse situated behind the former cowshed.

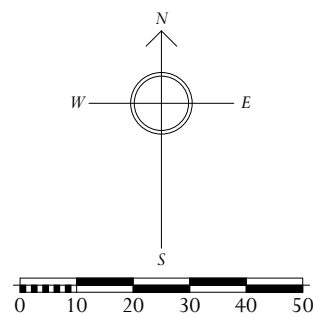
The site is of national importance due to its special architectural and historic interest, contributing strongly to the rural vernacular and character of the area.



Aerial view of Coles Farm, Google Maps, 2025



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Scale 1:1250

LOCATION PLAN

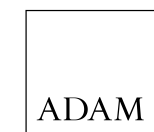
COLES FARM, WILTSHIRE

Scale: 1:1250 @ A3

Drawing Number: 6564/PL01 | January 2026 | Drawn By: APK | Checked By: RC

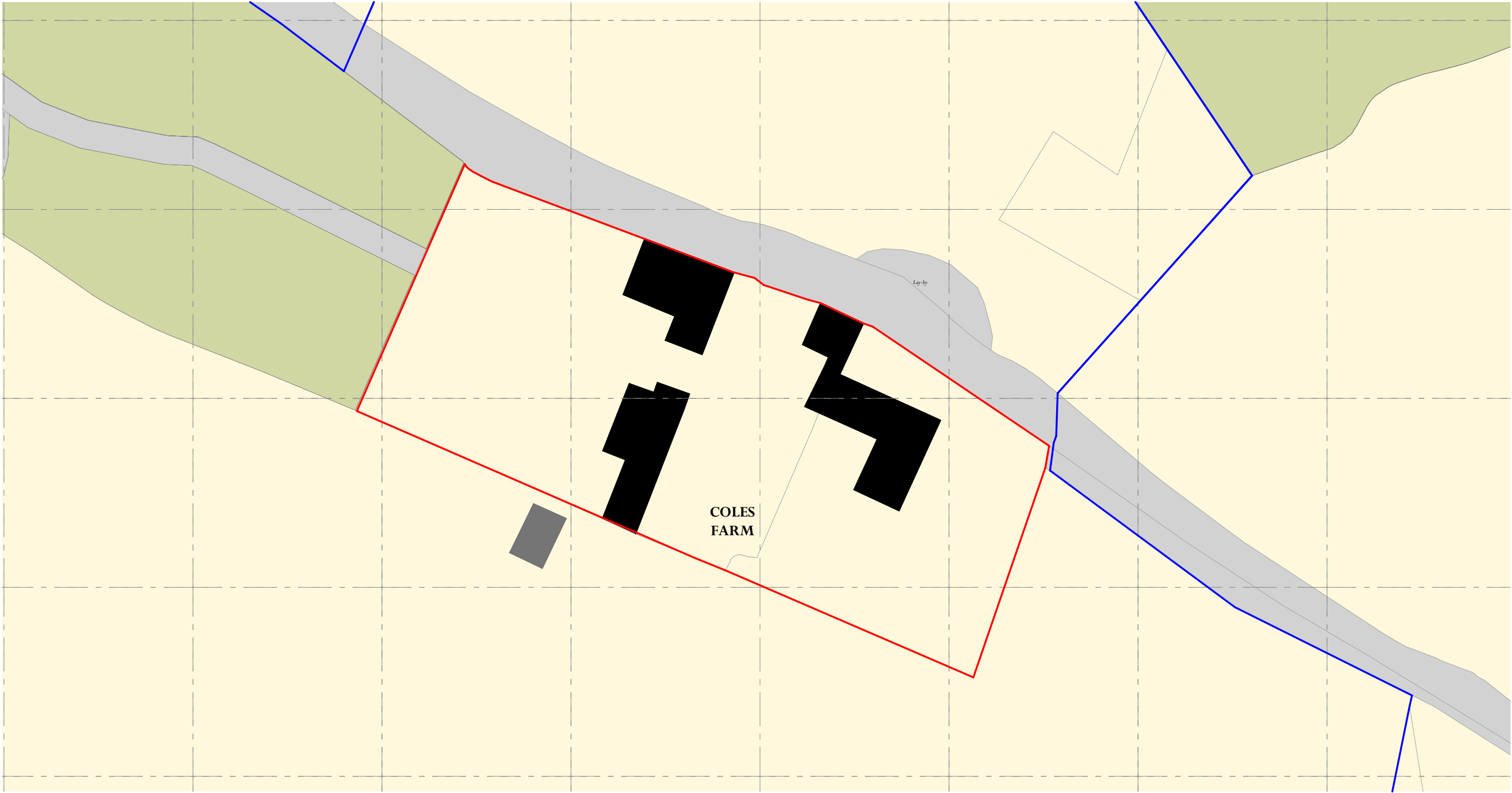
KEY

- Application Site Boundary
TOTALS: 0.1Ha
- Land Ownership Boundary
- Existing Site Buildings
- Adjacent Buildings

