

Heritage & Design and Access Statement for Listed Building Permission
in Conservation Area for Annes Cottage, 2 Church Walk, Bishops
Cannings SN10 2LE



View from left hand side (l-h-s) of rear path Rear

W1 (window 1)

l-h-s of rear door

W2 (window 2)

r-h-s of rear door



View from right hand side (r-h-s) of rear path

W1 (window 1)

l-h-s of rear door

W2 (window 2)

r-h-s of rear door



(Extract from land Registry Map Search)

For Clarification: White Gates (Neighbour 1) is 1 Church Walk, Anne's Cottage (highlighted in Green on map and pictured above) is 2 Church Walk, and 3 Church Walk is Neighbour 2)

Heritage Significance

Conservation Area: Bishop's Cannings
Listed Grade/No. :II / 1193392
Date First Listed: 29 - Apr – 1987
District: Wiltshire (Unitary Authority)
Parish: Bishops Cannings
National Grid Ref: SU 03893 64156
List Entry Name: White Gates and Annes Cottage, 3 Church Walk
Statutory Address: White Gates and Annes Cottage, 3, Church Walk, Bishops Cannings, SN102LE

Details

This List entry was subject to a Minor Amendment on 4th January 2024 to amend the name, address and reformat the text to current standards. SU 06 SW 6/127 - BISHOPS CANNINGS CHURCH WALK White Gates and Annes Cottage, No 3 (formerly listed as White Gates and No 3)

The listing description is as follows:-

Cottage, now two dwellings. C18 and early C19. Colour washed brick with thatched roof. Single storey and attic, two bays, with No 3 being an added third bay with rear wing on right, further extended with back kitchen and gallery over. White Gates has half glazed door on left, No 3 a boarded door. Paned casement windows and one flush dormer over central bay. Thatch hipped at return to rear wing. White Gates is extended into an early C20 brick structure on left, not of special interest.
No 3 is said to have been a weaver's cottage, the gallery in the back wing a survival from this use.

The property, as stated on the list description, dates from the 18th and early 19th century, though this relates to the building as a whole, including the attached neighbour; Anne's Cottage seemed likely to have been constructed in the 18th century and is of moderate significance. The external walls are of part-brick and part stone construction, with elements of timber framing at first floor level. The roof coverings are thatched. There is one brick chimney serving the property.

Rear Windows Sitting Room (W1) and Kitchen (W2)

Whilst the cottage was originally a timber-framed building, the external walls have been almost entirely replaced in solid masonry over the years, with minimal timber framing surviving to the modest first floor dormer area. Some, but not all, windows and doors have lintels used from the old timber frame.

As indicated in previous Listed Building Application (**PL/2026/03614**)* there is noticeable outward movement with an ever widening gap between the window frame in the kitchen (**W2**) and recent / continual movement between the rear sitting room window sill (**W1**). The current windows are in a bad state of repair and panes are cracking with movement as well as the fact that the current frames appear to be nearing the end of their life. See photos below.

Both sitting room (**W1**) and kitchen windows (**W2**) have been spliced/repared multiple times using unconventional methods throughout their history. Although feasible to repair, it would be less efficient and impractical due to the distorted shape of the existing openings.

It is therefore proposed that these be replaced during the ongoing works (**PL/2026/03614**)* refers.



Rear Sitting Room Window (exterior) **W1**



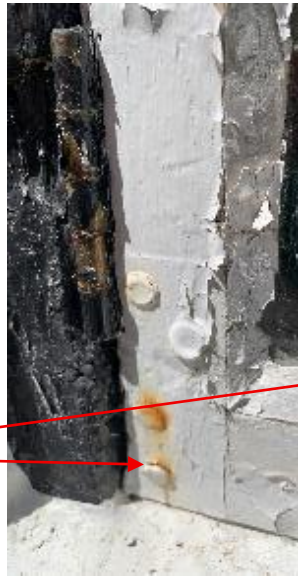
Example of previous repair work



Current state of outside sill split and wood rotting **W1**



View of exterior kitchen window **W2**



Unconventional Historical repairs

Assessment of Impact and Schedule of works

As the wall repair progresses * and lintels are installed, new bespoke – like for like in design will be replacing the originals. These will be made in sapele hardwood, double glazed to prevent condensation, and provide insulation and less heat loss. The glazing will be slim line and monkey tail back ironmongery as per the originals.

Schedule of Works

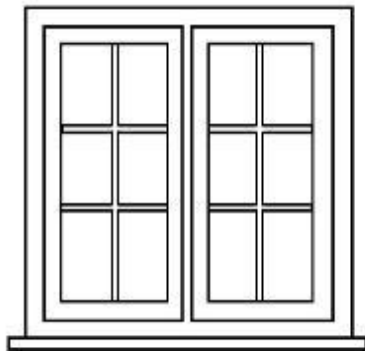
- Trial pit to be excavated to establish foundation condition (although it is expected that there are minimal at best. *)
- Insert suitable 65mm deep prestressed concrete lintels and levelling concrete layer *
- Dismantle outer leaf of wall panel, section by section (as indicated on drawings attached) *
- [Remove windows](#)
- New timber lintels installed above door and window where there are currently none. *
- Restoration work on door frame and back door to be carried out once wall has gone off.*
- [W1 and W2 to be replaced.](#)

Windows – W1 & W2

Sapele hardwood / Bespoke design replicating current style window / Fitted with double “slim line” glazing. Measurements to be confirmed once wall is reconstructed and lintel in place.

