

DESIGN & ACCESS STATEMENT

REVISED FOLLOWING COMMENTS FROM THE CONSERVATION OFFICER

Proposed replacement of windows, new dormer, changes to first floor layout with provision of AC units to bedrooms, replacement of flooring. Extension to outbuilding ~~with matching roof~~, replacement of oil tank for smaller tank, enclosure bin area and with new cycle storage with willow screen and dedicated gate.

Latchets, Oaksey,
Malmesbury,
Wiltshire, SN16 9TG

March 2026



0.0 – CONTENTS

- 1.0 – INTRODUCTION & OVERVIEW
- 2.0 – DESIGN STATEMENT & HERITAGE CONTEXT
- 3.0 – OAKSEY VILLAGE & CONSERVATION CONTEXT
- 4.0 – SITE ANALYSIS
- 5.0 – DORMER PRECEDENT STUDY
- 6.0 – EXISTING WINDOWS
- 7.0 – PRE-APPLICATION ADVICE & DESIGN EVOLUTION
- 8.0 – DESCRIPTION OF DEVELOPMENT & MASSING
- 9.0 – DESIGN & MATERIALS
- 10.0 – PROPOSED WINDOWS
- 11.0 – SUSTAINABILITY, THERMAL UPGRADES & ECOLOGY
- 12.0 – TREES & HEDGES IN RELATION TO CONSTRUCTION
- 13.0 – FRONT GARDEN & WILLOW SCREEN ENCLOSURE
- 14.0 – DRAINAGE & PROPOSED UNDERGROUND ROUTING
- 15.0 – HEATING, COOLING & AC ROUTING
- 16.0 – OIL TANK
- 17.0 – WASTE & RECYCLING
- 18.0 – ACCESS APPRAISAL, CAR & CYCLE PARKING
- 19.0 – POLICY COMPLIANCE STATEMENT
- 20.0 – CONCLUSION



Local Listed Buildings, including
All Saints Church and Tudor House

1.0 – INTRODUCTION & OVERVIEW

1.1 Purpose of the Application

This Design & Access Statement supports an application for Listed Building Consent and Planning Permission for modest improvements to Latchets, a Grade II listed cottage in the Oaksey Conservation Area. It outlines the proposals and the design principles that inform them.

1.2 Summary of Proposed Works

The project includes a small rear dormer, selective window upgrades, thermal improvements, minor internal adjustments, and the modest conversion and extension of the outbuilding and minor alterations to the services in the front garden. All works are limited in scale, reversible and focused on enhancing comfort and performance without altering the building's character.

1.3 Heritage-Led Design Approach

The design is conservation-led and informed by the principles set out in the Oaksey Conservation Area Design Guide. Interventions are located on the less sensitive elevations and retain all significant historic features. New elements remain modest in scale, clearly subordinate to the original structure, and are designed to be compatible with the local vernacular forms identified within the guide.

1.4 Structure of the Document

This Design & Access Statement is structured to guide the reader through the context, analysis, design rationale and technical detail in a logical and accessible manner. Following this introductory section, the document sets out the heritage and conservation context of Oaksey Village, a detailed site analysis, the precedent-led dormer study, and the evolution of the design in response to pre-application advice. Subsequent sections address materials, sustainability upgrades, existing and proposed windows, landscape considerations, drainage, access and environmental performance. The document concludes with a policy compliance summary and a final assessment of the proposals' suitability within their heritage context.



Aerial Photo of Oaksey

1.5 Supporting Documentation

The following documents underpin the design and confirm the suitability of the proposed works. These documents accompany the submission and should be read alongside this Statement

- Design & Access Statement (Mar 2026) - Atelier Ochre
- Heritage Impact Assessment (Oct 2025) - HCUK Group
- Structural Report (Sep 2025) - Clegg Associates
- Acoustic Report (Nov 2025) - Environmental Equipment Corporation
- Window Survey (Jan 2024) - Atelier Ochre
- Pre-App Reply (Sep 2023) - Wiltshire Council
- Conservation Officer Comments - Wiltshire Council

1.6 Drawing List

The following drawings comprise the full submission package for Wiltshire Council, providing a complete set of existing, demolition and proposed information. The package includes all plans, sections, elevations, window details and material specifications necessary to support a clear and comprehensive assessment of the proposal in the context of a listed building in a Conservation Area,

- 22010-700-B - Existing Location & Site Plan
- 22010-701-B - Proposed Site Plan
- 22010-705-C - Existing Front Garden Plan
- 22010-706-D - Proposed Front Garden Plan
- 22010-707-B - Existing Front Garden Elevations
- 22010-708-B - Proposed Front Garden Elevations
- 22010-710-A - Existing Plans
- 22010-711-B - Demolition Plans
- 22010-712-B - Proposed Plans
- 22010-720-A - Existing Sections
- 22010-721-A - Proposed Sections
- 22010-730-A - Existing Elevations
- 22010-731-A - Demolition Elevations
- 22010-732-B - Proposed Elevations
- 22010-743-B - Outbuilding Plans & Elevations
-
- 22010-750-A - Proposed Materials
-
- 22010-751-A - Proposed Doors
- 22010-752-A - Proposed Doors
-
- 22010-760-A - Proposed Window Details
- 22010-761-A - Proposed Windows
- 22010-762-A - Proposed Windows
- 22010-763-A - Proposed Windows
- 22010-770-A - Proposed Dormer

1.7 Revisions Following Conservation Officer Feedback

Following the Conservation Officer's site visit on 03/03/2026 and written comments, the proposal has been revised in several focused respects while retaining the same overall conservation-led approach.

The proposed ground-floor alteration has been amended so that the existing buttressing wall between the kitchen and living room is retained in full, preserving the existing ground-floor plan.

Additional 1:10 scale detail drawings have been prepared for the rear dormer, first-floor door and internal pocket door in response to the request for further joinery and construction information.

The window proposals have been clarified to confirm the retention of the significant existing kitchen window, with replacement and new windows detailed to follow the established character and proportions of the existing windows.

The outbuilding proposal has been revised from the previously proposed dual-pitched form to a simpler single-pitch following the line of the existing roof, with reuse of existing wall and roof stones, rebuilding and making good of the adjoining garden wall, and a stable door detailed to match that proposed to the main house.

These amendments are reflected in the revised drawing package and supplementary detail drawings submitted alongside this updated Design & Access Statement.

1.8 Revised and New Drawings and Documents

Following Conservation Officer feedback and the subsequent refinement of the proposals, a number of drawings and documents have been revised or supplemented as part of this updated submission.

The Design & Access Statement - Revised dated March 2026 supersedes the Design & Access Statement dated December 2025 submitted previously. This revised statement should therefore be read as the current version accompanying the application.

The demolition plans, proposed plans and proposed elevations have also been updated through revised drawing issues. Drawings 22010-711-A, 22010-712-A and 22010-732-A are superseded by drawings 22010-711-B, 22010-712-B and 22010-732-B respectively.

The outbuilding information previously issued across the separate plan, section and elevation drawings has been consolidated into a revised combined drawing. Drawings 22010-741-A, 22010-742-A and 22010-743-A are therefore superseded by drawing 22010-743-B.

Additional detail drawings have also been prepared to support the revised submission. Drawing 22010-752-A provides the proposed internal door details, and drawing 22010-770-A provides the proposed dormer details. /



Photo of the garden wall which has collapsed since the Conservation Officers site visit on 03/03/2026

2.0 – HERITAGE CONTEXT

2.1 Heritage Listing Summary

Latchets is listed at Grade II (List Entry 1182008) as a building of special architectural and historic interest. The listing describes a house of probable fifteenth-century origin with early seventeenth-century alterations, constructed of coursed rubble stone beneath a steep stone-slate roof, and featuring prominent gabled forms and traditional stone mullions. Internally, features such as the large ground-floor fireplace with its large timber bressumer, exposed joists and the early newel stair contribute significantly to the building's evidential value. The cottage sits immediately beside the Grade I listed Church of All Saints, and within the Oaksey Conservation Area, increasing the sensitivity of its wider setting.

2.2 Site and Contextual Overview

Latchets occupies a long-established village plot on The Street, framed by traditional boundary walls and mature planting. Its immediate context includes the churchyard of All Saints to the east and Oaksey Primary School to the west, reflecting its position between two long-standing community landmarks. The cottage forms part of the historic grain of the village, contributing to the architectural continuity that characterises this part of the Conservation Area. The proposed works have been developed with careful consideration of the building's visibility, its relationship to neighbouring heritage assets and its contribution to the overall streetscape.

2.3 Design Philosophy

The design approach for Latchets prioritises conservation, reversibility and minimal intervention. Historic features of high significance are preserved entirely, and new elements are introduced in a manner that is respectful, modest and consistent with the vernacular architecture of Oaksey. The proposals respond both to the insights provided by the Heritage Impact Assessment and to early feedback received during the pre-application process. The resulting scheme is a carefully balanced and contextually sensitive set of improvements that ensure Latchets continues to serve as a functional home while retaining the qualities that make it a valued part of the village's historic environment.



Dormer Windows, Conservation Roof-Lights and Two-Pane Casement Windows

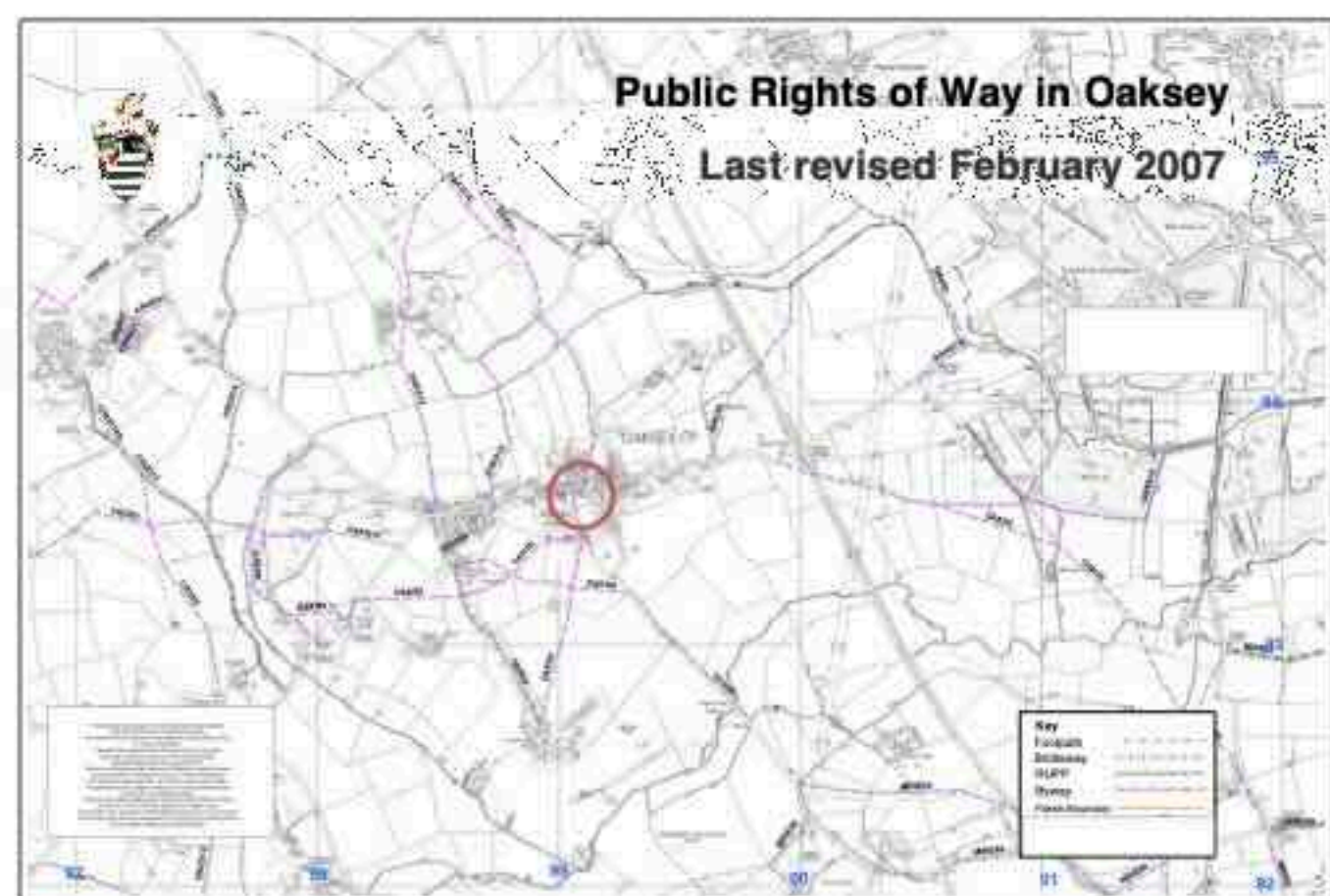
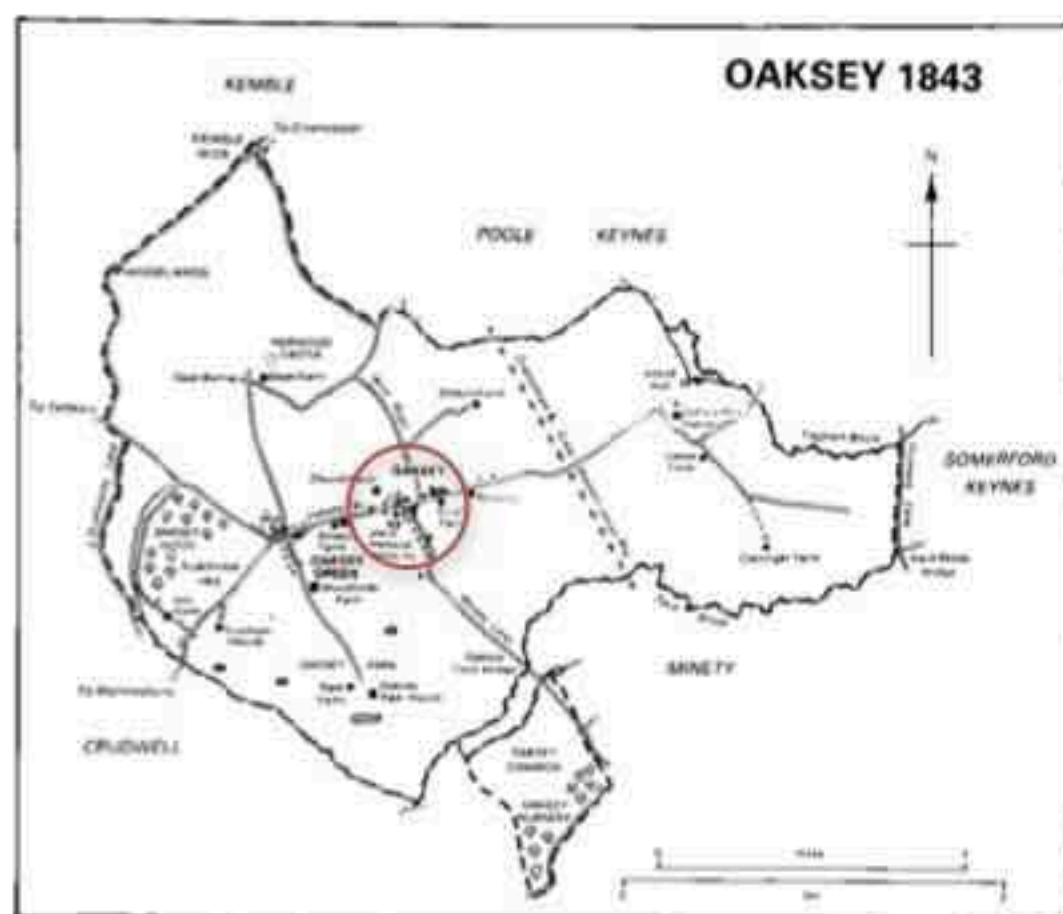
3.0 – OAKSEY VILLAGE & CONSERVATION CONTEXT

3.1 Historic Village Setting

Latchets is located at the heart of Oaksey Village, a rural settlement with deep historic roots and a clear linear pattern centred on The Street. The historic form of the village is well documented across successive mapping, with the 1843 Tithe Map, late nineteenth-century Ordnance Survey maps, and early twentieth-century revisions all illustrating the long-established arrangement of cottages, farm buildings and enclosed garden plots. These maps show that the village developed incrementally around its medieval church, with Latchets occupying a long-standing plot adjacent to the Grade I listed Church of All Saints. The property's position reflects the traditional arrangement of dwellings clustered along the primary route, with ancillary outbuildings and gardens extending to the rear in a characteristic village pattern.