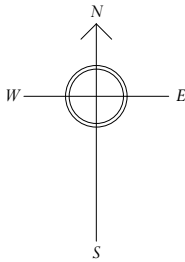


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Scale 1:500

EXISTING BLOCK PLAN

COLES FARM, WILTSHIRE

Scale: 1:500 @ A3

Drawing Number: 6564/PL02 | January 2026 | Drawn By: APK | Checked By: RC

KEY

-  Application Site Boundary
TOTALS: 0.3Ha
-  Land Ownership Boundary
-  Existing Site Buildings
-  Adjacent Buildings



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3.3 EXISTING EXTERIOR IMAGES



North-East Elevation of the Main House, facing the main road.



South-West elevation of the Main House



North-West elevation of the Main House



South-East elevation of the Main House



South-West elevation of the Main House



North-West elevation of the Main House

3.4 EXISTING INTERIOR IMAGES



Basement



Basement



Basement



Basement



Ground Floor - Snug



Ground Floor - Snug



Ground Floor - Snug



Ground Floor - Snug



Ground Floor - Living Space



Ground Floor - Living Space



Ground Floor - Living Space and staircase



Ground Floor - Living Space

3.4 EXISTING INTERIOR IMAGES



Ground Floor - Dining Room



Ground Floor - Dining Room



Ground Floor - Dining Room



Ground Floor - Dining Room



Ground Floor - Kitchen



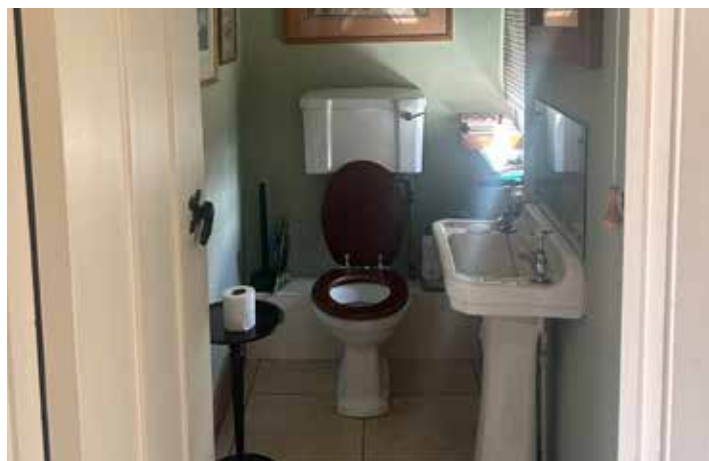
Ground Floor - Kitchen



Ground Floor - Kitchen



Ground Floor - Utility



Ground Floor - WC



First Floor - Bedroom



First Floor - Bedroom



First Floor - Bedroom

3.4 EXISTING INTERIOR IMAGES



First Floor - Bedroom 2



First Floor - Bedroom 2



First Floor - Bedroom 2



First Floor - Bedroom 2



First Floor - Bathroom



First Floor - Bathroom 2



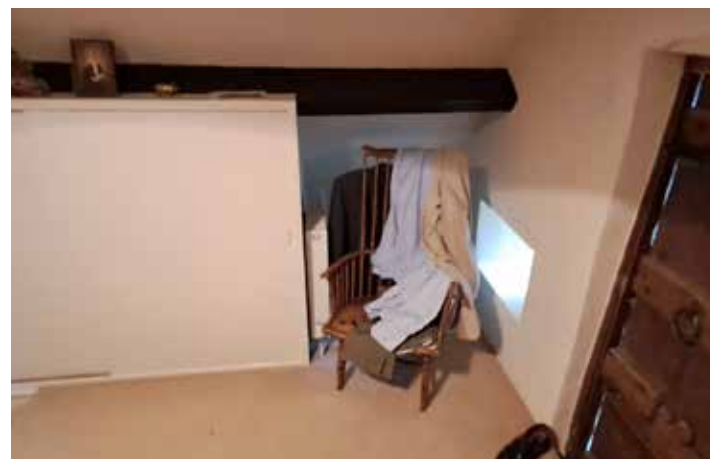
First Floor - Master Bedroom



First Floor - Master Bedroom



First Floor - Master Bedroom



First Floor - Dressing Room



First Floor - Dressing Room



First Floor - Dressing Room

3.4 EXISTING INTERIOR IMAGES



Second Floor - Bedroom



Second Floor - Bedroom



Second Floor - Bedroom



Second Floor - Bedroom



Second Floor - Laundry/Utility



Second Floor - Bathroom



Second Floor - Bedroom 2



Second Floor - Linen Store



Second Floor - Bedroom 3



Second Floor - Bedroom 3



Second Floor - Bedroom 3



Second Floor - Bedroom 3

4.0 HERITAGE CONTEXT

4.1 HERITAGE CONTEXT OVERVIEW

SUMMARY HISTORY

Detailed historical research has been carried out into the development of Coles Farm. This is contained within the separate *Historical Development* document by ADAM Architecture, which accompanies this application. That document includes detailed phasing plans for the house and wider site, explaining the major periods of change and their effects upon the layout of the building. It also contains a detailed assessment of the significance of heritage assets on the farm.

In summary, the research revealed that the earliest part of the farmhouse, comprising the range facing the road to the north-east likely dates from the early 1600s. After the farm was purchased by Peter Webb in the 1630s, he expanded the farmhouses, constructing a new parlour wing to the rear of the property, a new staircase and a new entrance on the facade facing the road. This work was commemorated by the cartouche in the left gable end on that elevation, clearly marked 'PW 1646'.

The property remained under Webb ownership, but was leased to tenant farmers over the following centuries. Mapping shows that by the early 1800s, a long cowshed had been built in the farmyard to facilitate dairying, and a further outbuilding had been close to the road. This was followed by a new stable and coach house in the mid-nineteenth century.

