



DESIGN, ACCESS AND HERITAGE STATEMENT

in support of a

Retrospective Listed Building & Planning Application

for works at

Penleigh Farmhouse, Penleigh

prepared by

Atelier 17 Ltd

Rev -

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This document should be read in conjunction with the following information:

Application Forms
Drawings:

Existing Drawings (2014)

- A17 25 37 S01 - Location Plan
- A17 25 37 S02 - Existing Block Plan
- A17 25 37 S03 - Existing Ground Floor Plan
- A17 25 37 S04 - Existing First / Second Floor Plan
- A17 25 37 S05 - Existing West & North Elevations
- A17 25 37 S06 - Existing South Elevations & Section
- A17 25 37 S07 - Existing East Elevations

Existing Drawings (2025)

- | | |
|------------------|-------------------------------------|
| A17 25 37 S102 - | Existing Block Plan |
| A17 25 37 S103 - | Existing Ground Floor Plan |
| A17 25 37 S104 - | Existing First / Second Floor Plan |
| A17 25 37 S105 - | Existing West & North Elevations |
| A17 25 37 S106 - | Existing South Elevations & Section |
| A17 25 37 S107 - | Existing East Elevations |

Proposed Drawings

- | | |
|-----------------|-------------------------------------|
| A17 25 37 P01 - | Existing Block Plan |
| A17 25 37 P02 - | Existing Ground Floor Plan |
| A17 25 37 P03 - | Existing First / Second Floor Plan |
| A17 25 37 P04 - | Existing West & North Elevations |
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1.0 INTRODUCTION

This document has been prepared by Atelier 17 Ltd on behalf of the family owners of the site and is to provide supporting information to assist in the determination of a Listed Building and Planning Application for alterations to the existing property. As the works have already been undertaken these applications are being made retrospectively application

Applicant
Mr and Mrs Morgan

Date
February 2026

Location
The application site is located in Pnleigh off Fairwood Road, near Dilton Marsh and is the primary dwelling house set within an historic farmyard complex.

Site
Penleigh Farmhouse, Penleigh, BA13 4EB

Proposal
Following the purchase of the property in late 2025, the new owners have undertaken a number of elements of refurbishments and alterations at the property, predominantly internal but with some external changes.

These works have been undertaken in the context of an extant 2014 Approval and at least in part the need to undertake immediate works to ensure the safety of the safety and security of the Heritage Asset.

Primary Constraints
The dwelling is Grade II Listed Heritage Asset. It is not situated within a Conservation Area, designated SSSI, Greenbelt or AONB. There are no TPO's which effect the site although mature trees form part of the buildings context



2.0 EXISTING PROPERTY

Penleigh Farmhouse is a Grade II listed building that sits within a group of farm buildings on the east side of Fairwood Road. Although generally structurally sound the house has not been occupied or maintained as ideally would have been the case for many years and is now in a tired state of repair and in need of works to safeguard its longevity and bring it back to a condition where it can be lived in.

The earliest part of the building dates back to the early seventeenth century with additions added in the eighteenth and nineteenth century. The building has an ‘L’ shape configuration and is generally constructed in red brick with the earliest roofs and the roofs in Bridgewater tiles on the later roofs being slate. As would be expected, the layout and arrangement of the structure and the detailing of the internal and external doors and windows and other secondary items vary from one section to the next. At the time of writing, whilst much of the original fabric remains, there have been considerable losses due to neglect and vandalism over the last decade and much of the building has become and remains in poor condition.

Attached to the main dwelling is a single storey stable block which extends to the west. Being made of similar materials but of a far simpler construction, this would have been used for the housing of animals. This structure does not form part of the Listing but is clearly a curtilage structure due to its physical connection to the dwelling.

Connected to this range is a further structure of earlier, stone construction which was likely a stable with hayloft over.

