

HERITAGE STATEMENT

In respect of:

PROPOSED REAR EXTENSION AND ALTERATIONS

At:

NINE MILE COTTAGE, 15 WATER STREET, BULFORD, SP4 9DZ

On behalf of:

Mr & Mrs Swales

March 2026



ELAINE MILTON
HERITAGE & PLANNING LIMITED
t: [REDACTED]
e: [REDACTED]
w: www.emhp.co.uk

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1.0 Introduction

- 1.1 This statement accompanies applications for planning permission and listed building consent for a proposed rear extension and alterations at Nine Mile Cottage, a Grade II listed building.
- 1.2 Bulford is a village within the Avon valley, approximately 10 miles north of Salisbury, and just north of the A303 near Amesbury. Nine Mile Cottage is a detached cottage within a row of houses on the north side of Water Street, which lies to the east of the Church of St Leonard.



Fig.1 Site location

- 1.3 The report describes the heritage significance of Nine Mile Cottage and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, revised December 2024) and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.4 The assessment of significance was undertaken using the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019), *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017) and *Farmstead Assessment Framework* (2015).
- 1.5 The report was prepared on behalf of the applicants, Mr & Mrs Swales, by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by paragraph 207 of the NPPF. A site survey was undertaken on 18 July 2025.
- 1.6 Information on the history of the site has been drawn from several sources, including historical map regression, a list of which is presented on **p27**.

1.7 A pre-application enquiry was submitted in March 2025 for a two-storey rear extension to the rear of the cottage (reference ENQ/2025/00375). The planning officer's and conservation officer's comments in summary were:

- No objection to the principle of an extension at right-angles to the rear of the cottage
- The rear catslide should remain even if it may comprise all modern fabric
- Any extension should be linked at ground floor level only and not linked by a two-storey structure
- The width of the extension is considered appropriate
- The span of the roof of any extension must be less than that of the main roof and have a suitable pitch for its covering
- An upper floor within the extension could be difficult to achieve without giving the appearance of a second cottage, i.e., it is not subservient enough, and consideration should be given to lowering the ridge height
- Contemporary, contrasting materials for the extension does not raise any initial concerns.

