



DESIGN ACCESS AND HERITAGE STATEMENT

in support of a

Householder Application Application
for works at

391c Ham Green, Holt

prepared by

Atelier 17 Ltd

Rev 1

0.0 CONTENTS

1.0	Introduction
2.0	The Site and Context
3.0	Holt Conservation Area Appraisal
4.0	Design Evolution and Impact
5.0	Summary of Policy Compliance
6.0	Conclusion

This document should be read in conjunction with the following information:

Application Forms

Drawings:

A17 25 27 S01 -	Location Plan
A17 25 27 S02 -	Existing Block Plan
A17 25 27 S03	Existing Floor Plans
A17 25 27 S04 -	Existing Elevations
A17 25 27 P01 -	Proposed Block Plan
A17 25 27 P02 -	Proposed Ground Floor Plan
A17 25 27 P03 -	Proposed First Floor Plan
A17 25 27 P04 -	Proposed Loft Plan
A17 25 27 P05 -	Proposed Elevations

Design, Access and Heritage Statement

Applicant

Mr & Mrs Conteh

Date

May 2026

1.0 INTRODUCTION

This document has been prepared by Atelier 17 Ltd on behalf of the family owners of the site. It has been prepared to support a Householder Planning Application for a contemporary front and rear extension and a loft conversion at a mid-century property in Holt, Wiltshire.

The proposal seeks to transform an architecturally “neutral” mid-century building into a high-quality contemporary residence that preserves and enhances the character of the Holt Conservation Area through the use of sustainable materials and superior design.

2.0 THE SITE AND CONTEXT

The application site comprises a residential property constructed in the 1960s and situated on the southern side of Ham Green in Holt Common (A3102). The property is a two storey semi-detached dwelling with a projecting gable extension to the front and flat rear elevation. To the front, two additional single storey flat roof additions have been added in matching materials creating an incongruous and piecemeal street elevation.

Unlike the traditional Cotswold stone cottages that define much of the Holt Conservation Area, this property is a product of its era—featuring functionalist geometry, larger glazing units, a mix of horizontal and vertical emphasis and reconstructed stone.



Other than being situated within the Holt Conservation Area, the site is otherwise is unrestricted in terms of designated land or historic assets.

3.0 HOLT CONSERVATION AREA: SUMMARY APPRAISAL

3.1 Character and Significance

The Holt Conservation Area is characterized by its high degree of architectural variety, reflecting its evolution from a medieval settlement to a prosperous industrial village. Its significance is derived from a unique “loose-knit” layout, where high-status manor houses (such as The Courts) and industrial heritage sites (The Glove Factory) sit alongside humble 17th and 18th-century weavers’ cottages.

The area is defined by the consistent use of Bath stone, traditional lime mortar, and clay tile or natural slate roofs. The “green lungs” of the village—the open spaces, mature trees, and stone-walled gardens—create a rural, permeable character that is sensitive to changes in massing and density.

3.2 The Role of Post-War Development
Within the Conservation Area, there are pockets of mid-20th-century development, such as the application site. These properties represent a distinct phase in the village’s growth.

- The 1960s Vernacular: Often characterized by reconstituted stone, concrete tiles, and horizontal window proportions.
- Impact on the Area: While these dwellings provide modern housing stock, their materiality

often lacks the textural depth and historic resonance of the surrounding Cotswold stone. Consequently, they are frequently categorized as “neutral contributors” to the Conservation Area.

3.3 Key Heritage Assets and Vistas

The application site is situated within the setting of several key elements that define Holt’s heritage:

- Ham Green, the historic centre of the settlement.
- Visual Permeability: Vistas toward the Ham Green and the Grade II listed buildings nearby.
- Roofscape: A varied skyline of gables and chimneys. The preservation of this “jumbled” roofscape is vital to maintaining the area’s character.

3.4 Vulnerabilities and Opportunities

The Holt Conservation Area is sensitive to the following:

- Material Decay: The weathering of low-quality 20th-century materials (reconstituted stone and concrete) which can look “tired” against historic stone.
- Inappropriate Pastiche: Efforts to make modern buildings look “old” often resulting in poor design that dilute the area’s authenticity.

The Opportunity: The Conservation Area appraisal encourages “enhancement” where possible. There is a clear opportunity to supplement / replace dated, non-traditional materials with high-quality contemporary finishes which provide a sympathetic,

organic texture that respects the rural setting while acknowledging the building’s true age and provide a positive new layer of contemporary architecture.

4.0. DESIGN EVOLUTION AND IMPACT

The design philosophy moves away from “pastiche” traditionalism, instead opting for a “complementary contrast” that respects the historic grain of Holt. The proposal consists of three primary elements, each designed to minimize “bulk” while maximizing architectural interest and providing a contemporary continuity to the ground floor.

4.1. Front Extension: Redefining the Entrance

- Design: A modest, single-story forward projection to create a functional hallway and porch.
- Materials: Metal standing seam datum with a drop down around the new porch to create a focus on the entry and to contrast with the recon stone.
- Conservation Impact: By replacing a dated and poorly functioning entry area with a high-quality additional volume, the “street scene” is improved. It provides a more positive statement of entry, a greater connection to the public realm and overall a harmonised and articulated ground floor elevation.

