

# DESIGN AND ACCESS STATEMENT

## Listed Building Consent Application

Yew Tree Farm, Wilsford, Nr Pewsey SN9 6HB

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## 1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for repair works to UYew Tree Farm, Wilsford which is a Grade II listed building.

The works on Yew Tree Farm commenced in July 2025 covered by the LBC PL/2025/00074 which included the removal of existing external render finishes and subsequent application of new lime render system to the north, east & south elevations. These works commenced with the east & partial north elevations but upon removing the render the poor condition of the building sub structure necessitates considerable repairs

The proposed works comprise the careful removal of existing infill panels within the timber frame, inspection and assessment of the exposed timber structure, the undertaking of necessary structural timber repairs as required, and the subsequent reconstruction of the infill panels using materials retained from the removal, and matching materials as required.

The purpose of this statement is to explain the design principles underpinning the proposals, demonstrate how the special architectural and historic interest of the listed building will be preserved, and confirm that the proposals accord with national and local planning policy, including the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

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## 2. Site and Building Context

### 2.1 Site Location and Setting

The building is situated within the small village of Wilsford and forms part of the historic built environment of the area. Its setting contributes to its significance as a designated heritage asset, reflecting the traditional character, materials, and construction methods typical of historic buildings within the county.

## 2.2 Description of the Listed Building

The property is a Grade II listed building, recognised for its special architectural and historic interest. The full ID 1320126 listing is as below

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-paned 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.

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## 3. Assessment of Significance

In accordance with Historic England guidance and Wiltshire Council conservation principles, the significance of the affected elements has been assessed as follows:

- **Timber Frame:**  
The timber frame is of high significance, representing historic structural fabric and traditional construction methods. Where possible, retention and repair of original timber is preferred and will be prioritised
- **Infill Panels:**  
In light of the rendered finish to the property the infill panels are of moderate significance. Overtime the original wattle & daub infills have been replaced by brick & mortar, but neither add significantly to the structural properties of the building

The proposed works focus on repair and conservation, ensuring that the building's significance is preserved and, where possible, enhanced.

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## 4. Design Principles

The proposals are guided by established conservation principles, including:

- Minimum intervention
- Retention of historic fabric wherever possible
- Like-for-like repair using traditional materials
- Reversibility of interventions where feasible

The works are repair-led rather than alteration-led and are intended to address deterioration while safeguarding the long-term condition of the building.

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## **5. Proposed Works**

### **5.1 Removal of Existing Infill Panels**

The existing infill panels will be carefully and selectively removed to allow for inspection of the timber frame. This will be undertaken using hand tools and traditional methods to avoid damage to surrounding historic fabric. Any salvageable materials will be retained where appropriate.

### **5.2 Timber Structural Assessment**

Once exposed, the timber frame will be inspected by suitably qualified professionals experienced in historic buildings. This assessment will identify areas of decay, weakness, or previous inappropriate repairs. A fully annotated drawing of the timber frame will be developed and retained as part of these works

### **5.3 Timber Repairs**

Repairs to the timber frame will be limited to those areas where intervention is necessary. Techniques may include:

- Localised timber splicing using matching timber species
- Traditional carpentry joints
- Repair rather than replacement wherever feasible. Where replacement is deemed a requirement, the benefits of utilising alternative construction materials will be assessed to determine the best route forward to provide the structural integrity of the building
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- Any replacement timber will be carefully selected to match the existing in terms of species and section size

### **5.4 Reconstruction of Infill Panels**

Following completion of timber repairs, the infill panels will be reconstructed using appropriate traditional materials and methods consistent with the historic character of the building. This may include traditional lime-based construction, ensuring breathability and compatibility with the timber frame.

Following completion of the repairs the elevations will be re-rendered as covered by LBC PL/2025/00074

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## 6. Impact on the Listed Building

The proposed works have been carefully designed to minimise impact on the special architectural and historic interest of the listed building.

- **Temporary Impact:**  
The removal of infill panels will be temporary and undertaken solely to facilitate essential inspection and repair.
- **Permanent Impact:**  
The completed works will preserve the historic fabric, improve the condition of the timber frame, and ensure the continued integrity of the building.

Overall, the proposals are considered to result in **no harm** to the significance of the listed building and will secure its long-term conservation, in line with the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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## 7. Access Statement

The proposed works do not involve any alterations to the existing means of access to the building.

- Access for contractors will be managed sensitively and in accordance with best practice.
- Any scaffolding or temporary access equipment will be removed upon completion of the works.
- The proposals do not affect public access or inclusive access arrangements.

As such, the proposals are considered acceptable in access terms.

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## 8. Policy Context

The proposals have been developed in accordance with the following policy framework:

- **Planning (Listed Buildings and Conservation Areas) Act 1990**, Sections 16 and 66
- **National Planning Policy Framework (NPPF)**, particularly Section 16: Conserving and Enhancing the Historic Environment
- **Wiltshire Core Strategy and Local Plan**, including policies relating to heritage assets and the historic environment
- **Historic England Guidance**, including *Conservation Principles* and advice on timber-framed buildings

The repair-led nature of the proposals aligns with both national and local objectives to preserve designated heritage assets.

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## 9. Conclusion

This Design and Access Statement demonstrates that the proposed repair works have been carefully considered and are firmly grounded in conservation best practice.

The proposals represent a responsible and necessary intervention to secure the building's long-term condition and are fully compliant with relevant legislation and planning policy. Listed Building Consent is therefore respectfully sought.