



Jasmine Cottage, 33 Oxford Street, Ramsbury, SN8 2PS

Heritage Impact Assessment

20 February 2026

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Non-Technical Summary

Heritage Planning Services has been appointed to prepare a Heritage Impact Assessment to support the proposed works at Jasmine Cottage, 33 Oxford Street, Ramsbury, SN8 2PS (the Project Site).

This report has been prepared to support updated proposals following advice from Wiltshire Council's Conservation Officer, provided in response to a Pre-Application enquiry submitted in September 2025 (Application Reference ENQ/2025/00209). The Conservation Officer advised that a Heritage Impact Assessment would be essential to understanding how the proposed extension might affect the listed building and its setting.

The revised plans have been carefully developed in direct response to the Conservation Officer's concerns. The proposals comprise the sensitive removal of the existing dilapidated modern conservatory and its replacement with a refined, contemporary conservatory featuring a slim-profile black aluminium frame and full-height glazed doors and windows.

The revised scheme departs from the earlier design by reducing the overall depth, height, and length of the conservatory, and by replacing the previously proposed brickwork and bulky roof structure with glazing, to further lighten the structure and reduce its visual mass.

The proposed works have been thoughtfully designed to respect the significance of the historic cottage, by removing an inappropriate modern conservatory and replacing it with a modest, well detailed extension which will enhance the building's appearance whilst preserving its historic character.

The impact on the Grade II listed Jasmine Cottage is minimal and justified, with clear benefits to both the building's functionality and its long term conservation, and is judged to be acceptable in heritage terms.

1. Introduction

1.1. Heritage Planning Services has been appointed to prepare a Heritage Impact Assessment to support the proposed works at Jasmine Cottage, 33 Oxford Street, Ramsbury, SN8 2PS (the Project Site).

1.2. This report has been prepared to support updated proposals following advice from Wiltshire Council's Conservation Officer, provided in response to a Pre-Application enquiry submitted in September 2025 (Application Reference ENQ/2025/00209). The Conservation Officer advised that a Heritage Impact Assessment would be essential to understanding how the proposed extension might affect the listed building and its setting.

1.3. The revised plans have been carefully developed in direct response to the Conservation Officer's concerns. The proposals comprise the sensitive removal of the existing dilapidated modern conservatory and its replacement with a refined, contemporary conservatory featuring a slim-profile black aluminium frame and full-height glazed doors and windows.