OFFICIAL LISTING:

The following details for the property have been accessed via the Historic England List:

Heritage Category: Listed Building
Grade: II

List Entry Number: 1021472
Date first listed: 11-Sep-1968

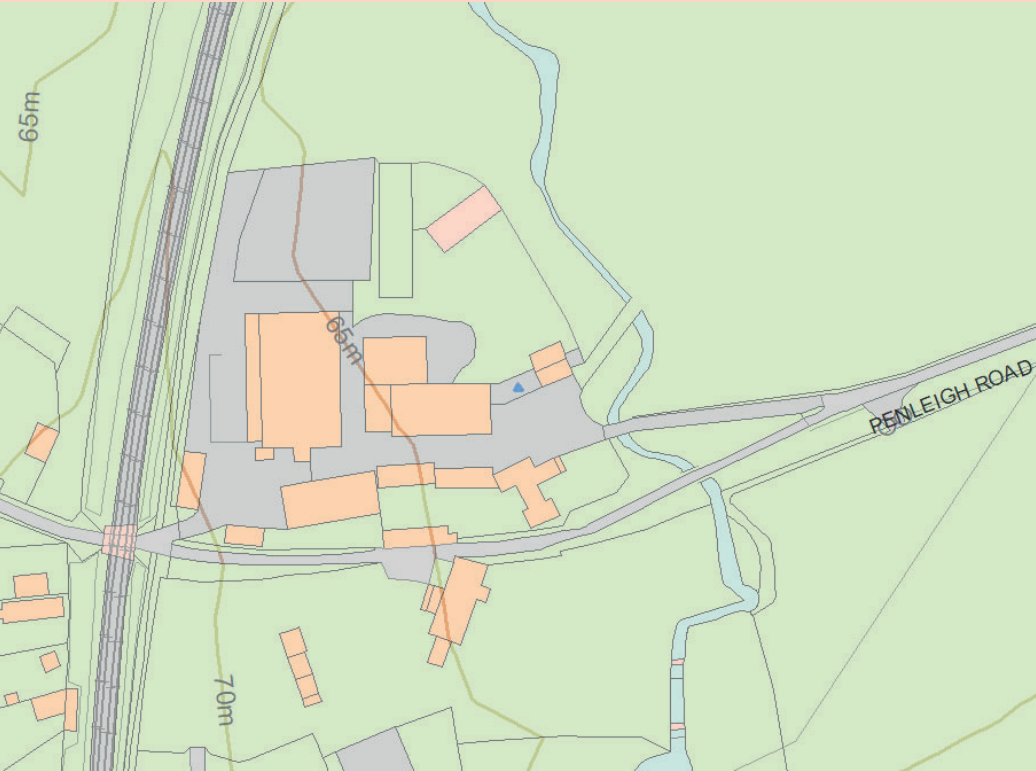
Entry Name: PENLEIGH FARMHOUSE,
FAIRWOOD ROAD

Details

GV II

DILTON MARSH FAIRWOOD ROAD ST 85 SE (east side)
4/108 Penleigh Farmhouse 11.9.68 GV II Farmhouse. Early C17 with C18 additions and early C19 wing. English garden wall bond brick, Bridgewater tiled roof, brick stacks, C19 range Flemish bond with Welsh slate roof. L-plan. Two-storey, 1-window former entrance front on south side. C17 range has 3-light cyma-mullioned casement to ground floor, 3-light T mullioned and transomed window and datestone: G H / 1716 to first floor, toothed eaves. C18 wing attached to right has 4-panelled door, 3 and 2-light casements, to right of this is C19 wing with higher roofline and French windows, 4-pane and 16-pane sashes. Rear of C17 range has 3-light C20 and 3-light C19 casements, 3- light mullioned and transoms casement to first floor, 3-light casement to attic floor. Right return has 2-light mullioned casement to ground floor, 3-light mullioned and transomed to first floor and 3-light attic casement, attached outbuildings. Interior of C17 range has blocked open fireplace, fine moulded cross beams to ground floor west room, C19 joinery. Initials on the datestone of those of George Turner who bought the Penleigh estate in 1704. (VCH, Wiltshire, Vol 8, 1965)
GV II

Listing NGR: ST8564150894



3.0 RECENT HISTORY & CONTEXT

The house was in the same family for many years and was taken on by a younger generation around 2013, who were keen to undertake the necessary repair works and develop the property. They proposed a range of careful changes to alter some elements of the layout so as to make the house work as a modern family dwelling. This included the conversion of the existing adjoined stable building.