3.2 Conservation Area Character

Oaksey is designated as a Conservation Area in recognition of its coherent village form, the richness of its built heritage, and the strong interplay between buildings, boundaries and landscape. The Conservation Area is defined by traditional coursed rubble stone walls, stone-slate roofs, strong gable forms, and the distinctive presence of mullioned windows found throughout the village. Mature trees, hedgerows, stone boundary walls and narrow lanes reinforce the historic rural character. Against this backdrop, Latchets contributes positively to the architectural continuity of The Street, with its traditional stone construction, steep roof pitch and modest domestic scale reflecting the principal characteristics of the Conservation Area.



Oakley Village 1843

Oakley Village Conservation Area.

Public Footpath Plan. Note path to the West of the site

Oakley Village 1878-90

3.3 Wider Village Context

The property sits within a network of historic plots that remain remarkably intact. To the west lies Oaksey Primary School, occupying land historically associated with village institutions, while to the east lies the churchyard of All Saints Church, enclosed by its medieval stone boundary wall. The cottage is therefore framed by two long-standing community landmarks that together define this part of the village. Footpaths linking The Street to the surrounding fields and school grounds run close to the property, offering occasional glimpses of the side and rear elevations through vegetation. These routes contribute to the wider appreciation of the building's setting, particularly where filtered views reveal the traditional roof-scape and garden enclosure typical of historic village cottages.

3.4 Local Architectural Variety

Oaksey contains a diverse collection of vernacular buildings, ranging from medieval cottages to later nineteenth- and early twentieth-century dwellings. Many of these properties incorporate traditional details such as stone mullions, slim casement windows, hipped and gabled dormers, and conservation-style roof-lights. The presence of dormers and mixed fenestration types across the village reflects the organic evolution of domestic architecture over several centuries. The photographs and examples included within this document illustrate how these features contribute to the character of the Conservation Area and demonstrate that sensitively designed dormers and casements form a familiar part of the local architectural vocabulary.

3.5 Contribution of Latchets to the Conservation Area

Latchets plays an important role within the Conservation Area by preserving the traditional alignment, materials and proportions typical of Oaksey's historic core. Its stone walls, steep roof, mullioned openings and enclosed front garden all contribute to the cottage's character and ensure that it sits comfortably among the surrounding historic buildings. The building's close relationship with the churchyard, coupled with the historic boundary walls and mature vegetation, reinforces the timeless quality of this part of the village. The proposed works retain these essential characteristics, ensuring that Latchets continues to form a harmonious and integrated element within the Conservation Area.



4.0 – SITE ANALYSIS

4.1 Immediate Setting

Latchets occupies a compact and well-enclosed plot on The Street, positioned between the Grade I listed Church of All Saints to the east and Oaksey Primary School to the west. The cottage is set slightly back from the road, framed by a low stone boundary wall and a modest front garden. This traditional frontage contributes to the character of the Conservation Area and reinforces the linear pattern of cottages that define this part of the village. Mature vegetation along the western boundary softens views from the school grounds, while the established stone wall to the east forms a strong historic boundary with the churchyard. To the rear, the garden is fully enclosed by a mixture of stone walls and planting, creating a private and visually contained space that forms the backdrop for the proposed works.

4.2 Visibility and Public Views

The visibility of Latchets varies depending on approach. The front elevation is visible from The Street and forms part of the primary village streetscape. Views toward the west elevation are more limited, filtered by the school boundary and existing vegetation. The rear elevation can be partially glimpsed from the public footpath that runs to the south-west, however, these views are softened by trees, hedging and the natural fall of the ground. The east elevation is largely screened by the churchyard wall and mature planting. Overall, the site benefits from a high degree of enclosure, ensuring that only specific parts of the building—principally the front elevation—contribute directly to public views within the Conservation Area.

4.3 Existing Roof-scape and Massing

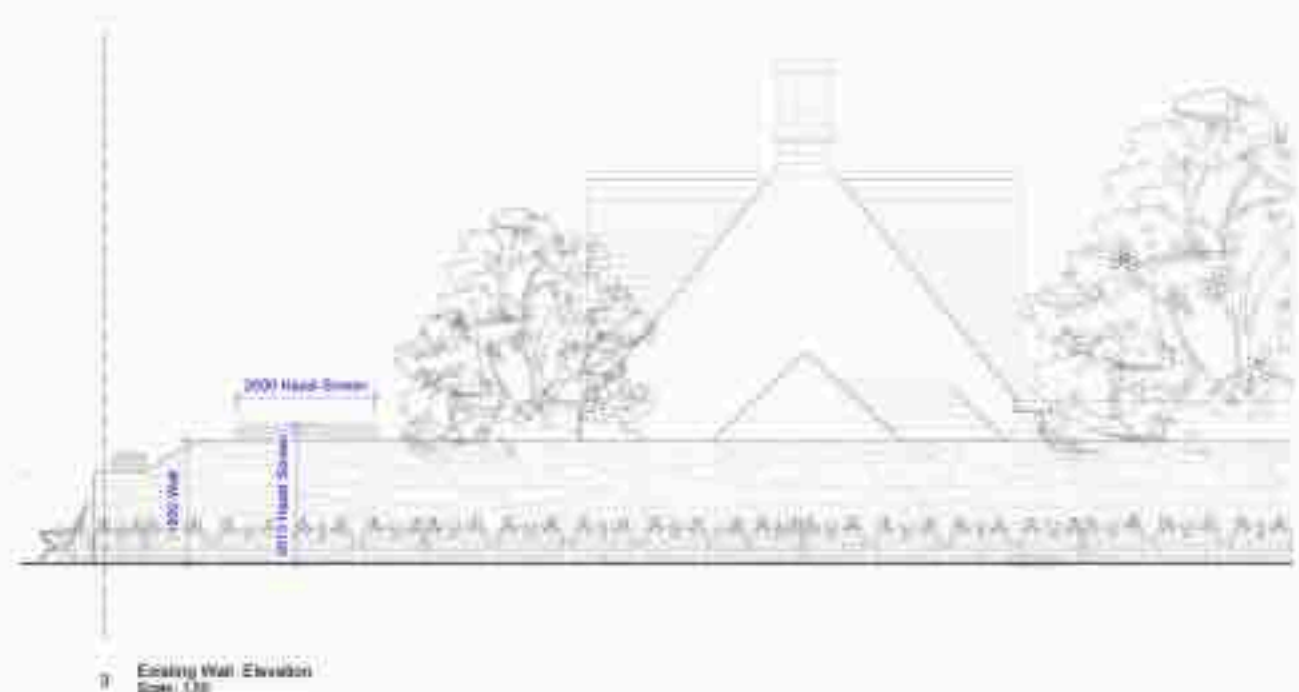
The cottage is characterised by its steeply pitched stone-slate roof, pronounced gables and modest scale. The roof profile is a defining feature of the building and contributes significantly to its appearance in longer views. The rear roof slope, while visually coherent with the traditional form, is confirmed by the Structural Report to be a twentieth-century reconstruction, providing a suitable location for a modest dormer without loss of historic fabric. The existing side extension remains low, subservient and visually recessive, and forms part of the cottage's established silhouette. The massing across the site is therefore traditional in character and highly consistent with the surrounding village context.

4.4 Boundary Conditions

The boundaries surrounding Latchets are of heritage and structural importance. The Eastern boundary is formed by a historic stone wall adjoining the churchyard and is retained in full. The western boundary consists of a tall dry-stone wall separating the property from the school; the Structural Report confirms this wall to be stable and structurally sound. The Southern boundary, which encloses the rear garden, is formed by a combination of stone walls and mature vegetation that limits views into the site. These conditions help maintain the enclosed, inward-looking quality of the rear garden and provide an appropriate setting for the proposed outbuilding extension and garden improvements.

4.5 Ground Levels, Drainage and Services

Ground levels across the site are generally even. The Structural Report identifies no evidence of structural movement or settlement, confirming that the building sits on stable ground and that the proposed works can be accommodated without risk. Existing drainage routes are functional and can be retained, allowing for the discreet integration of new services such as heating, cooling and rainwater management. The contained nature of the existing garden enclosure to the North / west of the site facilitates the unobtrusive routing of new underground services where required, without affecting historic fabric or altering the appearance of the site.



5.0 – DORMER PRECEDENT STUDY

5.1 Overview of Dormers in Oaksey Village

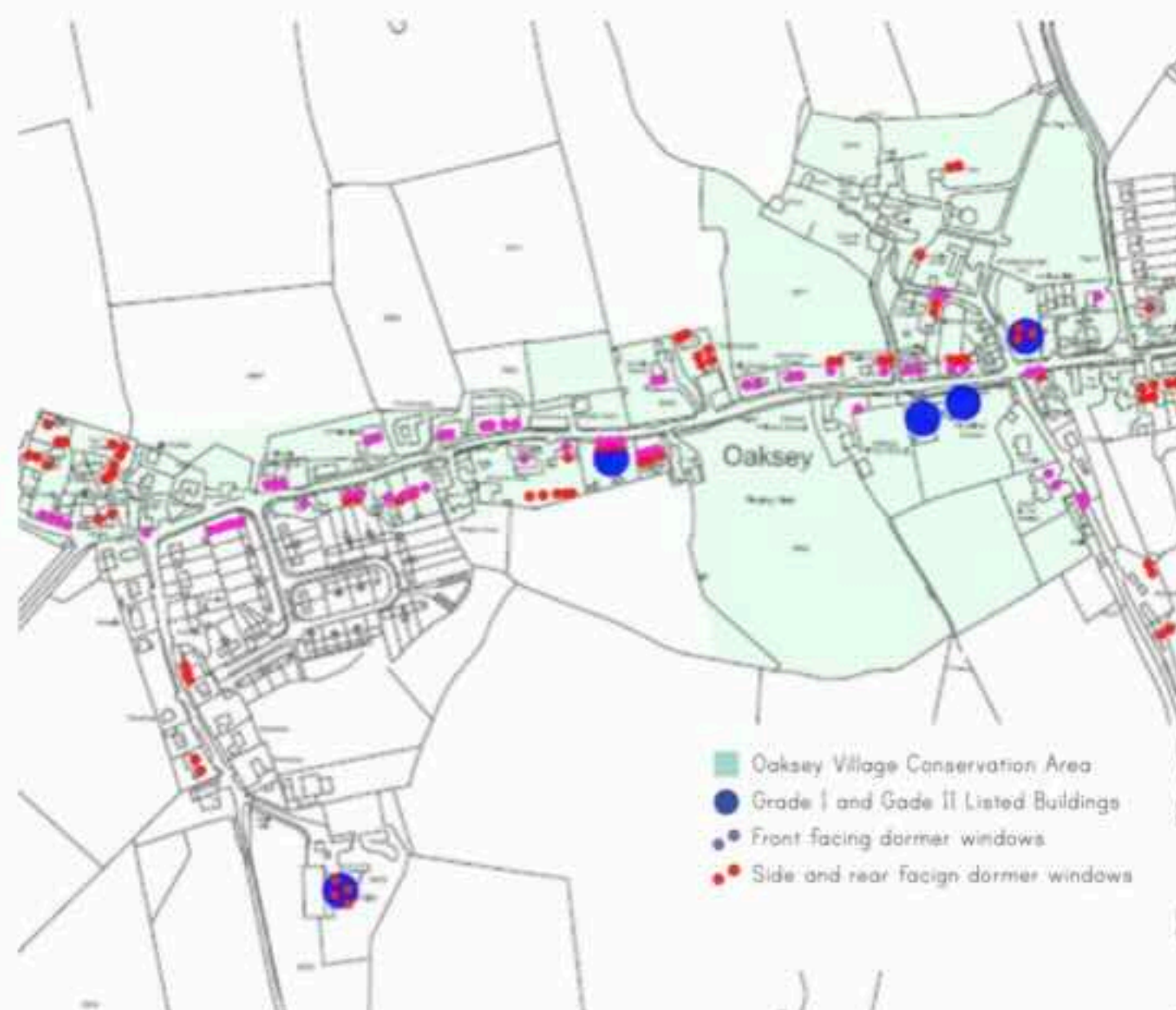
Dormer windows form a recognisable feature within the architectural character of Oaksey Village and appear throughout the Conservation Area on both listed and unlisted cottages. Their presence illustrates the historic layering and adaptation of domestic buildings in the village and demonstrates how modest roof additions have been integrated discreetly over time. The accompanying Dormer Map, prepared as part of this application, identifies numerous examples across The Street, Church Lane and adjacent lanes, showing a consistent pattern of small dormer forms embedded within stone-slate roofs. These examples collectively confirm that dormers are an established characteristic of the village vernacular.

5.2 Dormers on Listed Buildings

Dormer windows are present on several Grade II listed buildings within close proximity to Latchets. These include Oaksey House, 7-11 The Street, and particularly Tudor House, whose rear dormer provides a direct architectural precedent for the proposed dormer at Latchets. Tudor House demonstrates a small, hipped dormer set modestly into a steep stone roof, using traditional materials and proportions. This precedent confirms that dormers have historically coexisted comfortably with the historic fabric of listed cottages in the village, and that the proposed dormer at Latchets can follow a similar language without harming the building's significance or the Conservation Area.

5.3 Relevant Local Authority Precedents

Further evidence of acceptability comes from a series of Approved Listed Building Consent applications within Wiltshire, which include works such as new dormers, enlarged dormers and replacement dormer structures. These approvals illustrate the local planning authority's recognition that modest, sensitively designed dormers can be appropriate interventions on listed buildings when they follow vernacular proportions, materials and detailing. The proposed dormer at Latchets aligns with the principles evident in these successful applications, adopting traditional forms and materials and ensuring minimal impact on significant fabric.



PL/2021/06775 - 2-storey rear extension; new dormer and single casement window to south elevation...

PL/2021/07087 - New circular window, alteration to 2 doors, addition of 3 flat-roofed dormer windows...

PL/2021/07496 - Replace flat roof dormer with traditional pitched dormers

PL/2022/02226 - Proposed single storey extension and enlarged dormer to rear.

PL/2022/02816 - Rear extension and rear dormer window

PL/2022/07299 - Proposed rear dormer windows to a dwelling - Grade II Listed Building

PL/2023/01642 - Replace existing low-level window with Barn Style Dormer Window.

5.4 Architectural Variety of Local Dormers

The dormer examples documented in the study show a range of traditional forms, including hipped, gabled and small flat-roofed historic dormers, often lighting attic rooms or providing modest expansions to upper floors. They are typically constructed with stone-slate roofs, lead cheeks, and slim casement windows. The variety of forms reflects the organic development of the village, where functional additions were introduced in a manner subordinate to the main roof form. This variety establishes a clear pattern of acceptable and historically grounded dormer typologies, within which the proposed hipped dormer at Latchets sits comfortably.

