



PLANNING HERITAGE

Conservation Planning Consultancy



DESIGN and HERITAGE STATEMENT

Project: Lavender Cottage, 14 Wilsford, Wilsford, Pewsey, Wilts

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1 INTRODUCTION

This statement has been prepared following receipt of the pre-application advice (ENQ/2026/00219), which broadly supported the addition of a single storey modern extension to Lavender Cottage, 14 The Street, Wilsford (the 'Site'), stating **the previous reason for refusal would be overcome with this proposal.**

The Site is listed at Grade II and was first included upon the statutory list in June 1986. The Site is located within the Wilsford Conservation Area, designated in 1975 and reviewed in 2004. The Council adopted and published a character appraisal in 2004.

In light of the advice received, this report sets out a proportionate assessment of the heritage significance of the property and demonstrates the design will achieve a new volume that has its own identity and that its scale will ensure the extension sits comfortably alongside the historic building. The new extension will not have a detrimental impact upon the historic significance of the Site and its wider context.

As required by the National Planning Policy Framework (NPPF) it sets out paragraph 207 that **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.**

In accordance with the legislative and policy requirements, this report identifies the relevant heritage assets within the vicinity of the Site, the

significance of which may be affected by direct or indirect impacts from the proposals. Desktop and subsequent fieldwork analysis have confirmed that potential impacts of the proposals are likely to be limited to direct impacts upon the significance of the building with no visible impact upon the wider setting, which includes the wider WCA.

These proposals will establish a bespoke and more modern design that retains the visual reference of the rear elevation with its gable appearance, by setting the new extension away from the building, attaching it to the house by a glazed link, which would serve to ensure the new extension appears to be distinct from the main house. This will assist the visual appearance and provide a break between the two structures, which in turn ensures the new extension does not dominate the neighbouring houses/gardens nor does it block views of the rear gable.

The proposed extension will provide additional space with its own distinct volume that will tie the extension to the existing home in a way that sits comfortably within its garden surroundings.

2 THE PROPOSAL

The scheme will create a single-storey rear extension, attached to the rear gable of the cottage in the location of the existing patio in a contemporary manner that will extend its lower ground floor to elegantly mediate between inside and out.

The division between the new extension and the house will be demarcated by the use of a glazed link that maintains the sense of separation and ensures the new elements remain subordinate to the vernacular appearance of the building.

This in turn will importantly maintain the gap between the old and the new, ensuring the rear extension does not become overly dominant when seen against the property or the neighbouring dwellings.

3 CONTEXT

A previous scheme (18/06346/FUL and 18/06675/LBC) for a rear extension was refused on the grounds that the impact of the proposed extension **result in the rear of the listed building being dominated by extensions and...the contrived low pitched roof of the garden room extension would conflict with the form of the steep pitch of the thatched roof in the rear gable.**

It was against this decision that a design for an extension was revisited to ensure that it did not dominate the historic form of the pair of cottages or the aesthetic value and heritage significance of the listed building. As part of that design process, the cartographic and documentary sources provided important background information in setting out the context of the Site and the wider village.

In this regard, the primary history source for the village can be found in Volume 10 of the Wiltshire Victoria County History (VCH), in which it states that *the south side of the village street is bordered by several groups of cottages of 17th-, 18th-, and 19th-century dates. A number have thatched roofs, some are partly timber-framed, and some partly of colour-washed brick. Most were owned in 1971 by Mr. Henry Horton, who had carried out much internal modernisation.*

The cartographic sources highlight the strong sense of the linear street pattern and that the village experienced a short period of modest expansion in the early C19. The 2004 Conservation Area character appraisal noted the importance of the high number of individual thatched and timber framed cottages, of which the Site is one and that it is located close to the historic core of the village, where properties front onto the street with gardens extend back to the rural landscape which surrounds the village.

The cartographic evidence revealed that the immediate area of the Site has changed little although in the late C20, new housing was built at the western end of the village and the village school site underwent some modest redevelopment.

The published conservation area character appraisal describes the village as being a quiet rural village predominantly of cottages, with most of the properties described as having thatched roofs with timber frame walls consistently painted in the estate cream. In this respect, the Site is one such building and makes a positive contribution to the character of the village.

