

HERITAGE , DESIGN & ACCESS STATEMENT

Proposed outbuilding conversion into ancillary accommodation
Lyemun (also known as Silverton Cottage), Church Road, Woodborough, Pewsey,
Wiltshire, SN9 5PH

Grade II Listed Building (List Entry No: 1286120), Woodborough Conservation Area,
North Wessex Downs National Landscape



Figure 1 - Existing garage/outbuilding

1. INTRODUCTION & SCOPE OF WORKS

1.1: This statement has been prepared to support concurrent applications for Full Planning Permission and Listed Building Consent at Lyemun, Church Road, Woodborough.

1.2: The application seeks permission for the proposed outbuilding conversion into ancillary accommodation. The subject structure is a detached garage, log store, and partially converted room situated in the southern rear garden, approximately 55 meters from the principal listed dwelling.

1.3: The proposed works involve the complete conversion of the remaining garage and log store volumes into usable, high-quality ancillary residential living space. To facilitate this, the existing non-functional vehicular garage door will be removed, the building's openings will be reconfigured, and new, high-specification windows and external doors will be installed.

1.4: The internal comfort of the ancillary space will be enhanced by the installation of a new wood-burning stove. This installation necessitates a single, low-profile flue penetration through the existing roof slope of the outbuilding.

2. ASSESSMENT OF SIGNIFICANCE

2.1: The principal heritage asset on site is Lyemun, a Grade II listed thatched and brick cottage dating primarily from the 17th to early 19th centuries. Its high significance is derived from its historic architectural fabric and its contribution to the rural linear street scene of the Woodborough Conservation Area.

2.2: In contrast, the detached garage to the south is a modern, late-20th-century outbuilding. The building's fabric comprises standard modern concrete blockwork, an insulated cavity wall system, and external horizontal timber cladding.

2.3: Because it uses modern cavity-wall construction methods, the outbuilding contains no pre-1900 architectural features, no historic timber-framing, and no traditional cob or stone fabric. It holds no independent archaeological, architectural, or historic merit. Its significance is purely contextual, derived solely from its geographic location within the modern domestic rear curtilage of Silverton Cottage/Lyemun.

3. IMPACT ASSESSMENT & JUSTIFICATION

3.1: Impact on the Principal Asset: The outbuilding sits a substantial 55 meters south of the main house. Because of this massive physical separation, the conversion and the roof penetration will cause zero structural or physical impact to the historic fabric of the main Grade II listed cottage.

3.2: Impact on Fabric: The proposed works introducing new and amended openings, removing the non-functional garage door, installing a new large window within the opening, The installation of new French doors & side panel, facing into the garden, replacing the existing French doors into a window and cutting a localized opening for the stove flue. Because these alterations will only disturb modern concrete blockwork, contemporary horizontal cladding, and a modern roof structure, no historic fabric will be lost, damaged, or altered. The impact on the designated heritage asset is completely neutral.

3.3: Justification of Layout & Access: While the structure features a garage door, the building lacks a functional access road, driveway, or dropped kerb to Church Road. It is physically separated from the highway by 55 meters of domestic garden and cannot accommodate a vehicle. Therefore, removing the garage door results in no loss of practical parking space or highways impact. The building cannot function as a garage in its current state.

3.4: Visual Impact of the Conversion & Flue: The outbuilding is heavily screened from public vantage points on Church Road by the main house and surrounding mature garden topography. The removal of the utilitarian garage door and the relocation/installation of residential glazing will create a more unified, high-quality architectural appearance.

3.5: The introduction of a wood-burning stove flue represents a minor and standard domestic addition. To protect the landscape, the flue will be positioned away from primary sightlines, ensuring no harm to the character or appearance of the Woodborough Conservation Area or the North Wessex Downs National Landscape.

4. MITIGATION, DESIGN & POLICY COMPLIANCE

4.1: Materials Palette: To ensure compliance with Wiltshire Core Strategy Core Policy 58 (Historic Environment), all proposed infill panels and external joinery will use premium materials. Rather than white uPVC, new windows and external doors will utilize high-quality, painted timber frames tailored to echo the existing converted section of the outbuilding. Any infilled wall areas will be finished in horizontal timber cladding to match the existing exterior seamlessly.

4.2: Flue Specification: The proposed wood-burning stove flue will be finished in a matte black or dark grey color rather than bare, reflective stainless steel. This finish ensures the small roof penetration remains visually subservient and blends quietly against the existing roof covering.

4.3: Ancillary Condition: The converted space will function strictly as ancillary accommodation to Silverton Cottage/Lyemun . It will remain entirely dependent on the main property for utilities and access, ensuring no fragmentation of the historic plot curtilage.

4.4: Conclusion: The proposal represents a sympathetic, sustainable reuse of an underutilized modern building. It respects the setting of the primary listed asset, satisfies the criteria of Chapter 16 of the National Planning Policy Framework (NPPF), and preserves the rural aesthetic of Woodborough. We respectfully request that Wiltshire Council grants planning permission and listed building consent.