In 2013, Planning and Listed Building Applications were submitted following a Pre Application and an extensive scope of works was granted consent.

At the time, the Agent in their supporting documentation described the building as ‘although generally structurally sound the house has not been maintained as ideally would have been the case for many years and is now in a tired state of repair and in need of works to safeguard its longevity and bring it to a condition where it can be lived in in comfort’.

Images to the right taken from the Design & Access Statement and Architectural Justification Statement prepared by the Agent show the general condition of the building at this time.

Sadly, post the Approval, there is little evidence that any of the proposed works have been carried out which would have resulted in a fully functioning family home which is typically accompanied by ongoing maintenance and up keep.

The result being that the building has, as a whole continued to degrade and in some localised areas, completely fail.



3.0 RECENT HISTORY & CONTEXT cont.....

Notwithstanding the general degradation of the structure due to its condition in 2013 and the lack of works and occupation since, the buildings became the target for a mix of antisocial behaviour.

This became such a problem that the police were asked to make regular checks on the site. See adjacent.

Subsequent to this, ongoing vandalism was reported by the vendor after Agents had been instructed to sell the property on their behalf.

See the email extract below.

Unfortunately, there are no images available which clearly show the extent of destruction and the overarching condition of the building at the point of purchase.

However, using the known survey drawings at 2014 and in discussion with the new owners, we have prepared a set of drawings as part of the submission illustrating the extent of the building as of mid 2025 which also illustrate those areas of the building which have significantly changed / degraded over the intervening 11 year period.



4.0 PLANNING HISTORY

There are two recorded events on the Wiltshire Planning Website which are both related to the proposed works in 2014. The details are below.

Application Ref: 14/05352/FUL	
Description:	Extension of existing farmhouse into adjoining stable building and internal alterations relating to the use of the building as a family dwelling
Decision:	Approve with Conditions
Date	30/07/2014
Status:	Lapsed

Application Ref: 14/05406/LBC	
Description:	Extension of existing farmhouse into adjoining stable building and internal alterations relating to the use of the building as a family dwelling
Decision:	Approve with Conditions
Date	30/07/2014
Status:	Lapsed

In both cases the pre-commencement conditions were not satisfied and / or the Approved works were not substantially started within 3 years. As such, the Approval has lapsed.

However, the scope of the Approved proposals are helpful to this application in that much of the work that is proposed within this application is either the same or similar in scope.

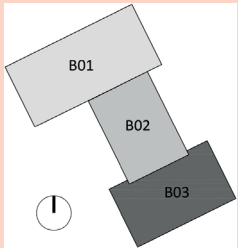
The scope of the proposed works are discussed overleaf.

5.0 PROPOSALS

As this Application is predominantly for retrospective consent, It should be noted that all works discussed below are completed other than final decoration and other second fix items.

A future application will be made for further works to be assessed prior to commencement in order to achieve the comprehensive development of the building.

For ease of reference, the building has been divided into three phases in terms of its historical development as per the diagram below. This is then used to identify the location of the various works as described.



External Walls Generally to B01 and B02.

Internally all of the external walls have been lined with insulated plasterboard with integral VCL. This has been done to improve the thermal performance of what is generally solid brick construction.

This will improve the thermal performance of the building and help secure long term occupation whilst creating an appropriate environment for a dwelling.

Linings of this type can lead to trapped moisture and condensation. However, whilst the integral VCL stops the structure from breathing internally, it also prevents moisture laden air from internal spaces getting to the colder external solid construction. This is even more important now that buildings are expected to be more air tight for modern occupation.