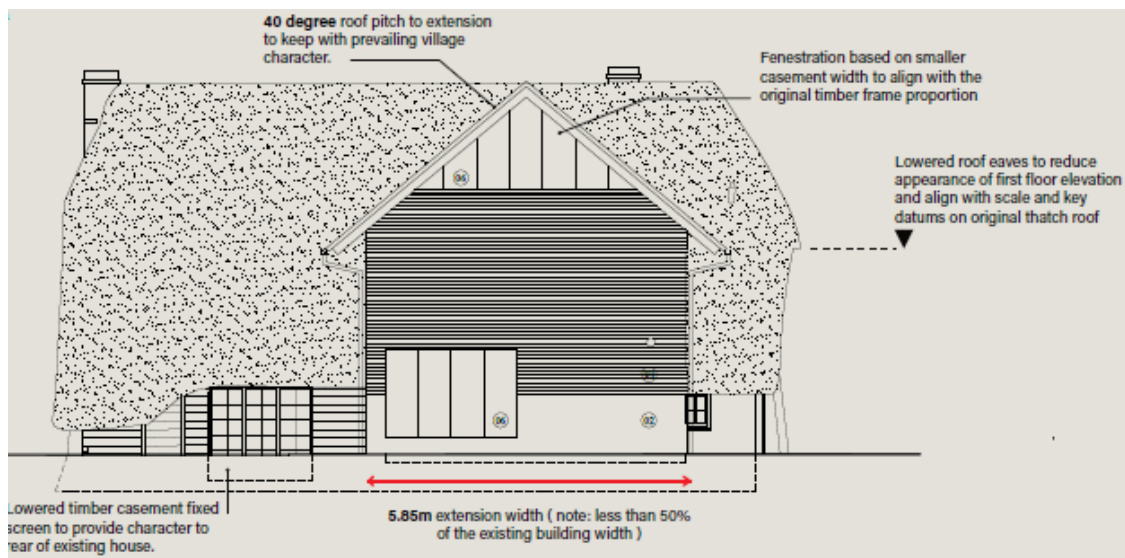


Fig.2 Pre-application proposal – NW elevation

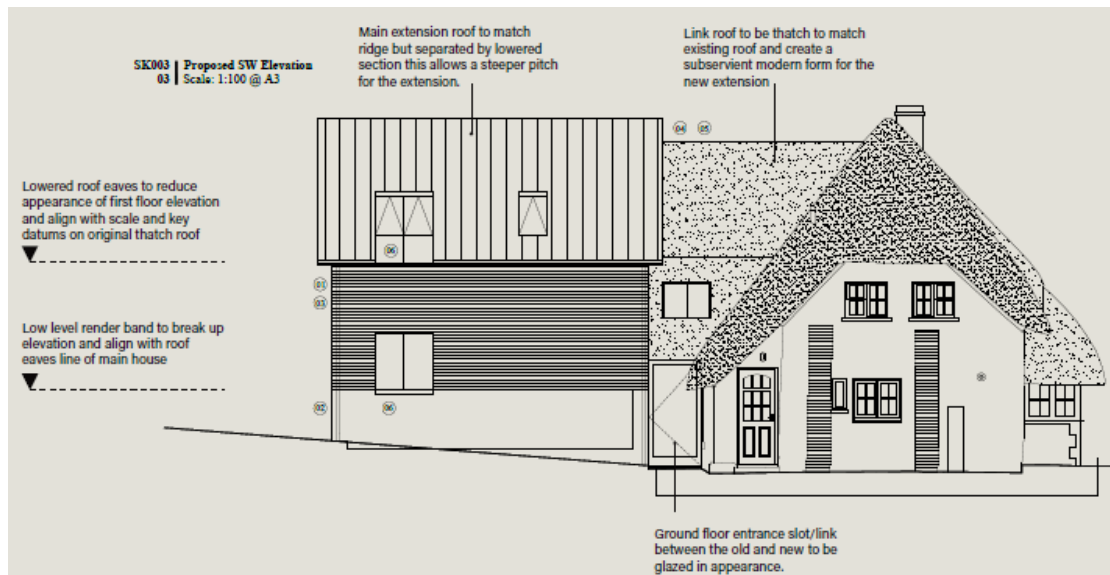


Fig.3 Pre-application proposal – SW elevation

2.0 Heritage Designations

- 2.1 Nine Mile Cottage was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II on 10 October 1988. The list description for the property reads:

‘Cottage. Late C18. Flint with brick dressings, dispersed brick in flint to right gable, thatched roof. Single storey and attic, 2 bays, with central hallway, and extended C20 beyond left gable stack, and outshut to rear of c1970. Central entrance, a half glazed door in open timber porch. Paned casement windows with half brick segmental arches to ground floor. Two flush dormers. Roof hipped over the later left extension. Gable stack to right.’

- 2.2 The listing notes the contribution the cottage makes to group value (denoted by ‘GV’). To the west is the Grade II listed ‘The Willows and Two Attached Cottages’ (AKA 5, 9 and 11 Water Street), a former farmhouse now three cottages dating from the late 18th century, and to the east is the Grade II listed 36 Water Street, a house built in the 18th century.
- 2.3 Nine Mile Cottage located within the Bulford conservation area, which was first designated by the local authority on 9 October 1985 and amended on 10 July 1997. The conservation area is a linear designation that follows the river and the main village streets and that covers the historic core of the village centred on the parish church.