1.4. The report has been completed by Sam Driscoll, MCIfA, under Project Code HPS716/26.

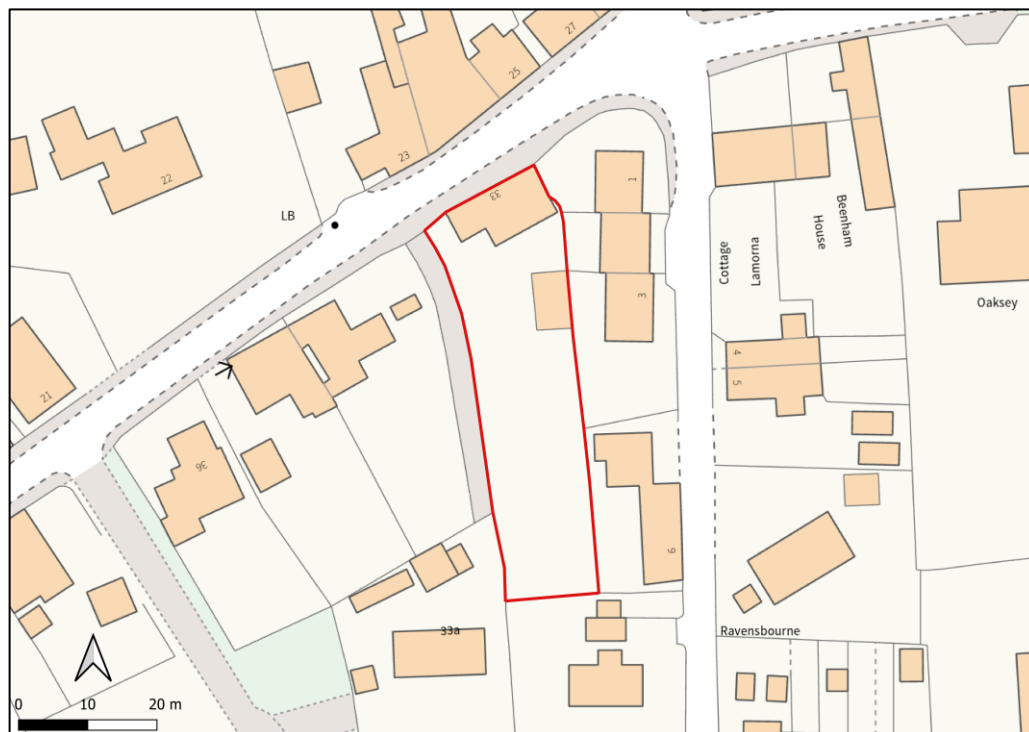


Figure 1 Detailed Project Site location outlined in red. Centred on SU 27807 71789

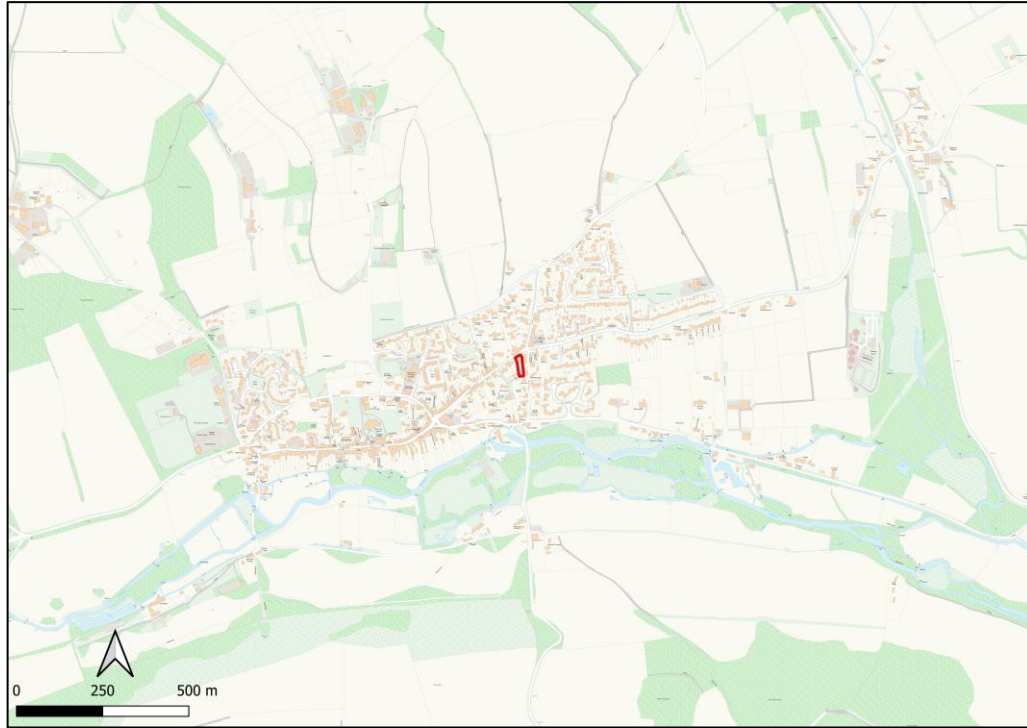


Figure 2 General Project Site location outlined in red. Centred on SU 27807 71789

2. The Project Site

2.1. A site visit was carried out on 16th September 2025 in dry, bright conditions.

2.2. The Project Site comprises the Grade II listed Jasmine Cottage, whose principal elevation faces north onto Oxford Street. It is situated to the east of the village of Ramsbury, within Ramsbury Conservation Area. The building is a one and a half storey, thatched, timber framed cottage arranged on a single depth plan, with an off centre entrance positioned towards the west. Historically divided into two separate dwellings, the cottage was converted into a single residence during the 20th century.