During the late 19th-century, the farm was left vacant and the property went into decline, losing much of its fine interior decoration. It was finally sold in the early 1900s and restored to a habitable condition. The property was purchased in the 1930s and several interior alterations were made to suit the new owners' lifestyle of lavish entertaining. Some of the former agricultural outbuildings were also demolished.

In the 1950s several alterations were made, including the addition of a new entrance door and lobby to the north-west, linking the house to the outbuilding close to the road. The new owner is also thought to have altered the parlour window, replaced the north-eastern main entrance with a window, and moved the doorway on the south-eastern facade to its existing position.

In 1972, Lady Juliet de Chair purchased the farm and made several alterations. The division between the hall and old kitchen was reinstated, and a new kitchen installed in the northern outbuilding. A single-storey passage was constructed on the north-eastern facade, linking the kitchen to the main house. A swimming pool was constructed in the grounds and the former cowshed converted to use as a pool house.

Today, the new owners wish to understand the house and its history and embark on a series of sensitive restorations and alterations to the house and landscape.

SUMMARY SIGNIFICANCE

Coles was an active farm until the late-nineteenth century, and as such, it has a degree of local interest. However, later changes to the property in the twentieth century, including the creation of a kitchen in a former outbuilding, reflect the move away from farming at the property towards purely residential use.

The farmhouse today holds relatively high architectural significance in its traditional, vernacular appearance and higher level of architectural detailing associated with its use as an aspirational yeoman farmer's residence. The exterior of the property largely retains its seventeenth-century appearance and footprint, and its chief significance today stems from the preservation of this original footprint and broad external building form.

Internally, the house has undergone far more alterations, and the evidence suggests that the property originally had far more internal decoration and panelling throughout, that sadly, was lost during a period of decline at the turn of the twentieth century. Many alterations made in the 1900s were undocumented and appear to have included the removal of original internal walls and other fixtures and fittings. The key interior survivals today comprise the remaining decoration to the Parlour, the end chimney stacks to the original range facing north-east, and the surviving fireplaces at both ground and first-floor levels. The existing, seventeenth-century

staircase at ground and first floor levels is also an important survival, of high significance. The basement, whilst it retains its plan form, was re-lined in the twentieth century.



Map of Coles Farm from 1884, as it was entering a period of decline, and a shift away from farming.



A 1970s aerial photograph showing the house after the works by Lady Juliet de Chair, including the creation of new swimming pool and the conversion of the neighbouring Cow Shed into a pool building.