3.0 Description

External

- 3.1 Nine Mille Cottage comprises a single-storey plus attic cottage set back from and parallel with Water Street, with gardens front and rear. The cottage is constructed in coursed flint with brick dressings and the roof is thatched. The frontage is of two bays, with central door and catslide thatched porch. A bay has been added to the left, distinguishable by the joint and variation in materials and extended hipped roof. Windows are multi-pane timber side-opening casements, the ones in the original part of the cottage having single-row segmental brick arches. The first floor is served by two dormer windows set within brickwork, indicative of later insertion.



Fig.4 Front of Nine Mile Cottage

- 3.2 The south-west (left return) of the cottage is of white-painted roughcast render, perhaps signalling reconstruction of the gable. There is a modern window and half-glazed door serving the kitchen.



Fig.5 Modern half-glazed kitchen door on the SW gable

- 3.3 At the rear, the eaves of the roof continues as a catslide over a rear outshut. The wall is of weatherboard cladding on a black-painted plinth. Windows and doors are modern



Fig.6 Rear elevation – outshut having modern weatherboard cladding and fenestration

- 3.4 There is a sizeable garden to the rear. To either side and to the rear are thatched cottages, these having been added to at the sides and/or rear.



Fig.7 View looking west from the rear garden of Nine Mile Cottage to the neighbouring thatched cottage with extensions

Internal

- 3.5 The front door leads directly into the dining room featuring a small brick fireplace in the west wall and an axial chamfered ceiling beam. A doorway to the left of the fireplace leads to the kitchen within the added bay. A straight-flat staircase along the back wall having a modern balustrade leads to the bedrooms within the first-floor/attic.



Fig.8 Dining room – left-hand side of the cottage

- 3.6 To the right is the living room. It has a larger fireplace opening with a modern surround and an axial ceiling beam. The rear wall with the outshut has been removed to create an open-plan layout.



Fig.9 Living room – right-hand side of the cottage

- 3.7 There is a galley kitchen within the added bay, again with rear wall removed for extension into the rear outshut.



Fig.10 Kitchen looking towards the outshut at the rear

- 3.8 The first-floor rooms have been formed within the eaves, with truss ties having been cut through for access. None of the original roof structure is exposed, all having been ceiled over. The family bathroom is small, awkwardly shaped room set within the eaves of the added bay. It is served by a modern window in the gable



Fig.11 Family bathroom within the added bay of the cottage

- 3.9 Within the loft area can be seen the underside of the thatched roof and historic rafters and purlins, some with smoke-blackening.



Fig.12 Loft area – historic, smoke-blackened rafters

4.0 History

- 4.1 The Wiltshire Community History pages of the Wiltshire and Swindon History Centre website explain the village of Bulford developed on the gravel beds of the river Avon, with the Avon flowing from north to south while Nine Mile river flows from east to west to join it.¹
- 4.2 There was a church here in the 12th century and early settlement is likely to have occurred close to the river along a road, now a path that led northwards from Watergate Lane to the church and on into Church Lane. There are two 17th century manor houses, a mill and early farm buildings on this road.
- 4.3 Other early settlement was along Water Street on either side of the Nine Mile river. The route from Water Street crossed the north-south road by the church and then went through the ford and on to Durrington. The early north-south route was superseded in 1761 when the present High Street became a turnpike road, taking the Salisbury traffic and reducing Water Street to no more than a footpath beside the water course.
- 4.4 The Victoria County History volume covering Bulford details:
- ‘A line of about eight houses, most perhaps the copyhold farmhouses of Bulford manor, survives in Water Street. The houses, characteristically of flint and red brick with thatched roofs, are apparently mostly 18th-century.’*
- 4.5 Farming was typically for the region a mix of corn-growing and sheep-rearing, and in the Middle Ages the community was prosperous as a result. The settlement pattern followed the traditional Avon valley landscape with open fields or meadows on both sides of the river and rough pastures on the higher grounds. The fortunes of the village sustained with the presence of two watermills and at least one inn. A new mill was built in the early 18th century, and in 1765 it was making paper, an activity that continued until the 1870s.
- 4.6 From around 1898 much land was used for military training with the establishment of Bulford Camp, fundamentally altering the landscape from agricultural to a major military hub. It still serves as a significant base, housing the Household Cavalry Regiment.
- 4.7 The property is illustrated as Plot 68 on the Tithe map of 1839 (see below).

