

The Old Rectory, SN14 6HN

Heritage Design and Access Statement

February 2026



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1 Introduction

This Heritage Design and Access statement has been prepared on behalf the applicants Mr and Ms O'Hara as part of the Listed Building application for the reconfiguration and extension of their home at:

The Old Rectory
24 Hardenhuish Lane
Chippenham
SN14 6HN

Design brief

The property is a detached, six bedroom, two storey dwelling constructed with stone walls and a slate roof. It was built around 1830 as the rectory for the vicar of St Nicholas' Church on the opposite side of Hardenhuish Lane. To the rear of the property is a separate former coach house built concurrently with the house, and a modern flat-roofed double garage. The Old Rectory was listed (Grade II) in 1985 but does not reside in a conservation area.

The key design considerations look to provide a more connected and family orientated living space on the ground floor and provide additional bathroom space on the first floor. The existing modern garage is to be replaced with a new structure to the south west of the site to allow the large existing tarmac parking area to be reclaimed as part of the rear garden. Thermal interventions are also proposed to improve the performance of the property while minimising their impact on the heritage value.

The detached coach house is to be refurbished to provide ancillary accommodation to the main house.



Google Maps satellite view (2025)

2 Listing Description + Planning History

Listing Description

ST 97 SW
10/157

LANGLEY BURRELL WITHOUT
HARDENHUISH LANE
The Old Rectory

11.2.85

GV
II

Former rectory, c1830, ashlar with low-pitched slate eaves roofs and ashlar ridge stack. Two storeys with two-window front of twelve-pane sashes. Raised ashlar angle strips, plinth and eaves band. Two window east end with blank window to first floor left and door with hood on consoles to ground floor right. One window north end addition, the south front set back from main front, with similar angle piers, plinth and eaves band. Rear wing, originally one window, extended to two-window.

The Rev R. Kilvert became Rector of Hardenhuish 1835 and the diarist Francis Kilvert was born here 1840, the family moved, in 1855.

Listing NGR: ST9091774759

Planning History

The Old Rectory has the following planning history:

N/05/01457/LBC

Repairs and Replacement of Existing Rainwater Goods.
Approved - 07/07/2005

N/04/01934/LBC

Formation of Bathroom / Walk-in Wardrobe.
Approve with conditions - 12/07/2004.

Planning Constraints

We understand that The Old Rectory is:

- a Grade II listed building
- not within a Conservation Area
- located in Flood Zone 1



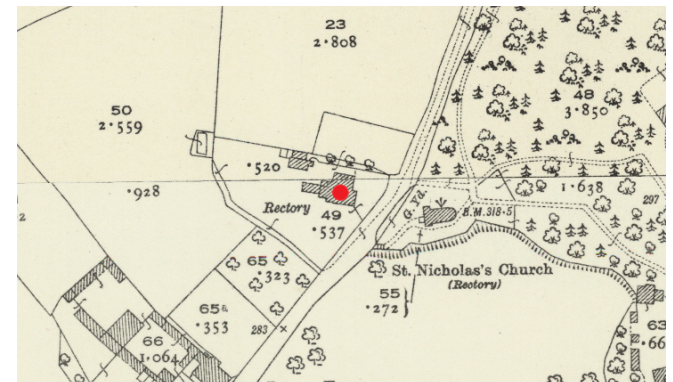
Historic OS: 1840s



Historic OS: 1844 - 1888



Historic OS: 1828



Historic OS: 1898 - 1939

2 The Heritage Asset

The Old Rectory was built at the end of the Georgian era (c.1830) as the rectory for the Church of St Nicholas Hardenhuish, a Grade II* listed building directly opposite. The church was designed by John Wood the Younger (architect of the Royal Crescent and Circus in Bath) and built in 1779. At the time, Hardenhuish was a small rural village, although it has since been absorbed by C20 development and incorporated into the town of Chippenham.

The original house resides in an elevated position and is designed with typical Georgian styling and proportions. A centrally disposed door leads to two rooms on either side of the central passage on both floors, with the south range accommodating the principal rooms. However the north bay to the front elevation is set back creating an unusual 'L' shaped plan. In addition, the first floor window to the east bay is blind, giving an overall irregular appearance. The south elevation is more elegant and potential was originally perceived as the principal elevation when viewed on approach. The small coach house to the west of the original house is believed to have been built at the same time.

The Rectory was occupied by the Rev. Robert Kilvert from 1835 until 1855, when he relocated to St Peter's Church, Langley Burrell, to the east of Chippenham. His son, the diarist Robert Francis Kilvert (1840–1879), renowned for his detailed account of rural life in Wiltshire, was born at the Rectory in 1840 (*fig. 1*) and was the eldest of five children. Although Francis was educated in Bath, the Rectory was also used as a school by his father. Among those educated and boarded there was the writer and painter Augustus Hare (1834–1903).

Analysis of historic maps indicates that the additional two-storey (plus basement) bay to the west was constructed around 1856 following the Kilvert family's departure. The works appear to coincide with alterations undertaken at St Nicholas' Church, including the extension that removed the

'waist' of the nave (as evidenced by comparison between the 1840s and 1844–1888).