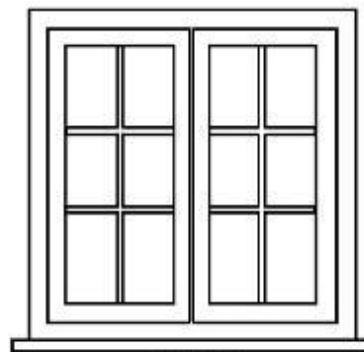
Annes cottage
x 2 rear windows

W1

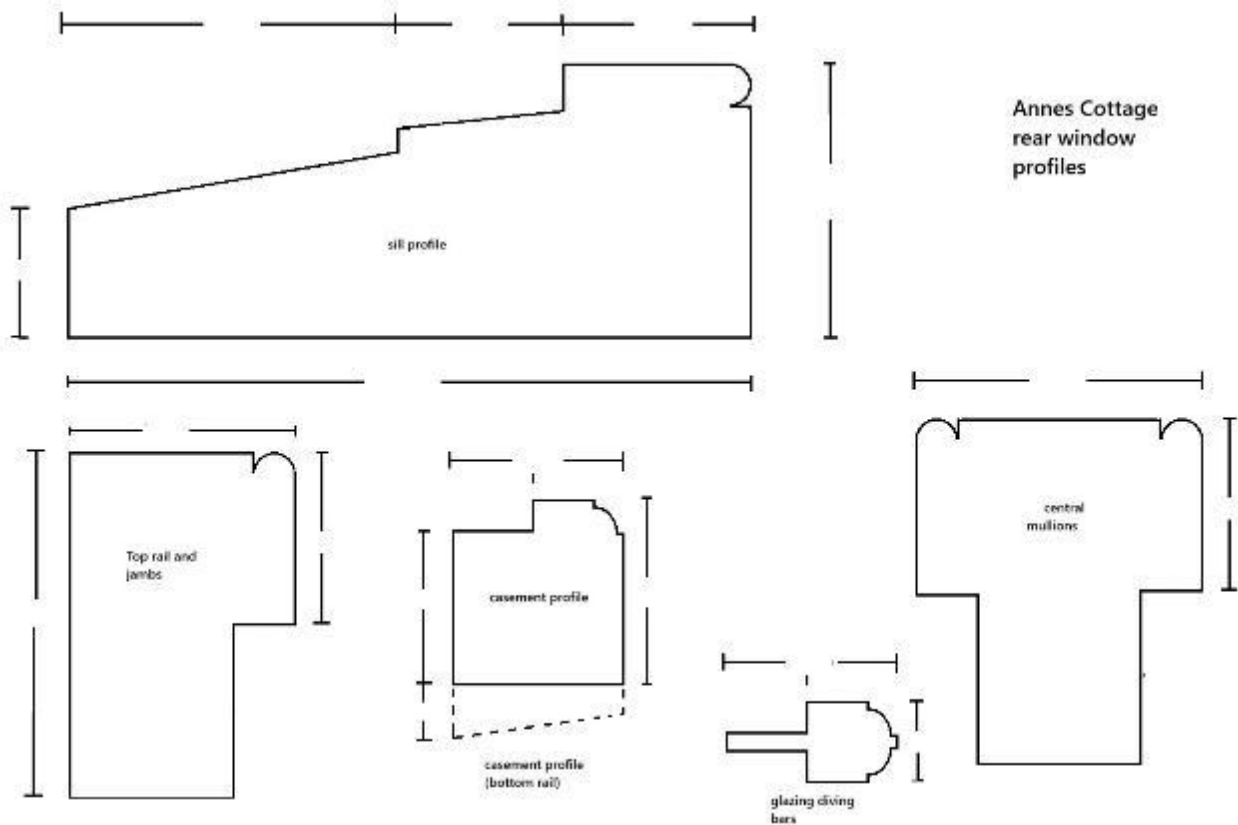


LH SIDE

W2



RH SIDE



Works

Remedial work to outer layer of rear wall at ground level to prevent collapse and restoration of back door frame and door. Insertion of lintels over door and window (where there are none) to enable window and doors to open and close securely. (all under application PL/2026/03614). As windows are in very poor condition these to be replaced with like for like bespoke design hardwood double glazed multiple paned windows.

Setting

The property is within the Bishop's Cannings Conservation area and thereby has a requirement for any works undertaken to pay attention of preserving and enhancing the appearance of the area. Particular care will be taken to ensure a like for like replacement of materials in keeping with the heritage aspect of the cottage. The cottage is located centrally within the village and accessed via a footpath to the front (Church Walk), and via a drive (off The Street) to the rear.

Access

Access to the property will remain as existing, with access from The Street – at the rear of the property via a private driveway to the garden leading to the rear of the property.