4.1 HERITAGE CONTEXT OVERVIEW

Coles Farm was Grade II* listed in 1960. The listing description is as follows:

COLES FARMHOUSE

List entry Number: 1022715

County: Wiltshire

District: Wiltshire (Unitary Authority)

Parish: Box

Grade: II*

Date first listed: 20-Dec-1960

Listing NGR: SU4583476985

Statutory Address: COLES FARM

Details:

ST 86 NW BOX ALCOMBE

2/2 Coles Farmhouse

20 12 60 II*

House, dated 1648 and 1685, rubble stone with stone tiled roof, coped gables and paired diagonal end wall stacks. Two and a half storeys with additional attic, L plan. Recessed ovolo-moulded mullion windows. East front with 2 gables, each with single light over 3-light window, both with hoodmoulds. First floor, two 2-light windows to left under single hoodmould, ground floor 3-light each side of 2-light window, replacing door, continuous hoodmould stepped; over the 2-light window. C20 lean-to to right connecting with C20 projecting gabled single storey kitchen. Left gable dated PW 1646, right gable E/W/S 1685. South gable end is paired with south gable on rear wing. Hipped dormer between gables. Attic blank keyed oval over 2-light window with hood to left gable, first floor 3-light with hood and relieving arch to left, 2-light with hood to centre and 2-light with hood to right side. Ground floor: 4-light with king-mullion has relieving arch left, centre 2-light window,

under linked hoodmoulds. Plank door in moulded Tudor-arched surround with imposts, keystone and hoodmould to right side. Left side has moulded plinth stepped over two 2-light basement windows. West gable end, coped gable, blank oval in apex, 2-light attic window with dripstone, 3-light first floor window with hood and relieving arch and 4-light ground floor window with dripcourse stepped over window. North side-wall paired diagonal stacks, single light and 2-light window with hoodmoulds to first floor, similar windows below with stepped dripcourse. To left 3 stepped stair lights with hoodmould. Rear of main front has gable with 3-light attic window and hood, 2 first floor 2-lights with continuous hood and ground floor door in moulded door case with single light to left and 2-light-to right, all with hoods. North end gable has attached outbuilding with ground floor single light and hood to left of stone steps up to upper door flanked by small 4-light pointed vent loops. Above left vent loop, a late medieval 2-light small window with ogee heads to lights. West side has one ground floor 2-light ovolo-moulded window with hood. To left of gable-end a reset Tudor-arched door case with hood.

Interior has chamfered and stopped beams, large north end elliptical arched chamfered stone fireplace and south end Tudor-arched moulded fireplace with moulded shelf. Dog-leg stair with flat balusters and acorn finial newel posts. South-west room has C17 plaster frieze of griffins flanking shields and plaster decoration to ceiling. Fine C17 stone fireplace with fluting in frieze and shield spandrels, but not the same fireplace with in frieze fluting and shield spandrels, but not same fireplace as illustrated in late C19 engraving by H.Hall, Archt. Assoc. Sketch Book, 3rd set, Vol.7; (N.M.R.). Further Tudor-arched stone fireplaces upstairs. House belonged to the Webb family from c1633.

Listing NGR: ST8111369201



Engraving of 1868 showing the north-eastern elevation facing towards the road, and the former doorway with a hood mould over.



A watercolour view of the western end of the house, likely dating from the turn of the twentieth century.

5.0 PLANNING HISTORY

5.1 PLANNING HISTORY

PREVIOUS PLANNING APPLICATIONS

“Install replacement windows in a dwelling”

Ref. No. 16/06087/PREAPP | Status: Complete

“Install replacement windows in a dwelling & Install replacement door in a dwelling”

Ref. No. BR/19/018838/FENSA | Status: Complete

“Relocation of Boundary Wall”

Ref. No. N/11/01914/LBC & N/11/01909/FUL | Status: Approved with Conditions

“Removal and replacement of existing greenhouse on existing foundations”

Ref. No. N/93/01044/FUL | Status: Approved with Conditions

“Erection of a double-garage”

Ref. No. N/90/00015/FUL & N/90/00073/LBC

5.2 PRE-APPLICATION RESPONSE JUSTIFICATIONS

PRE-APPLICATION JUSTIFICATIONS

The pre-application feedback received follows the pre-application submission dated 24th October 2025 and that included works to the main house, outbuildings and an outdoor swimming pool. This current application and the proposed development relates to the proposals for the main house and the relevant feedback has been picked out and responded to. The officer's pre-application responses are as follows shown in *italic* text and an explanation of how the refined proposals contained within this application take into consideration the Officers' comments are shown in **bold** text.

The written response was received 8th January 2025 (reference ENQ/2025/01728) by Case Officer, Gabrielle Crabtree and the full pre-application response is attached as Appendix A.

“Considering the wider curtilage changes have been made to the site, which the historic report acknowledges that across the site, there has been extensive rebuilding, with various farm structures and outbuildings constructed and demolished over time. Taking this into account, there are officer concerns that the reintroduction of the swimming pool could represent development at the upper end of what could reasonably be considered proportionate to the scale and character of the original dwelling when assessed against the site history.”