The 1844 - 1888 map also indicates the addition of the small rear extension that originally provided secondary access into the west extension, rather than into the kitchen as currently used. It is understood that this element was constructed after the 1856 extension as is evident from a visual inspection of the stonework quality, design and coursing. Further inspection indicates a lean-to roof was connected to this access point, providing a simple external shelter (*fig. 2*).

The 1898 - 1939 map indicates a further extension was constructed to the west. A visual inspection of this elevation shows historic evidence of a pitched roof structure in this location (*fig. 3*). This extension was replaced at an unknown date with a smaller, modern oak conservatory now situated in this location.

A later two storey extension was constructed to the north of the property which houses the current utility room at ground floor level and guest bedrooms on the first floor.

While there is no recorded evidence to confirm when this addition was built, the inclusion of an external water pump and internal fireplaces would suggest early - mid C20. It is likely the roof was refurbished at this time as well as there is no visual split between the roof of this extension and the original dwelling.

The rectory was sold in the 1970s to private owners, with a portion of its land to the north being retained by the church for visitor parking.



Fig 1. Plaque by front door noting Diarist Robert Kilvert was born in the house.



Fig 2. Single storey rear addition with historic evidence of lean-to structure.

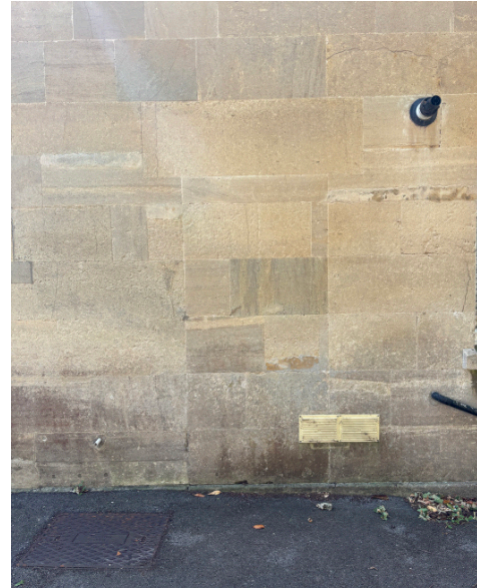


Fig 3. Existing conservatory with historic evidence of pitched roof structure.

2 Existing Photographs - External



South elevation.



Infilled original door opening (north elevation).



External water pump (north elevation) - to be retained.



Late C19 addition.



Modern timber conservatory (west elevation).



Section of west elevation showing the late C19 addition, early C20 two-storey extension and 1970s lean-to.

2 Existing Photographs - External



Modern double garage.



Coach house outbuilding.



Driveway approach from south.



Extensive tarmac area to rear garden.

2 Existing Photographs - Internal



Kitchen looking towards the entrance hall.



Utility looking towards store / WC.



Hallway with store / WC to left.



WC.



Pantry.

2 Existing Photographs - Internal



Reception room looking towards conservatory.



Modern conservatory.



Interior of Coach House.



First floor study.



Master bedroom.

