

Little Thenford, Kilmington
Works to Outbuilding and house
Design & Access and Heritage Statement

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1 Introduction

2 Contextual Analysis

3 Design

4 Conclusion

This document is to be read in conjunction with the following drawings:

AEA-2151-P-01 *Location Plan*

AEA-2151-P-02 *Site/Roof Plan Existing*

AEA-2151-P-03 *House Existing Floor Plans*

AEA-2151-P-04 *House Existing Elevations*

AEA-2151-P-05 *Outbuilding Existing Plans/Elevations*

AEA-2151-P-06 *Site/Roof Plan Proposed*

AEA-2151-P-07 *House Proposed Floor Plans*

AEA-2151-P-08 *House Proposed Elevations*

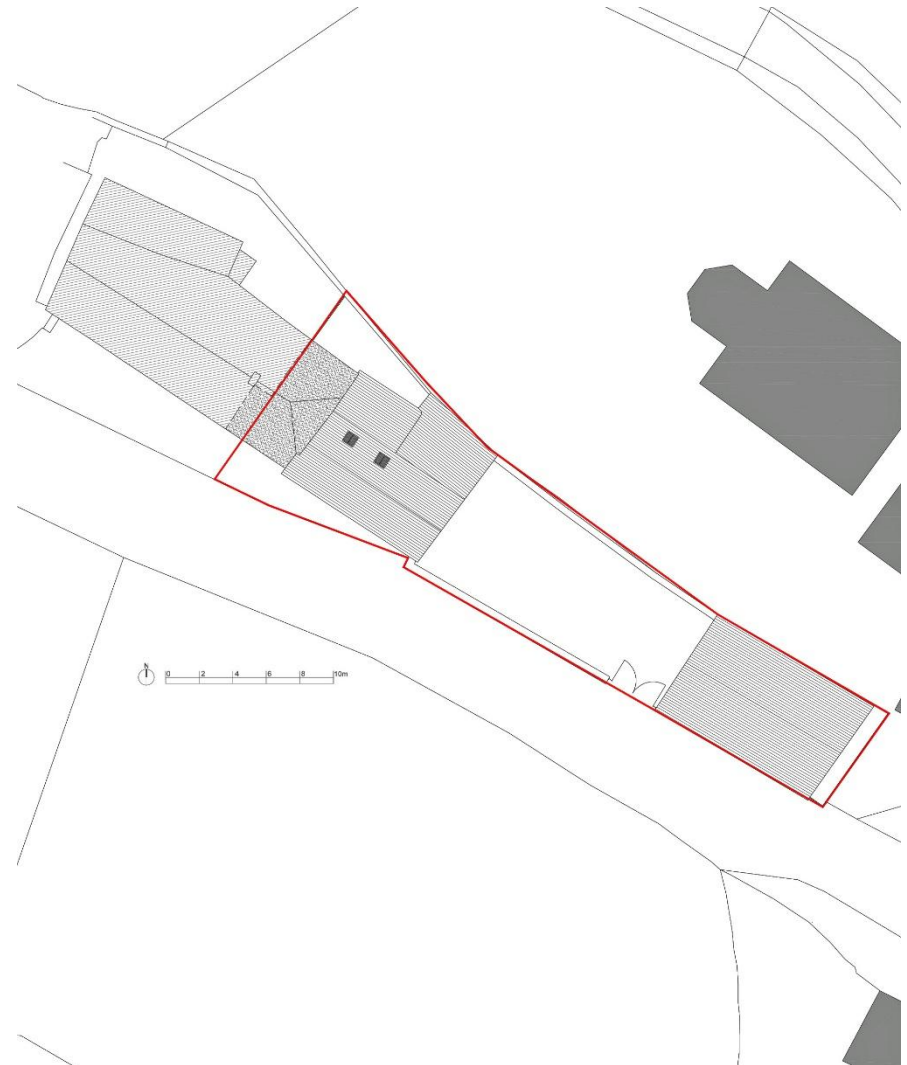
AEA-2151-P-09 *Outbuilding Proposed Plans/Elevations*

This report accompanies a part-retrospective planning and listed building application for proposed and previously implemented internal works at Little Thenford, Kilmington and sets out to demonstrate that their impact is, and will not be, detrimental to the heritage value of the building.

The site, which is within the Cranborne Chase AONB, fronts directly onto 'The Street', the main thoroughfare running through the village of Kilmington and is comprised of a semi-detached house and a detached outbuilding separated by a walled garden all arranged axially along the highway. The house is Grade II listed (under the listing of attached 'Thenford') and the outbuilding is curtilage listed.

'Little Thenford' was created as a separate dwelling in 2016 as part of the substantial renovation of 'Thenford'. It occupies a converted barn and the eastern third of the original house and was approved under planning consent 16/07860/FUL. This approval also included the conversion of the outbuilding at the eastern end of the plot for uses ancillary to 'Little Thenford', however, these works were not implemented until 2025 by which time the property was under the new ownership of the applicants. As a result, certain aspects of the conversion works diverged from the approved plans and this application seeks retrospective approval to regularise those changes.