¹ Nine Mile river thought to have been named because it was estimated to be nine miles from Salisbury.



Fig.13 Tithe map of 1839 (Source: Know Your Place website)

- 4.8 The 1880 Ordnance Survey map illustrates two cottages. The footprint is however like it is today, suggesting there was an outshut at the rear at the time.

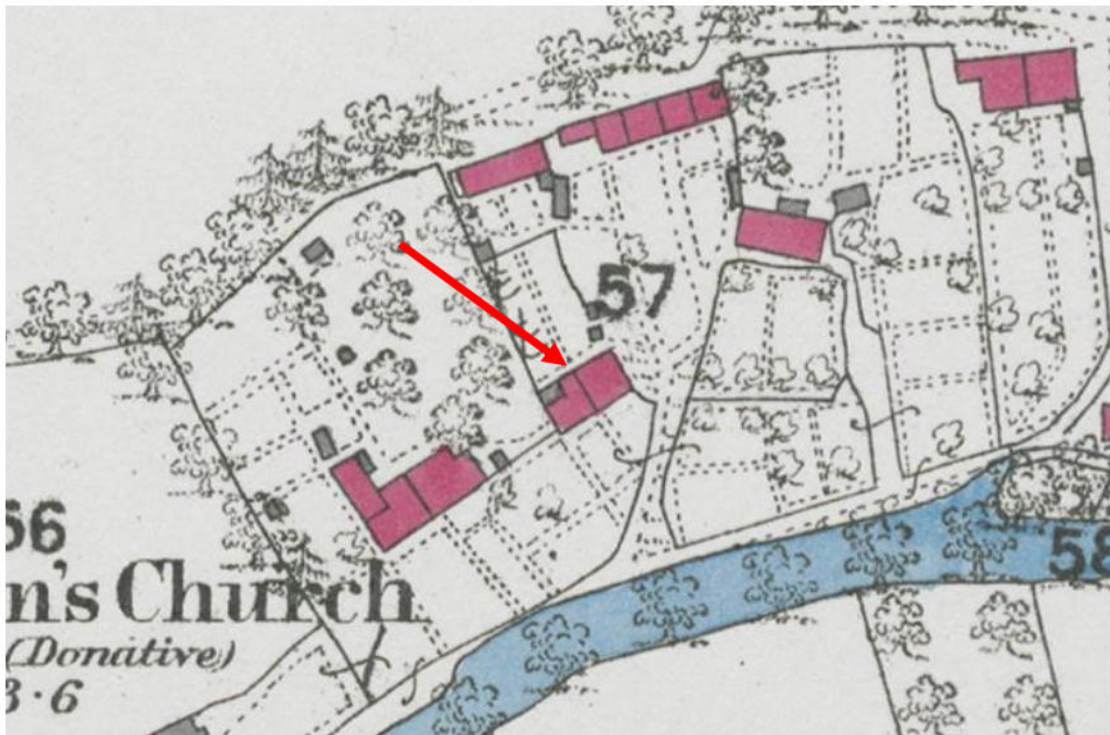


Fig.14 Ordnance Survey map of 1880 (Source: Know Your Place website)

- 4.9 The list entry of 1988 describes '...2 bays, with central hallway, and extended C20 beyond left gable stack, and outshut to rear of c1970' indicating the outshut had

perhaps been replaced c1970. While it is probably the case the building originated as a traditional two-bay cottage that was extended by one bay to the left, the date of this addition would seem earlier than 20th century given the patina of the brick and flint walling.

