
HERITAGE, DESIGN AND ACCESS STATEMENT

Yew Tree Farm, 20 The Street, Wilsford, Pewsey SN9 6HB

Issued for Listed Building Consent May 2025



Yew Tree Farm from road to north

Introduction

This Heritage, Design & Access Statement has been prepared by PKA Architects Ltd to support a Listed Building Application for external render repair/replacement work and replacement windows at Yew Tree Farm located at 20 The Street, Wilsford, Pewsey SN9 6HB. The property is a Grade II Listed building situated within the Wilsford Conservation Area.

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

The Existing Building

Yew Tree Farmhouse is a grade II listed building in the Wilsford Conservation Area. The list description for the building is as follows:

Farmhouse. Early C19. Rendered brick with thatched roof. Two storeys, 3 bays with a narrow cross wing, probably C20, at east end. Six-panelled door with canopy on shaped brackets. Sixteen and 20-pane sashes, but C20 windows to wing. Colour-washed brick lean-to on right, and pebbledash finish to rear. Stack against cross wing and second stack on right hipped gable.

The 2004 Conservation Area Appraisal suggests parts of the building are likely to predate the C19 date suggested in the list description:

Yew Tree Farm, No.20, is listed as an early 19th farmhouse. Externally the rendered walls and the sash windows on each side of the door seem to bear this out. It does however have fundamental features such as the position of the main chimney and the presence of a cross wing that are characteristic of the 17th century as those of some other buildings in the village ie. No.s15,16 and No.s17,18. These latter though relatively unaltered have nevertheless progressed somewhat towards the early 19th century appearance carried through in No.20. In particular features such as the raising of the walls and the provision of a second chimney stack for the west rooms. Installation of sash windows and a central door were the fashion of the early 19th century. The lean-to outshut even has a coped gable in-keeping with the façade. Sadly the building in 2004 is in poor condition. However the on-going repair of the decayed east wing wall reveals evidence of a timber frame. An overall repair scheme could reveal that the structure is indeed an historic timber frame.

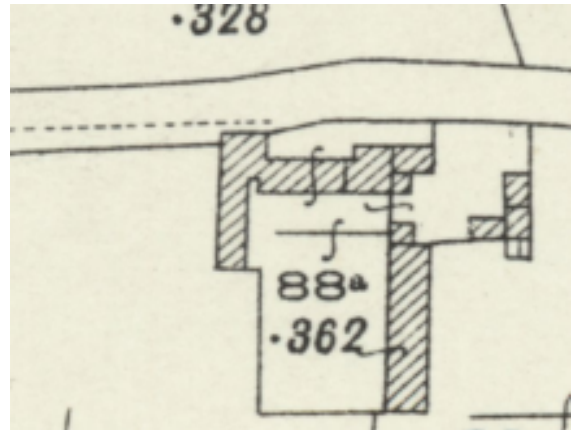
As part of a 2024 pre-app submission for the proposed works associated with this listed building consent application, the Wiltshire Buildings Record's organiser, Dorothy Treasure briefly reviewed the photographs provided and suggested the exposed timber frame is likely to be C16 and the rendered brickwork late C18 or early C19.

The extracts from historic maps on the following page show how the footprint of the building has evolved during the 20th century:

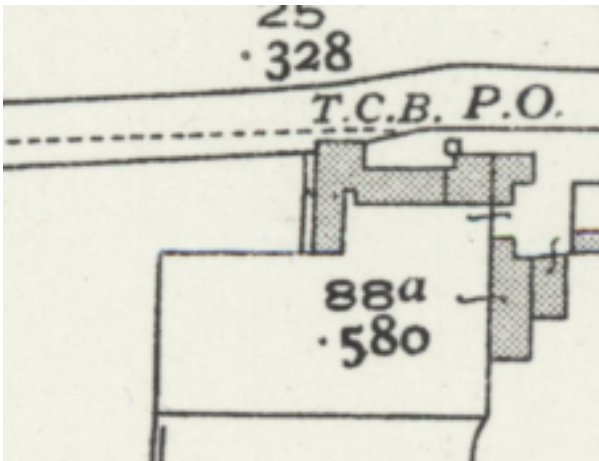
The extracts from historic maps on the following page show how the footprint of the building has evolved during the 20th century:



1844-1888 OS



1898-1939 OS



1921-1943 OS



2019 OS

Relevant Planning History:

K/42727/L Retention of repairs to eastern elevation wall, replacement of two windows and one door on northern elevation, approved 11 March 2002.

