



HERITAGE/DESIGN AND ACCESS STATEMENT

**TO ACCOMPANY A LISTED BUILDING CONSENT APPLICATION
FOR
MINOR INTERNAL WORKS**

**AT
GLEBE FARMHOUSE
ENFORD
WILTSHIRE
SN9 6AW**

**FOR

MS E COOPER**

NJK/2518/E1

1.0 INTRODUCTION

- 1.1 This Heritage and Design & Access Statement is to accompany a Listed Building Consent Application for minor internal works at Glebe Farmhouse, Enford.
- 1.2 The Application is for the internal demolition of partition walls in the utility area, situated on the ground floor, and minor amendments to the layout.
- 1.3 This Statement describes the site, its surroundings and the proposals as submitted in the accompanying information. Following this description is an explanation of the reasons why the design has been prepared in this form and the context within the Planning Policy framework in which it sits.

2.0 CONTEXT

- 2.1 The Site is located within the village of Enford, Wiltshire, and includes the residential dwelling of Glebe Farm, detached garage and its residential curtilage.
- 2.2 The site is contained by boundary vegetation on all sides, and is flanked by residential dwellings to the North, East and South, and open countryside to the West, with access from the main road to the East.
- 2.3 While Glebe Farm itself is not listed, the Barn which relates to the proposal is Grade II listed and is part of the residential dwelling.

Listing Statement #1184058:

ENFORD LITTLE COTT SU 15 SW (west side) 5/37 Barn at Glebe Farm II Barns and stables. C18. Timber framed with weatherboarding on brick sill walls. Thatched roof with corrugated-iron covering. Barn at south end of 4 bays, with opposed doors in third bay to threshing floor. Jowled posts with curved braces to tie, and raking struts and collar trusses. Attached to north end, and of one build, 2 bay stables with fodder store over. Added again to north, 2 bay additional barn space with opposed cart doors. Queen post roof with threaded purlins.

3.0 RELEVANT PLANNING HISTORY OF THE SITE

- K/86/0830/LB, 06/08/1986 - Conversion of barn to residential
- K/85/0943, 10/10/1985 - Alterations to existing farmhouse and conversion of barn to part of dwelling

4.0 PLANNING POLICY

- 4.1 The proposal will be governed by guidance within the National Planning Policy Framework (NPPF), and the Wiltshire Core Strategy.

4.2 **National Planning Policy Framework (NPPF)**

This document provides the national context in terms of Planning and is produced by Central Government. The pertinent sections of the document for this proposal are:

- 13 – Conserving and enhancing the historic environment

4.3 **Wiltshire Core Strategy (WCS)**

Core Policies (CP) Relevant to the proposal:

- CP58 – Ensuring the Conservation of the Historic Environment

5.0 **THE PROPOSAL**

5.1 The proposal is to demolish and adjust several partition walls in the utility area and amend the layout to better suit the client's needs.

5.2 These revisions create:

- New coats storage area in proximity to the entrance
- Improved utility / boot room space
- Improved flow of circulation between the entrance, coats and cloaks, and utility.

6.0 **ASSESSING THE IMPACT OF PROPOSALS**

1. Remove section of load-bearing wall and enlarge opening	
Reason	To create coats storage area and improve circulation/access to cloaks and utility
Impact	Enlarged opening and improved access to coats, cloaks and utility
Risk Level	Low
2. Remove section of non-load-bearing wall (other)	
Reason	To create coats storage area and improve circulation/access to cloaks and utility;
Impact	New coats area and improved circulation
Risk Level	Very Low
3. Remove section of non-load-bearing wall (studwork)	
Reason	Awkward plan arrangement.
Impact	Increased utility area and improved circulation
Risk level	Very Low
4. Remove joinery in store	
Reason	Redundant
Impact	Increased utility area and improved circulation
Risk Level	Very Low

5. Partially remove / adjust existing unit and worktop	
Reason	To create new access to utility
Impact	Improved access to utility
Risk Level	Very Low

7.0 DESIGN AND ACCESS STATEMENT

7.1 *Use of Site*

Residential unchanged.

7.2 *Amount of Development*

Negligible.

7.3 *Access*

No change.

7.4 *Layout of the Development*

Not applicable.

7.5 *Scale of Development*

Negligible.

7.6 *Landscaping of the Development*

Unchanged.

7.7 *Appearance of the Development*

No external changes, negligible internal changes.

8.0 CONCLUSIONS

8.1 The proposed minor alterations as detailed provide an improvement to the current layout of the property and have negligible impact on the historic setting.

8.2 Given the above, the scheme should be supported by the Local Authority.

End of Report