The document describes the Site as **another interesting former single house listed as C17 and timber framed. No.14 is the gabled cross wing part where the exposed frame and rendered infill panels are complete except at the inserted door and large 19th century 3-light casement windows. The division wall is on the line of the original massive central chimney with fireplaces facing into both cottages. No.15 is the attached two bay block that has surviving timbers in the exposed first floor plate and upper frame. There is a big gabled dormer above the door and an added single flue chimney stack to the half hipped gable end. The walls and thatched roof are in their original historic form.**

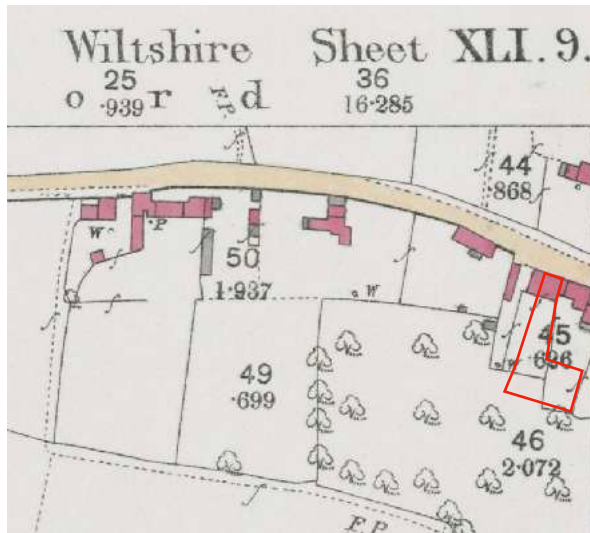


Fig.i: Extract from 1886 OS map



Fig.ii: Extract from 1900 OS map

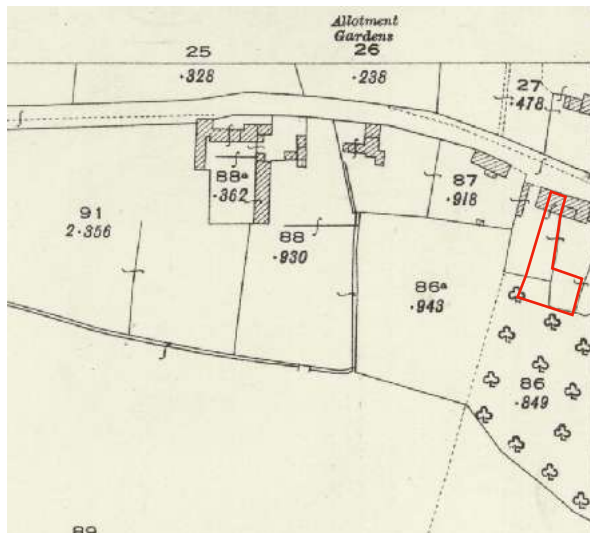


Fig.iii: Extract from 1924 OS map

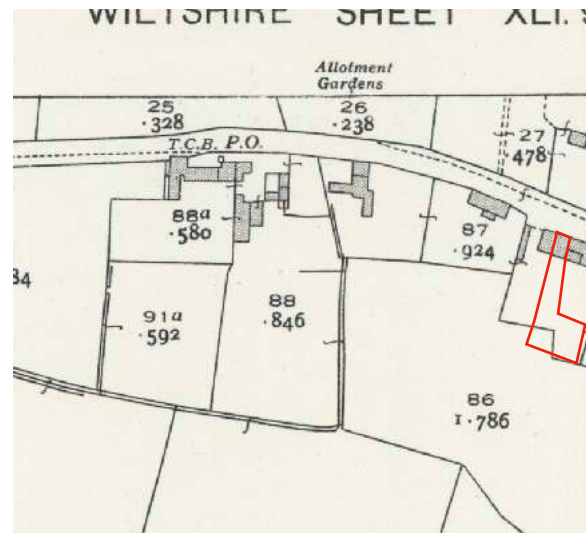


Fig.iv: Extract from 1941 OS map

4 THE APPLICATION SITE

The Site fronts onto the street and forms the eastern half of a pair of cottages formed from single historic dwelling. The Site has also been attached to the adjacent property Wansdyke House by virtue of an extension to Wansdyke House.