Photo 1 Southwest facing view of the principal (north) elevation of Jasmine Cottage from Oxford Street.

2.3. Access to the garden is gained via a gate to the west of the property, leading to a parking area, the rear conservatory and a linear garden plot. The garden extends approximately 46 m southwards, sloping gently towards the River Kennet, which lies around 250 m away.

2.4. A modern conservatory was added to the rear (south) elevation around 1980. The partially collapsed conservatory cuts across the first floor window and has no historic or architectural significance.



Photo 2 Northwest facing view of the rear (south) elevation of Jasmine Cottage, showing the modern conservatory.

2.5. The rear elevation exhibits clear signs of deterioration. Sections of the lower timber frame are missing and have been substituted with brick infill. A substantial cement block buttress has been added to the southeast corner, evidencing past structural issues. Overall, the rear elevation offers limited architectural or aesthetic merit.



Photo 3 Northeast facing view of rear (south) elevation showing brick infill and cement block buttress.

3. Conservation Area

3.1. The Project Site is located within the east extent of Ramsbury Conservation Area, which was designated on 30th January 1973.

3.2. The historic settlement of Ramsbury is shaped by the River Kennet and its floodplain, with the surrounding landscape recognised for its scenic value, with nearby meadows and chalk river habitats forming part of the wider heritage setting.

3.3. The village contains numerous listed and unlisted heritage buildings, many timber framed, thatched, or constructed in local vernacular materials which contribute to the conservation area's historic character. The Project Site makes a notable contribution to the visual character of Oxford Street, serving as a gateway building and a prominent historic feature when approaching the village from the east.

4. Heritage Assets

Designated Heritage Assets

4.1. The Project Site comprises Jasmine Cottage, 33 Oxford Street, a Grade II listed building whose modest scale and vernacular charm make it an important part of Ramsbury's historic streetscape. Formally added to the national list in March 1985, the cottage is recognised for its architectural and historic interest, and is officially described as follows:

"Cottage. C17. Timber framed with brick and some wattle and daub infill. Thatched roof. 1-storey and attic, 3 bays, stack between bays 1 and 2 and entrance to bay 2. Frame irregular but generally 2 panels high with corner braces. Boarded door. Timber multi-paned windows. 2 casement dormers. Right gable extended by 1 panel width in brickwork. Listing NGR: SU2780471787" [List Entry Number: 1183922](#).

4.2. The Project Site lies 25m west of Lamorna Cottage, a Grade II listed 17th century dwelling that comprises a characterful historic building on Whittonditch Road. Contemporary with the early development of the Project Site, Lamorna Cottage embodies a similar vernacular tradition. Its official listing describes the cottage as follows:

"Cottage. C17 with later alterations. Colourwashed brick laced flint with some timber framing. Thatched roof. 1-storey and attic, raised to 2 storeys. 3 bays, lobby plan, with cartshed to left bay and C20 added workshop. Rear lean-tos. Central 4-panelled door. Timber casement windows. Listing NGR: SU2784271794" [List Entry Number: 1034066](#).

Non Designated Heritage Assets

4.3. The Project Site sits within a characterful stretch of historic development, where a cluster of long-established buildings frame Jasmine Cottage and reinforce the traditional grain of this area of Ramsbury. Several neighbouring properties contribute to the area's historic depth and visual amenity.

4.4. To the southwest (approximately 20m from the site) stand No.33 Oxford Street and The Laurels at No.34, both notable for their traditional proportions and contribution to the village streetscape. Directly opposite Jasmine Cottage a distinctive run of buildings Nos.23–28 Oxford Street forms an attractive and cohesive frontage. Although unlisted, this row possesses clear architectural value.

5. Historic Development

5.1. The Project Site comprises a 17th century roadside cottage with a long, linear rear garden, a layout that may preserve the proportions of an early burgage plot.