2 Historic Development Plan - Ground Floor

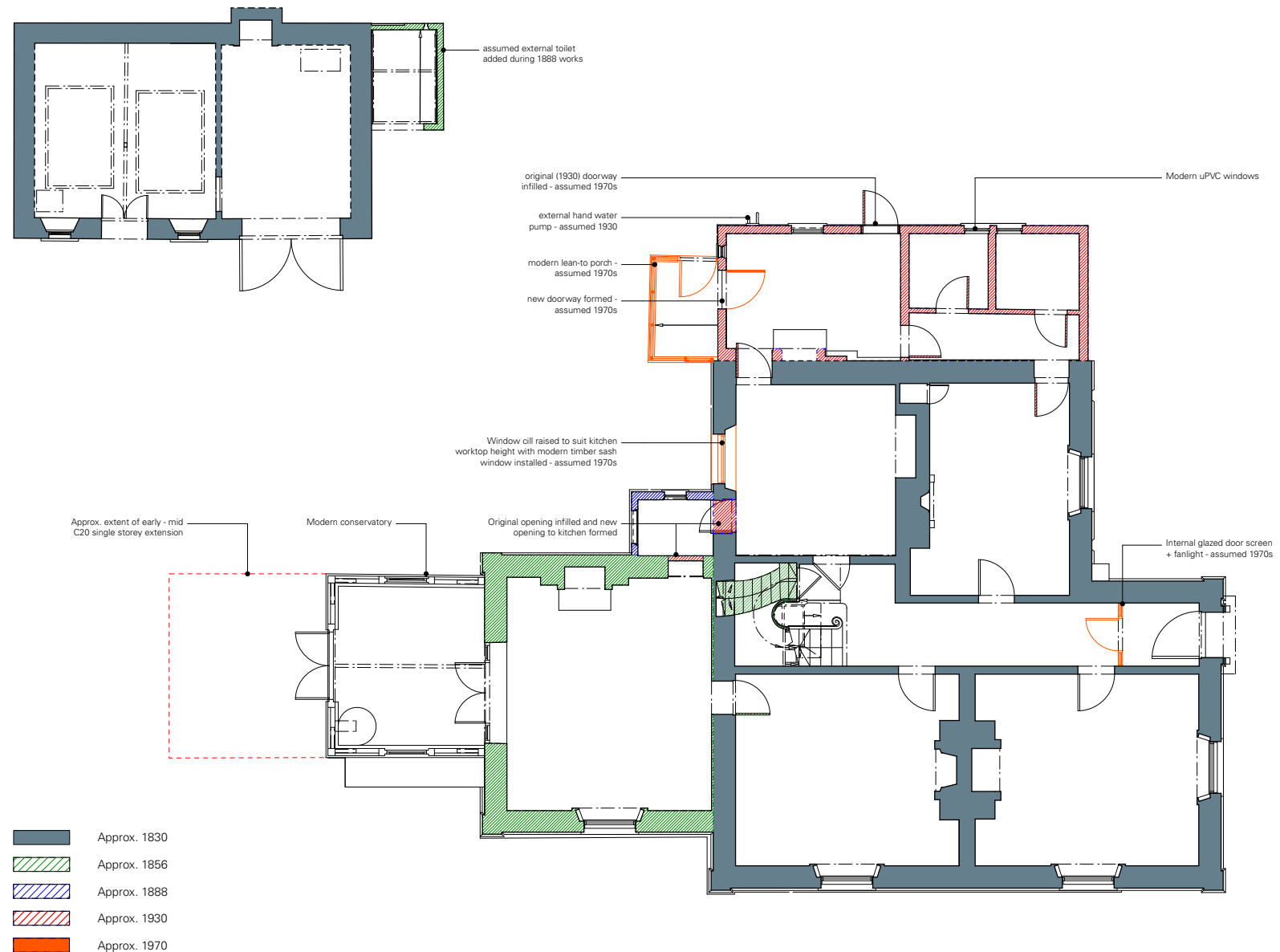
Historic development plans have been prepared to help establish how the property has changed over time.

This exercise has informed where the proposed extension would be most appropriate in providing modern family living space with a minimal impact on the original building fabric.

The East (front) of the property remains unchanged since its construction and so no alterations are to take place. Similarly, the south elevation is to remain unaltered with the exception of the removal of the modern, oak and glass conservatory.

It can be seen from the plan that the west has undergone the most changes over the buildings history with and small, low quality extensions and alterations to the kitchen wall through the introduction of a new door opening and the sash window altered to raise its cill. It is therefore deemed that this area of the property holds the lowest heritage value.

It is for this reason that the proposed extension has been located within this corner of the property, preserving the areas of the building that retain high levels of heritage value.



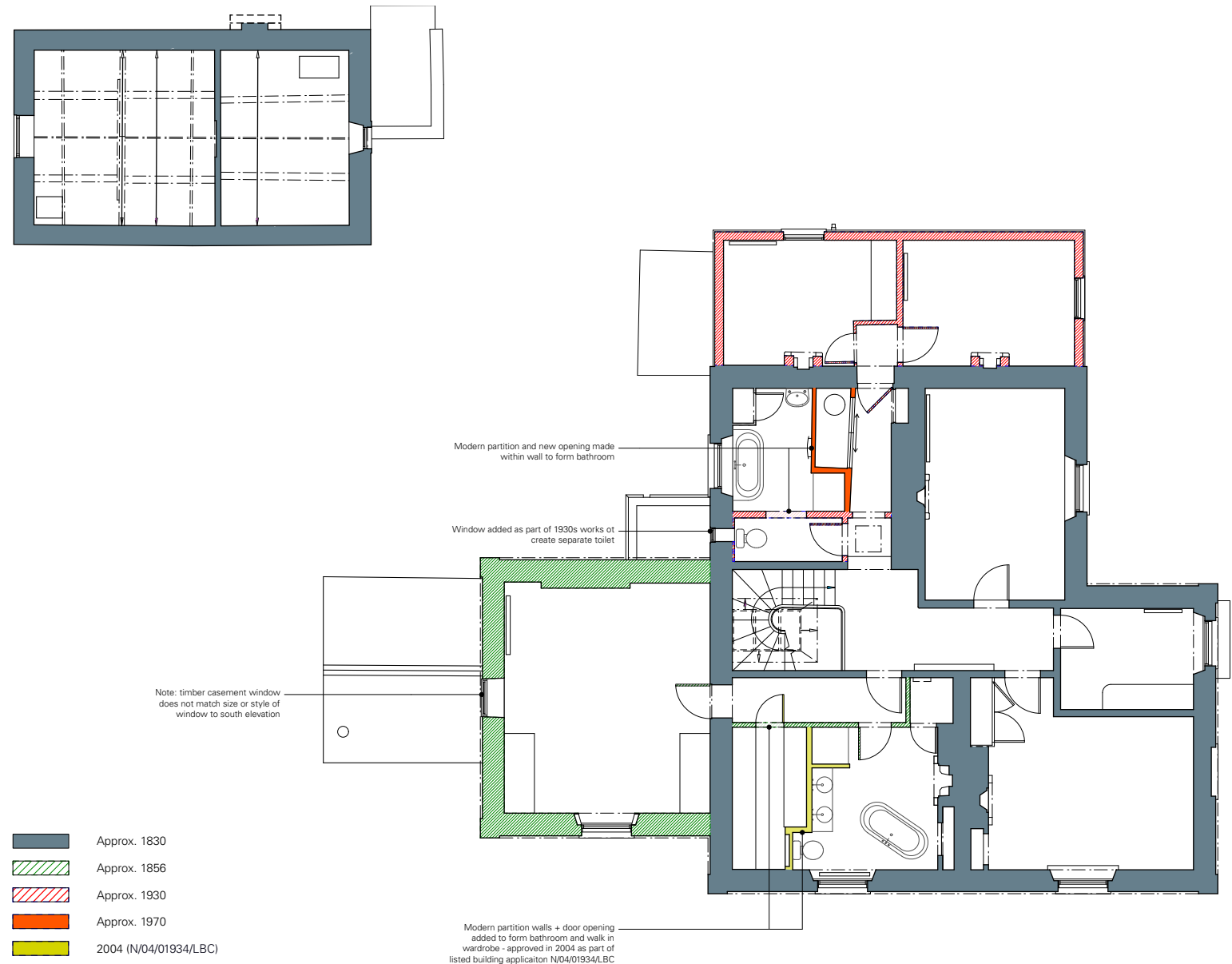
2 Historic Development Plan - First Floor

