

Albion Cottage, East Tytherton

Heritage Statement

Project Ref: 2601
Project Address: Albion Cottage, East Tytherton, Wiltshire
Client: Tom & Natasha
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1.0 Introduction

1.1 Site Location & Context

The application site is located at the northern extent of the settlement of East Tytherton. The property falls within the boundaries of the designated East Tytherton Conservation Area, necessitating a thoughtful approach to any new development to ensure the character and appearance of the village are respected.

1.2 Purpose of the Document

This Heritage Statement has been prepared to accompany a householder planning application for a single-storey rear extension and the minor reconfiguration of internal spaces. The primary objective of the proposed works is to replace and alter the existing, dilapidated rear extensions. While the host dwelling has been extended in the past, these additions are poorly finished, aesthetically disjointed, and in clear need of updating to both modernize the property and better respond to its setting.

1.3 Planning History

A review of the property's planning history indicates limited previous development. There is only one relevant prior application, submitted in 2005, which granted permission for extensions and alterations to the existing dwelling. This 2005 approval included the construction of a large two-storey side extension, which was subsequently completed by the property's previous owner.

1.4 Planning & Legislative Framework

The application site is situated within the East Tytherton Conservation Area. This Heritage Statement has been prepared proportionately to the significance of the site to fulfill the requirements of Chapter 16 of the National Planning Policy Framework (NPPF). The proposal has been formulated and assessed against the statutory conservation duties outlined in the Wiltshire Core Strategy (specifically Core Policies 57 and 58), and the localised rural design expectations of the Bremhill Parish Neighbourhood Plan (Policy 1 and DSP 2-4).

Site Location



2.0 Assessment of Heritage Significance

2.1 History & Character of the Host Property

Albion Cottage is a semi-detached period property that dates back to the 18th Century. The dwelling occupies a peaceful position towards the edge of the rural village of East Tytherton. A key characteristic of the property is its strong relationship with the surrounding landscape, as it backs directly onto open fields and benefits from uninterrupted views across the adjoining countryside.

The principal accommodation is currently arranged over three floors. The cottage is set amongst established front and rear gardens that are primarily laid to lawn with mature trees and shrubs. The property is accessed via a gravelled driveway, which contributes to its rural domestic character. While the historic core of the 18th-century cottage remains highly legible, the property has been subject to various modern interventions, including a large two-storey side extension completed following a 2005 planning application, alongside the poorly finished rear extensions that are the subject of this application.

2.2 The East Tytherton Conservation Area

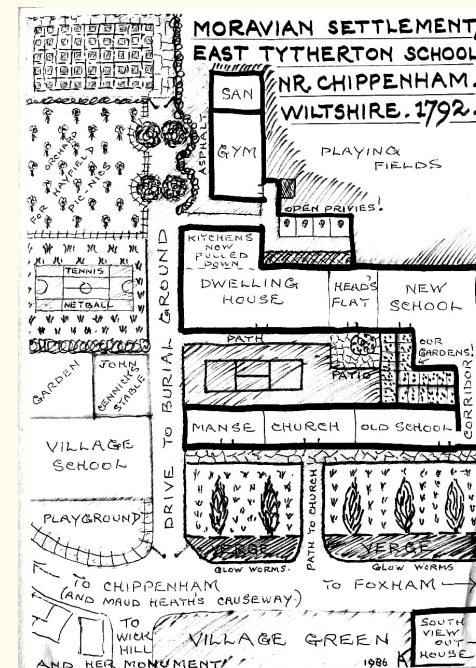
East Tytherton is a delightful hamlet situated within a valley in the rural Parish of Bremhill. The settlement's layout is characterized by buildings clustering around a rectangular village green, which is edged by a grey stone manor.

The village holds specific historical significance due to its 18th-century links to the Moravian Society. The Moravian community established themselves in the village in 1745, subsequently rebuilding the chapel, manse, and a girls' school around 1792-1794. Architecturally, the traditional vernacular of the wider parish predominantly consists of two-storey rubble or brick buildings featuring tiled or thatched roofs. This traditional aesthetic, combined with the agricultural setting, underpins the designated East Tytherton Conservation Area.