4.2. Rear Extension: Indoor-Outdoor Living

- Design: A full-width, single-story contemporary extension featuring slim-profile aluminium bi-fold doors.
- Roofing: A “sedum” green roof is proposed. This reduces rainwater runoff and provides a visual

amenity for neighbouring properties looking down onto the site.

- Significant improvement to both the use and flexibility of the interior spaces as wells as a very positive relations to the immediate rear garden and the landscape beyond.
- Positive use of orientation in terms of solar gain and improved interior light levels.
- Conservation Impact: The rear of the property is not visible from the public highway. The use of high-quality glazing reflects the private garden, maintaining the “green” feel of the Conservation Area. It has been designed to continue the strong datum and architectural themes of the front elevations.

4.3. Loft Conversion: Discreet Density

- Design: The conversion utilizes the existing roof volume, supplemented by a high-quality standing seam-clad dormer to the rear.
- Fenestration: Conservation-style rooflights (flush-fitting) are used on the front elevation to maintain the original roofline.
- Conservation Impact: The height of the ridgeline remains unchanged. The rear dormers are set back from the eaves and gables, ensuring it remains subservient to the main house.

4.4. Heritage Appraisal

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention must be paid to the desirability of preserving or enhancing the character of the area.

- Character Contribution: The 1960s house is currently considered a “neutral” contributor to the Conservation Area. It does not possess the historic significance of the nearby Grade II listed weavers’ cottages.
- Enhancement: The proposed works replace weathered 1960s materials with a refined palette of timber, zinc, and high-performance glass. This elevates the site from “neutral” to “positive,” contributing to the architectural diversity of the village.
- Setting of Listed Buildings: There are no Listed Assets immediately adjacent to the site. In any event, the proposal maintaining distant views to, from and between Listed Assets without any negative impact.

4.5 Materials Palette

The materials have been selected for their longevity and ability to weather gracefully within the Wiltshire landscape:

Walls - Standing Seam Metal- Introduces a new texture and grain to the elevations to sympathetically distinguish between the old and new.

Roof (heavy band) - Standing Seam Metal - A contemporary coping and datum line linking all the new elements together. It is also a contemporary nod to traditional lead work found in the area.

Roof (Dormer) - Standing Seam Metal - tying into the new single storey elements below to celebrate all of the additions in a simple limited material palette.

Roof (flat) - Dark grey membrane - Hidden behind parapets and in some areas covered with hard and

soft landscaping, the crisp parapets and hidden surfaces will enhance the simple flat roof form removing the clutter associated with the existing flat roof extensions.

Windows - Powder-coated Aluminium - Slim frames reduce visual clutter compared to bulky uPVC.

Rooflights - Flush-fitting ‘Conservation’ style Maintains the sleek profile of the roof slope.

Strategic Justification for the Proposal

By upgrading the 1960s reconstituted stone with a more refined material palette, the proposal seeks to move the property from a neutral to a positive contributor. The material use is both celebrates the contemporary addition whilst it also echoes the semis rural location of the site and agricultural outbuildings found throughout Wiltshire. The contemporary design ensures that the evolution of the Holt Conservation Area remains legible, high-quality, and architecturally ambitious.

5.0. SUMMARY OF POLICY COMPLIANCE

The proposal complies with the Wiltshire Core Strategy (Core Policy 57 and 58) and the Holt Neighbourhood Plan:

1. High-Quality Design: The contemporary approach is distinct but respectful, avoiding the “identity crisis” of trying to make a 1960s house look like a 1760s cottage.
2. Sustainability: The extensions will significantly improve the thermal envelope of the building,

reducing the carbon footprint of the household.

3. Privacy: All new glazing is positioned to avoid direct overlooking of neighbouring private amenity spaces.

4. Policy Alignment

The proposal has been designed in accordance with the following local and national policies:

Wiltshire Core Strategy (WCS)

- Core Policy 57 (Design and Conservation): The proposal demonstrates “high quality design” that enhances the local distinctiveness of Holt. It uses materials that, while contemporary, are sympathetic to the rural Wiltshire context.

- Core Policy 58 (Ensuring the Conservation of the Historic Environment): The removal of unsympathetic 1960s finishes and the introduction of high-quality timber and metal cladding is a positive enhancement of the Conservation Area’s character.

National Planning Policy Framework (NPPF)

- Paragraph 197: The design recognizes that “neutral” buildings in a Conservation Area can be improved to better support the area’s significance.
- Paragraph 134: Significant weight is given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.

Holt Neighbourhood Plan

- The proposal maintains the residential density of the site and respects the “village feel” by utilizing natural timber, which is a recurring material in Wiltshire’s agricultural and outbuilding vernacular and

in modern development.

6.0 CONCLUSION

The proposed extensions and conversion represent a sensitive evolution of a mid-century dwelling.

By utilizing a contemporary architectural language and high-quality materials, the project will enhance the Holt Conservation Area, ensuring the dwelling remains fit for purpose for the 21st century without compromising the historic fabric of the village.



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