The works that were to be retained associated with the above application appear to have been infilling of the timber frame on the eastern elevation with concrete blocks to stabilise the building, leaving the timber frame in its partially collapsed condition. The proposed window and door replacement did not take place at the time; however the windows were manufactured. These have been stored at the property and are currently being fitted.

Assessment of Historical Importance

The subject property holds historical and architectural value, in particular the North Elevation which faces the street, which remains a key feature of the building and its setting. Notable aspects include the sash windows and thatched porch which contributes to the property's architectural character. The rear and side elevations of the property makes less of a contribution both in heritage terms and to the Conservation area as a whole. These elevations have been subject to 20th century alterations including the replacement and enlargement of the original window joinery with metal framed windows and the application of a cement based roughcast render.

The building was noted for its poor condition in the 2004 Conservation Area Appraisal, shortly after the 2002 application was approved. Since then, the exterior of the building has been subject to further deterioration.

The Proposed development

The proposals seek to address long standing maintenance issues, with repair / replacement works to the windows and render.

1. Window repair / replacement

Please refer to the numbering on the drawings submitted as part of this application

Windows 8-10, on the east elevation are modern timber casements dating from the 1970s/80s. The proposal is to replace windows 8 and 9 with new traditional flush timber casements, and to brick up and render over 10.

Windows 11 and 12 on the North Elevation are both of later C20 design and are in very poor condition and beyond repair. The proposal is to replace these with the sash windows that have been in storage for many years, which was granted consent in 2002 under application K/42727/L. It is understood that the sashes in storage have been seen by the Conservation Officer and are considered to be acceptable.

Windows 13-16, on the North Elevation of the property, are sliding sashes likely to date from the early C19. These windows are proposed for traditional repairs only.

Window 17, is a Crittall window on the north elevation single storey lean-to. It is proposed to replace this window with a traditional flush timber casement window.



East elevation, Windows 8-10



North Elevation windows 13-16



North Elevation window 17

2. Render repair / replacement

The existing render appears to be of two types, roughcast cement and smooth lime.

The render on the south elevation is understood to be a 20th century cement based roughcast render and is in poor condition and is detaching in large areas. It is proposed to replace this with a smooth-finished traditional lime render system which is more appropriate for the age of the building and will improve the breathability of the wall. The proposed replacement lime system consists of a haired harling coat of Seciltek Reabilita Cal CS and a top coat of un-haired Reabilita Cal RB natural hydraulic lime.

The render on the east elevation requires significant repair and reinstatement over the exposed block work portion. This will be reinstated as a smooth lime render to match the retained existing lime render. The area of smooth render above the blockwork is likely to be historic lime render and possibly bonded to laths so where possible this will be repaired rather than replaced in order to avoid damage to the substrate.



Render South Elevation



Render east elevation

The north elevation appears to have an early C19 smooth lime render with a hard top coat which has been lined to mimic stonework. This render will be retained and repaired to match, using matching materials where possible.



Render north elevation 1



Render north elevation 2

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 proposed works will remove unsympathetic 20th century windows and areas of cement render and replace with more appropriate traditional timber sash and casement windows and lime render. It would also retain and repair existing 19th century windows and lime render.

The proposed works will be sensitive to the building's historical significance and ensure the preservation of its key architectural attributes. The fabric of the building, including the key structural and decorative features, will not be altered as part of the current proposal.

The proposals will not cause harm to the building or its historic character, and will significantly enhance its appearance and contribution to the Wilsford Conservation Area.

Summary

The proposed works will improve the appearance of the listed building without harming its historic significance. The building has been subject to external deterioration over many years, so the proposals will bring to an end to this period of decline, ensuring the building's architectural integrity is preserved.