5.5 Oaksley Dormer Study



Oaksey House (Listed Building)



7-11 The Street (Listed Building)



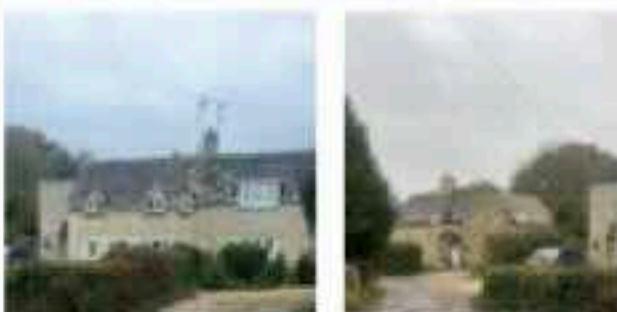
Tudor House (Listed Building)



Wheatsheaf Lane



Minety Lane



The Street (and others)

5.6 Relevance to the Proposed Dormer at Latchets

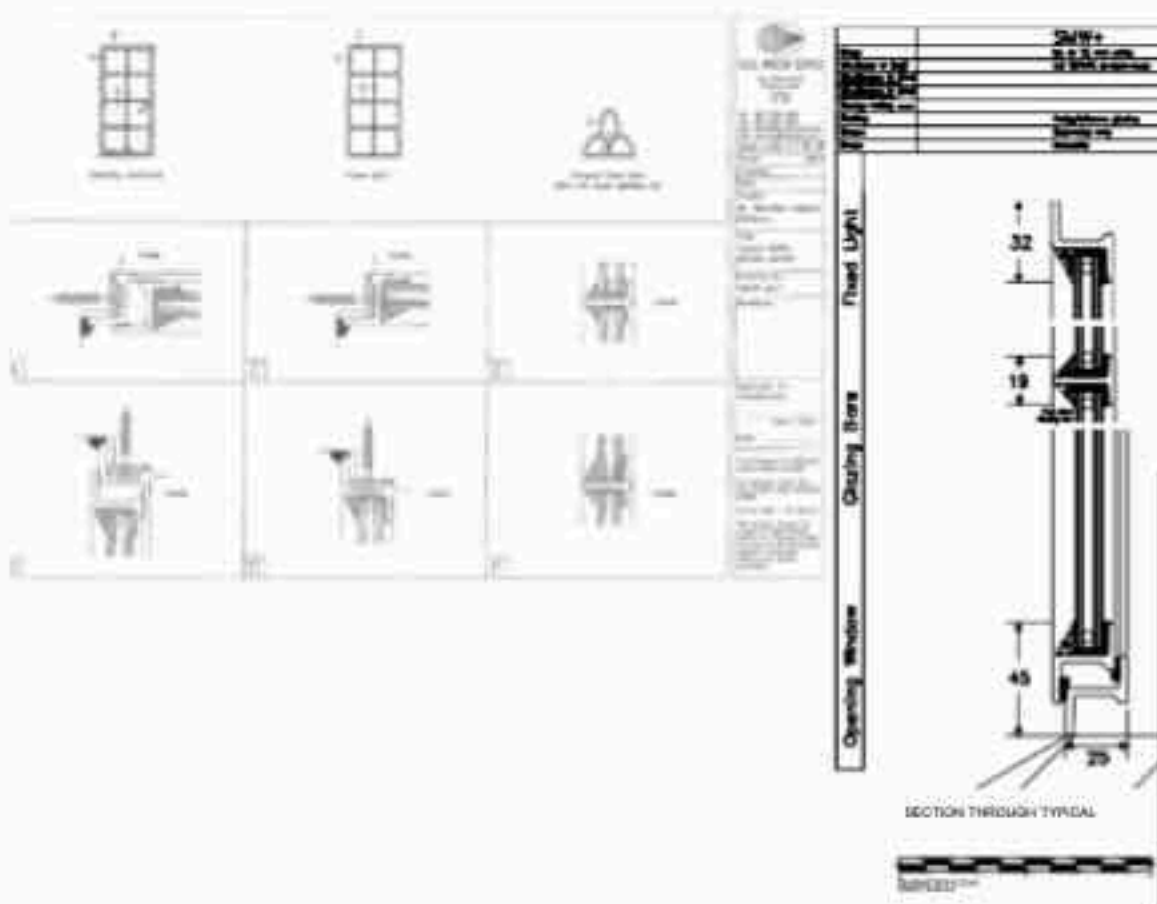
The proposed rear dormer at Latchets draws directly from the Tudor House precedent, replicating its modest scale, hipped roof form and traditional stone-slate cladding. It is positioned exclusively on the rear elevation, avoiding any impact on the cottage's primary façade or the wider street scene. The Heritage Impact Assessment identifies the rear roof structure as a twentieth-century reconstruction, meaning that the insertion of a dormer does not disturb historic fabric. The dormer's restrained proportions, sympathetic detailing and concealed location ensure that it reads as a discreet, contextually appropriate addition entirely consistent with the architectural traditions of Oaksey Village.

6.0 DOUBLE GLAZED PROPOSAL TO LISTED BUILDINGS

6.1 Approved Double Glazing Application

There have been a number of approved applications to Listed Buildings for single glazed windows to be replaced with slim double glazed versions.

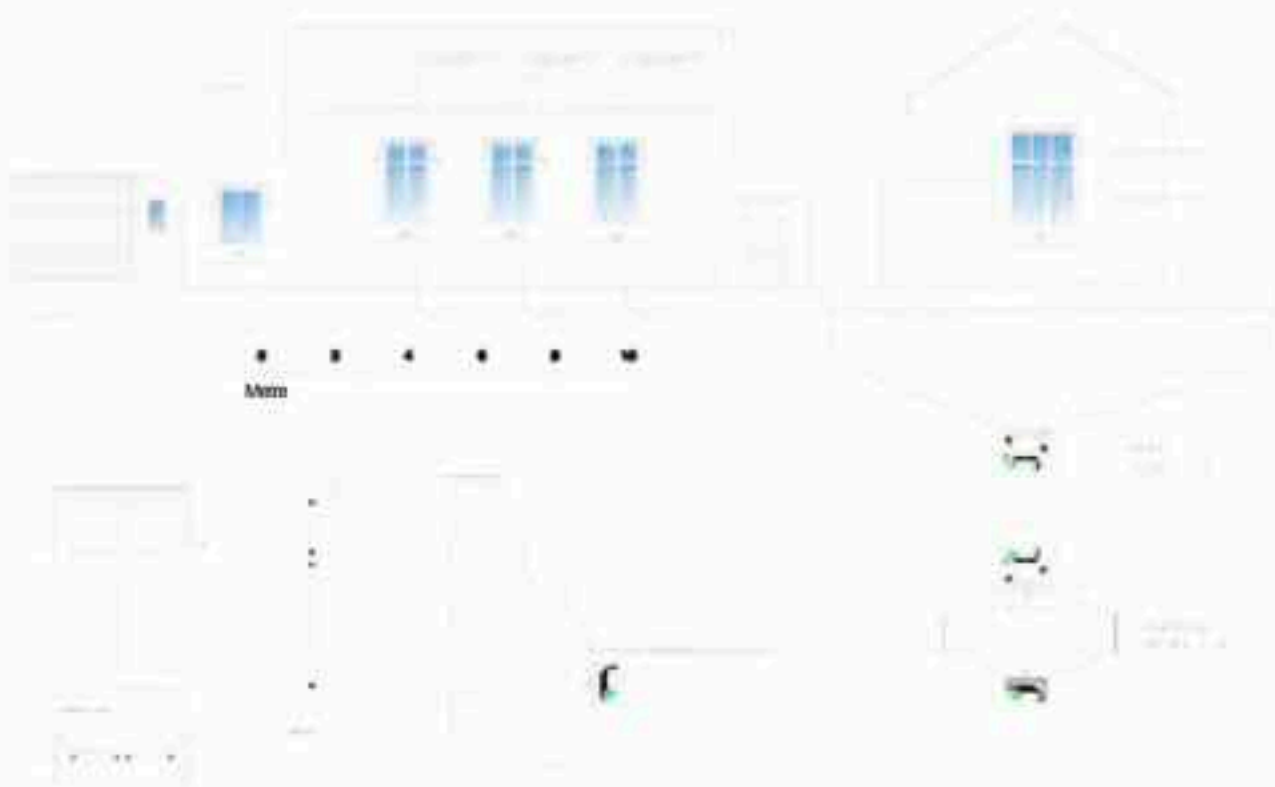
- 15/05438/LBC - Replace single glazed Crittall metal windows with visually like for like double glazed Crittall equivalents - ensuring that individual panes are DG as opposed to a single DG pane with add-on glazing bars.
- 16/00505/LBC - Replacement of existing single glazed metal windows with double glazed metal windows
- 19/06074/LBC - Replacement Double Glazed Windows
- 19/09334/LBC - Replace most of the windows and doors to the rear.
- 23/01718/LBC - (West Oxfordshire) - Replace... windows



16/00505/LBC



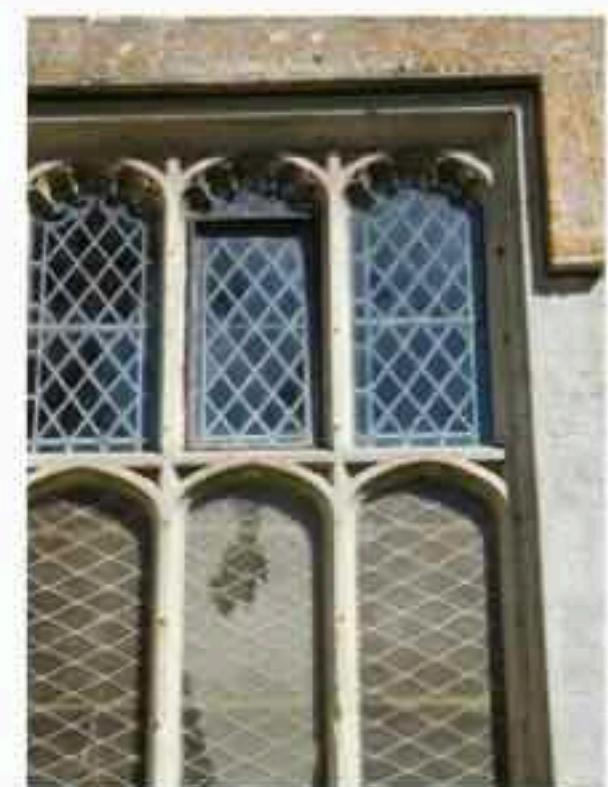
15/05438/LBC



19/06074/LBC



16/00505/LBC



16/00505/LBC

7.0 – EXISTING WINDOWS

7.1 Overview of Window Types

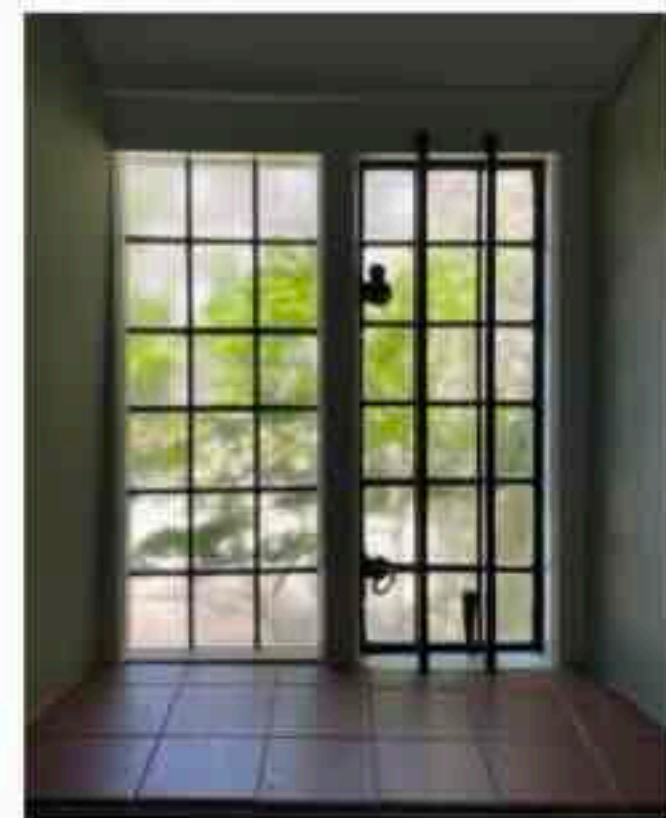
A detailed window survey was undertaken to understand the age, condition and significance of each window at Latchets. The cottage contains a mixture of historic, mid-twentieth-century and modern timber windows, all set within traditional stone mullion surrounds. This layered composition reflects the building's long life and incremental refurbishment. Some windows contribute materially to the building's character, while others are later replacements that do not hold architectural or evidential value. Establishing this baseline condition is essential to determining which windows should be preserved and which may be sensitively upgraded.

7.2 Windows of Heritage Significance

Two windows within the property are of clear historic significance. The first is the metal casement in the kitchen (W.0.01), which retains early handcrafted ironmongery, slender metal profiles and glazing indicative of an earlier phase of the cottage. The second is the rear leaded window (W.0.03), containing original leadwork, historic metal elements and a long-established timber sub-frame. Both windows contribute to the authenticity and architectural interest of the listed building. These are preserved in their existing condition, with only minimal conservation repairs undertaken where required. The glazing, stone surrounds and internal detailing remain untouched.

7.3 Mid-Twentieth-Century Rolled-Steel Windows

A number of the existing windows are rolled-steel casements introduced during the mid-twentieth century. These factory-pressed steel frames, although slim, do not reflect the detailing or craftsmanship of the earlier historic windows. Their glazing is modern and flat, and their ironmongery is functional rather than handcrafted. The Heritage Impact Assessment identifies these units as later additions of no heritage value. They sit somewhat incongruously alongside the traditional stone mullions and therefore offer an opportunity for sensitive replacement to restore a more vernacular appearance.



7.4 Modern Timber Casements

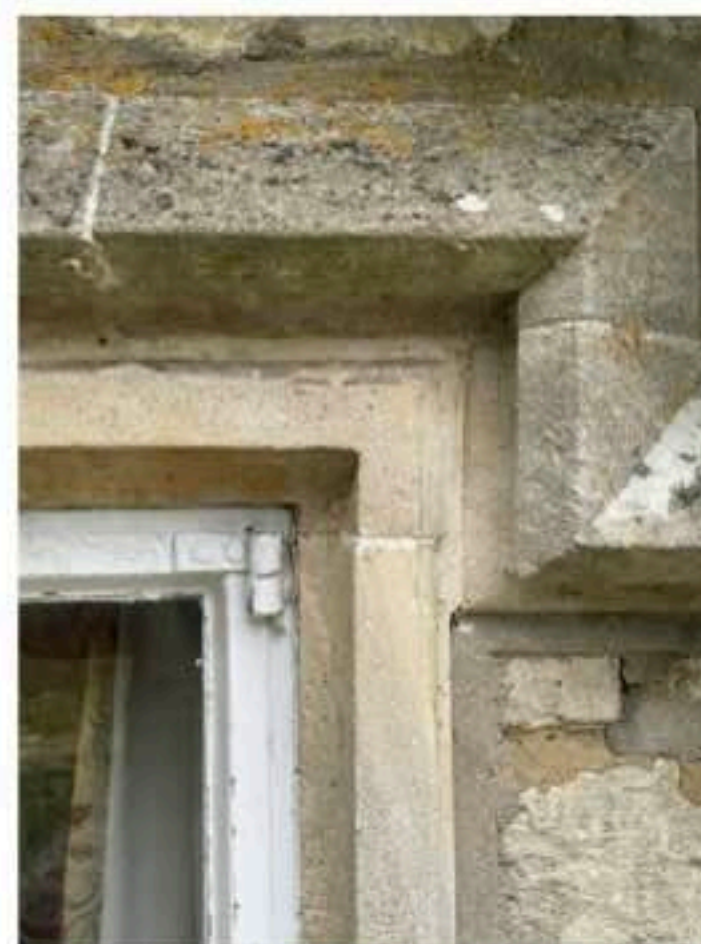
Several windows are modern timber replacements, introduced during recent refurbishment works. These typically have heavier sections, thicker frames and glazing patterns inconsistent with the age and style of the cottage. Their scale and profiles partially obscure the stone mullions and do not enhance the building's historic character. As modern insertions, they have no heritage value and are suitable for conservation-appropriate replacement.

7.5 Stone Mullions and Surrounds

Across all windows, the stone mullions, jambs, lintels and sills remain key elements of historic significance. These are retained exactly as existing, with only small areas of repair carried out using matching Cotswold stone where necessary. No widening, alteration or adjustment of openings is proposed, ensuring that the proportions and architectural character of the cottage remain entirely unchanged.