The proposals for the pool have been removed from this application as per the clients wishes, and will be addressed under a separate planning application.

“The proposed works and alterations to the main dwelling appear, at this stage, to be appropriate and well considered. References are made to the existing internal partitions being of modern construction; however, it is not entirely clear whether any historic fabric would be lost. In conjunction with the removal of ceilings and the installation of a new bathroom, a clear schedule of works and detailed method statement should be provided to confirm that no historic fabric will be affected or removed.”

A full schedule of works and a method statement has been produced and submitted alongside this planning application. Attached as Appendix B and C.

“Full joinery details should be submitted for any new partitions, including materials, profiles, and finishes, to ensure that the design is sympathetic to the internal character of the building. In addition, detailed information on how the existing doorway is to be sealed off should be provided with any future application. These details must clearly demonstrate whether the proposed works would be reversible or not, thereby safeguarding the potential for reinstatement

in the future and minimising any permanent impact on the historic fabric.”

Detail drawings have been drawn and provided to support this application.

“Further details and proposed materials would need to be submitted in order to give a clear and concise answer. Material palettes would be expected to consider the very sensitive historic and architectural sensitivities of the site.”

Please refer to the material section of this document on page 26.

“While no mapped watercourses are immediately adjacent to the property, the rural setting and historic agricultural use suggest the possible presence of informal drainage channels or culverted flows that could influence local hydrology. The Environment Agency's long term flood risk mapping and Wiltshire Council's Strategic Flood Risk Assessment should be consulted to confirm any susceptibility to surface water accumulation, particularly in garden areas or near historic outbuildings.”

The Environment Agency's long term flood risk map and the Wiltshire Council's Strategic Flood Risk Assessment states that the yearly chance of surface water flooding and general flooding at Coles Farm is considered 'very low'. It is also considered outside of the groundwater flood alert area.

“[...] it is possible that modest alterations could be supported at Coles Farm subject to the assessment of appropriate scaled drawings and volume calculations and its previous site history.”

Volume calculations of the property have been calculated and included with this planning application.

We believe, through acceptance of the Conservation Officer's advice and omission of some of the proposed losses, any harm caused by the current proposals are minimised. Further justification of the remaining proposals are justified in the Heritage Impact Assessment.

6.0 PROJECT BRIEF

6.1 PROJECT BRIEF



The proposals presented in this document reflect a deep understanding of the existing buildings and their historical development. Developed in close collaboration with the applicant and wider design team, they prioritise the conservation of the buildings whilst enhancing the buildings' functionality as a family home.

This will be achieved via the following main agenda:

- Studying the buildings' evolution through historical research and proposing sensitive alterations that aim to either restore previously lost features or enhance existing components to conserve and protect the buildings for the future.
- Incorporating sustainable and low-carbon methods of heating the buildings to reduce the operational carbon of the buildings.
- Proposing a refined garden design, which increases the site's biodiversity, and incorporates sustainable drainage design to improve the water life cycle, minimising water run-off.

Through meticulous refinement, the proposals have been tailored to specifically address the essential points highlighted in the pre-application advice. Careful attention has been paid to ensure seamless integration with the existing structure and landscaping, ensuring a harmonious coexistence between the proposed additions and the historical elements of the buildings, but also with the existing garden.

7.0 PROPOSED DESIGN

7.1 PROPOSED DESIGN

DESIGN

The proposed works comprise of internal alterations to the main house, however there are no changes being made to the external appearance of the building. The primary objective of the design development has been to enhance the functionality and suitability of the main house to meet modern living requirements, whilst maintaining the buildings' character and relationship with the wider setting and main house.

LAYOUT

In the main house, at basement level, it is proposed to convert this space into a wine cellar with a store to the left-hand side by careful removing the existing partitions and replacing them with new ones that rationalise and make better use of the space. The existing blocked up lightwell will be reinstated, matching the existing lightwells.

Proposals on the ground floor include new partitions in the kitchen to create a larger pantry with new joinery in both the kitchen and boot room. The current entrance will be carefully sealed, keeping the door's prominent position on the external elevation but allowing for joinery on the interior.

The existing fireplaces that were previously blocked up are proposed to be opened up and reinstated with the stone surrounds matching the existing fireplace already in the house. The space on the north-eastern side of the house will be rationalised with the existing modern partitions removed and new ones instated to create a new, larger master bath and dressing room. The sanitaryware in all the bathrooms will be replaced.

On the second floor, the current bathroom is proposed to become a utility room and subsequently new joinery will be installed; the current laundry room will become the bathroom with new sanitaryware.