- 4.10 Planning permission and listed building consent were granted in 2003 for the demolition of the open porch on the front of the cottage and its replacement with a closed porch, and extension to the kitchen, utility and living room at the rear (references S/2003/0210 & 0211). The approved drawings show the outshut walling formed in studwork with weatherboard cladding on a rendered and black painted brick plinth, and with double-glazed timber casement windows, all as currently (see the approved drawings presented in the appendix to the report).

5.0 Assessment of Significance

Listed Building

5.1 Nine Mile Cottage is a Grade II listed building and is therefore deemed by Historic England to be a heritage asset of national importance and of special interest.

5.2 The property is assessed to be of significance for the following reasons:

- The cottage is a good example of a late C18 vernacular south Wiltshire farm labourer's cottage
- The building comprises a humble 2-roomed cottage that was added to with a bay to the west, probably in the C19; despite some opening up at the rear, the 2-bay plan form remains legible at ground floor level
- Although much altered in recent years, a good proportion of original fabric survives, including brick and flint walling, fireplace openings, ceiling beams and roof structure, which provides evidence of the building's age and past ways of living
- The cottage is of architectural interest for the materials and techniques used in its construction, which provide a good record of local building traditions
- The rear outshut (described in the listing as c1970 but which has been significantly altered in 2003) is of modern fabric but probably replicates a traditional arrangement of lean-to ancillary spaces, and the long catslide roof is of evidential value and a characterful feature of the cottage
- The cottage contributes to a good group of historic thatched cottages within Water Street.

Contribution Made by Setting

5.3 The cottage's position on one of the historic village streets and within a spacious plot helps with an understanding of its historic role.

- 5.4 The orientation of the cottage facing Water Street reflects the pattern of the early settlement and the historic relationship with Nine Mile river, from which the cottage derives its name.

Conservation Area

- 5.5 Nine Mile Cottage and the other thatched cottages in Water Street create a distinctive enclave with a strong sense of place within the Bulford conservation area. The fronts of the cottages address Water Street, reflecting the historic orientation with the thoroughfare, which now only provides pedestrian access.
- 5.6 The properties have vehicular access from Old Coach Road to the north from where there are glimpsed views of the thatched roofs between the houses in that road, with Nine Mile Cottage and the other Water Street properties set at a lower level from the street. The thatched roofs make an important contribution to the character and appearance of the area.

6.0 Proposals

- 6.1 The proposals can be split broadly into three categories: A proposed 1 ½ storey extension and a linking element; alterations to the fenestration of the rear outshut; and minor internal alterations to the interior of the cottage. The works are described in more detail below.

Proposed Extension and Link at the Rear

- 6.2 The proposed extension would comprise a 1 ½ storey ‘satellite’ building attached to the rear of the cottage via a narrower single-storey glazed link with a lead flat roof connecting to the recent catslide roof of the outshut. The extension would be of square plan and have a gabled roof with ridge set lower than the ridge of the cottage. The walls would be constructed with red brick and full-height glazed panels with the upper parts of the walls and roof covered in natural slate. The windows and doors would have grey powder-coated aluminium frames. Two conservation rooflights would be installed within each side of the pitched roof.