7.6 Summary

In summary, Latchets retains only two windows of high heritage value, both of which are preserved in full. The remaining windows—either mid-century steel or modern timber—are later additions with no contribution to the building's significance. Their replacement with conservation-appropriate units provides an opportunity to restore coherence, improve thermal comfort and enhance the expression of the stone mullions without altering historic fabric. This analysis forms the basis for the proposals described in Section 10.



8.0 – PRE-APPLICATION ADVICE, CONSERVATION OFFICER FEEDBACK & DESIGN EVOLUTION

8.1 Overview of Design Evolution

A pre-application enquiry was submitted to Wiltshire Council under reference ENQ/2023/00902, with written advice issued on 15 September 2023. That early stage informed the overall direction of the scheme, including the removal of the previously proposed side extension and the refinement of the dormer, window and outbuilding proposals. Following submission of the current application under reference PL/2025/09872, the scheme was reviewed further in response to the Conservation Officer's site visit and written comments. The design has therefore undergone a second stage of refinement, while maintaining the same overall conservation-led approach.

8.2 Side Extension

The original pre-application scheme included a more substantial replacement side extension. In response to officer concerns at that stage, this element was removed entirely from the proposals. The existing modest extension is therefore retained, helping preserve the established form of the cottage and its relationship to The Street.

8.3 Dormer Window Development

At pre-application stage, concern was raised about the introduction of a dormer within what was then understood to be an unaltered rear roof slope. In response, the proposal was reassessed through a detailed dormer precedent study and further heritage analysis. Following the subsequent site visit and review of the Heritage Statement, the Conservation Officer accepted that the rear roof structure is of later twentieth-century date and concluded that, on balance, the proposed dormer would be an acceptable addition subject to the submission of full construction and joinery details. The revised submission therefore includes additional 1:10 dormer drawings showing the form, construction and timber casement window details.



Proposal for Pre-App

Current reduced proposal

The window strategy has continued to follow a significance-led approach. The front kitchen window W.0.01 and the front utility window W.0.03 were identified by the Conservation Officer as significant and are retained. The revised proposed drawings have been amended accordingly to clarify the retention of W.0.01 and W.0.03. The remaining replacement windows relate to later twentieth-century or modern insertions of lesser significance and are proposed to be replaced with more appropriate units with improved thermal performance and better align with the character of the building.

The internal proposals have also been refined in response to Conservation Officer feedback. At ground-floor level, the removal and partial removal of the partition between the kitchen and living room was considered harmful because it preserves the historic alignment of the original plan form and supports associated structural members. The revised scheme therefore retains this wall in full. At first-floor level, the proposed reconfiguration was considered to have a neutral impact on significance, subject to the submission of details for the new internal doors. Those details now form part of the revised application package.

Following the Conservation Officer's review, the outbuilding proposal have been revised to a simpler single-pitch from the previous dual-pitch form within the same footprint, reflecting the line and character of the existing structure. The amended scheme focuses on repair and rebuilding using the existing stone and stone roof tiles salvaged on site, together with the rebuilding and making good of the adjoining boundary wall. The revised proposal remains modest and ancillary in character and presents a clearer, more coherent response to the existing outbuilding.

The proposals have evolved through both the formal pre-application process and subsequent Conservation Officer review. The side extension was removed at an early stage, the dormer was refined and supplemented with detailed drawings, the significant ground-floor windows are retained, the ground-floor wall is now fully retained, first-floor joinery details have been added, and the outbuilding proposal has been revised to a simpler and more coherent form. The resulting proposals remain modest in scale and are guided throughout by the aim of improving the building's use and performance while preserving its special architectural and historic interest.



9.0 – DESCRIPTION OF DEVELOPMENT & MASSING

9.1 Description of Development & Massing

The proposed works to Latchets consist of a series of modest, carefully considered alterations that enhance the functionality, comfort and long-term resilience of the building while preserving its character as a traditional Cotswold stone cottage. The primary aim is to retain the building's existing form, structure and historic features, making only light-touch interventions that improve the internal spaces and support contemporary living. There is no change to the main house footprint, and the overall massing of the cottage remains largely unchanged. The proposals therefore represent a conservative and heritage-sensitive approach that respects both the listed building and its position within the Oaksey Conservation Area.

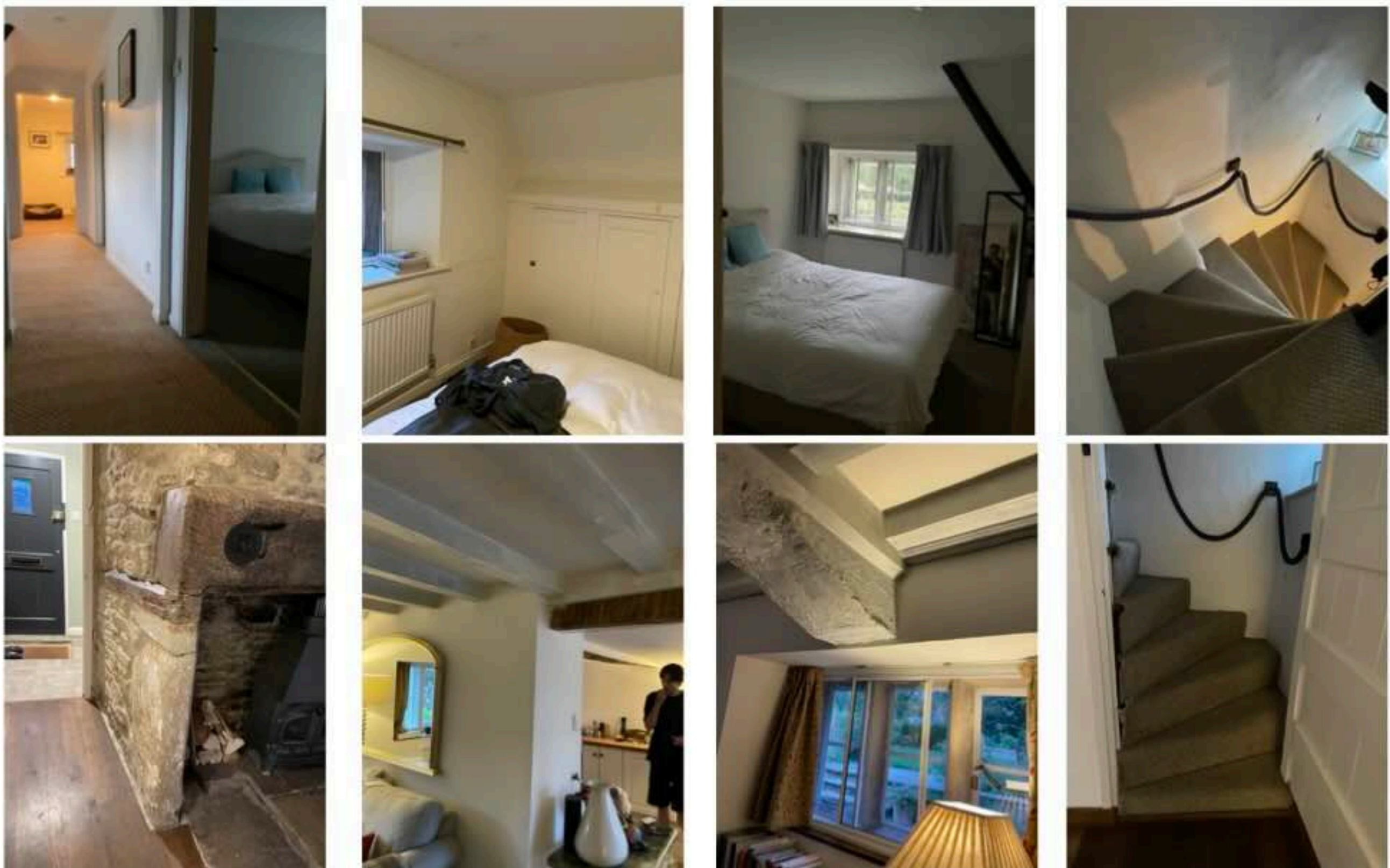
9.2 Main House

At ground floor, the layout is retained in its current form, with only light-touch internal improvements. These include new kitchen joinery, a built-in window bench and localised repairs and refinishing, while the internal buttressing wall between the kitchen and living room is now retained in full in response to the revised heritage approach. All key historic features, including the stone mullions, fireplace, stair and exposed joists, remain preserved and untouched.

At first-floor level, the later twentieth-century partitions are reconfigured to create a clearer arrangement with two bedrooms and a relocated bathroom, while the roof spaces are opened up to form vaulted ceilings with existing purlins and ties expressed as part of the character of the upper floor.

9.3 Rear Dormer Window

The proposed dormer window remains intentionally small and sympathetic in form, located on the rear roof slope within the later twentieth-century roof structure. It is designed as a modest hipped dormer with a stone-tiled roof, lead cheeks and a traditional timber casement window, and is set low within the roof plane so that it remains discreet and subordinate to the host building. The dormer's form has been informed by local listed precedent, including Tudor House, helping ensure that its scale, hipped roof form and traditional detailing sit comfortably within the established character of the village. The proposal is further informed by the fact that the existing roof structure was reconstructed in the 1970s and is capable of accommodating the dormer with minimal intervention, retaining the existing ceiling joist arrangement and introducing new valley beams as required to support the dormer walls.

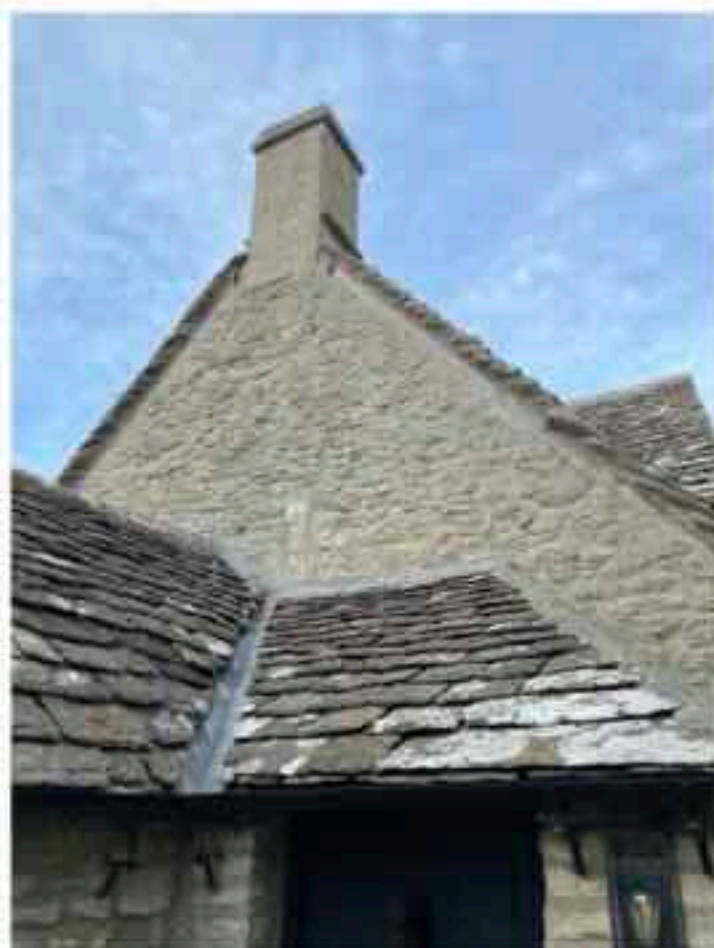
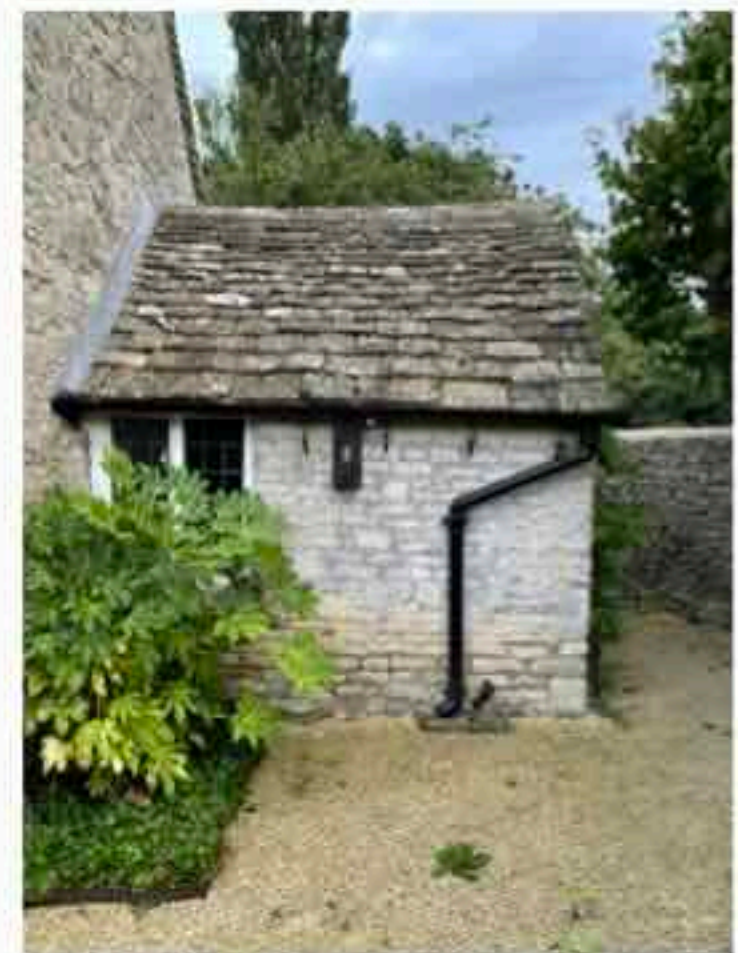
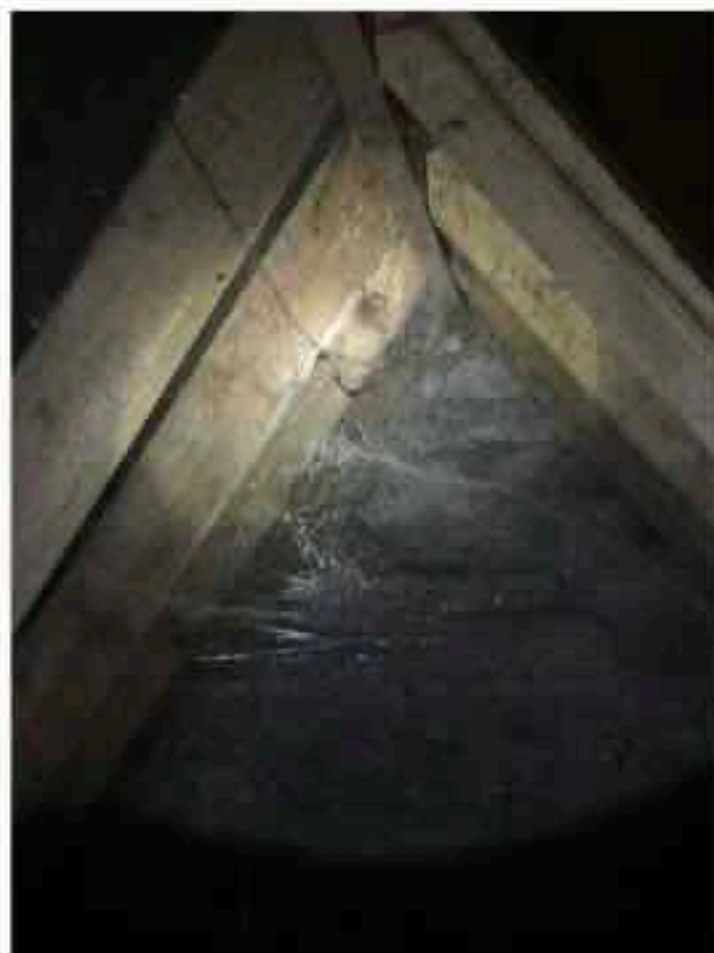


9.4. Outbuilding Extension

The outbuilding proposal has been revised to form a simpler and more coherent ancillary building that responds more directly to the character and condition of the existing former piggery. The revised scheme retains the modest footprint of the submitted proposal but adopts a simpler single-pitch approach following the line of the existing structure, with repair and rebuilding works focused on creating a usable garden room / workspace while addressing the deteriorated condition of the adjoining garden wall. The proposal is based on the reuse of existing stone and stone roof tiles salvaged from the outbuilding, together with new steel windows detailed to match the existing house windows and a stable door to match that proposed to the main house. The resulting form remains clearly secondary to the cottage and better reflects the simple, functional character of the existing outbuilding. New floor and foundation works will be undertaken in accordance with the structural engineer's design and coordinated carefully with the adjoining boundary wall, reflecting the need to address the existing structural condition of the outbuilding and surrounding stonework. The revised outbuilding proposal also includes a small wood-burning stove and simple stone chimney stack, detailed to sit naturally within the rebuilt stone form and to reinforce the robust, utilitarian character of the structure.