The proposals have been designed to sensitively represent one more phase of the house's evolution and to complement the existing building.

MATERIALS

The materiality and design language of the proposals match that of the original dwelling, and the character of the local area.

The proposals for this scheme include internal alterations with only minor changes being made to the external façades such as re-instating a lightwell and sealing the door on the south-east elevation. The new proposed lightwell in the basement will match the existing windows with a single glazed pane within a steel glass frame and an iron bar with a square profile matching the existing. The door will be sealed on the interior using the same materials as existing - lath and plaster. The exterior is unchanged as the door remains visible on the outside ensuring that this change is reversible.

Where internal alterations have taken place, any patching, repairs and re-plastering would be carried out using materials matching the surrounding finishes i.e. haired lime plaster, lime mortars/renders and matching masonry. Wherever possible, new lightweight partitions will be formed robustly, using plywood sheathing over the new studs before applying any finishing boards. New masonry partitions would be finished through direct lime plastering onto the masonry, rather than using a dry lining system.

Where doorways are reinstated and a new door inserted, the door, frame, jambs, architrave, and skirting mouldings will match the existing internal doors. Existing internal doors are generally 4 or 6 recessed panel doors with inset mouldings. Wherever possible and appropriate internal doors, cupboard doors and internal door furniture removed as part of these works will be refurbished and reused.

SCALE

The scale of the main house will remain unchanged by the proposals.

APPEARANCE

As the works proposed for the main house are predominately internal, the exterior façades remain unchanged, bar the proposed lightwell being re-instated in the basement on the south-west elevation.

USE

The property will be used by the current owners and family.

ACCESS

There will be no alterations to the existing access from the existing driveways.

8.0 PLANNING POLICY AND GUIDANCE

8.1 PLANNING POLICY AND GUIDANCE

Applications for planning permission in Wiltshire are determined in accordance with the adopted Wiltshire Local Plan. The relevant policies are as follows:

Core Policy 50: Biodiversity and geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 58: Ensuring the conservation of the historic environment

CORE POLICY 50: BIODIVERSITY AND GEODIVERSITY

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

1. cannot reasonably be avoided
2. are reduced as far as possible
3. are outweighed by other planning considerations in the public interest
4. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

CORE POLICY 51: LANDSCAPE

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

1. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
2. The locally distinctive character of settlements and their landscape settings
3. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
4. Visually sensitive skylines, soils, geological and topographical features.
5. Landscape features of cultural, historic and heritage value
6. Important views and visual amenity
7. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion
8. Landscape functions including places to live, work, relax and recreate
9. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NENP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

8.1 PLANNING POLICY AND GUIDANCE

CORE POLICY 57: ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

1. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
2. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
3. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
4. being sympathetic to and conserving historic buildings and historic landscapes
5. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
6. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
7. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
8. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site
9. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
10. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials

11. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long-term future
12. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
13. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place
14. meeting the requirements of Core Policy 61 (Transport and New Development)

CORE POLICY 58: ENSURING THE CONSERVATION OF THE HISTORIC ENVIRONMENT

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

1. Nationally significant archaeological remains
2. World Heritage Sites within and adjacent to Wiltshire
3. buildings and structures of special architectural or historic interest
4. the special character or appearance of conservation areas
5. historic parks and gardens
6. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

9.0 HERITAGE IMPACT ASSESSMENT

9.1 HERITAGE IMPACT ASSESSMENT

INTRODUCTION

This section of the document assesses the heritage impact of the proposals to Coles Farm. This should be read in conjunction with the accompanying *Historical Development* document by ADAM Architecture, which contains a detailed assessment of the significance of heritage assets on the estate. The *Heritage Context Overview* at Section 4.0 of this document contains a summary of the findings and the buildings' significance.

METHODOLOGY

In order to understand the magnitude of impact of proposals on heritage assets, several steps are identified in the *Historic Environment Good Practice Advice in Planning: 3 (2nd Edition): GPA 3 - The Setting of Heritage Assets* (December 2017):

- Step 1:** Identify which heritage assets and their settings are affected
- Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4:** Explore ways to maximise enhancement and avoid or minimise harm
- Step 5:** Make and document the decision and monitor outcomes. Each of these steps is considered in more detail in this section.

For the purposes of assessing the likely impact to result from the proposals and any subsequent impact on the heritage assets, the Cotswolds National Landscape and the Wiltshire Green Belt, established criteria have been employed. The impact of proposals can be grouped into three categories: **neutral, beneficial or adverse**.

Within the three categories there are four different levels that can be given to identify the intensity of impact:

- **nil/negligible** – impacts considered to cause no material change.
- **minor** – impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
- **moderate** – impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- **substantial** – impacts considered to cause a fundamental change in the appreciation of the resource.

