

DESIGN, ACCESS & HERITAGE STATEMENT

Box Cottage, 34 Whistley Road, Potterne, SN10 5QY

May 2026

1.00 INTRODUCTION

- 1.01 Box Cottage is a grade II listed, 18th century, thatched, stone and brick built cottage on Whistley Road, Potterne. There are a number of large outbuildings in the south-east corner of the garden [Figs 01-05].
- 1.02 This report accompanies a listed building application for the installation of two stoves and associated flues within two of the outbuildings to the south-east corner of the garden and outlines the impact of the proposals on the heritage asset.
- 1.03 The assessment fulfils the requirements of paragraph 207 of the National Planning Policy Framework (the NPPF, December 2024) and meets Wiltshire's validation checklist for applications affecting listed buildings.



Fig.01 Looking towards Box Cottage from Whistley Road

2023

2.00 HERITAGE DESIGNATIONS & PLANNING HISTORY

2.01 According to Historic England, Box Cottage is Grade II listed and lies on the northern edge of the village Conservation Area.

2.02 The list entry describes Box Cottage as:
House, C18, chequered brick to front, rubble stone each end, with thatched half-hipped roof, north end stack and rear stack. 1½ storeys, double fronted with 2 casement pairs each floor, upper windows under eyebrows and centre cambered-head doorway with 6-panel door and timber pedimental hood on brackets. Timber-clad tiled addition to left end.

2.03 Previous planning applications:

20/09528/PREAPP	Pre-application advice was sought for the proposed single storey extension to replace the attached, dilapidated outbuildings and new sunroom extension, internal repairs and refurbishment of detached outbuildings. Response letter dated 30 July 2021.
20/10942/LBC	Listed building consent was granted for a replacement porch, front door and one window. Conservation work to re-point areas of the external walls, replacing cement mortar with lime mortar and refurbishment of the existing timber windows. Approved with conditions 04 March 2021.
PL/2021/03982	Listed building consent was granted to re-build the rear chimney stack. Approved with conditions 06 July 2021.
PL/2021/10107	Listed building consent was granted for repairs to the interior fabric of the cottage, new ground floor construction. Approved with conditions 14 December 2021.
PL/2022/04196	Listed building consent was granted for a new single storey extension and sunroom. Approved with conditions 19 July 2022.
PL/2022/04027	Planning consent was granted for a new single storey extension and sunroom. Approved with conditions 19 July 2022.
PL/2023/03760	Non-Material Amendment to reconcile minor changes with planning consent PL/2022/04027. Approved 16 May 2023.
PL/2023/10130	Listed building consent was granted for minor alterations to existing outbuildings in the south-east corner of the garden. Approved with conditions 5 January 2024.
PL/2023/05074	Planning consent was granted for minor alterations to existing outbuildings in the south-east corner of the garden. Approved with conditions 5 January 2024.
PL/2025/03812	Listed building consent was granted for an array of 16no. solar panels on the roof of two outbuildings, with inverter and battery. Approved with conditions 10 June 2025.
PL/2025/03566	Planning consent was granted for an array of 16no. solar panels on the roof of two outbuildings, with inverter and battery. Approved with conditions 10 June 2025.

2.04

The Pre-application advice relating to the detached outbuildings included the following observations:

Few details have been provided of the outbuildings, but the works were discussed with the Conservation Officer. She is of the view that repairs to the cladding of these buildings would not require listed building consent. Anything more than repair however is likely to require consent. Planning permission may also be required for anything more than repair.



Fig.02 Rear elevation (east)



Fig.03 Outbuildings view from below (west)



Fig.04 Outbuildings approach (south)



Fig.05 Outbuildings B & C garden side

3.00 DESCRIPTION OF CONTEXT AND BUILDING

- 3.01 The property is located on the northern edge of the Conservation Area on Whistley Road. Buildings within the Conservation Area are predominantly two-storey with varied character, ranging from 15th century timber-framed with stone tiled roofs to 20th century brick and tile infill.
- 3.02 Along Whistley Road are a mix of historic houses built of stone, render and brick, interspersed with brick-built 20th century houses. Predominantly these all face the single-track road with a fairly narrow margin. Box Cottage is positioned within a small group of older properties with a variety of materials including brick, render, timber frame, clay roof tiles and thatch. These have short front gardens onto the road.
- 3.03 At the eastern end of the garden are a collection of outbuildings predominantly constructed in the 1950s of timber with corrugated metal clad walls and metal roofs, [Figs.03 - 05], these are largely hidden from public view.

4.00 ASSESSMENT OF SIGNIFICANCE

- 4.01 Box Cottage makes a positive contribution to the street scene and the brick and stone walls and thatch roof echo the palette of materials which run through the Conservation Area. The Flemish bond brickwork with blue headers to the front elevation is a particularly interesting feature. Flemish bond was popular in early 18th century brickwork and bricks were being manufactured in Market Lavington from the late 17th century, so available locally.
- 4.02 The thatch is in good condition having been replaced within the last 9 years. The significant amount of cement pointing within the external walls and poor condition of the existing windows have been addressed as works approved under Application ref: 20/10942/LBC.
- 4.03 The outbuildings at the eastern end of the garden are a variety of small timber clad and brick buildings and larger metal clad stores. They are being repaired and refurbished in accordance with the works approved under planning and listed building consents PL/2023/10130 & PL/2023/05074.
- 4.04 The brick buildings were a pig sty/stabling associated with a small-holding and contribute to the story of the property. The metal clad buildings are more industrial in appearance and are part of the later development of the property.

5.00 SUMMARY OF PROPOSALS

- 5.01 One of the outbuildings is used as a studio and workshop with an internal divide. The studio has an electric heater providing background heating and frost protection as needed. In the colder months the electric heater will not provide an adequate level of comfort when the building is in use, hence two reclaimed wood burners are proposed to intermittently supplement the background heating.

6.00 HERITAGE IMPACT ASSESSMENT

6.01 Installing wood burners and flues in the outbuildings is in keeping with their purpose and utilitarian aesthetic. The outbuildings are remote from Box Cottage, at a higher level than the road with a low roof pitch. Hence there would be minimal impact on the context of Box Cottage, and the flues would barely be visible from the road level. The proposals would not harm the significance or the character of the property and the contribution it makes to the Conservation Area.

7.00 CONCLUSION

7.01 The outbuildings are utilitarian in appearance, and the new flues sit comfortably in this immediate setting. The location of outbuildings C & D distant from and above the road level, along with the shallow roof pitch will largely conceal the flues from public view. The proposals would extend the period during which the studio and workshop can be used and have no significant impact on Box Cottage or the Conservation Area.