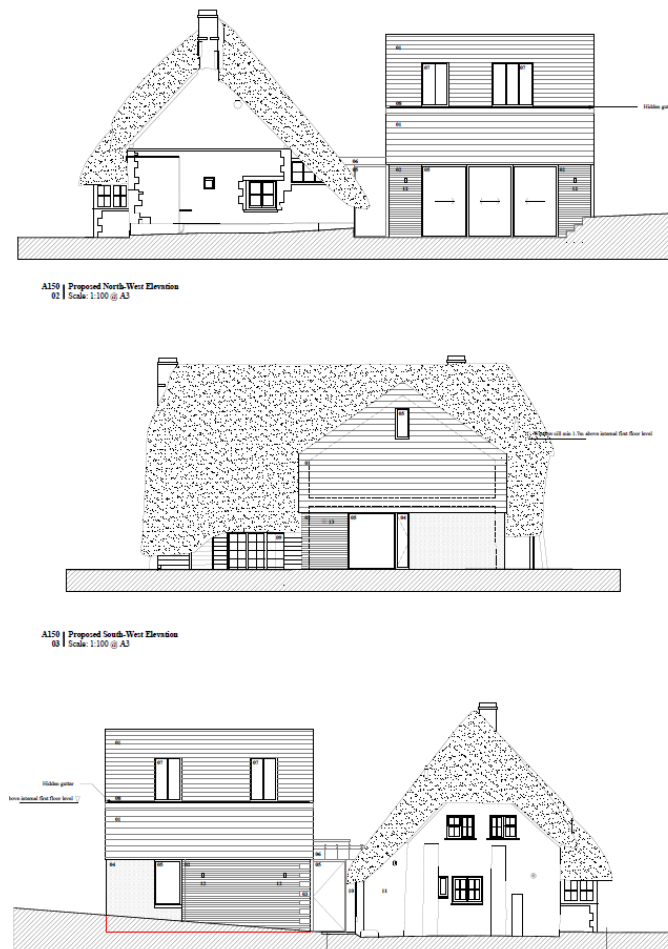


Fig.15 Proposed elevations

Alterations to the Fenestration of the Rear Outshut

- 6.3 The fenestration is proposed to be adapted within the outshut to enable access to the extension and improve natural light and views at the rear of the cottage.



Fig.16 Rear wall of outshut – modern cladding, windows and doors

Minor Internal Alterations to the Cottage

- 6.4 The doorway between the existing dining room and kitchen is proposed to be blocked up, enabling the kitchen to become a utility with storage space. At first-floor, the bathroom and adjacent bedroom are to be reconfigured by the removal of the stud partitions to create an enlarged bathroom.

7.0 Policy Context

Primary Legislation

- 7.1 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy

- 7.2 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 7.3 Paragraph 212 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 7.4 Paragraph 214 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 7.5 Paragraph 215 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

Paragraph 219 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

Development Plan

- 7.6 The statutory duties are reflected in the following policies of the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015:
- Core Policy 57 of the WCS seeks to ensure high quality design and place-shaping
 - Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

National Guidance

- 7.7 It is considered good practice that proposals for repair, restoration and alteration to heritage assets should follow the guidance within *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016).
- 7.8 The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use and says that a '*reasonable and proportionate approach to owner's needs is therefore essential*'. It advises that harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.
- 7.9 As a general principle for **adaptation**, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible (paragraphs 42 and 45), with new work ideally being reversible so that changes can be undone without harm to historic fabric (paragraph 43).
- 7.10 Section 1 of HEAN2 advises that **repairs** should follow good conservation practice and consideration should be given to: the loss of historic fabric being minimised and proportionate to the nature of the works; original materials only being replaced where they have failed in their purpose or are beyond economic repair; repairs carried out using materials to match the original in substance, texture, quality and colour; and the use of sympathetic and traditional methods of repair.

- 7.11 Section 2 of HEAN2 advises that **restoration works** are those that reveal or recover something of significance that has been eroded, obscured or previously removed. It says, where it is proposed to remove more modern coverings and finishes that are harmful to the significance or the integrity of the building, appropriate materials should be introduced in their place.
- 7.12 HEAN2 also advises that some of the issues to consider in respect of **new additions** are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.
- 7.13 Historic England guidance, *'Traditional Windows: Their Care, Repair and Upgrading'* (February 2017) advises, windows that contribute to the significance of a heritage asset should only be replaced if they are beyond repair or refurbishment. However, recent Historic England guidance *'Adapting Historic Buildings for Energy and Carbon Efficiency'* (HEAN18, July 2024) explains, *'Our historic buildings must continue to change and evolve if they are to both contribute to a greener future and be fit for purpose for the people who live in, experience and care for them'*. Paragraph 82 of the guidance advises:

'Replacement windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate materials and pattern, will generally be acceptable.'

and

'Many historic buildings have windows which are relatively recent and do not contribute to a building's special interest. In such cases their replacement with double-glazed windows of an appropriate material, glazing bar pattern and detailing is likely to either have a neutral impact or to enhance significance'.