Visual Impact – Refurbishment/New = Visual impact improvements for significance

Fabric Impact – Some Removal Works = Limited impact on fabric of significance

Context/Use – Upgrading/Same/Similar Use = No long-term impact in regard to significance.

GENERALLY

The proposed works comprise internal alterations to the main house. There will therefore be no major change to the external appearance of the building, and therefore no impact upon the Cotswolds National Landscape and the Wiltshire Green Belt.

INTERNAL WORKS

GENERALLY

The proposed works for the interior comprise small alterations that are not considered to be contentious. The approach taken has been to provide as light a touch as possible in order to protect this historic fabric and finishes, while enhancing the functionality of the house to modern living requirements. The sanitaryware in all the bathrooms throughout the house will be carefully replaced, with no loss of, or damage to, historic fabric.

Where internal alterations are proposed, any patching, repairs or re-plastering would be carried out using materials matching the surrounding finishes, i.e. haired lime plaster, lime mortars/renders and matching masonry. Wherever possible, any new lightweight partitions will be formed robustly, using plywood sheathing over the new studs before applying any finishing boards. New masonry partitions would be finished through direct lime plastering onto the masonry, rather than using a dry lining system.

BASEMENT

The basement is one of the areas of Coles Farmhouse that has seen the most change since construction, particularly in the late-twentieth century. The space retains its original plan and three lightwells, but the walls were re-lined and new concrete floors installed in 1970s, as confirmed on proposal drawings from that time. This was likely well intended, as a means to remedying damp issues, but as a result, the space has lost all its wall finishes and historic patina. The space is currently used as a boiler room and store and has a utilitarian finish that is at odds with the gentle historic character of the house. The existing partitions are all modern. One of the three lightwells has also since been blocked up. As a result, the chief significance of the basement today lies in the preservation of its historic footprint and its original lightwells.

The proposal for the basement is to return the space to a traditional use as a wine cellar and store. The modern partitions would be carefully removed and replaced with new partitions that make better use of the space. The existing blocked up lightwell would be reinstated, with detailing to match the existing lightwells. This is at basement level so will have minimal effect upon the external appearance of Coles Farm as can be seen on the proposed south-west elevation drawing contained within this document and submitted as part of the application. It is, in any case, is a restoration of the original appearance of the building and as such, it is seen as being a positive heritage proposal. The internal walls would be insulated and made waterproof to protect the space into the future.

These works will represent an substantial improvement to the space, restoring its historic, service character and preserving the historic features that remain in situ. Given the existing utilitarian finishes to the space, these proposals would have a **substantial beneficial impact** upon the significance of the cellar and our understanding of its place within the wider farmhouse.

9.1 HERITAGE IMPACT ASSESSMENT

GROUND FLOOR

Kitchen

Again, the proposed interventions to the ground floor have been kept minimal. The existing kitchen is modern and is housed within a former outbuilding to the main house. The kitchen was moved into this space, out of the main house in 1972, with the old kitchen then converted used as a dining room (as existing). The existing partitions to form the kitchen pantry and WC (accessed off the entrance lobby) were also created at this time. The significance of this space today lies in its external form and footprint as a former outbuilding close to the main house, with all interior fixtures and fittings modern in date, including all of the kitchen joinery.

It is proposed that some of the existing partitions to the pantry and WC are replaced to enlarge both of the spaces, and new kitchen joinery installed. The existing room use will be retained. As these elements are all late-twentieth century modern additions, there would be no harm to any historic fabric. As such, these proposals will have a **nil/negligible** impact and are considered to cause **no material change**.

Boot Room (existing Utility)

The existing Utility is contained within a former agricultural building, located at the north-western end of the house. Originally, it is likely to have had a hayloft over. It probably was converted to domestic use in the early twentieth century, as a pantry or scullery to the kitchen beyond. Today, the significance of the room lies in its characterful external appearance and its footprint, with all interior fixtures and fittings dating from the twentieth century.

The only proposed change to this space is the creation of new internal joinery and the room will continue in its use as a subsidiary service space. As the internal fittings are all modern additions, there would be no harm to any historic fabric. As such, these proposals will have a **nil/negligible** impact and are considered to cause **no material change**, with the important external appearance retained as existing.

Living Room

The living room is located in the eastern corner of the house. This appears to have been the original hall to the early core of the house of the 1600s, with the main entrance into the house located on the north-eastern facade. This door was blocked and converted to a window in the mid-twentieth century. The space was likely to have originally been partitioned off from the staircase area, but was opened out in the early twentieth century. The existing doorway on the south-eastern wall was likely moved eastwards to its current position in the mid-twentieth century, under the owner Robert Morley; its original location was probably further to the west on the same elevation, leading into the stair hall, where a window is now installed.