5.2. Ramsbury underwent a process of enclosure from the 16th century onward, with the final stage formalised by the 1778 Enclosure Award, which addressed the last remaining open plots. The 1778 enclosure map confirms the presence of a building on the site at that date, positioned close to the roadside in a manner typical of early settlement patterns. A second, larger structure is shown approximately 25m to the south. Although its precise form is now uncertain, its scale and position imply that it may have been a barn, a secondary dwelling, or even a short terrace of cottages, reflecting the mixed domestic and agricultural character.



Figure 3 Map of Ramsbury 1778. Project Site location indicated with the blue arrow.

5.3. By 1839, the Project Site comprised two adjoining cottages, with the eastern range incorporating a small rear annex.



Figure 4 Project Site location indicated with the blue arrow. Maps of the Parish of Ramsbury 1839.¹

5.4. The Project Site lies within the area affected by the major fire of 1862, which burned for two days and destroyed 25 cottages along Oxford Street, Blind Lane, and Tankard Street, although Jasmine Cottage appears to have escaped significant damage (Croucher, 1986).

5.5. The 1866 records show that the property remained a modest roadside holding with a long, linear plot extending southwards. At this time, the land was owned / occupied by Mr James Waldron. The plot had been fully enclosed, with an orchard established to the south, and additional small buildings developed to the north. This combination of dwelling, orchard, and ancillary structures is characteristic of the mixed domestic-agricultural use that defined many village plots during this period.

¹ Wiltshire & Swindon Archive Ref 792/39.

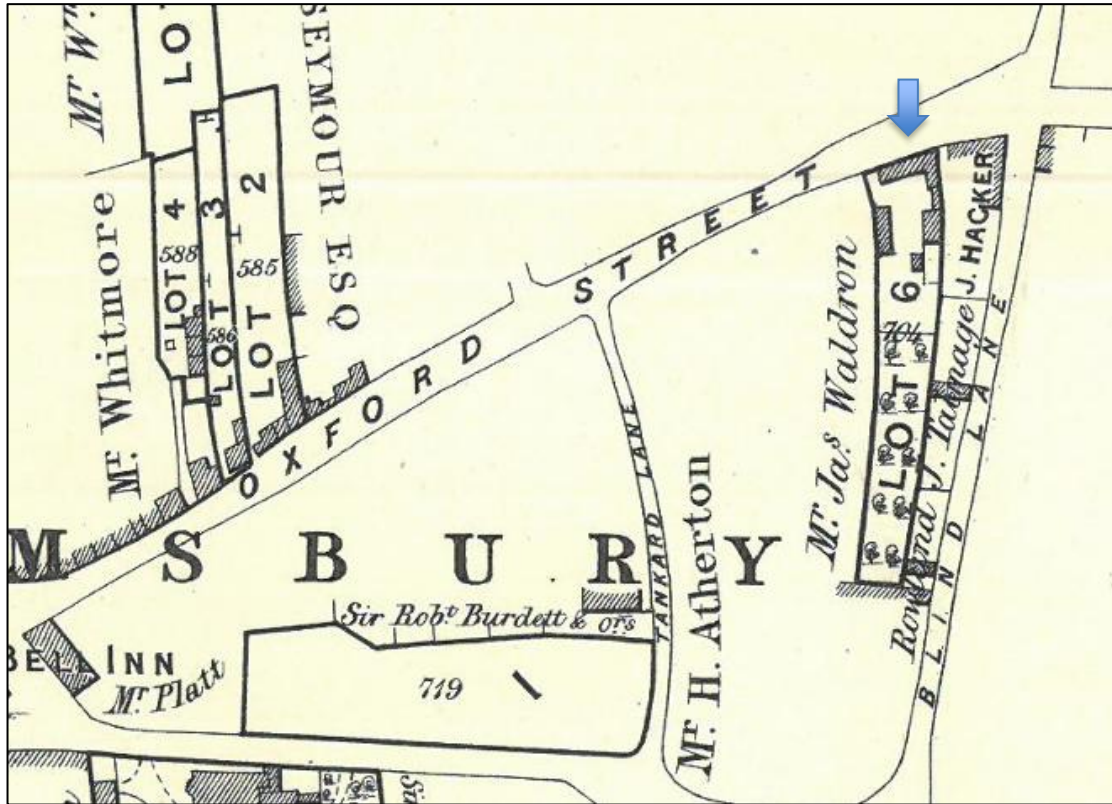


Figure 5 Estates in the Parishes of Ramsbury and Froxfield. 1866. Project Site highlighted with blue arrow.