8.0 Heritage Impact Assessment

- 8.1 The impact of the proposals on heritage significance for each element of the proposals is described below:

1. Proposed Extension and Link at the Rear

The proposed extension follows a precedent for additions at right angles to the rear of the thatched cottages within Water Street. Being at the rear, the extension would not affect the important views of the cottage from Water Street. The satellite nature of the extension would minimise the impact on the cottage, with the only direct impact coming from the linking element which would be attached at ground floor level, to the recent thatched catslide roofing over the replacement outshut. The link would cover up part of the catslide roof, but most of it would remain exposed. The rear walls would be visible through the glazed walls of the link. Due to the satellite nature of the extension, the main thatched roof would still be capable of being glimpsed in views from the north. The linking element would have a light-touch on the existing fabric (noting that this dates from 2003) and would be minimalist in scale and design. The contemporary design and materials of the extension and link would provide a distinct contrast with the main cottage, enabling the evolution of the building to be appreciated. The proposed extension would be subservient to the cottage due to its low massing, lower ridge height, simple form and clean lines. The dark colour of the slate for the upper part of the walls and roof would appear recessive. The wraparound slate of the extension roof would minimise the apparent scale of the building and would echo the catslide roof and low eaves of the thatch. The conservation rooflights would align with the plane of the roof and would not appear incongruous within the context of the contemporary building. The extension would sit comfortably within the spacious garden and would not dominate the plot or detract from the setting of the adjacent cottages.

2. Alterations to the Fenestration of the Rear Outshut

The changes to the fenestration within the outshut to enable access to the extension and improve natural light and views at the rear of the cottage would affect 2003 fabric; no historic fabric would be altered. The proposals would see the removal of unsympathetic modern features, such as the door on the SW elevation of the outshut (see image below). The revised fenestration would be of appropriate scale, proportion and design for the cottage.



Fig.17 Modern half-glazed door on the SW elevation of the outshut proposed for removal

3. Minor Internal Alterations to the Cottage

The blocking up of the doorway between the existing dining room and kitchen (see image below) would allow the new utility to become independent and allow it to have plenty of storage space. While the door and architrave are modern and no loss of historic fabric would ensue, it is accepted there would be a change to the historic plan form (doorway formed when the western bay was added), which would amount to a degree of harm to significance.



Fig.18 Doorway from the dining room proposed to be filled in

The first-floor bathroom and bedroom proposed for reconfiguring comprise a modern arrangement above the western bay addition, formed of plasterboard partitions. The proposal would see no loss of historic fabric or plan form of significance and the proposed layout would provide the cottage with a more appropriately sized family bathroom.