9.5 Overall Massing

Overall, the proposal maintains the traditional massing, proportions and character of the cottage. The steep stone-slate roof, rubble stone walls, gabled form and compact footprint remain unchanged. The only external alterations occur on the rear elevation, where the small dormer and outbuilding extension are introduced as discreet, clearly legible additions. These elements respect the building's modest scale and ensure that the primary elevations, particularly those facing The Street and the Grade I listed church, retain their unaltered vernacular appearance. The result is a carefully balanced scheme that enhances the usability of the house while protecting its architectural and historic significance.



10.0 – DESIGN & MATERIALS

10.1 Design & Materials

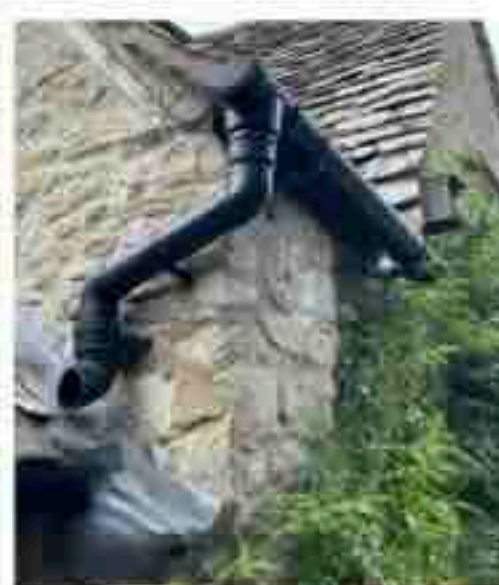
The design of the proposed works has been guided by a commitment to preserve the historic character of Latchets while introducing carefully considered improvements that enhance the building's functionality, performance and long-term resilience. The approach is rooted in a clear understanding of the building's vernacular qualities—its stone walls, steeply pitched stone-slate roof, mullioned openings and modest domestic scale—and in the heritage principles set out in the accompanying Heritage Impact Assessment. The architecture of the cottage is respected at every stage, and each intervention has been developed in a manner that sits comfortably within the existing form, materials and character of the building.

10.2 Architectural Approach

The proposals follow a conservation-led design strategy that seeks to protect historic fabric wherever possible and ensure that any new elements are introduced as light-touch, reversible additions. The cottage's principal historic features—including the stone mullions, internal fireplace, exposed floor joists and historic stair—are preserved in their entirety. Internal changes are modest, limited to adjustments that improve circulation and usability without affecting the building's structure or original plan form. Where new elements are introduced, such as the rear dormer or the small outbuilding extension, they are designed to appear visually subordinate, clearly legible as later additions, and sympathetic in both form and materiality. Overall, the architectural character remains consistent with the traditional cottages that define the Oaksey Conservation Area.

10.3 External Materials

Material choices across the proposal reinforce the vernacular character of the cottage. External walls remain in coursed rubble stone, repaired where necessary using matching Cotswold stone and lime mortar. The roof retains its traditional stone slates, with reclaimed slates introduced only where repairs or small areas of replacement are required. The proposed dormer follows a traditional hipped form, with a stone-slate roof and lead-lined cheeks, ensuring it blends seamlessly into the existing roof-scape. Rainwater goods are retained as black cast-iron or replaced on a like-for-like basis, preserving the cottage's simple traditional detailing. The outbuilding extension is constructed in rubble stone under a matching stone-slate roof, maintaining its modest, ancillary character and aligning with the palette of materials long established on the site.



10.4 Internal Materials and Finishes

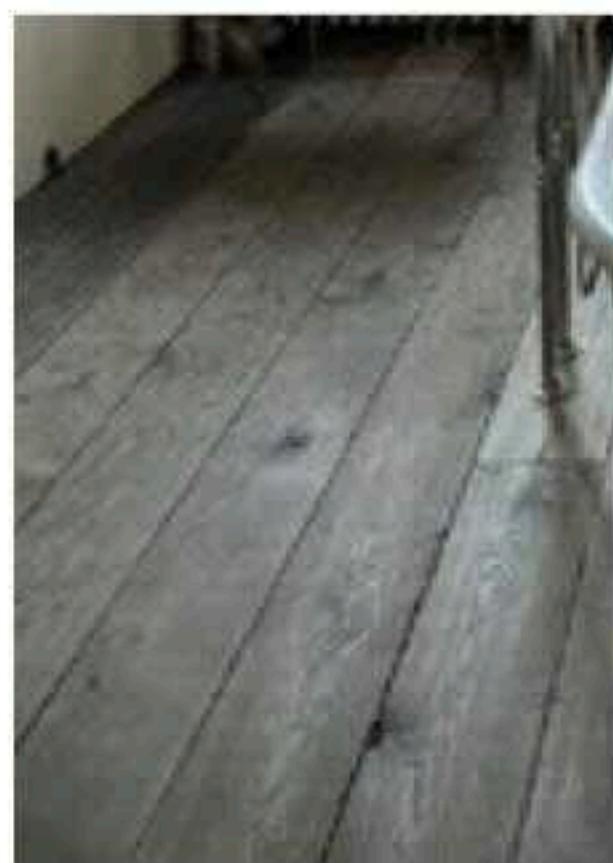
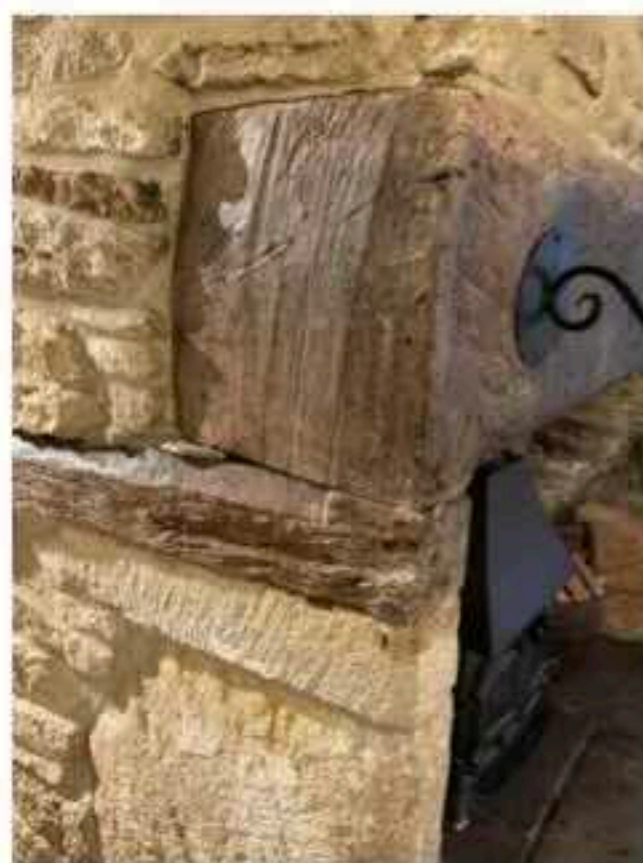
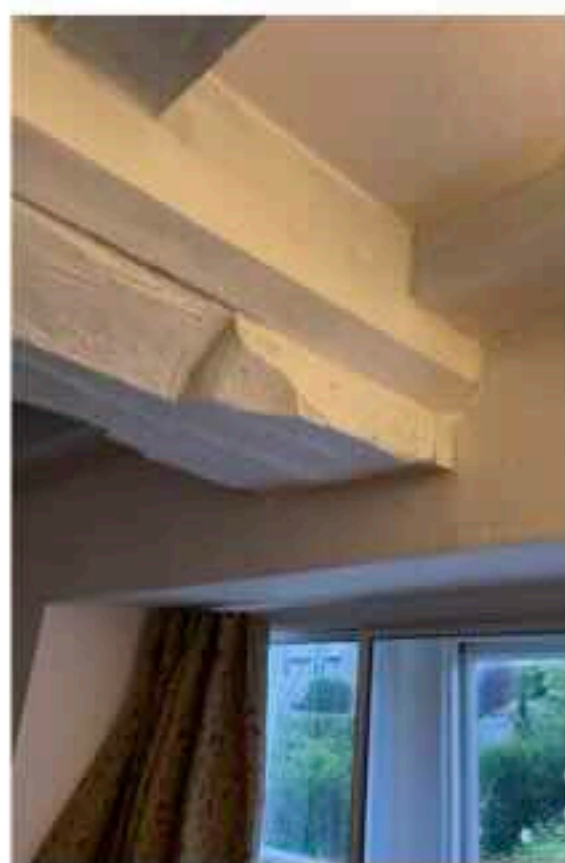
Internally, the materials and finishes are chosen to enhance the building's historic qualities while improving comfort and environmental performance. Breathable lime plaster is used throughout, allowing the stone walls to regulate moisture naturally and maintaining the building's ability to "breathe". Exposed timber joists are retained, cleaned and refinished where appropriate, contributing to the cottage's historic character. New joinery is designed with traditional proportions and simple detailing, using natural timber finishes appropriate to the age and style of the building. Thermal improvements, including internal insulation and roof upgrades, are achieved using breathable materials that do not compromise the performance of the historic fabric.

10.5 Outbuilding Materials

The small outbuilding to the rear of the property, proposed for conversion and modest extension, follows the same material philosophy. Rubble stone walls, a pitched stone-slate roof, and simple timber joinery ensure the building remains visually and functionally subordinate to the main house. The extension respects the existing roof pitch and detailing, resulting in a subtle enlargement that improves usability without altering the outbuilding's historic relationship to the garden or the wider site.

10.6 Design Summary

Overall, the design approach reinforces the building's traditional character while introducing thoughtful improvements that support contemporary living. The proposal preserves all key historic elements, enhances architectural coherence through improved window detailing, and introduces new materials only where they complement or repair the existing fabric. The combination of modest, reversible additions and carefully curated materials results in a scheme that is entirely in keeping with both the listed building and its Conservation Area setting. The works ensure that Latchets remains a sustainable, functional and characterful home while continuing to represent the vernacular architecture that defines the heart of Oaksey Village. The materials have been sensitively chosen to match the building & other Listed Buildings in the Conservation Area



11.0 – PROPOSED WINDOWS

11.1 Proposed Windows

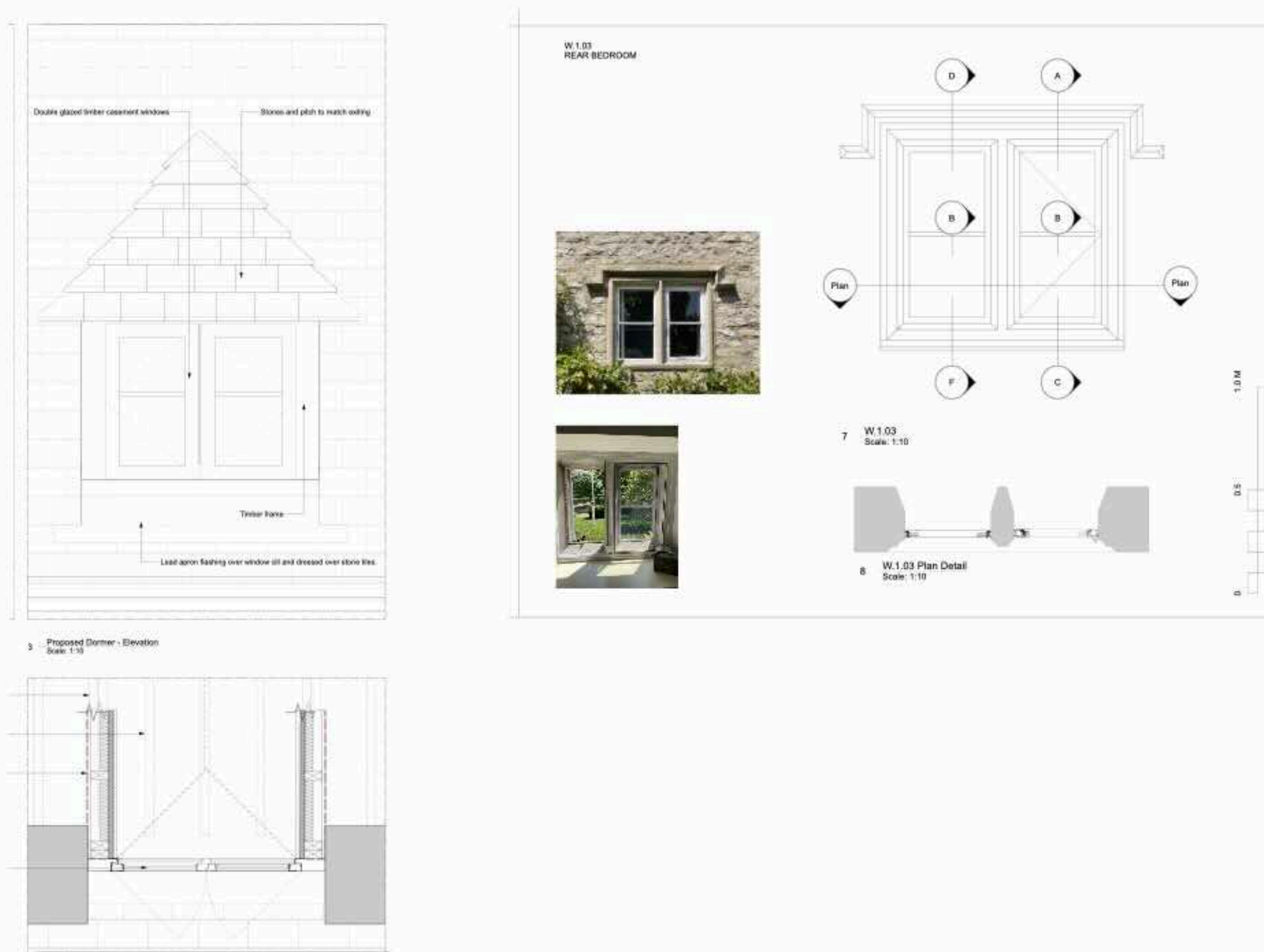
The window proposals have been developed through a detailed on-site survey, the Heritage Impact Assessment, the revised proposed plans and elevations, and the supplementary detail drawings submitted with the amended application. The strategy remains conservation-led, based on maximum retention and minimum intervention, retaining the windows identified as significant and replacing only later windows of lesser or no heritage value. This approach preserves the character of the cottage while allowing a measured improvement in thermal performance, weathering and visual coherence.

11.2 Retention of Historic Windows

Two windows have been identified as historic and significant, and these will be fully retained: the front kitchen window W.0.01 and the front utility window W.0.03. Both contain early metal casement components and original window furniture that contribute positively to the character and significance of the listed building. These windows will remain in situ, with any repair works limited to careful conservation, easing and localised repair where necessary, without alteration to the glazing pattern, frame profiles or surrounding stonework. The revised proposed drawings have been amended to make this retention clear

11.3 Replacement of Later Windows

The remaining windows proposed for replacement are later insertions, including early twentieth-century Crittall-style casements set within the stone mullions and the more recent rear timber casement arrangement to the kitchen elevation. These later windows do not contribute in the same way to the significance of the building and may therefore be replaced with more sympathetic units. The revised proposal introduces new slim-profile metal windows to the former Crittall openings and traditional painted timber casements to the later rear opening, improving consistency across the building while leaving the existing stone openings, mullions, lintels and sills unaltered.