5.6. The First Edition Ordnance Survey map (surveyed in 1884) shows the Project Site as two attached cottages, with a small rear annex to the western dwelling and a substantial range of buildings extending from the rear of the eastern cottage along the garden boundary. The scale and arrangement of these structures suggest an agricultural or industrial function. A additional row of attached buildings is recorded along the western boundary, and their simple form indicates that they may have been modest dwellings, possibly occupied by agricultural workers or buildings associated with the nearby Salvation Army Barracks to the west. It is noted that the buildings along the eastern boundary appear to have been short-lived, having been constructed sometime after 1839 and demolished, either wholly or in part, by 1899, suggesting that they may have served a temporary function.

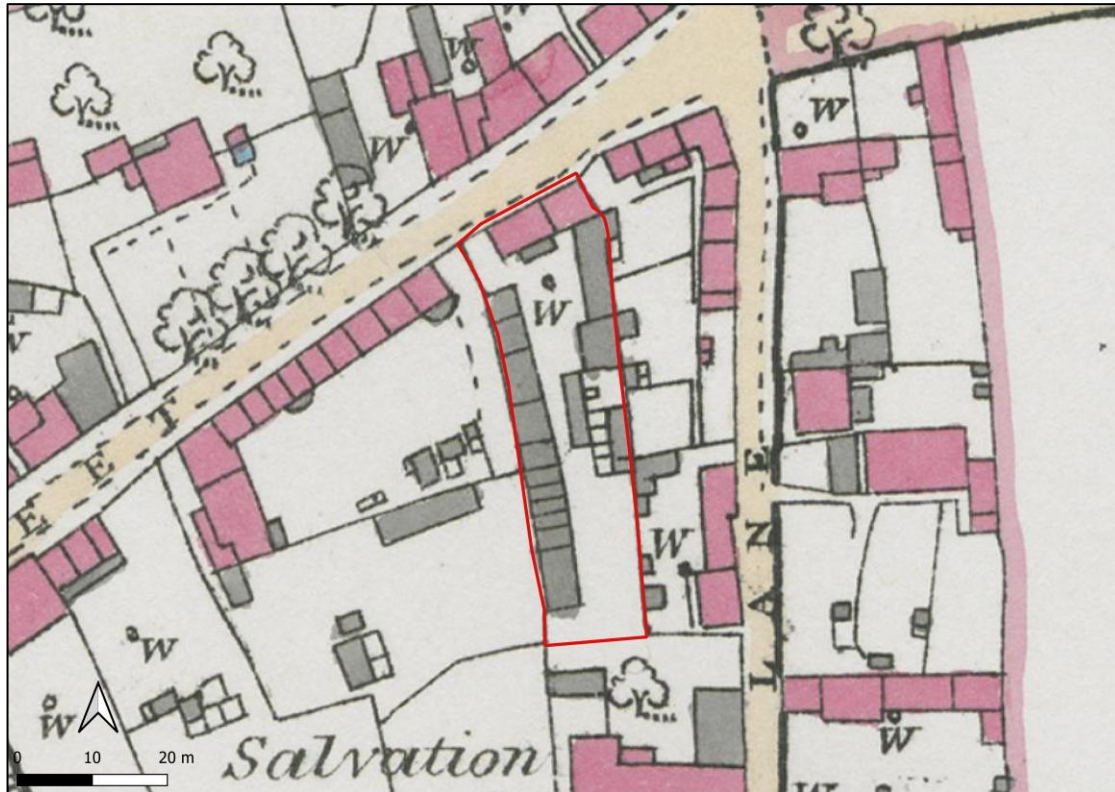


Figure 6 First Edition Ordnance Survey map (surveyed in 1884). Project Site outlined in red.