In addition, unlike other masonry types, natural clay bricks

and lime mortar are highly breathable and allow the easy movement of water and moisture. With the external envelope now clear of debris and vegetation and having been re-pointed, the solid wall construction should have ample breath-ability to avoid any water related problems within the construction.

In addition, works to the roofs and maintenance of the rain-water goods will help to ensure that the majority of water is captured and transported an appropriate distance away from the building.

External Works - (Walls B01)

The base course on the south elevation exhibited significant de-lamination and structural failure of the stone. The failed stone has been removed and work is underway to replace these with new stone in matching materials and profiles. Work on this is not yet complete following a cessation of works on-site in December 2025.

External Works - Walls (B02)

The modern porch overhang has been removed and damage caused by the mechanical fixings have been repaired. The walls have had all ivy and other vegetation removed and have been subsequently cleaned and locally re-pointed in matching lime based mortar.

External Works - Walls (B03)

The walls have had all ivy and other vegetation removed and have been subsequently cleaned and locally re-pointed in matching lime based mortar

External Works - Roof (B02)

The roof has been stripped with battens and failed felt removed, relined with breathable membrane, re-battened and covered in a mix of reclaimed and matching natural slates. All flashings have been locally repaired / replaced in lead work.

External Works - Roof (B03)

The roof has been stripped with battens and failed felt removed, relined with breathable membrane, re-battened and covered in a mix of reclaimed and matching natural

slates. All flashings have been locally repaired / replaced in lead work.

External Works - Windows and Doors (B01)

As with the base course on the south elevation, the stone windows surrounds exhibited significant de-lamination and structural failure. The failed stone has been removed and replaced with a new stone surround, faithfully replicating all of the original profiles and details.

External Works - Windows and Doors (B02)

All the existing windows were removed and other than the existing store window from the attached single storey range, the intention was to have them repaired, re-glazed and reinstated. It became clear either at the point of removal or in the workshop that all the windows were too far gone and were not sensibly repairable. However, with what was available, faithful replicas were made including all frame profiles, window bars and single glazing were made and installed.

An additional opening was created at the first floor on the east elevation and a new window was made to match the profiles of the existing window below. It should be noted that this new opening / window was part of the Approved works in the 2014 application.

The 6 panel solid front door on the west elevation has also been replaced. The style of the replacement is a typical part glazed Victorian door although the detailed profiles and glazing bars match the adjoining Georgian windows. This is a style departure from the rest of the building but it is historically accurate and does reflect to some degree the assembled development of the dwelling and on a practical level, offers natural light and surveillance within the hallway.

External Works - Windows and Doors (B03)

As above, the first floor windows have all been faithfully recreated in material, style and profile.

At the ground floor the original French doors on the west elevation have been replaced due to not just decay but also

fire damage sustained during the period when the building was empty.

On the ground floor of the east elevation, the existing window has been removed and the structural opening modified to accept French doors. These have been made to mimic the style and detailing of the west elevation, albeit, the proportions are varied to reflect the wider existing window opening.

As with the window in B02, this change formed part of the 2014 Approval. The only variation to the previously Approved drawings is that the new gauged brick arch lintel has not been introduced. The concrete lintel has been removed but a modern hidden lintel has been installed allowing for a simply brickwork over the window has been used.

Internal Works (B01)

No work has been undertaken to date.

Internal Works (Ground Floor B02)

The timber floor structure and floorboards in this area had failed due to wet rot and fire damage. The floor structure has been replaced with modern timbers and a new T&G chipboard deck has been installed. As part of this work the floor ventilation has been re-established and the floor has been insulated between the joists.

The modern stairs and adjoining partition had also been substantially destroyed by fire. The removal of the stair and its replacement with a newly configured stair was Approved as part of the 2014 Applications.

The detail of the stair is different and its location has been marginally amended to create a large more symmetrical hallway which is now of a more commensurate scale in relation to the overall building.

