

Design and Access Statement including
Heritage Statement

Replacement Roof, Windows and Repairs to Existing Brickwork to Outbuilding

Outbuilding Associated with
Welsteads Cottage
Brickworth Road
Whiteparish
SP5 2QG



May 2026

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1.0 Introduction

This document has been prepared in support of an application to carry out essential maintenance works to the roof, windows and walls of an out-building within the grounds of the Grade II Listed building; Welsteads Cottage. Works include the renewal of roof coverings, brickwork repointing and general repairs as necessary.

The work will be carried out on the basis of like-for-like replacement of roof covering and all associated flashings. As such it is not anticipated that there will be any change to the character or appearance of the associated Listed building and the surrounding Conservation Area.

Following recent discussions with the Local Authority it was concluded that although the outbuilding itself is not listed, a Listed Building application would be required -

“Buildings in the curtilage of a listed building that pre-date July 1948 are deemed to be covered by the listing. The outbuilding is clearly of some age, as such I consider it is covered by the listing.”

Welsteads Cottage, located on the corner of Brickworth Road and Newton Lane, is a Grade II listed building situated within the historic core of the village of Whiteparish. The property dates from the late sixteenth and early seventeenth centuries and is recognised for its special architectural and historic interest as a surviving example of a traditional timber-framed rural cottage. The building is included on the National Heritage List for England and is characterised by its square-panelled timber framing with brick nogging, tiled roof coverings and prominent brick chimney stacks. Historic fabric and detailing, including chamfered beams, original fireplaces and traditional joinery, contribute significantly to its heritage value.

Whiteparish is a historic rural village situated within southeast Wiltshire, close to the boundary with Hampshire and within the wider landscape setting of the New Forest National Park. The village lies approximately eight miles southeast of Salisbury and around ten miles northwest of Romsey, with direct connections provided by the A27 and nearby A36 transport corridor. The settlement retains a distinctly rural character despite its accessibility to surrounding market towns and regional centres, and is characterised by dispersed historic development, mature landscaping and traditional vernacular architecture reflective of its agricultural origins.

The cottage occupies a modest rural plot along Newton Lane and forms part of the scattered historic settlement pattern which defines Whiteparish. The surrounding built environment is characterised by traditional cottages, farmhouses and ancillary agricultural buildings constructed in local materials including timber framing, brick and clay tile. Together these buildings create a cohesive and historically significant streetscape which contributes positively to the character and appearance of the village conservation area and the setting of nearby heritage assets.

2.0 Listing

IOE Number: 1184523

Date First Listed: 23rd March 1960
Most Recent Amendment: 4th July 1985

Grade: II

Listing Description:

*WHITEPARISH NEWTON LANE SU 22 SW (west side) 7/304
Welsteads Cottage and No 1 Welsteads (formerly listed as 23/3/60
Cottage at N.W. corner of Newton Lane*

GV II

Detached cottage, now two dwellings. Late C16 and early C17, 1980s additions. Square-panelled timber-frame with brick nogging, tiled roof, brick stacks. L-plan with 3-bay C16 south range, now Welsteads Cottage, baffle entry. One storey and attic, 3 windows to Welsteads Cottage; ledged door in C17 timber-framed porch to right, to left are two 2-light and one 4-light casements, attic has gabled dormer with 2-light and 3-light casements. North range of early C17, now No. 1 Welsteads has C20 extension with reused timbers in same style, to east, right return faces The Street with C20 casements. Rear has C20 door and casements, C20 gabled dormer to small extension at south end. Interior of south range has deeply chamfered beams with ogee stops, former hall with chamfered open fireplace lintel on brick jambs, planked doors with strap hinges and stairs on west side of fireplace. North range, formerly the service range has chamfered beams with runout stops on jowled posts, cambered open fireplace lintel on brick jambs. (Unpublished records of RCHM (England), Salisbury).

3.0 Heritage Statement

Welsteads Cottage was first listed on 23 March 1960 for its special architectural and historic interest and is identified by Historic England as a late sixteenth- and early seventeenth-century timber-framed cottage. The building is of particular significance as a surviving example of vernacular Wiltshire construction, comprising square-panelled timber framing with brick nogging beneath a tiled roof with substantial brick chimney stacks. Historic England records indicate that the property developed in phases, with the principal south range dating from the late C16 and an adjoining north range added during the early C17 period. The cottage retains a number of important historic features internally and externally, including deeply chamfered beams with ogee stops, open fireplaces with brick jambs, planked doors and evidence of the original hall-house arrangement.

Historic mapping and archival photographs demonstrate that the cottage has long formed part of the established settlement pattern of Whiteparish

and continues to contribute positively to the historic streetscape of Newton Lane. The property is representative of the area’s agricultural and domestic development during the post-medieval period and reflects the use of locally available materials and traditional construction methods typical of the region. A photographic record produced as part of Historic England’s “Images of England” project further illustrates the architectural significance and surviving historic fabric of the building.



The outbuilding subject to the proposed works lies within the curtilage of the listed building and is therefore considered to form part of the wider heritage asset under the Planning (Listed Buildings and Conservation Areas) Act 1990. The structure contributes to the historic domestic and ancillary character of the site and reflects the traditional relationship between the principal dwelling and its service buildings. The proposed works comprise repair and routine maintenance only and are intended to ensure the continued preservation and functional use of the outbuilding. No alterations are proposed that would affect the historic form, character or significance of either the listed building or its setting.

1908_Soured from Old Maps



1908_Sourced from Old Maps

The proposed repairs are considered to represent a sympathetic and conservation-led approach to maintaining the historic fabric of the site. The works will preserve the architectural and historic significance of Welsteads Cottage and its curtilage structures, while ensuring the continued longevity and appropriate maintenance of the heritage asset in accordance with national and local conservation policies.

5.0 Project Proposals

As previously stated, the work to the outbuilding will be carried out on the basis of like-for-like replacement of roof covering and all associated flashings. As such it is not anticipated that there will be any change to the character or appearance of the listed building.

Key points to consider –

- No works are proposed to the main Listed Building of Welstead Cottage
- A heritage statement (within this document) has been provided
- Materials selected are to be like-for-like sympathetic to the listed building and its curtilage and do not distract from the existing historical features
- The original openings for doors and windows will be maintained
- Existing materials will be carefully removed to ensure the integrity of the historic structure
- Any additional materials required to complete the repairs – i.e roof tiles/brick and flint will be sourced from salvage/recycling yards to match the originals
- It is noted that the roof structure is not formed in old or aged timbers – shallow pitch trusses are formed in regularized, sawn and planed timber of consistent size

6.0 Conclusion

Due care and attention have been taken to the proposals as they lie within the curtilage of the listed building. We propose that all repairs and replacement roofing will be carried out carefully to ensure the preservation of the historic structure and as mentioned previously, the replacement materials and windows will be matched as closely to the existing as possible.

Given the foregoing it is contended that the proposals as set out here are in full compliance with the detailed requirements of the relevant Planning Policies and are therefore appropriate of officer support.

As such, we look forward to receiving a Listed Building Consent in a timely and efficient manner.