As with the proposals at ground floor level, the interventions proposed at first floor level are focused on areas that have undergone the most historic alterations and therefore deemed to be of lower heritage value.

This can be seen in the historic alterations to the current family bathroom to the north-west in both the early C19 (assumed 1930s) works to form a new WC and small window, and 1970s works to create a new cupboard space. The proposal is to reorganise this area to provide two separate shower rooms and increase the size of the modern window to increase the quality of natural light and ventilation.

Similarly, minor alterations are proposed to the bathroom / dressing room to the south which were altered more recently (2004).

With regards to the curtilage listed coach house, understood to be contemporary to the original rectory, the split between carriage space and stable is still discernable despite significant modern alterations to the internal fabric.



3 As Proposed

Materials

The material palette for the proposed extension has been purposely kept minimal and complementary to the existing dwelling.

1. Ashlar stone is to be used for the solid elements of the extension, matching that of the original house.
2. Metal framed windows and doors will be used to reflect the contemporary nature of the addition and will be of a high thermal standard. The design of the extension utilises glazing at the points where it meets the existing dwelling - a 'light touch' approach, helping to visually separate it from the host structure.
3. Metal coping, colour matched to the metal frames of the windows and doors, will form a thin band to link the wall and glazing elements. The coping has been designed to line through with the existing stone detail to the north elevation.



3 As Proposed

Access and Parking

Vehicle access is gained from Hardenhuish Lane, either from the east or south-west of the site. Large areas of tarmac provide parking space for parking with a separate garage located to the north (rear) of the property.

It is proposed to remove the existing garage and portion of tarmac surface from the rear of the property to provide additional garden space. A new garage, to be located off the access point to the south-west will provide secure parking for 3 cars. The existing tarmac driveway surfaces are proposed to be removed and replaced with a semi-permeable bound gravel surface.

A car turning area has been included in front of the proposed garage to ensure that vehicles can be manoeuvred on the private driveway to access to Hardenhuish Lane in a forward gear.

A new timber sliding entrance gate is proposed to the eastern access and will be set back from the highway to enable a car to wait upon entry / exit.

There is currently stepped access into the property. It is not proposed to change this relationship, however level access is proposed from the new extension to the rear garden and provision of a ground floor WC is retained. Secondary access to the property is to be added through the reinstatement of a historic door to the north, leading into the utility room.

Refuse and Recycling

Current refuse and recycling arrangements will not change as a result of the proposed works, with external covered storage adjacent to the coach house retained.

Sustainability

It is proposed to improve the thermal efficiency of a number of the existing external walls throughout the property through the use of a lime based insulating plaster. Applied to the internal face of the walls, it will have an overall minimal visual impact on the heritage asset but significantly improve the thermal quality of the internal spaces. As a lime based product, it will maintain the breathability of the existing solid stone walls.

As part of the conversion works to both the main house and the coach house, air source heat pumps are proposed to provide a sustainable heating source. They are to be located behind coach house to reduce any potential visual impact.

Solar PV panels are also proposed to the roof of the new garage which will provide power to the air source heat pumps as well as battery storage.

Ecology & Landscape

It is proposed to increase the available rear garden space through the removal of the existing tarmac driveway and relocation of the garage. New areas of planting will provide additional spaces for wildlife and biodiversity.