2.3 Statement of Significance

The heritage significance of Albion Cottage is derived primarily from its 18th-century origins, its traditional architectural form, and its prominent position within the East Tytherton Conservation Area. The property's aesthetic value is heavily tied to its rural setting and its seamless visual transition into the adjoining agricultural fields.

Overall, the original cottage makes a positive contribution to the character and appearance of the conservation area. However, the significance of the property's rear elevation has been compromised by the existing dilapidated extensions. These modern, disjointed additions lack architectural merit and currently make a neutral-to-negative contribution to the host dwelling. Therefore, the rear of the property presents a clear opportunity for enhancement that would better respect the historic integrity of the original 18th-century building and its wider rural setting.



top: Illustration of The Moravian Church of East Tytherton
bottom: Moravian settlement illustration



3.0 Description of Proposed Works

3.1 Demolition & Scale of the New Extension

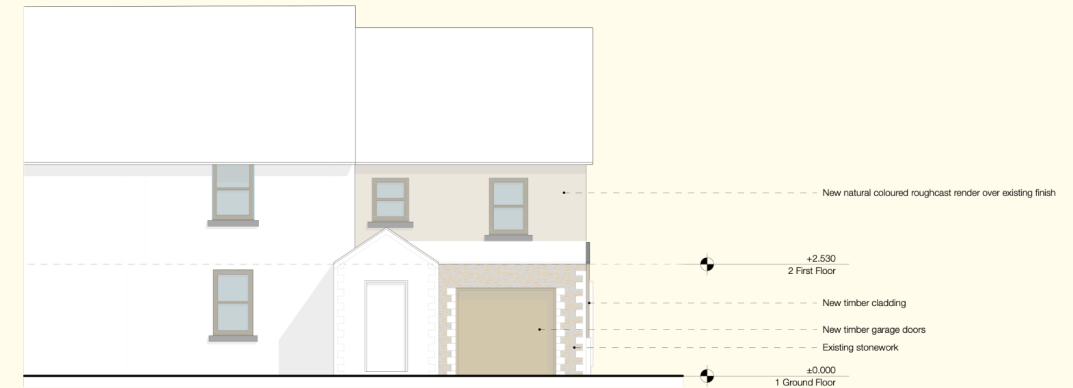
The proposal seeks to demolish the existing, piecemeal, and dilapidated single-storey extensions at the rear of Albion Cottage. In their place, a new, unified single-storey rear extension will be constructed to provide a modern, open-plan kitchen, dining, and living space.

As demonstrated on the proposed site and floor plans (Drawings 2601-P01 and 2601-P102), the new extension footprint rationalises the rear of the property. The scale and massing have been carefully considered to remain subordinate to the 18th-century host dwelling. By utilising a flat/low-profile roofline, the new addition ensures that the original first-floor fenestration and the historic roofscape of the cottage are preserved and remain visually dominant.

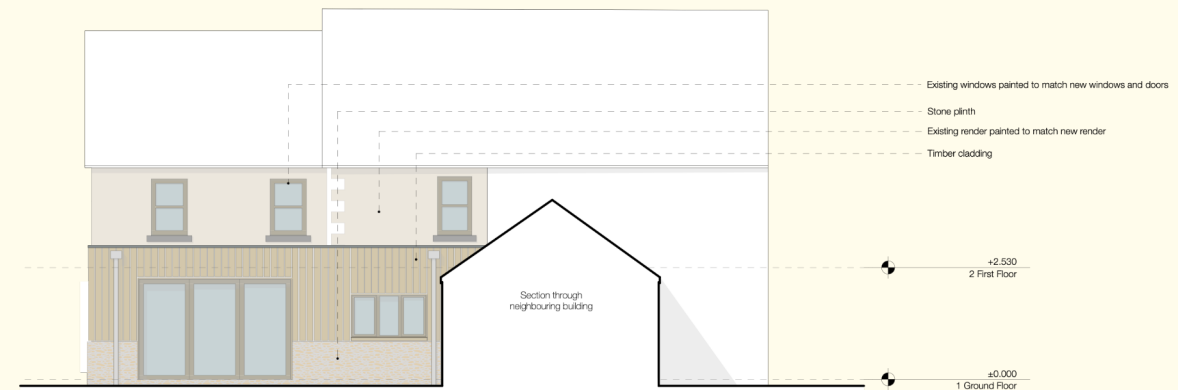
3.2 Garage Alterations & Internal Reconfiguration

In addition to the rear extension, the proposal includes minor internal reconfigurations to optimise the ground floor layout for modern family living. This includes the creation of a rationalised utility space and shower room.