5.7. By 1901, the property was home to George Wylde (recorded in various documents as Wylde, Wild, or Wilde), his second wife Amelia Talmage (c.1848–1940), and their daughter Elizabeth. The shifting spellings of the family name, recorded across census entries, reflect the informal and often phonetic nature of rural recordkeeping at the time.

5.8. The 1911 Lloyd George Survey lists the holding as Plot No. 505, incorporating Nos. 507 and 634 (the latter noted as being in ruins), and records the owner and occupier as A. A. Wylde. The property is described succinctly as "House and Land," but the accompanying notes paint a more detailed picture with two old mud and thatch cottages, each arranged as two rooms up and two rooms down, with an attached pantry. Several outbuildings stood to the rear, though many were described as near-ruinous and of minimal value. Additional structures included an open trap shed, a barn, and an outhouse, illustrating the modest but functional cluster of buildings that supported everyday rural life.² There is no mention of the buildings along the west boundary, which had been removed or converted to a smaller building in the same location, as shown on the Revised Ordnance Survey Map of 1889.

5.9. By 1922, the property continued to be arranged as two separate cottages, maintaining the planform that had characterised the site for at least a century. This persistence of the form

² Amelia a Wylde b. Nov 1847 - 1940. 1939 census widowed resident Oxford Street, Unpaid domestic duties.

underscores the site's long standing domestic use and its continuity within the evolving historic fabric of Ramsbury.

6. Planning Policy

6.1. With regard to the relevant policy and development framework, the following are considered appropriate to the current proposal:

National Planning Policy Framework (NPPF), 2024;

"207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

214. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly

accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.

Wiltshire Core Strategy adopted 2015

Core Policy 58 Ensuring the conservation of the historic environment.

“Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains;
- ii. World Heritage Sites within and adjacent to Wiltshire;
- iii. buildings and structures of special architectural or historic interest;
- iv. the special character or appearance of conservation areas;
- v. historic parks and gardens;
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications”.

7. Conservation Officer Comments

7.1. The following concerns were raised by the Conservation Officer in response to Pre-Application plans for the replacement of the existing conservatory to the rear of Jasmine Cottage (Wiltshire Application No. ENQ/2025/00209).

7.2. The Conservation Officer's concerns centred on the impact that the proposed new conservatory would have on the character, fabric, and significance of Jasmine Cottage. Although the existing rear conservatory is acknowledged as poor in quality, it is described as a "lightweight, metal framed greenhouse style structure" that has caused "minimal disturbance and impact on the building's fabric and significance" (Lo, 2025). The lightweight and visually recessive character of the existing conservatory is considered to be a key part of why the current structure is tolerated.

7.3. In contrast, the proposed replacement was viewed as fundamentally out of keeping with the historic building. The Conservation Officer objected to the scale, form, and design, describing the new extension as a "rectangular masonry extension with a flat roof and a sizeable glazed lantern", considered to be too large in footprint, too solid in appearance, and visually competitive with the modest vernacular cottage (Lo, 2025). The massing and materials were seen as intrusive, failing to respect the building's traditional construction.

7.4. A major concern was the physical impact of the proposed construction. The Conservation Officer noted that the solid insulated flat roof could "cause a degree of physical harm to the timber framing," raising fears about moisture, load, and the way the new structure would connect to the historic fabric (Lo, 2025). The masonry walls and heavier construction method were also considered inappropriate for a building whose significance lies in its timber frame and thatched roof.

7.5. Overall, the Conservation Officer concluded that the proposal would cause unacceptable harm to the listed building's special architectural and historic interest due to being "unsympathetic to the form and character of the listed building" and would therefore conflict with Core Policies 57 and 58 of the Wiltshire Core Strategy and the heritage requirements of the NPPF (Lo, 2025).