4 Schedule of Work & Justification

Location + description of work	Principle + Justification	Impact on Asset
Ground Floor - House		
GF01 Remove existing timber frame door + sidelights and raise head of opening.	The existing internal timber door is to be removed and replaced with a new metal framed external door following the removal of the modern conservatory. The existing lintel is not historic and it is proposed to raise the head of the door to a more appropriate and proportionate. Refer to detail drawing 194 3100.	Medium / Neutral
GF02 Infill door opening with lightweight timber partition.	The existing modern door opening into the utility room is to be infilled with a lightweight timber partition. The doorset will be retained and reused to form a cupboard space on the utility room side.	Low / Neutral
GF03 Infill alcove with lightweight timber partition.	The existing low level arched alcove within the kitchen is to be infilled with a lightweight timber partition to suit the proposed kitchen layout.	Low / Neutral
GF04 Remove modern timber window + door and widen opening.	The existing timber door was introduced in the early C20 with the sash window being altered in the 1970s to raise the cill height. It is proposed to remove these non-original elements and the section of wall in between to form a new opening between the kitchen and proposed extension. This area of wall has been chosen intentionally as it has undergone a number of changes previously and as a result it's heritage value is deemed to be less notable. Refer to detail drawing 194 3102.	Medium / Harm
GF05 Remove modern fitted utility units + shelving.	The existing modern fitted utility units + associated timber shelving is to be removed with new units to be installed.	Low / Neutral
GF06 Remove internal door and install new pocket door.	The existing timber door, added as part of the 1970s works, is to be removed. A new timber pocket door is to be installed to provide access between the utility room and new extension. Refer to detail drawing 194 3105.	Low / Neutral
GF07 Infill modern window with stone to match.	The existing, small timber framed window was added as part of the early C20 works and is of low quality. It is proposed to remove this window and infill with ashlar stone to match the existing wall.	Medium / Neutral
GF08 Reinstate external door opening within ashlar stone wall. Install new glazed timber door.	Analysis of the external wall reveals a historic door opening that was infilled as part of the 1970s works. It is proposed to reinstate this door opening and install a new glazed timber door to reestablish the intended side access to the property. Refer to detail drawing 194 3106.	Medium / Enhancement
GF09 Carefully take down internal walls to WC and associated door, finishes + sanitary ware.	In order to improve the functional space within the utility room the internal walls, constructed as part of the early C20 works, that forms the WC are to be carefully removed and the WC relocated to the adjacent store room.	Medium / Neutral
GF10 Replace existing timber windows with new to match W072 configuration.	The existing windows are modern uPVC and are proposed to be replaced with new timber windows to match the adjacent utility room window design. Refer to detail drawing 194 3107.	Low / Enhancement

4 Schedule of Work & Justification

Location + description of work	Principle + Justification	Impact on Asset
Ground Floor - House		
GF.11 Reinstate internal door opening.	It is proposed to reinstate an original opening that was likely formed as part of the 1856 west extension (given the asymmetric position of the fireplace). The modern infill and storage will be removed and the opening reestablished to provide access between the living room and proposed extension. The existing architrave will be retained and a new timber lining installed to clearly highlight the change as a modern intervention.	Medium / Neutral
GF.12 Carefully remove late C19 link porch.	The single storey link porch, constructed in late C19, was likely added to provide shelter for the rear access into the property as noted above. The construction is single skin ashlar stone and is of low quality with various patched repairs carried out over time. It is proposed to carefully remove this single storey element.	Medium / Harm
GF.13 Install new metal framed sliding door.	A new metal framed sliding door is proposed to the new extension to provide direct access to the garden and provide ample natural daylight into the space. Refer to detail drawing 194 3103.	Low / Neutral
GF.14 Construct new single storey extension.	The proposed single storey extension is situated to the north of the dwelling in an area that has undergone considerable alterations throughout the buildings history. Due to this, this area is deemed to be of lesser heritage value and therefore the most appropriate location for a new addition to the property and is also concealed from public view. The extension will be constructed with an ashlar stone finish, in keeping with the dwelling, with metal windows, doors and coping used to ensure it is read as a distinctive modern addition.	Medium / Neutral
GF.15 Install new metal framed fixed window.	A new metal framed window is proposed to the new extension to provide natural daylight into the space while creating a 'light touch' to the original wall of the dwelling helping to visually separate the historic and contemporary elements. Refer to detail drawing 194 3104.	Low / Neutral
GF.16 Carefully remove modern conservatory.	The modern, glazed timber framed conservatory detracts from the overall heritage value of the dwelling and is to be carefully taken down. The stonework of the rear elevation is to be made good where lead flashings are removed.	Medium / Enhancement
GF.17 Install new lime-based insulated plaster to wall.	In order to improve the thermal efficiency of the solid stone walls, it is proposed to apply a lime-based insulated plaster that enables the wall to breath. The plaster is finished with a lime based breathable paint. Insulating internally in this manner preserves the external appearance of the structure, using materials that are appropriate to the historic construction methods.	Low / Neutral
GF.18 Carefully remove modern lean-to structure.	The modern lean-to structure, likely added as part of the works carried out in the 1970s is of low quality with reconstituted stone walling and rotting timber elements. It is proposed to carefully remove this element and make good areas of existing stonework where lead flashings are removed.	Medium / Enhancement