The Site was listed at Grade II in 1986 and the description states **House, now 2 dwellings. C17. Timber framed with thatched roof. Single storey and attic. No 14 a flush cross wing on left, and No 15 in a 2-bay block to right. Early C20 half-glazed doors and casement windows. Framing 3 panels high with corner braces. Trenched purlins and half-hipped roof. Attic window has moulded cornice. No 15 has remains of upper part of framing only, with chamfered oversailing wallplate and flush gabled dormer. Similar doors and windows. Stack on party wall. Roof half-hipped at gable and added stack and lean-to to rear.**

The front façade of the Site comprises an attractive timber framed building with stretcher bond brickwork (noggin/nogging) panels, set on a painted plinth under a thatched roof with dormers. The roofline is dominated by the large central ridge stack and a secondary tall stack can be found at the west end, which is a later addition. In contrast to the exposed timber framing of the front, the rear has had a modern render applied over the main gable and there is a small ground floor addition with corrugated asbestos roofing, which is of no interest. In contrast, the attached neighbouring property (No.15) has had a rear extension rebuilt in a larger mono pitched, single storey form, which dominates and (totally) obscures the rear elevation of the particular cottage.

Externally, there is a significant difference between the character and appearance of the front (north) elevation and that of the rear (south). Whereas the front is characterised by the distinctive box-framing with diagonal braces on the first floor, the rear has been modernised and has the appearance of modern house. There is no evidence of timber framing on the garden elevation and the modern appearance of the property is reinforced by the smooth, cement based render and modern fenestration. To the left of the main gable is a single storey utility extension which is not of any interest.

Internally, the Site comprises a simple ground floor plan of two rooms with the main reception room to the front and a kitchen/diner in the rear. The single storey extension provides a utility space off the kitchen. The main staircase rises directly from the entrance hall, under which is pantry accessible from the kitchen.

On the first floor, the room plan comprises a front bedroom in which there is a blocked doorway in the exposed framing which led into No.15. To the rear is a bedroom and separate bathroom. The areas of exposed timber framing within the property confirm the building (as a whole) was historically a single dwelling.



1. Nos. 14 & 15 The Street, No.14 is to the left



2. The rear elevations showing the extension to No.15 and the gabled elevation of No.14

5 HERITAGE ASSETS

This report identifies the relevant heritage assets within the vicinity of the Site, the significance of which may be affected by direct or indirect impacts from the proposals. Desktop and subsequent fieldwork analysis have confirmed that potential impacts of the proposals are likely to be limited to direct impacts upon the significance of the immediate grounds and the interior plan.

Designated Heritage Asset

The National Planning Policy Framework defines in the Annex 2: Glossary a designated heritage asset as a **building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).**

Listed Buildings

The Site comprises the building known as Lavender Cottage, No.14 The Street. The attached property (No.15) is included in the listing.

By virtue of a later addition, the neighbouring property to the east, No.13 Wansdyke House is attached to the Site and is also listed at Grade II.

Beyond the Site boundaries to the west is No.18 The Street and to the north, opposite the Site are Nos.16 & 17 The Street, also listed at Grade II. There are no other listed buildings close to or adjacent to the Site.

The Site and its neighbouring dwellings contribute to the character and appearance of the lane and the conservation area, albeit it is the front façades which are the primary contributing factor to that character, rather than their rear gardens and elevations.

Conservation Area

The Site is located within the Wilsford Conservation Area (WCA), designated in 1975 and subsequently reviewed in 2004. The Council adopted the Character Area Appraisal in May 2004.

The conservation area covers the historic core of the village stretching from Wilsford Manor in the east to Wilsford House in the west. The Character Appraisal states the village is **exceptional for the number of surviving thatched and timber framed cottages**. A brief description of the Site is set out in the Architectural and Historic Character section.

The WCA has the potential to be affected directly by the proposed development of the Site.

Scoped out Heritage Assets

Outside the Site's boundary and within the identified surrounding area of the Site are a number of designated heritage assets.

However, the desk based research and on site assessments have shown that the significance of these other heritage assets is unlikely to be affected by the proposed development. Accordingly, they will not be discussed further in this report.