Externally, the existing garage door on the south elevation will be removed and replaced with a new timber garage door. This alteration creates a cohesive design language that matches the new rear extension and improves the overall aesthetic quality of the property's approach.



Proposed East Elevation



Proposed West Elevation

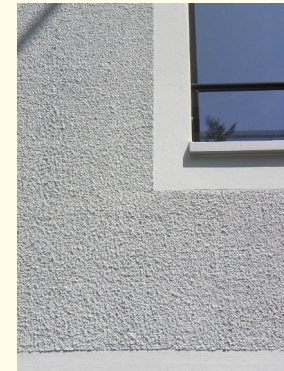


3.0 Description of Proposed Works

Timber Cladding



Roughcast Render Details



3.3 Demolition & Scale of the New Extension

A high-quality, contemporary yet sensitive material palette has been selected to ensure the new addition distinguishes itself from the historic core while remaining highly complementary to its rural conservation area setting. The proposed elevations specify the following materials:

Timber Cladding

Used on the new rear extension to provide a natural finish that weathers sympathetically into the rural landscape.

Stone Plinth

A traditional stone plinth will ground the timber-clad elements, tying the contemporary addition back to the traditional masonry of the host cottage and the wider East Tytherton vernacular. Also providing resistant against flooding.

Render

A new roughcast render over the existing finish on the front elevation, with the existing render on the side elevation painted to match the new render.

Glazing

Large bi-fold/sliding doors are proposed on the rear elevation to maximise natural light and visually connect the interior spaces with the rear garden.

Stone / Masonry Plinth Precedent



4.0 Heritage Impact Assessment

4.1 Impact on the Host Property

The proposed works have been carefully designed to respect the proportions and historic integrity of the original 18th-century building. By restricting the development to a single storey, the new extension remains clearly subordinate to the main house, allowing the original historic form to remain visually dominant. Furthermore, the existing rear additions are dilapidated and suffer from failing fabric, including leaking roof valleys. The proposal will remove these unsympathetic and failing structures, making good the rear elevation and providing a unified, high-quality addition. This actively enhances the host dwelling and satisfies the requirement for sensitive restoration and adaptation.

4.2 Impact on the Conservation Area & Street Scene

The primary extension is located entirely at the rear of the property and will not be visible from the public highway or primary public vantage points. The only element visible from the street scene will be the minor alterations to the front elevation of the garage and existing extension. Because this alteration replaces an outdated garage door with sympathetic glazing and natural materials, it actively preserves and subtly enhances the character of the East Tytherton Conservation Area.

4.3 Impact on Nearby Heritage Assets

A review of the immediate context confirms that there are no adjacent or nearby Listed Buildings or scheduled monuments whose setting would be affected by the proposed works. Therefore, the development will have a neutral impact on any other designated heritage assets within the wider parish.

5.0 Conclusion

5.1 Summary of Proposals

The proposed single-storey rear extension and associated internal and external alterations at Albion Cottage represent a carefully considered, high-quality response to the site's constraints and opportunities. By replacing the existing dilapidated and unsympathetic rear additions, the project offers a tangible improvement to the 18th-century host dwelling.

5.2 Preservation and Enhancement

The scale, massing, and materiality of the new addition have been purposefully chosen to remain subordinate to the original cottage and to seamlessly integrate with the agricultural character of the East Tytherton Conservation Area. Because the primary development is contained entirely to the rear of the property, the public street scene is preserved. Furthermore, the minor alterations to the existing garage actively enhance the property's primary elevation by replacing an outdated feature with sympathetic, natural materials.

5.3 Conclusion

In light of this assessment we believe the proposal successfully sustains and enhances the significance of both the host dwelling and the wider East Tytherton Conservation Area. The design and heritage impact of the extension fully meet the statutory conservation requirements. Therefore, we believe the application represents sustainable development that is highly respectful of its context.

We would also welcome the opportunity to meet with any of the local authority officers on site to discuss the proposals in greater detail should this be required.