4 Schedule of Work & Justification

Location + description of work	Principle + Justification	Impact on Asset
Ground Floor - House		
GF.19 Construct lightweight timber partition to frame out wall.	The existing external wall is to be framed out with a timber partition lining as part of the works to form the proposed extension.	Low / Neutral
GF.20 Remove modern bookcase / cup'd.	It is proposed to remove a section of the modern bookcases with low level cupboard storage, retaining the shelving within the fireplace alcoves.	Low / Neutral
Ground Floor - Coach House		
CH.01 Install new lime-based insulated plaster to wall.	In order to improve the thermal efficiency of the solid stone walls, it is proposed to apply a lime-based insulated plaster that enables the wall to breath. The plaster is finished with a lime based breathable paint. Insulating internally in this manner preserves the external appearance of the structure, using materials that are appropriate to the historic construction methods.	Low / Enhancement
CH.02 Remove modern timber panelling to wall and make good.	It is proposed to remove the modern timber lining to the walls and apply a new lime plaster finish.	Low / Enhancement
CH.03 Remove modern timber door.	It is proposed to remove the modern timber door separating the two internal spaces of the annex.	Low / Neutral
CH.04 Install new timber staircase.	The existing outbuilding is to be adapted to provide ancillary accommodation to the principal dwelling in the form of a one-bed annex. In order to provide this additional space, it is proposed to install a new timber floor to create a first floor space to house a bedroom + ensuite. A new timber staircase is to be installed to link the ground and first floors. Refer to detail drawing 194 3116.	Medium / Neutral
CH.05 Install new timber flush cupboard doors.	Simple flush timber doors are to be installed to the cupboard space situated below the new staircase.	Low / Neutral
CH.06 Install new lightweight timber partition to form cupboard.	As above, lightweight timber partitions are proposed to form the walls within the annex as they are a reversible element that can be removed in the future should the annex wish to be restored to its original layout.	Medium / Neutral
CH.07 Install new air source heat pump.	In order to provide heating to the annex with a modern renewable energy source, it is proposed to install an external air source heat pump located to the rear of the outbuilding, concealed from view.	Low / Neutral
CH.08 Replace existing timber window with new.	The existing single glazed timber windows are tired and in a state of disrepair. It is proposed to replace the windows with new double glazed timber windows in a matching style (pivot upper, fixed lower). Refer to detail drawing 194 3114.	Medium / Neutral

4 Schedule of Work & Justification

Location + description of work	Principle + Justification	Impact on Asset
Ground Floor - Coach House		
CH.09 Replace timber door with new.	As noted above, the existing timber door is tired and not fit for purpose for a habitable space. The proposed new timber door would be a part glazed stable style door in a nod to the historic use of the outbuilding while acting as a more thermally efficient primary entrance into the annex space. Refer to detail drawing 194 3115.	Medium / Neutral
CH.10 Refurbish existing timber double door and install new glazed metal framed double door within existing opening.	The existing arched timber double door, while in a state of disrepair, is deemed of more heritage value and so is to be retained, repaired + redecorated. A new metal framed glazed door is to be installed behind this door, set within the existing opening, to provide a thermal barrier to the habitable space while providing natural daylight + secondary access to the internal space. Refer to detail drawing 194 3120.	Medium / Neutral
CH.11 Install new kitchenette fittings.	New kitchenette fittings are to be installed to provide ancillary services to the annex.	Low / Neutral
First Floor - House		
FF.01 Take down modern conservatory roof.	As note GF.16 above, the modern conservatory is to be removed and areas of existing ashlar walling made good where lead flashings are removed.	Medium / Enhancement
FF.02 Remove existing window, extend opening + install new timber sash window to match existing window W111.2.	The existing timber casement window, while likely added as part of the mid C19 works, is not in keeping with the other timber sash windows used throughout the rest of the dwelling. It is proposed to alter this existing window opening to match the scale and design of adjacent timber sash window within the master bedroom. While this requires alteration to the existing building fabric, it is deemed to be a benefit to the character of the property. Refer to detail drawing 194 3109.	Medium / Enhancement
FF.03 Install new flat roof to extension.	The proposed extension will use a thermally efficient flat roof, concealed behind parapets with metal coping.	Medium / Neutral
FF.04 Install new linear rooflight.	A new metal framed rooflight is to be installed over the new opening between the kitchen and proposed extension to bring ample natural daylight into the space. The rooflight will be concealed behind the extension parapet when viewed from the garden. Refer to detail drawing 194 3108.	Medium / Neutral
FF.05 Remove existing window, extend opening + install new timber sash window.	The existing timber window situated within the existing bathroom is likely added as part of the early C20 works when the toilet space was formed. The window is of poor quality. It is proposed to remove this window and increase the size of the opening to accommodate a new timber sash window which is more in keeping with the dwelling while providing improved light and ventilation into the internal space. Refer to drawing 194 3113.	Medium / Harm
FF.06 Carefully remove modern timber partitions + doors.	The existing timber partitions forming the bathroom and linen cupboard were added in the 1970s and are to be carefully taken down to enable the proposed alterations to the bathroom.	Low / Neutral