To accommodate this, the failed adjacent partition has been relocated a short distance to the south. Whilst the balance of the spaces is different the cellular division of the plan at this level remains intact.

Internal Works (Ground Floor B03)

In terms of the timber floor see B02 above.

Internal works (First Floor B01)

No work has been undertaken to date.

Internal works (First Floor B02)

As pat of the reconfiguration of the stair, new bedroom and en-suite partitions have been installed which are similar in scope to the works Approved in 2014 works although in a different configuration. This has resulted in not needing to create a further new opening between B02 and B03 reducing the impact of the works.

Internal works (First Floor B03)

The internal works in this area is more akin to a light refurbishment and the replacement of the bathroom suite. Other than elements dealt with earlier, the works are generally considered to be outside of the requirement for Listed Building or Planning Approval.

It is entirely acknowledged that the scope of the work as undertaken and now forming part of this retrospective application falls outside the scope of repair and maintenance, although taking many of the items of work individually they may well be considered of this nature.

6.0 CONTEXT OF UNAUTHORISED WORKS

On behalf of the applicants, we ensure the Local Authority that no deliberate attempt has been made to circumnavigate the planning system and the protection afforded by it when it comes to Heritage Matters.

These works have been undertaken with all best intentions of the new owners who were faced with a building that has had over 10 years of natural degradation on top of acknowledged poor condition in 2014.

Compounding this, the antisocial behaviour and vandalism which has taken place at the property has added a further level of man made degradation. AS evidenced by the

Selling Agents, the condition of the property was significant impacted even during the conveyancing process.

It was clear to the applicants that the key to protecting the building from further degradation was not only to repair the damaged external envelope but also to create a habitable area of the property as a matter of urgency in order to maintain a presence on-site and deter any further man-made damage.

Their genuine care and approach is born out from the quality and faithful replacement of external openings, the use of natural and site specific materials on the full scale refurbishment of the roof and wall surfaces and the ashlar window surrounds.

They have also undertaken to stop works but to continue to occupy the building with new windows on-site having not installed and halting all other interior works, even those which do not require Approval.

Atelier 17 Ltd has then be subsequently engaged to prepare this application to ensure that the works can be regularised by the Local Authority and subsequent future works are Approved in advance of works being progressed through the formal application process.

7.0 HERITAGE ASSESSMENT

Despite the optimism of new owners in 2013 who appear to have been fully invested in being guardians of Penleigh Farmhouse, this failed to materialise and the building has suffered demonstrably through 11 years of further neglect.

The new owners have through the work undertaken demonstrates that they are committed to securing the long term future of the building whilst appreciating the importance of it as a designated asset.

However, they now acknowledge the need to engage more closely with the Local Authority and are looking to regularise this work.

The proposals as set out are considered to be a sympathetic balance of trying to retain and enhance the domestic use of the building in line with modern living requirements, refurbishing the building to a liable standard and the issues of historical significance of the heritage asset. They achieve this with a relatively minor degree of intervention and form part of the works which will culminate in creating an appropriate and sustainable balance for the future.

It is also suggested that the scope and extend of works undertaken retain many of the elements of the Approved 2014 Application and in many cases are less intrusive.

Given the buildings recent troubled history and with reference to the NPPF, the public benefit of securing the optimum viable use of these buildings clearly outweighs any ‘less than substantial harm’ to the significance of the house and attached stable building.

In respect of the assessment of the proposals as set out in this application, the potential impacts are focused almost entirely on the aesthetic value of the asset, as posed to evidential, historical or communal and they are considered to be minimal.

On balance, it is considered that the proposals as set out in this application will be within the range of causing less

than substantial harm to the Heritage asset and are fully compliant with all other national and local planning policies. We therefore seek retrospective Approval for these works.

Atelier 17 Ltd

February 2026

Photographs B01



Photographs B02



Photographs B02 cont.....



Photographs B03





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