11.4 Slimline Double Glazing

The replacement windows will incorporate slimline conservation double glazing using restoration glass, such as GeotheGlas or equivalent, with cavity depths generally between 12.5mm and 14.5mm depending on their location. These units replicate the appearance of traditional crown glass by offering subtle visual distortion and finely modelled putty-line detailing. Each pane is individually formed rather than applied as a false grid, preserving the authenticity of glazing patterns. The use of ultra thin spacers and traditional putty or bead profiles ensures that the new glazing maintains the depth and character of historic casements while providing a significant improvement in energy efficiency.

11.5 Window Frames and Profiles

Where existing later windows are steel or Crittall-type casements, the proposal replaces them with new slim-profile metal frames that retain the lightness and simple horizontal subdivision of the current openings while improving performance. Where later windows are timber, replacement units are formed in painted timber as traditional flush-fitting casements with slimline double glazing, designed to sit more comfortably within the character of the cottage. The new dormer window is also formed as a painted timber casement, while the revised outbuilding proposals introduce simple steel windows detailed to match the established character of the house windows. In all cases, the existing stone surrounds, mullions, lintels and sills are retained without alteration.

11.6 Repairs to the Leaded Window

The surviving historic leaded window will be repaired in situ using conservative techniques. The existing glass, lead comes and metal frame are retained, while any areas of deterioration in the timber or metalwork are addressed on a like-for-like basis. No new glazing will be introduced. This window remains untouched by double-glazing interventions in order to preserve its authenticity and patina, which contribute significantly to the cottage's historic character.

11.7 Dormer Window

A single new window is proposed within the rear dormer. This is detailed as a modest timber casement with slimline double glazing, set within a small hipped dormer with stone tiles and lead cheeks. Its scale, position and detailing are intended to ensure that it sits discreetly within the rear roof slope, and its form has been informed by local precedent, including Tudor House. The revised submission now includes the requested 1:10 construction and joinery details for the dormer and window.

11.8 Stone Surrounds, Sills and Lintels

All existing stone surrounds, including jambs, mullions, lintels and sills, are retained without alteration. Where minor stone repairs are required, matching Cotswold stone will be used, and existing profiles will be replicated in full. The proposed works do not involve any expansion of openings, adjustment of reveals or removal of historic stone fabric. The relationship between the stonework and the fenestration therefore remains fundamentally unchanged.

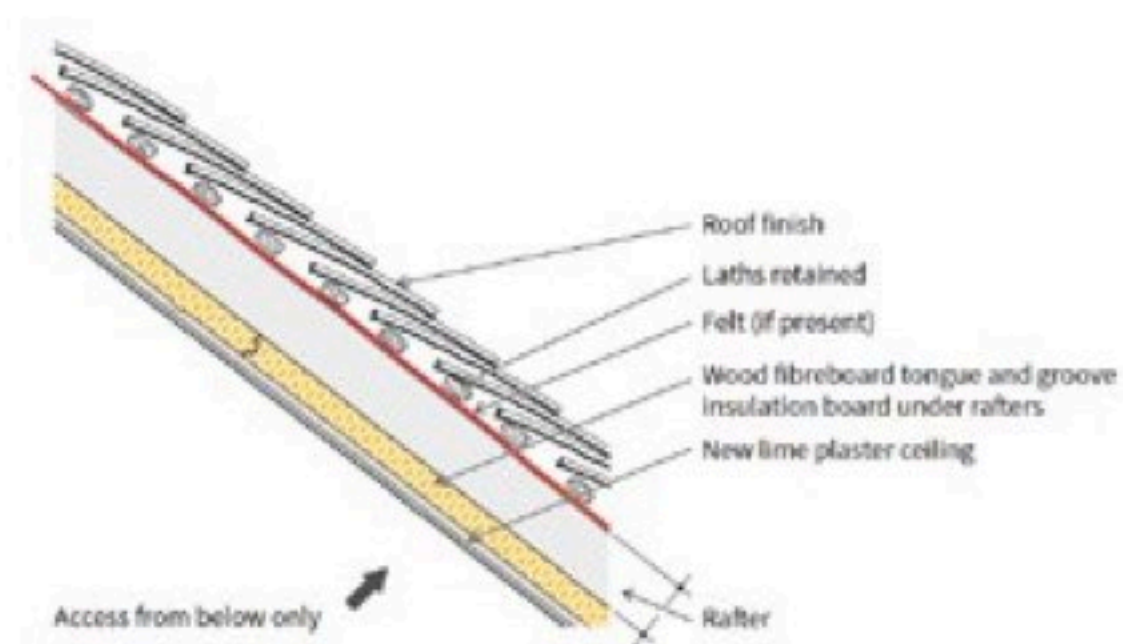
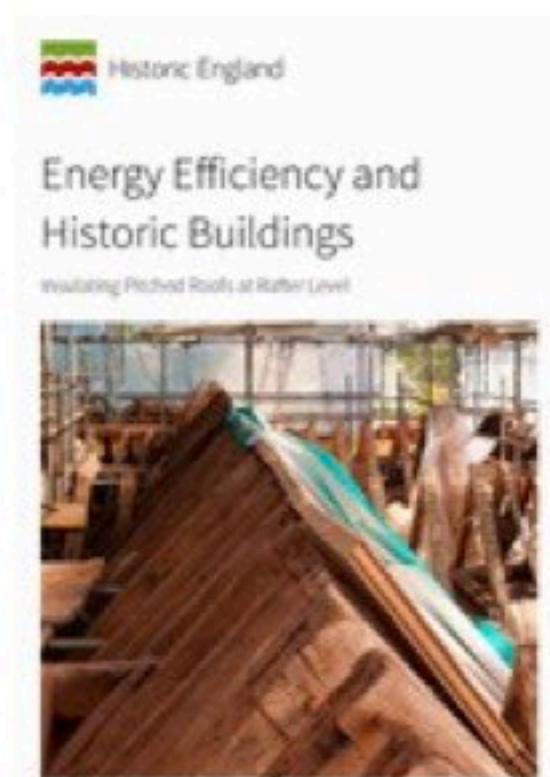
11.9 Secondary Glazing

Secondary glazing is retained only where the historic leaded window remains single-glazed. Where replacement windows introduce slimline double glazing, existing secondary units will be removed to preserve correct internal sightlines and avoid unnecessary visual clutter. This approach ensures that internal finishes remain consistent and that the building's historic character is not compromised by modern insertions.

11.10 Summary

Overall, the window proposals preserve the most significant surviving windows within the cottage while allowing the replacement of later, less sympathetic insertions with better detailed and more coherent alternatives. The significant front windows W.O.01 and W.O.03 are retained, later steel and timber windows are replaced with appropriate conservation-led alternatives, and the new dormer window is introduced as a modest and carefully detailed addition on the rear roof slope. Together, these works improve performance and visual consistency without altering the established stone openings or harming the special architectural and historic interest of the listed building.

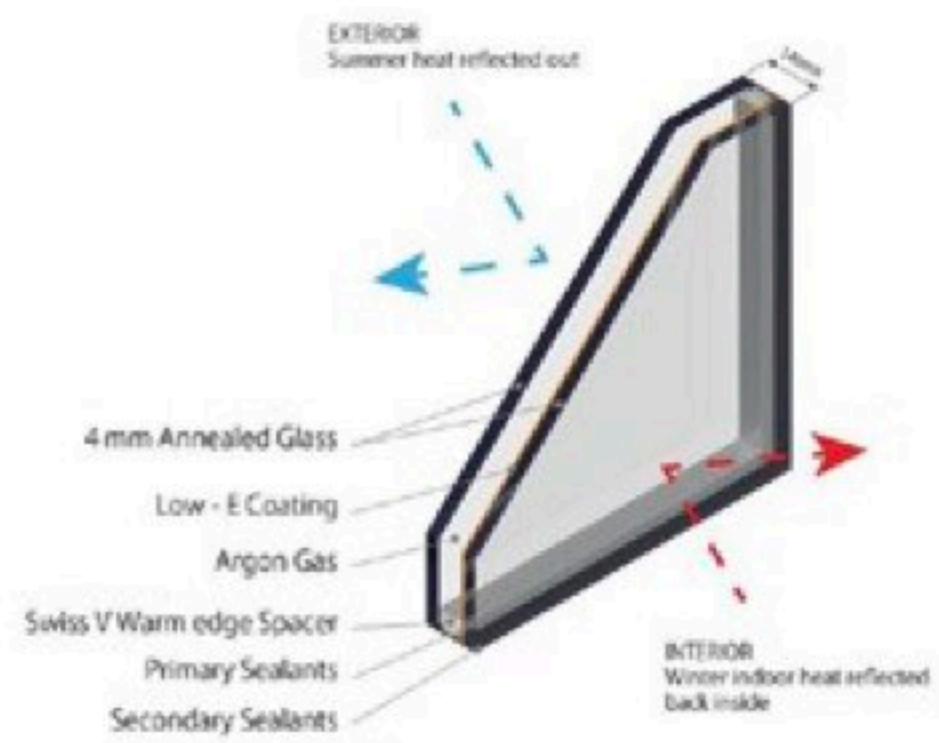
SECTION 12.0 – SUSTAINABILITY, THERMAL UPGRADES & ECOLOGY



Insulating the Roof from below with wood fibreboard, as recommended by Historic England



Hand trowelled Lime & Cork internal plaster finish



Steel casements by Cotswold Casements

12.1 Sustainability, Thermal Upgrades & Ecology

The proposed works incorporate a series of carefully considered sustainability measures designed to improve the thermal performance and long-term resilience of Latchets while respecting its historic fabric. The approach combines breathable upgrades to the historic wall construction with targeted improvements to the roof, windows and dormer, seeking the best practicable thermal uplift consistent with the building's listed status. Throughout, the proposals aim to preserve the building's character, manage moisture risk appropriately and retain significant historic fabric wherever possible.

12.2 Breathable Internal Wall Insulation

To improve the thermal comfort of the cottage, internal insulation is proposed through the application of a lime and cork plaster system. This breathable, hand-trowelled finish is applied directly to the historic stone walls, providing a meaningful uplift in energy efficiency without trapping moisture or altering the building's appearance. Unlike modern plasterboard or rigid insulation boards, this method allows the walls to continue functioning as intended, maintaining vapour permeability and avoiding condensation risks. It also replicates the traditional finishes found within Cotswold stone cottages and is fully reversible should alternative conservation approaches be required in the future.

12.3 Roof Insulation

The roof will be insulated from below using a Historic England-endorsed method that involves a combination of wood fibreboard insulation and lime plaster. This system retains the existing rafters and avoids any impermeable membranes or vapour barriers that might prevent the roof from breathing. The insulation build-up significantly improves thermal performance while maintaining the visual appearance of the internal roof slopes. Where exposed rafters remain visible, they are retained as part of the building's historic character, and the new materials are integrated sensitively to avoid altering the profile of the ceiling or eaves.

12.4 Slimline Double Glazing

Energy efficiency is further improved through the selective introduction of conservation-grade slimline double glazing, as set out in Section 10. Only non-historic windows are upgraded, using slim, discreet glazing units that replicate the depth and appearance of traditional crown-glass panes. This approach reduces heat loss and improves comfort without altering the external character of the cottage. The use of restoration glass ensures a subtle, historically appropriate distortion, preserving the authentic appearance of the windows while enhancing performance.

12.5 Steel Casements

Where new steel windows are proposed, they are specified from Cotswold Casements, a specialist manufacturer well established in historic restoration work across the region. These units combine improved airtightness and thermal efficiency with profiles that faithfully match traditional metal casements. They offer long-term durability and very low embodied carbon relative to modern alternatives such as PVC, ensuring that the upgraded windows are both sustainable and visually compatible with the historic building.

12.6 Low-Carbon, Traditional Materials

Throughout the project, materials have been chosen for their sustainability, longevity and compatibility with the original construction. Reclaimed Cotswold stone is used for any necessary repairs, and reclaimed stone slates are incorporated into roof works wherever possible. Lime mortar and natural lime plaster are used both internally and externally to maintain breathability and reduce embodied carbon. Timber windows are hand-finished and painted using breathable finishes, and cast-iron rainwater goods are retained or replaced on a like-for-like basis. Collectively, these materials ensure that enhancements remain fully compatible with the building's historic structure.

12.7 Ecology & Landscape Considerations

The proposals have no negative impact on the site's ecological value. All mature trees are retained, and garden areas remain largely unchanged. Existing hedges are maintained and allowed to grow to provide screening, wildlife habitat and seasonal variation. Proposed garden screens, such as the willow and hazel fencing, are made from natural, biodegradable materials and integrate seamlessly into the landscape. No changes are proposed to external lighting, thereby avoiding potential impacts on bats, birds or nocturnal species. The site continues to function as a biodiverse garden setting typical of village plots within the Conservation Area.

12.8 Daylighting

Daylighting has been carefully considered throughout the proposals to improve internal light levels in a manner compatible with the building's historic form and fabric. The principal daylighting improvement comes from the introduction of the modest rear dormer, which provides additional natural light to the first-floor accommodation while remaining discreet and subordinate within the rear roof slope. Further improvement is achieved through the replacement of later windows with more carefully proportioned conservation-led units, helping restore visual clarity to the openings and improve the quality of light within the interior. Following the revised scheme, no new opening is proposed between the kitchen and living room, and daylight improvements at ground-floor level therefore arise primarily through the window upgrades rather than changes to the historic plan form.

The introduction of the modest rear dormer significantly improves daylight to the first-floor rooms by providing a new, discreet source of natural light on an elevation with very limited visibility. The dormer has been positioned and proportioned to deliver meaningful internal benefit while remaining visually subordinate within the rear roof slope. This addition respects the historic window hierarchy of the cottage and avoids any intervention on the more sensitive principal elevations.

Daylighting is also improved through the replacement of later twentieth-century windows with conservation slimline double-glazed units. These replacements restore visual clarity to the stone mullions and increase the effective glazed surface, allowing more daylight into the interior spaces while preserving the building's traditional appearance. In contrast to the heavier timber casements currently in place, the proposed steel and timber replacements sit lightly within the openings and enhance both daylighting and the legibility of historic stone surrounds.

Internally, the modest high-level opening between the kitchen and living room has been designed to improve the distribution of daylight deeper into the ground floor plan without altering the historic partition wall. This intervention enables light to filter between spaces, improving usability and ambience while retaining the original room proportions and structural hierarchy.

Together, these measures deliver a marked improvement in natural light levels across the dwelling, supporting its continued use as a comfortable home while ensuring that no harm is caused to the historic fabric or appearance of the listed building.

12.9 Summary

Overall, the sustainability proposals for Latchets deliver a significant improvement in thermal comfort and environmental performance while fully respecting the building's listed status. The combination of breathable insulation, conservation glazing, natural materials and low-carbon construction methods ensures the long-term resilience of the building without altering its appearance or historic significance. The ecological value of the garden is maintained, and all interventions are carried out in a manner that aligns with conservation best practice and local planning policy. Taken together, these measures provide a sensitive, future-proofed and environmentally responsible upgrade to a historic cottage at the heart of Oaksey Village.