4 Schedule of Work & Justification

Location + description of work	Principle + Justification	Impact on Asset
First Floor - House		
FF.07 Install new timber panelled door + fanlight.	The proposed alterations to the existing bathroom split the space into two separate shower rooms, requiring a new door to be installed. The proposed door is to match the existing timber panelled doors and a fanlight is to be installed above to bring natural daylight into the hallway space. Refer to detail drawing 294 3111.	Low / Neutral
FF.08 Construct new lightweight partition walls to form new shower rooms.	As noted above, alterations are proposed to the existing bathroom layout to convert the space into two separate shower rooms through the introduction of lightweight timber partitions.	Medium / Neutral
FF.09 Install new high level fixed screen.	It is proposed to install a new fixed timber framed screen at high level within the new partition wall to provide additional daylight into the space. Refer to detail drawing 194 3112.	Low / Neutral
FF.10 Carefully take down section of existing C20 wall.	The internal wall constructed as part of the early C20 works was altered in the 1970s to form an opening to create a larger bathroom space. It is proposed to increase the width of this opening to install a new shower + increase the openness of the room.	Medium / Neutral
FF.11 Rehang existing timber door.	The existing timber door, added as part of the early C20 works is to be re-hung to improve the access into the shower room space.	Low / Neutral
FF.12 Replace existing modern timber door with new pocket door.	The existing internal timber door was introduced as part of the 2004 works to create a separate dressing room. This door makes it difficult to access the dressing room on a day-to-day basis so it is proposed to replace it with a pocket door that will not open into the corridor space. Refer to detail drawing 194 3110.	Low / Neutral
FF.13 Infill existing door with a lightweight timber partition and relocate door to create store at end of hallway.	The existing timber panelled door is to be carefully removed and reinstated on the adjacent wall to relocate the position of the store to the end of the corridor.	Low / Harm
FF.14 Remove existing sanitary ware fittings + pipework and install new sanitary ware.	The existing bathroom layout, installed as part of the 2004 works is to be reconfigured and new sanitary ware installed. The position of the cistern is to remain so as not to disrupt the position of the existing external SVP.	Low / Neutral
FF.15 Infill existing shelving alcove with lightweight timber partition.	The updated layout relocates the shower to the area in front of the existing shelving alcove. It is proposed to infill the alcove with a lightweight timber partition that is reversible should the layout change in the future.	Low / Neutral
FF.16 Install new lime-based insulated plaster to external walls.	As note GF.17 above - in order to improve the thermal efficiency of the external solid stone walls, it is proposed to apply a lime-based insulated plaster that enables the wall to breath. The plaster is finished with a lime based breathable paint.	Low / Neutral

4 Schedule of Work & Justification

Location + description of work	Principle + Justification	Impact on Asset
First Floor - Coach House		
CH.12 Install new conservation rooflight within existing roof.	It is proposed to install new metal framed conservation rooflights within the existing outbuilding roof to bring natural light into the internal spaces. The rooflights are positioned on the north roof face to reduce the visual impact on the heritage value of the existing outbuilding. Refer to detail drawing 194 3119.	Medium / Neutral
CH.13 Replace existing timber window with new.	The existing timber window is of low quality and in a state of disrepair. It is proposed to replace the window with a new double glazed timber window in a matching style. Refer to detail drawing 194 3117.	Medium / Neutral
CH.14 Construct new lightweight timber partition to form cupboard.	Lightweight timber partitions are to be used to form the walls within the annex as they are a reversible element that can be removed in the future should the annex wish to be restored to its original layout.	Medium / Neutral
CH.15 Construct new timber floor.	The existing outbuilding is to be adapted to provide ancillary accommodation to the principal dwelling in the form of a one-bed annex. In order to provide this additional space, it is proposed to install a new timber floor to create a first floor space to house a bedroom + ensuite. Refer to detail drawing 194 3116.	Medium / Neutral
CH.16 Upgrade insulation to existing pitched roof.	The existing outbuilding roof structure is to be retained and new insulation installed between + below the existing rafters to improve the thermal quality suitable for a habitable space. Refer to detail drawing 194 3119.	Medium / Neutral
CH.17 Install new lime-based insulated plaster to wall.	In order to improve the thermal efficiency of the solid stone walls, it is proposed to apply a lime-based insulated plaster that enables the wall to breath. The plaster is finished with a lime based breathable paint. Insulating internally in this manner preserves the external appearance of the structure, using materials that are appropriate to the historic construction methods.	Medium / Enhancement
CH.18 Install new flush timber door within existing recess.	A new flush timber door is proposed to provide access into a new ensuite.	Low / Neutral
CH.19 Construct new lightweight timber partition to form ensuite.	Lightweight timber partitions are to be used to form the walls within the annex as they are a reversible element that can be removed in the future should the annex wish to be restored to its original layout.	Medium / Neutral
CH.20 Install new timber balustrade to match staircase.	A double height space is proposed between the living room and bedroom to enhance the sense of space and create a visual connection between the floors. A timber balustrade, in the same style as the proposed staircase, is to be installed to protect from falling. Refer to detail drawing 194 3116.	Low / Neutral
CH.21 Replace existing asbestos sheet roof with new single ply.	The existing asbestos roof finish over the bin store is to be carefully removed and disposed off with a new, single ply membrane finish being installed in its place. An existing ashlar stone parapet conceals the roof finish from view.	Low / Neutral
CH.22 Install new sanitary fittings.	New sanitary ware fittings are proposed to the annex ensuite.	Low / Neutral