7.6. It was advised that the full plans should focus on a more lightweight, modest, and visually recessive structure that better reflects the character of the existing lean-to style conservatory.

8. Proposed Development

- 8.1. The proposal has been revised in line with the Conservation Officer's comments and now comprises the following:
- 8.2. The current dilapidated conservatory will be carefully taken down to ensure the fabric of the cottage is not disturbed.
- 8.3. Construction of a new single-storey rear extension is proposed in the form of a transparent glazed-box conservatory, featuring a slim-profile black aluminium frame with full-height windows and doors. The flat roof will be finished in rolled lead, ensuring a crisp contemporary appearance that remains visually compatible with the historic cottage.
- 8.4. The extension has been designed with a restrained footprint and simple form ensuring it remains clearly subordinate to the core building. It will be lower in height than the existing conservatory, which currently cuts across the first floor window.

9. Statement of Significance

- 9.1. Jasmine Cottage holds considerable heritage significance as a well-preserved example of 17th century vernacular domestic architecture within Ramsbury. Its timber framed construction, thatched roof, and modest scale embody the traditional building forms characteristic of the village, contributing to an understanding of local craftsmanship, materials, and rural life during the Post Medieval period. Surviving historic fabric, including the structural frame, roof form, and early plan arrangement provides evidence of the building's age, development, and long-standing use.
- 9.2. The cottage's position on Oxford Street gives it strong significance. As one of the visually prominent historic buildings when entering Ramsbury from the east, it acts as a gateway marker, helping to define the character and grain of the settlement. Its scale, materials, and traditional detailing reinforce the pattern of roadside development contributing to the special interest of Ramsbury Conservation Area.
- 9.3. The building possesses evidential value, representing a significant period of domestic occupation, contributing to the collective memory and identity of the village.

9.4. The cottage is significant for its architecture, contribution to the historic streetscape, and its role in illustrating the development of Ramsbury's settlement pattern. Its preservation is integral to maintaining the character and special interest of the Ramsbury Conservation Area.

10. Impact Assessment

Jasmine Cottage

10.1. The cottage's significance lies in its 17th century origins, expressed through its surviving timber framing and vernacular rural character, its historic fabric that provides evidential insight into traditional construction methods, and its strong aesthetic contribution to the wider setting

10.2. The existing rear conservatory, by contrast, is a non-historic, intrusive addition that detracts from the building's architectural coherence and partially obscures an original opening.

10.3. The removal of the conservatory will have a positive impact on the heritage asset by eliminating a visually intrusive and structurally poor-quality addition, revealing the original proportions of the rear elevation, and allowing for a more sympathetic form of development that respects the cottage's historic character.

10.4. The proposed rear extension has been carefully designed to minimise harm and enhance the legibility of the 17th century cottage. Its modest footprint and simple form ensure it reads as a contemporary yet deferential addition, offering a clear improvement over the visually dominant conservatory it replaces. The transparent glazed-box design, formed with a slim-profile black aluminium frame with full-height windows and doors, provides a crisp contemporary contrast while remaining visually lightweight against the historic rear elevation. Its flat rolled-lead roof sits discreetly beneath the cill of the first floor window ensuring minimal physical or visual conflict with the historic structure and maintaining a sensitive overall intervention

10.5. The extension has been designed to connect to the original structure with minimal intervention, ensuring that no significant loss of historic fabric is anticipated. Overall, it represents a low impact and carefully considered addition, that respects the character of the 17th century cottage while enhancing its functionality for modern use.

10.6. The proposals are assessed as resulting in less than substantial harm at the lowest end of the scale. This conclusion is supported by the removal of an unsympathetic modern addition, the introduction of a lower and more sensitive replacement, and the avoidance of any alterations to

key historic elements. Any minor change arising from the works is outweighed by the clear enhancement achieved through the removal of the existing conservatory.