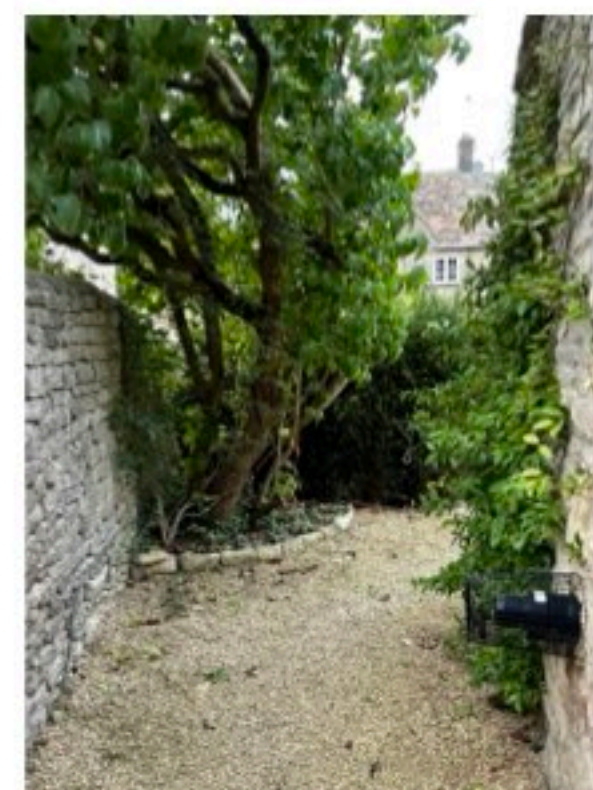
13.0 – TREES & HEDGES IN RELATION TO CONSTRUCTION

13.1 Existing Trees

The site contains several mature trees and recent hedgerows, particularly along the western and southern boundaries, which contribute significantly to the character and enclosure of the garden. These trees form part of the wider green corridor that runs between the school grounds and the churchyard, providing seasonal screening, habitat value and a soft edge to the Conservation Area. The existing tree survey confirms that these trees are healthy, well-established and form an important component of the setting of the cottage.

13.2 Construction Methodology

Construction works will follow a tree-sensitive methodology, ensuring that all roots, canopies and trunk protection zones remain undisturbed. Excavations are kept shallow and limited in scope, particularly around the outbuilding and garden areas. Ground protection will be used where necessary, and all materials will be stored away from root protection areas. This approach ensures that the proposals have no adverse impact on the mature landscape structure that contributes to the character of Latchets and the wider Conservation Area.



14.0 – FRONT GARDEN & WILLOW SCREEN ENCLOSURE

14.1 Existing Front Garden

The front garden plays a modest yet important role in the presentation of Latchets to The Street. It is set back from the street and enclosed by a low stone wall and soft planting, it reinforces the traditional character of the cottage and its relationship to the village streetscape. The existing arrangement of vegetation, stone boundary and gravel paths remains intact and contributes positively to the visual harmony of the Conservation Area.

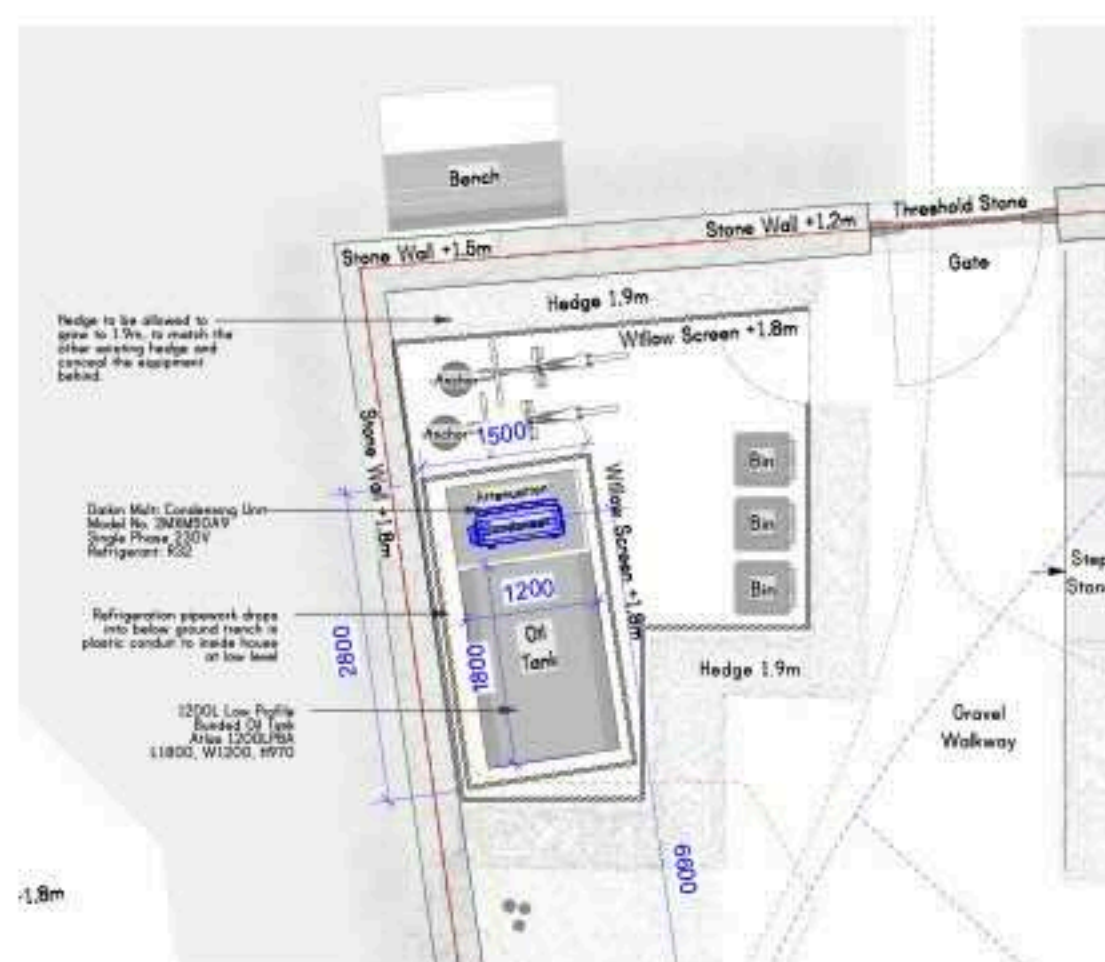
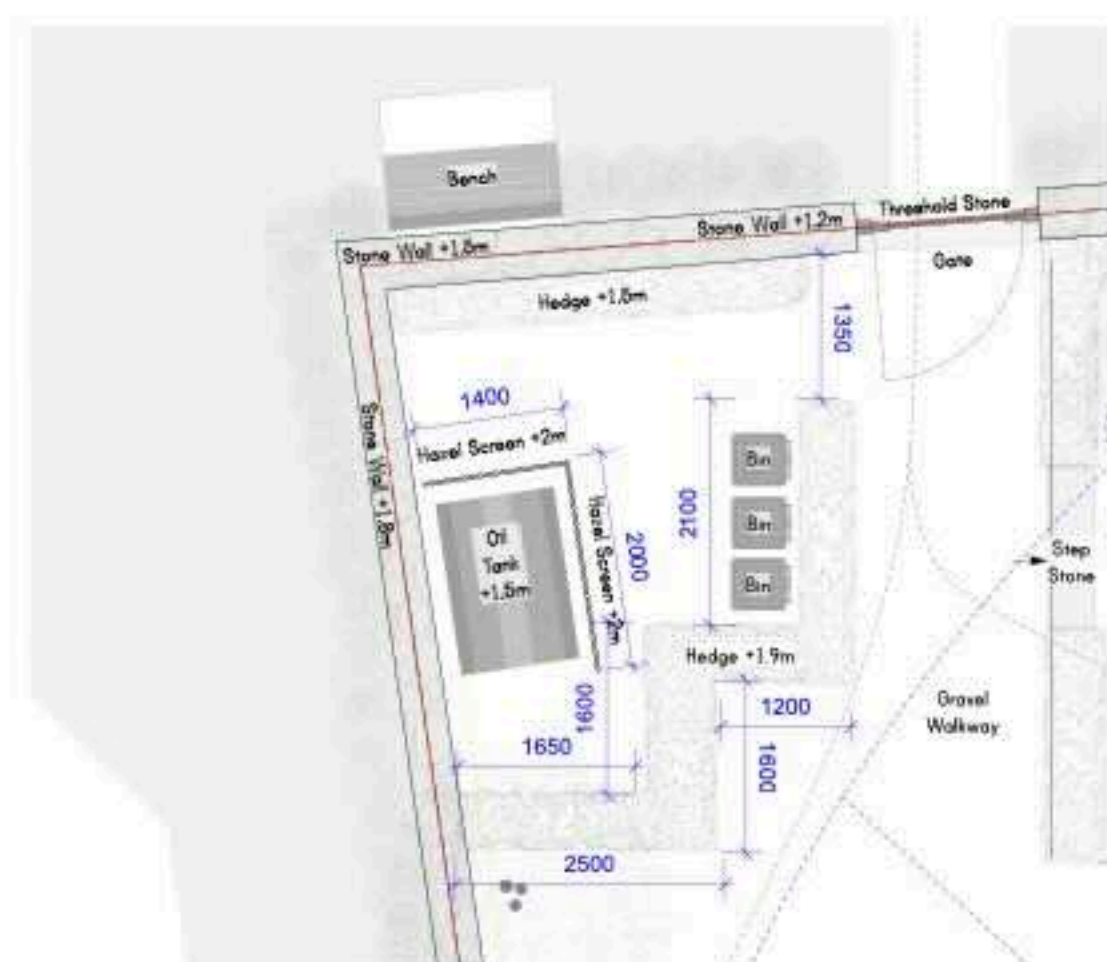
14.2 Proposed Willow Screen

A natural willow screen is proposed within the garden to provide subtle privacy and to soften certain views without introducing any permanent or visually intrusive elements. Willow, being a flexible and biodegradable material, provides a permeable, organic screen that weathers naturally over time. It aligns with the rural character of the village and maintains the visual openness required in front garden settings while gently improving enclosure for the occupants.

14.3 Oil Tank

14.4 Visual & Landscape Considerations

The willow screen sits comfortably within the established garden structure and does not obstruct views of the cottage or alter the building's presentation to the public realm. Its height and placement ensure it remains a discreet addition, visually lighter than traditional fencing and materially aligned with the garden's natural character. The proposed screen preserves the overall green frontage that characterises The Street and maintains the cottage's contribution to the Conservation Area's setting.



15.0 – DRAINAGE & PROPOSED UNDERGROUND ROUTING

15.1 Existing Drainage

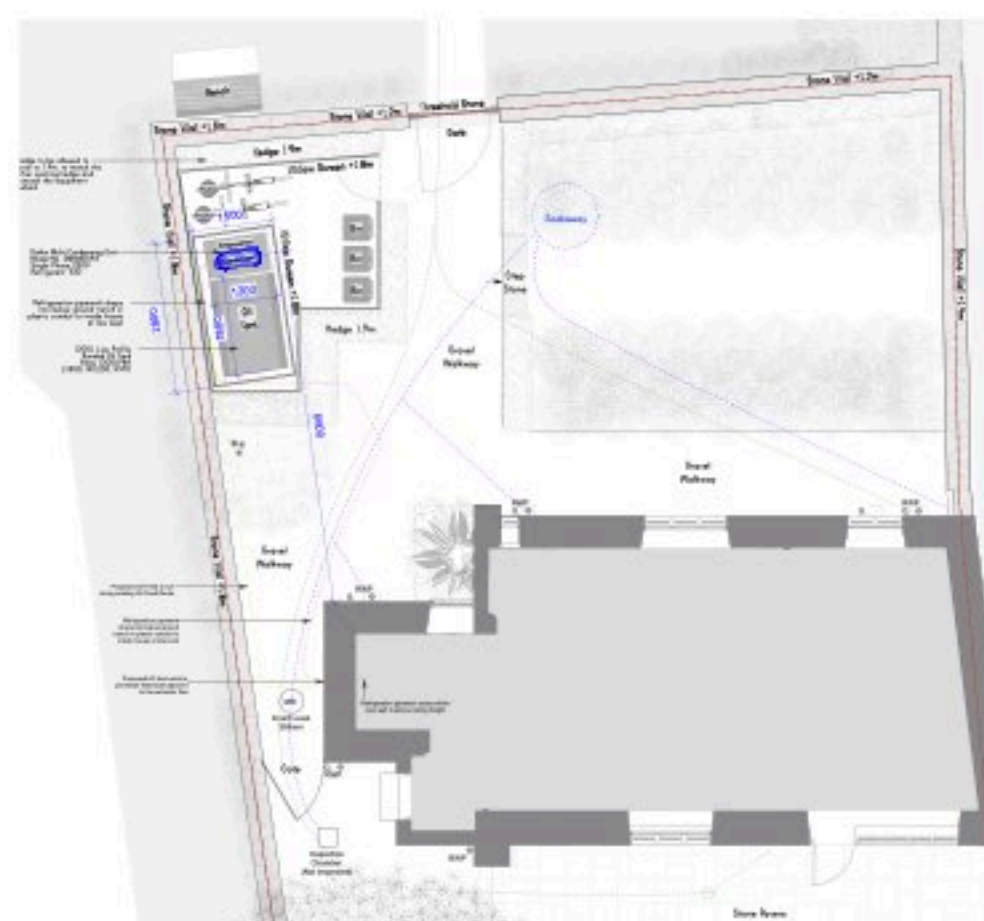
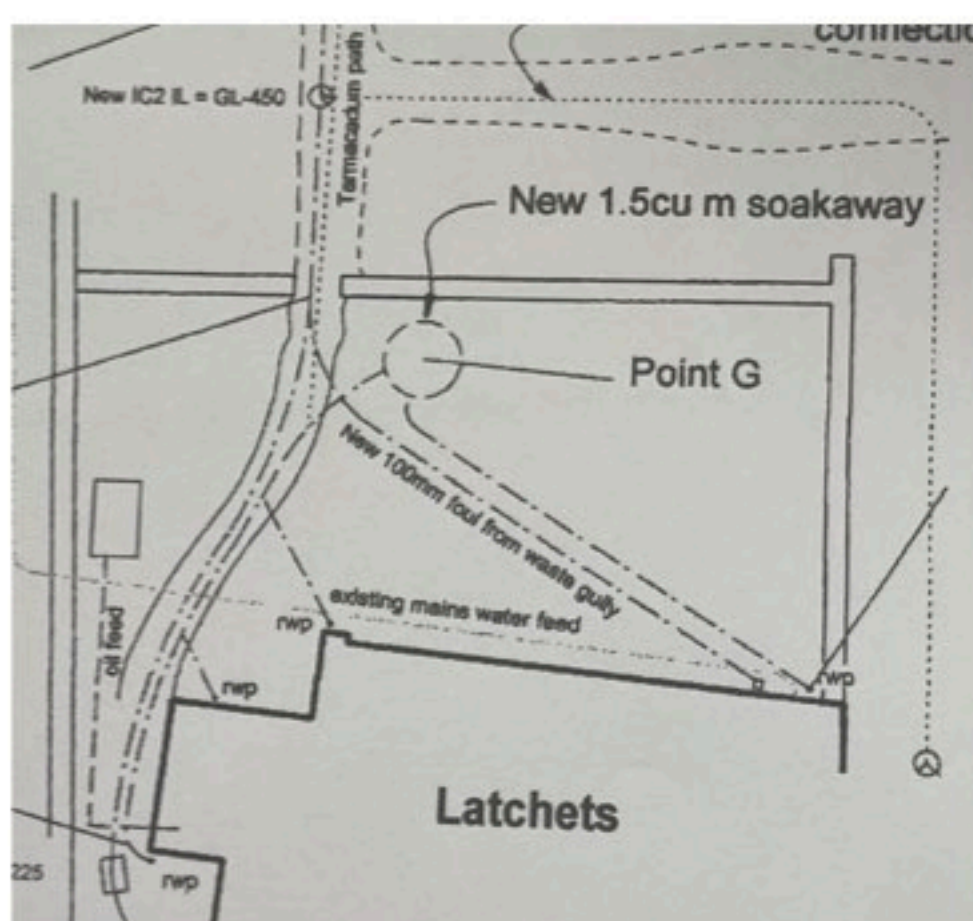
The existing drainage system comprises traditional underground pipes and connections running toward the rear of the property. These systems have historically performed well, with no evidence of standing water, blockages or structural issues. Existing downpipes, gullies and rainwater routes are retained, with only minor adjustments required to accommodate service improvements.

15.2 Proposed Service Routing

New underground routes are proposed for heating ND cooling. These routes are shallow and positioned carefully to avoid root protection areas and existing foundation lines. The existing oil feed will be used. The contained nature of the rear garden provides ample space for the unobtrusive installation of these services, ensuring that no ground disturbance occurs near stone boundary walls or areas of archaeological sensitivity.