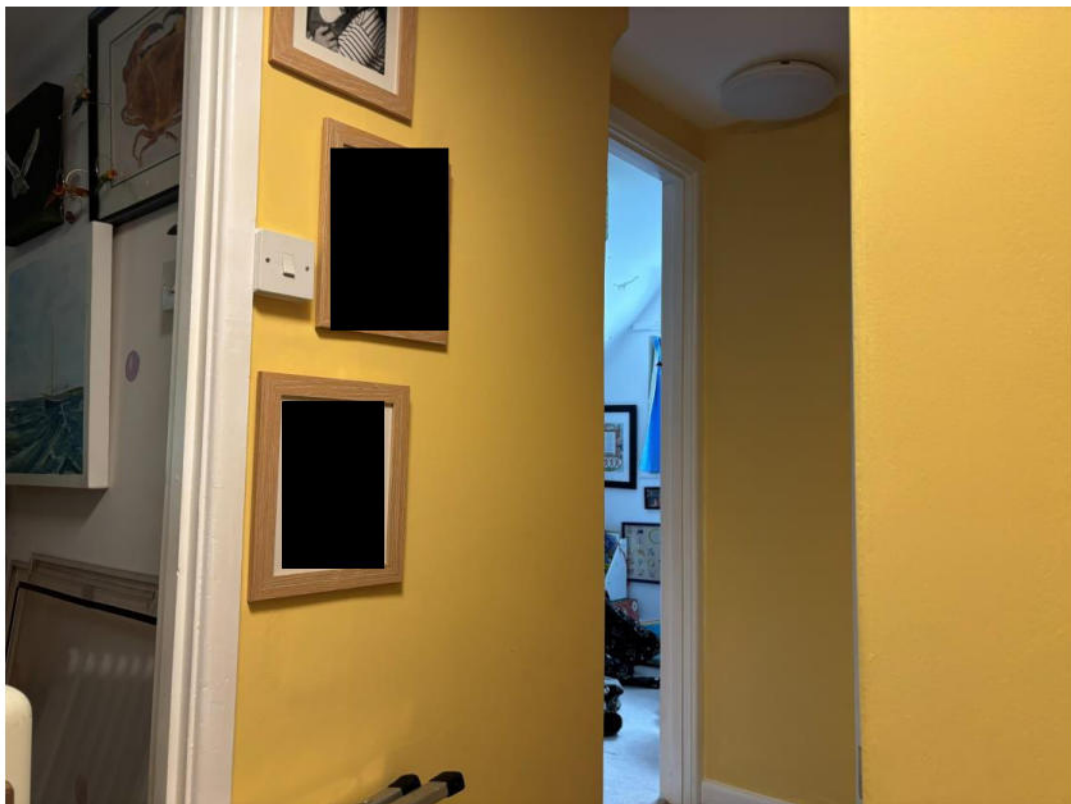


Fig.19 Modern stud partitions forming the bedroom and bathroom at the western end of the cottage

9.0 Conclusion

- 9.1 Nine Mile Cottage is a Grade II listed cottage dating from the late 18th century but with a later bay to the west and replacement outshut at the rear.
- 9.2 The significance of the cottage derives mainly from its age and materials, which provide an illustration of a vernacular south Wiltshire village farm labourer's cottage.
- 9.3 The principle of an extension at right angles to the rear of the cottage was supported at the pre-application stage, with advice focusing on the scale of the extension and the impact on historic fabric.
- 9.4 The scale, design, materials and siting of the proposed extension would enable it to appear subservient to the cottage and for the original form and character of the cottage remain appreciated.
- 9.5 The impact on the building's plan form and fabric would be low and would equate to 'less than substantial harm' to the significance of the listed building under the terms of the NPPF.
- 9.6 The heritage benefits from making the modest cottage more suitable for modern family living would outweigh the low level of harm to the listed building.
- 9.7 The character and appearance of the conservation area would be preserved.
- 9.8 Accordingly, the proposals would satisfy the policies of the adopted local plan and the statutory requirements for proposals affecting listed buildings and conservation areas.
- 9.9 Furthermore, the proposals would adhere to the advice contained within the Historic England guidance on making changes to heritage assets.

Sources Used in the Report

Publications

Conservation Principles, Policies and Guidance, English Heritage, April 2008.

Statements of Heritage Significance: Historic England Advice Note 12, October 2019.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3), Historic England, December 2017.

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Date accessed 19 February 2026.

Wiltshire Community History – Bulford

<https://apps.wiltshire.gov.uk/communityhistory/Community/Index/39>

Date accessed 19 February 2026.

Historic Maps Consulted

Tithe map of 1839.

Ordnance Survey map: 1880.

APPENDIX: APPROVED PLANS FROM 2003 (APPLICATIONS S/2003/0210 & 0211)