The primary significance of this space today lies in it forming a key part of the original, early 1600s house, and in the survival of its impressive seventeenth-century fireplace. The south-eastern doorway is also original fabric and of some architectural and historical significance, but it is not in its original location, and it this location was never intended, historically, to be the main entrance to the house.

It is proposed that the existing doorway on the south-eastern elevation is retained in situ for posterity, but is simply fixed shut. This will allow for better, practical use of the interior space of modern living, with new joinery installed within. As such, there will be no loss of historic fabric and the external appearance of the door on the south-eastern elevation will be preserved as existing, as evidenced in the proposed south-east elevation drawing contained within this document and submitted as part of the application. It should be noted that this proposal is **entirely reversible** should the future needs of inhabitants change and the door access is required once more, with no harm to the fabric of the door and its surrounding fabric. Details of how the doorway would be sealed shut are included in this application, demonstrating how the opening could be readily reinstated in the future.

Given that this work would cause no loss of historic fabric and would ensure that the external appearance of the building is unchanged, it is considered to have a **minor neutral impact** upon the significance of the building. The proposal would not impact upon the ability to understand and appreciate the heritage value of the asset, given that this feature is not in its original location, and that the door would remain in situ and would still be visible externally.

FIRST FLOOR

Master Bathroom and Dressing Room

Originally, the north-eastern corner of the house would have comprised one large bedchamber, with the partitions likely installed in the early twentieth century to create a smaller bedroom, bathroom and lobby. The bathroom partition currently subdivides one of the existing windows on the north-eastern elevation.

It is proposed that existing space is rationalised with new partitions installed to create a larger master bathroom and lobby, with a dressing room in the bedroom space, essentially retaining the same room layout but with different, more practical proportions. The partitions proposed for removal in this location are twentieth century in date and are not of high historic value. Internal doors, cupboard doors and internal door furniture removed as part of these works would be refurbished and reused. As such, this proposal would have a **nil/negligible neutral impact** upon the significance of the building, with no loss of historic fabric and no material change to the readability of the floor plan.

Fireplaces

Some of the most significant remaining features at Coles Farm are the various fireplaces throughout the property, which in themselves tell the story of architectural change and development across the house. However, in more recent years, most of the fireplaces on the first floor have been closed and the flues blocked up. It is proposed that the openings are reinstated, restoring the traditional appearance of the fireplace in each room, hopefully with a view to being reinstated as working fires. Several of the fires have existing hearths, which if original, would be retained. As the existing carpets are taken up during the restoration works, it is hoped that more original hearths will be discovered. Where hearths are missing, they would be reinstated, using high quality solid flagstones to match the original, visible examples that survive in the house.

This is considered to have a **substantial beneficial impact** upon the significance of the building, restoring the traditional appearance of each space, that would always have had open hearths.

9.1 HERITAGE IMPACT ASSESSMENT

CONCLUSIONS

As the works proposed for the main house are largely internal, and the proposed minor alterations to the exterior façades would restore previously lost features, the existing appearance of the building from the immediate and wider locality is improved and preserved. The proposals for Coles Farmhouse have been designed to be minimal in extent, maintaining the existing use of rooms and their broad layout. The minor changes proposed would result in no harm to the historic fabric or significance of the building. They represent the next phase of the buildings' history and evolution into the twenty-first century, maintaining the significance of the building whilst allowing for more practical accommodation for modern living.

Overall, the proposals are modest in scale and very low in heritage impact. As stated in the Pre-Application response of received on 8th January 2025 (reference ENQ/2025/01728), it was considered by the local authority that '*The proposed works and alterations to the main dwelling appear.... to be appropriate and well considered.*' In addition, as requested in the pre-application advice, a full schedule of works and a method statement has been produced and submitted alongside this planning application, clarifying that no historic fabric would be lost as a result of the works.

10.0 CONCLUSION



10.1 CONCLUSION

It is our firm belief that the proposals detailed in this statement, accompanied by the supporting drawings and heritage assessment, demonstrate a shared commitment from both the client and the consultant team to deliver an exemplar building. Through the re-evaluation and improvement of the scheme via the pre-application process, our aim is to enhance the functionality and long-term viability of these buildings and reinstate their relationship with the main house. By introducing high-quality design solutions and proposing a garden design that promotes biodiversity, we aspire to establish a new benchmark for environmentally responsible development.