15.3 Impact Assessment

The routing strategy ensures that all works remain reversible, non-invasive and visually concealed. Because all groundworks occur within the private garden and beneath areas of soft landscaping, there is no impact on the Conservation Area, no alteration to visible ground levels and no harm to the setting of the listed building. Drainage performance is maintained, and the proposed routes integrate seamlessly with the existing infrastructure.



16.0 – HEATING, COOLING & AC ROUTING

16.1 Precedent Air Source Heat Pump Applications

16.2 Proposed AC Strategy

A discreet and minimal cooling system is proposed to improve comfort levels within the main house. Internal units are positioned within bedroom spaces and designed to be as unobtrusive as possible. The system supports the building's long-term sustainability by improving thermal responsiveness while avoiding reliance on ad-hoc portable units.

16.3 Internal Routing

Internally, the AC pipework is routed through voids and existing service zones to avoid disturbance to historic fabric. All cabling is concealed within floor, ceiling build-ups or proposed joinery. This ensures the system is integrated without affecting the appearance, character or layout of the listed building.

16.4 External Unit Placement

The external condenser is located at low level within the rear garden, positioned against established planting and in proximity to the existing oil tank. This location remains completely hidden from The Street and only partially visible within the private garden. The condenser is positioned on a low concrete pad and screened visually and acoustically by planting, ensuring no perceptible impact on the Conservation Area.

16.5 Acoustic Considerations

The AC system is designed to meet modern acoustic standards. The low-level placement of the condenser, combined with local planting and the garden's natural enclosure, ensures that noise levels remain minimal and contained within the private realm. The proposed installation therefore has no adverse effect on residential amenity or on the acoustic character of the Conservation Area.



Proposed AC Route to penetrate West wall adjacent to existing extractor flue.



Attenuation



1no. DAIKIN- AC Condenser
2MXM68A8
H734, W974, D408

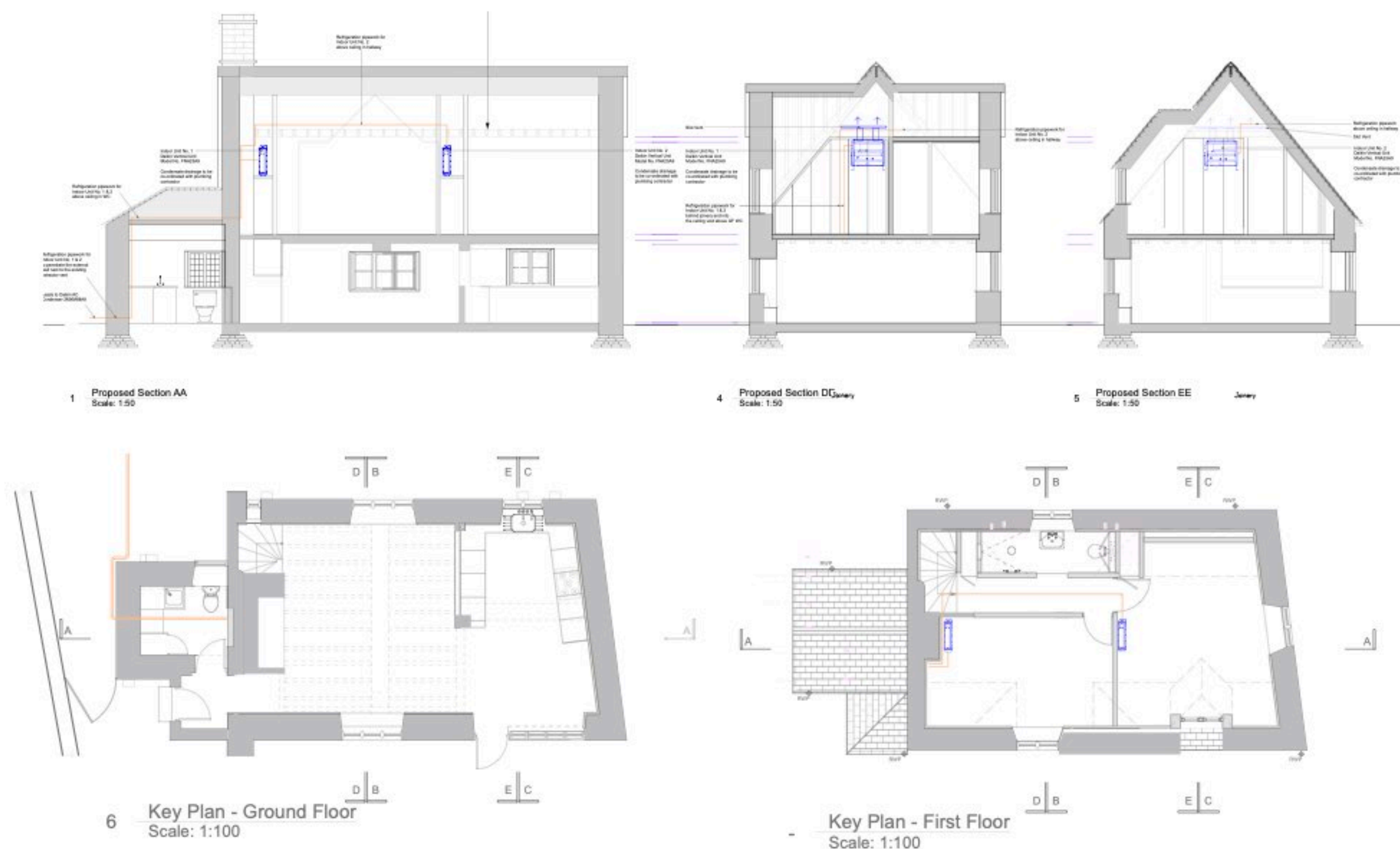


2no. DAIKIN AC Unit - FNA25A9
H720, W790, D200



DIETZEL UNIVOLT - double-walled
ducting, 90mm Diameter
FXKVR





17.0 – OIL TANK

17.1 Existing Condition

The existing oil tank sits within the rear garden, in a visually discreet location that is screened by planting. While functional, its current position is slightly elevated and more visually apparent than necessary.

17.2 Proposed Relocation & Type

The tank is proposed to be relocated slightly to one side and placed at low level to reduce its visual presence. The new unit is compact and shorter in height, designed to blend into the garden setting. Its revised position allows for improved visual containment, greater efficiency of space and safer access for maintenance.

17.3 Visual Impact

The repositioned tank remains completely hidden from public views and is comfortably absorbed into the existing garden structure. Its low profile ensures that it does not affect the setting of the listed building or the Conservation Area and remains entirely subordinate to both.



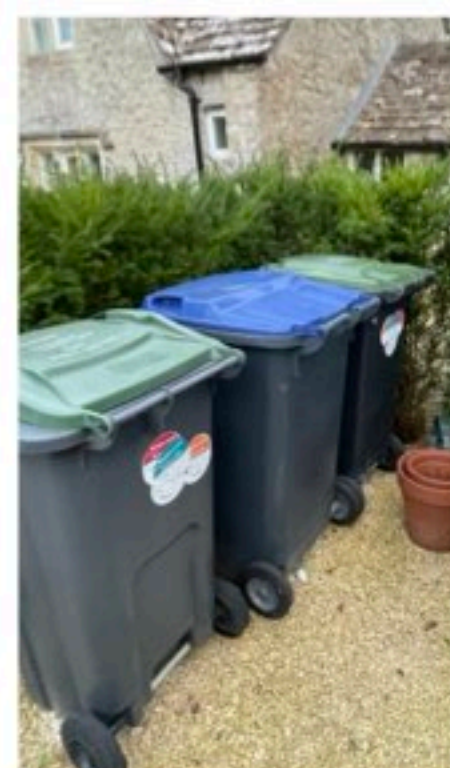
18.0 – WASTE & RECYCLING

18.1 Existing Provision

The current waste and recycling facilities are stored within the existing enclosure in the front garden, partially screened from the public realm by the boundary wall and hedges.

18.2 Proposed Arrangement

The proposals retain this location for the waste and recycling bins. The existing front garden hedge will be allowed to grow, and a new willow enclosure will subtly enhance the front boundary. These measures ensure that the bin store remains discreet, well contained within the private front garden, without any adverse impact on the setting of the listed building or the character of the Conservation Area.



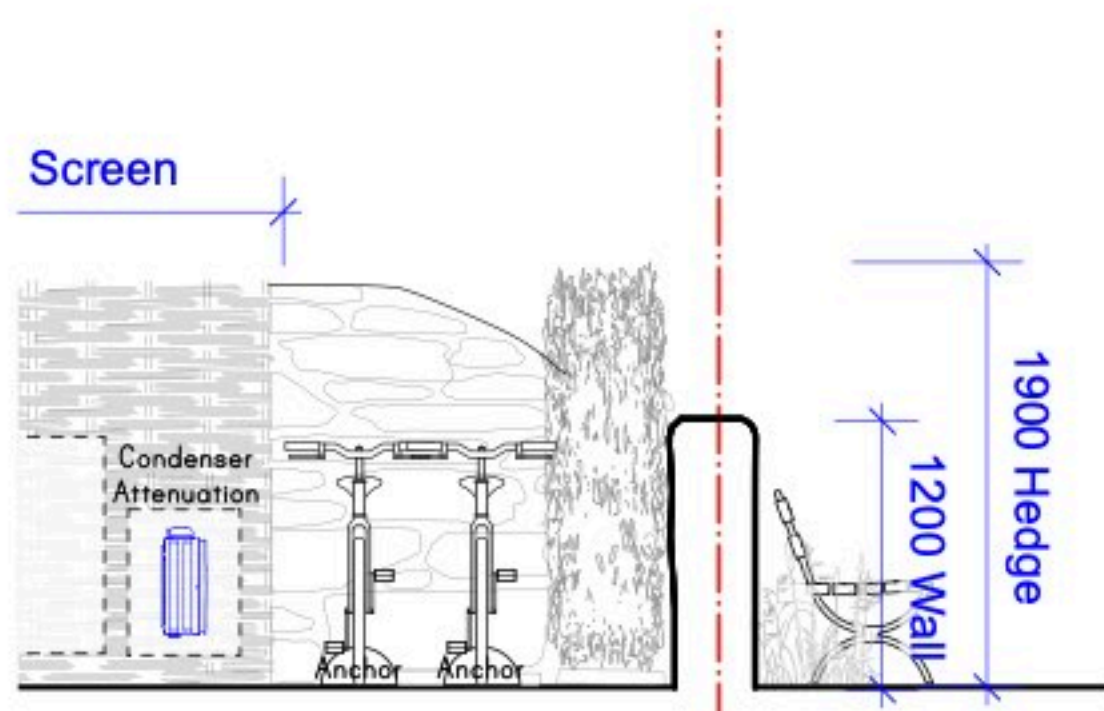
19.0 – ACCESS APPRAISAL, CAR & CYCLE PARKING

19.1 Vehicle Access & Car Parking

Vehicle access to the property remains unchanged, there is no driveway, cars will continue to be parked on the roadside. The proposals do not require any modification to the access arrangement, gates or boundary walls, ensuring that the historic frontage is preserved.

19.2 Cycle Parking

Cycle storage is accommodated within the front garden enclosure, new Ground mounted Anchor Locks providing security in a space away from public access. This location remains unchanged and increases the security of the occupants without altering the appearance of the site.



20.0 – POLICY COMPLIANCE STATEMENT

20.1 National Planning Policy Framework (NPPF)

The proposals align closely with the NPPF's guidance on conserving and enhancing the historic environment. Paragraphs 199–208 emphasise the need to preserve the significance of designated heritage assets while supporting their viable long-term use. The Heritage Impact Assessment confirms that the proposed works result in no harm to the significance of the Grade II listed building or to the setting of the Grade I Church of All Saints. The scheme also supports the NPPF's objective of encouraging energy-efficient upgrades to traditional buildings (para. 159) by introducing breathable insulation, conservation slimline glazing and discreetly integrated services. All interventions are proportionate, reversible and carried out with appropriate regard to the special interest of the building.

20.2 Planning (Listed Buildings and Conservation Areas) Act 1990

Sections 16 and 66 of the Act require local authorities to have special regard to preserving a listed building and its setting, while Section 72 places a duty to preserve or enhance the character of the Conservation Area. The proposal fully satisfies these statutory requirements. Historic fabric of high significance—including the stone mullions, fireplace, staircase, exposed joists and early windows—is retained and protected. The small rear dormer sits on a twentieth-century roof structure and is positioned so as not to affect the principal elevation. The outbuilding extension is modest, unobtrusive and subservient. Together, these carefully controlled interventions ensure that the architectural and historic interest of Latchets is preserved.

20.3 Wiltshire Core Strategy

The proposals respond directly to the Wiltshire Core Strategy, particularly Core Policy 58 (Ensuring the Conservation of the Historic Environment). The scheme retains all significant elements of the listed building, introduces no changes to principal elevations and ensures that alterations remain visually and materially sympathetic. The use of traditional materials—Coursed rubble stone, lime mortar, stone slates and handcrafted timber or steel windows—supports the policy's emphasis on preserving local distinctiveness. The proposal also aligns with Core Policy 57 (Design), which requires that new development be appropriate in scale, form, materials and detailing, and Core Policy 51 (Landscape), which ensures that proposals respect landscape character. No new development affects the public realm or views within the Conservation Area.

20.4 Oaksey Neighbourhood Plan

The proposals are consistent with the Oaksey Neighbourhood Plan, which encourages the sensitive preservation of heritage assets, the use of vernacular materials, and the protection of the village's rural character. The introduction of a small rear dormer based on a local listed precedent, the retention of all historic windows, the improvement of energy performance through conservation methods, and the preservation of traditional stone boundaries all echo the design principles set out within the Neighbourhood Plan. The willow screening also reflects the plan's encouragement of natural landscape treatments.

20.5 Policy Summary

In summary, the proposals comply fully with national policy, statutory heritage legislation, local planning strategy and neighbourhood-level guidance. The scheme embodies a proportionate, heritage-led design approach that preserves the special character of Latchets, improves its environmental performance and contributes positively to the architectural continuity of the Oaksey Conservation Area.

21.0 – CONCLUSION

21.1 Summary of Proposals

The revised proposals for Latchets remain modest in scale and conservation-led in approach, seeking to improve the building's use, comfort and long-term resilience while preserving its special architectural and historic interest. The scheme has evolved through pre-application advice and subsequent Conservation Officer review, resulting in a more resolved set of proposals that retain the significant front windows, retain the ground-floor wall on its historic alignment, and supplement the application with detailed drawings for the dormer and first-floor doors. The sustainability strategy has also been refined so that thermal improvements are delivered through a combination of breathable wall upgrades, carefully detailed roof insulation, conservation glazing and reuse of traditional materials, rather than through more invasive alteration of the historic fabric.

The rear dormer remains a discreet and subordinate addition to the later twentieth-century roof structure, while the revised outbuilding proposals focus on repair and rebuilding using salvaged stone and roof tiles, together with the making good of the adjoining garden wall. Read as a whole, the application presents a clearer and more coordinated response to the site, its historic fabric and its setting within the Oaksey Conservation Area.

21.2 Heritage Conclusion

The Heritage Impact Assessment concludes that the proposed works result in no harm to the architectural or historic significance of the Grade II listed building, nor to the setting of the adjacent Grade I listed church or the character of the Oaksey Conservation Area. The scheme protects all key elements of historic interest, retains the cottage's established form and materials, and introduces new features in a manner consistent with the local vernacular. The modest scale of the interventions ensures that the essential qualities of the building remain intact and clearly legible.

21.3 Final Statement

Overall, this proposal represents a positive and contextually sensitive enhancement of a valued historic building. It balances conservation with sustainability, ensuring that Latchets can continue to function effectively as a home while remaining a characterful contributor to the village's architectural heritage. The scheme is grounded in evidence, shaped by pre-application consultation and delivered through a meticulous design process. It is therefore considered to comply fully with all relevant planning policies and statutory obligations, and it is respectfully recommended that Listed Building Consent and Planning Permission be granted.