10.7. A series of mitigation measures will be implemented, to ensure the protection of the cottage's historic fabric throughout the works. The existing conservatory will be carefully dismantled to safeguard adjacent historic elements, and breathable, compatible materials will be used where the new extension interfaces with the original structure. All visible historic features on the rear elevation will be retained, and construction methods will be selected to avoid placing any load on, or causing disturbance to, the thatched roof and timber frame.

Ramsbury Conservation Area

10.8. The proposed extension will have no adverse effect on the character or appearance of Ramsbury Conservation Area, as it is positioned to the rear of the cottage and is not prominent from the public realm.

10.9. The removal of the existing dilapidated conservatory represents a clear enhancement, eliminating an incongruous structure that currently detracts from the building's historic character.

10.10. The new glazed extension, with its lightweight contemporary design, restrained footprint, and transparent form, ensures that the historic cottage remains the dominant building, preserving the traditional scale and vernacular character that define the area.

10.11. By adopting high quality materials and maintaining a clearly subordinate relationship to the host building, the proposal respects the established architectural hierarchy and safeguards the wider significance of the Conservation Area.

Designated and Non-Designated Heritage Assets

Lamorna Cottage

10.12. Lamorna Cottage derives its significance from its vernacular construction and its survival as part of a group of early rural dwellings. The cottage forms part of the historic development pattern along Whittonditch Road and contributes to the traditional character of the area.

10.13. The proposed new conservatory will not adversely affect the setting or significance of Lamorna Cottage. The two buildings are separated by intervening garden plots and modern development to the east of the Project Site, which interrupts intervisibility. The extension is modest in scale, single-storey, and positioned to the rear of the host cottage, ensuring it does not intrude

into the primary views or appreciation of Lamorna Cottage. As a result, the proposal preserves the ability to understand and appreciate the special interest of Lamorna Cottage, resulting in no harm to the significance of this designated heritage asset.

Non-Designated Heritage Assets

10.14. The Project Site sits within an area of established historic development, with several buildings of local architectural and townscape interest located opposite and adjacent to Jasmine Cottage. These include No. 33 Oxford Street and The Laurels at No. 34 Oxford Street, situated approximately 20m to the southwest, as well as the distinctive unlisted terrace at Nos. 23–28 Oxford Street, which forms a coherent and characterful frontage directly opposite the site.

10.15. These buildings contribute positively to the historic streetscape through their traditional proportions, vernacular materials, and consistent building line. Their significance is primarily derived from their collective value rather than individual architectural distinction.

10.16. The proposed conservatory will have no detrimental impact on the setting or appreciation of these non-designated heritage assets. The extension is located to the rear of Jasmine Cottage and is not visible from Oxford Street, meaning it does not alter the established frontage or the visual cohesion of the historic group. The modest scale and transparent design ensure that the proposal does not introduce visual competition or disrupt the rhythm of the surrounding built form. The works therefore preserve the contribution these buildings make to local character and result in no harm to their significance.

Assessment

10.17. The proposed conservatory is discreetly positioned, modest in scale, and designed to remain subordinate to the host cottage. Its limited visibility and lightweight contemporary form ensure that it does not intrude upon or diminish the significance of either the nearby Grade II listed Lamorna Cottage or the surrounding non-designated heritage assets. The proposal therefore preserves the historic environment and accords with the NPPF's requirement to conserve heritage assets in a manner appropriate to their significance.

11. Conclusion

11.1. The revised scheme departs from the earlier design by reducing the overall depth, height, and length of the conservatory, and by replacing the previously proposed brickwork and bulky roof structure with glazing, to further reduce the visual weight of the structure.

11.2. The proposed works have been thoughtfully designed to respect the significance of the historic cottage, by removing an inappropriate modern conservatory and replacing it with a modest, well detailed extension which will enhance the building's appearance whilst preserving its historic character.

11.3. The impact on the Grade II listed Jasmine Cottage is minimal and justified, with clear benefits to both the building's functionality and its long term conservation, and is judged to be acceptable in heritage terms.

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