4 Schedule of Work & Justification

Location + description of work	Principle + Justification	Impact on Asset
First Floor - Coach House		
CH.23 Refurbish existing timber window and install new fixed screen.	The existing timber casement window within the circular stone opening, and associated external metal bar, is to be retained, refurbished + redecorated. A new internal glazed screen is to be fitted to protect the existing window from water from the shower. This screen will be demountable to allow for maintenance of the existing timber window. Refer to detail drawing 194 3118.	Low / Enhancement
External		
EX.01 Replace existing tarmac driveway with new permeable bound gravel.	The existing tarmac driveway is at a higher level than the existing suspended timber floor ventilation grilles and has been highlighted as a potential cause of damp within the dwelling. It is proposed to remove the tarmac surface, reduce the ground level to sit below the ventilation zones and install a new permeable bound gravel surface to prevent flood risk.	Medium / Enhancement
EX.02 Lay new permeable bound gravel surface to new garage.	A new section of driveway is proposed to the south of the property to provide access to the new garage. As noted above, the permeable bound gravel will reduce flood risk and be more visually appealing than a tarmac surface.	Medium / Neutral
EX.03 Form new low level external garden walls.	Low level external garden walls are proposed to help divide the garden terraces while providing spaces to sit.	Low / Neutral
EX.04 Form new external steps.	New stone steps are proposed to connect the various levels of the garden.	Low / Neutral
EX.05 Lay new stone paving to form terrace.	New stone paving is to be laid to form terrace spaces which are accessed directly from the dwelling improving the connection between the house and garden.	Low / Neutral
EX.06 Install new timber gate + fence.	A new timber gate + fence are to be installed to provide a point of security between the front of the house and rear garden.	Low / Neutral
EX.07 Remove existing modern timber fence + hedge.	The existing low quality timber fence and hedge are to be removed to enable the new driveway access to be installed.	Low / Neutral
EX.08 Take down modern single storey garage structure	The existing modern single storey garage located to the north of the site is not in keeping with the property and is to be taken down to provide additional garden space.	Medium / Enhancement
EX.09 Install new sliding entrance gate.	A new sliding entrance gate is proposed to the primary car entrance to the east of the site. The gate will be set back from the highway to enable a car to wait upon entry / exit. The gate will have a timber finish.	Low / Neutral

Summary

Through applying 'Heritage Values' as set out by Historic England, the value and significance of the Old Rectory lies in its historical and aesthetic value.

Its physical and spiritual association with the Church of St. Nicholas opposite is significant, especially as both are the only listed buildings within a setting much changed from its original rural landscape. Although constructed 50 years apart, both buildings are Georgian in style but the rectory is more restrained with few decorative features.

Of similar significance is the rectory's association with the diarist Francis Kilvert. Although born at the property, he would have left it at the age of 15 with his family move to Langley Burrell, but he was known to reside within church grounds admiring the tranquil view. His work has been celebrated posthumously for its depiction of C19 rural life in Wiltshire and has been dramatised in C20 and C21 media productions.

The rectory itself is unusual in the way that it is informally positioned on the site rather than addressing the highway on axis, likely the result of the rural setting and a desired aspect from the principal rooms. This siting places the principal entrance to the east elevation facing the church, though the recessed north bay and blind window to the south bay suggests that this was not the principal elevation.

The external appearance of the house in terms of stone elevations with slate hipped roofs and timber framed sash windows reflect the simple style of the late-Georgian period. Later substantial additions have altered the overall appearance and proportions of the house which has also impacted on the internal layout with a range of alterations that have eroded the original plan form. But internal joinery, fireplaces, skirtings and cornices all appear to be original in the principal rooms.

The proposals to the Old Rectory are designed to be sensitive to the setting and character of the building, with most of the works being undertaken to the much altered rear of the property where its impact is deemed to be lowest both in terms of heritage value and visibility. Where the works interface with heritage fabric they have been carefully considered to either enhance or improve the existing and minimise any notional harm.

The proposed works to the coach house peel back the modern alterations and use sensitive interventions to provide a viable use for ancillary accommodation to safeguard its future as a well-used, functional structure.

The setting of the heritage asset is also to be greatly improved with the removal of large areas of tarmac, providing the opportunity to soften the landscape and improve the biodiversity of the site.

Overall, the proposed works are felt to be proportional to, and in keeping with the heritage value of the Grade II listed building causing less than substantial harm and providing public benefit to ensure that the accommodation serves its occupants and ensuring its longevity for the future.

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