6 ASSESSMENT OF SIGNIFICANCE

Significance can be defined as the 'value of a heritage asset to this and future generations because of its heritage interest'. Significance is unique to a place and it is vital to identify this, as the aim of conservation is to sensitively manage change to a place to ensure that its significance is protected, and also revealed, reinforced and enhanced at every possible opportunity.

There are occasions when the significance of a building or place may be regarded simply as intrinsic. However, since significance is evaluated as a result of how a building or place is interpreted or perceived at a given moment, there are instances where significance can be regarded as a fluid concept that can either be eroded or enhanced, depending on the consequences of change. Significance can be eroded through, for example, partial demolition or inappropriate alterations. Alternatively, it can be enhanced through informed, considered change which can bring positive benefits. These benefits can include the revealing of heritage values, the re-assertion of historic integrity, facilitating greater public appreciation and the strengthening of communal values and uses – all of which may ultimately raise the level of significance. Thus the aims of managed change to protect, reveal, reinforce or enhance significance can be achieved through a variety of means including conservation, improved interpretation, understanding and/or presentation.

This assessment of significance has been informed by site investigation combined with archival research. Many heritage values are recognised by the statutory designation and regulation of significant places. Such designations provide a formal statement of the national architectural and/or historical interest of the site and its local value. However, it is essential to go beyond this view to arrive at a deeper understanding of its values and significances that considers more than matters architectural-historical and identifies nuances in levels of significance. This ensures that decisions regarding both day-to-day and long-term management take into account the values that contribute to its significance.

The historic significance of the Site predominantly stems from its simple form and materials (timber frame, thatched roof), which all representative of an

C18 rural cottage. It forms part of the wider streetscene in which there are a number of brick and timber framed houses. At the rear, the character and appearance is defined by simpler palette of materials which give it a noticeable modern appearance.

Notwithstanding the mix of characters, the cottage makes a positive contribution to the streetscape and these proposals will not impact or be detrimental to that contribution.

IMPACT UPON THE HERITAGE ASSETS

The proposed extension was described in the pre-application advice as one whereby the proposal would represent **a small and proportionate addition to the host building**. It will nonetheless provide and create a better space internally as family accommodation. These proposals will improve the living spaces at the ground floor level and enhance the connection with the south facing garden without compromising its character or surviving historic fabric.

It is acknowledged the previous scheme (18/06346/FUL) was refused as it was considered to adversely affect the appearance rear of the building. Thus, the new design has its own identity and by managing its scale it will not appear overly dominant. It will be a design that contributes to the domestic character of the house but also the wider village.

In assessing the impact of the proposed, it is a design that will preserve the character and historic fabric while adding generous new space. It provides an opportunity to remove the unsightly single storey utility/WC addition and provide an overall design that does not impose or dominate the neighbouring dwellings. The appearance is one that will not compromise the setting, character or appearance of the wider WCA, which is largely derived from the character and appearance of the main street and not the ad-hoc nature of the rear elevations.

In assessing the impact of the extension upon the appearance of the cottage, in contrast to the previous scheme which added to the visual clutter of the rear elevation, this will provide a contrast between the new materials and the existing thatch. The new extension is one that will touch the existing building as lightly as possible, both physically (by use of a glazed link,

which is connected in a reversible way to the main building), but also aesthetically in the transparency of the glazing, so the rear of the house is still visible. Given the need to address the sensitivity of the extension on the rear elevation, the distinction between the new and the historic will be one that respects the historic significance of the existing house. The architectural character of the extension reflects this need through a crisp modern addition to suit its time, with a simple palette of materials and of an appropriate scale.

In this respect, the scheme is one that minimises its impact and improve its visual appearance.

7 CONCLUSION

In summary, the proposed scheme addresses the previous concerns regarding the form of the extension and how it related to the existing house height and the issues have been carefully considered and addressed in this revised scheme which works with the existing building envelope and seeks to sympathetically revitalise the building. The design demonstrates that a high quality of accommodation would be provided for future residents.

In summary, it is a scheme that will create enhanced accommodation through an architecturally sensitive approach to extending the building. The proposal's contemporary approach will be a heritage benefit to the property and the size and form of the accommodation is entirely suited to the building's existing structure.

This statement concludes the proposed works will not result in the loss or disturbance of any historic fabric and in this regard these are beneficial proposals that will enhance and complement the appearance of the listed building, preserving the special interest of the listed building..