In addition, a number of minor alterations are also proposed to the main dwelling, including alterations to fenestration and the internal layout.



‘Thenford’ began life in the 18th Century as a pair of semi-detached two-storey cottages constructed of local rubble stone with red brick quoins beneath a thatched roof. A two-storey barn constructed of local stone with red brick quoins beneath a tiled roof was attached to the eastern elevation in the 19th Century and includes a pair of single storey lean-to structures to the rear (north) with which the detached barn at the eastern end of the plot is assumed to be contemporaneous.

‘Thenford’ (referred to as ‘Endford’ in the listing text) is listed Grade II with the entry (ref.1318478) reading as follows:

KILMINGTON THE STREET ST 73 NE (north side) 3/82 Endford GV II Pair of cottages. C18 and C19. Rubblestone with Flemish bond brick to first floor, thatched roof with brick stacks. Two-storey, 3-window. Two 6-panelled doors in boarded porches, 6-pane fixed window to left, 8-pane fixed window to right, right part has 12- pane and 15-pane sash. First floor has two 9-pane sashes and 12- pane sashes to right. Left return has C20 casements to ground and first floor. Attached to right is C19 barn with planked door and two blocked first floor windows, pantiled roof. Used as shop until mid C20.

The cottages have clearly been subject to considerable change over the years, but the current arrangement is the result of works undertaken in 2016 (ref. 16/07860/FUL), which entailed the comprehensive refurbishment of the entire structure and the designation of two thirds of ‘Thenford’ as one dwelling, with the remaining third and attached barn converted to form ‘Little Thenford’ as a second separate dwelling. As the attached barn was little more than a shell at

that stage, most of the internal fabric at ‘Little Thenford’ is of recent construction, however a bread oven in one of the rear lean-to structures has been retained. The fenestration is also largely either a modification of a pre-existing opening or the reinstatement of a historically infilled door or window, although a new window on the ground floor of the garden (east) elevation of the house was approved but not implemented.

The 2016 planning consent also included approval for the conversion of the detached barn at the eastern end of the site to provide ancillary accommodation to ‘Little Thenford’. At the time, this structure was in a very poor state of repair and included a modern timber shed that had been constructed on its garden (west) elevation. The consented design included the replacement of the existing windows, replacement of the existing door, the re-formation of an existing doorway into a window and the replacement of the weathered steel door on the street elevation with a pair of timber doors. However, these works were not implemented at the time and the barn continued to degrade until the applicants moved to the property in 2024. At this stage the structure had become dangerous, and an urgent program of stabilisation was undertaken after elements of the stone walls began to collapse. These works logically developed into the full-scale conversion of the building, which was covered by the existing planning consent, however because the project evolved from the initial hurried requirement to make repairs, various design decisions were taken as the project unfolded, most notably to the fenestration of the garden elevation.

English Heritage guidance advises that the fact of a building being listed does not freeze it in time. It simply means that listed building consent must be applied for in order to make any changes which might affect its special interest. In this case, the outbuilding and much of 'Little Thenford' itself is only listed because of its association with 'Thenford' and even there the structures have been subject to considerable recent change with a limited amount of historic fabric still in place.

The local authority uses listed building consent to make decisions that balance a site's historic significance against other issues such as function, condition or viability. The listing provides a factual description of the property to enable it to be identified, however it does not describe the significance of the asset. The English Heritage document, *Conservation Principles: policies and guidance for the sustainable management of the historic environment, 2008* provides a framework by which it is possible to grade the significance of a heritage asset against four distinct values:

Evidential Value

'...derives from the potential of a place to yield evidence about past human activity'

Historical Value

'...derives from the ways in which past people, events and aspects of life can be connected through a place to the present'

Communal Value

'...derives from the meanings of a place for the people who relate to it or for whom it figures in their collective experience or memory'

Aesthetic Value

'...derives from the ways in which people draw sensory and intellectual stimulation from a place'

'Little Thenford' has been subject to a great deal of change over time and much of its evidential value will have been lost. However, the external form of its structure is still legibly that of a domestic farmhouse with its pair of agricultural outbuildings and in this way its contribution to the street scene and visible history of Kilmington can be understood. It is in this aspect of its historical, communal and aesthetic value that 'Little Thenford' is richest and this is where its heritage value lies.

The English Heritage guidance points to the fact that change is an inevitable part of the history of any building and that it can be achieved without detriment to its historical significance. To this end, the changes that have been undertaken, and those currently proposed, have been assessed against the English Heritage Conservation Principles with particular reference to the 'new work and alteration guidelines' as follows:

New work or alteration to a significant place should normally be acceptable if:

- a. *There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*

As a result of being a modern conversion with the commensurate changes that have taken place to the

structures of and around 'Little Thenford', there is very little historic fabric or original layout present and it is possible to conclude that its key heritage values predominantly relate to its external faces, which make a contribution to the street scene and wider historic environment.

- b. The proposal would not materially harm the values of the place, which where appropriate, would be reinforced or further revealed;*

This application is seeking consent for the following series of minor modifications to the main house at 'Little Thenford' against which any harms to the value of the heritage asset have been assessed. These include:

- Introduction of a new first floor window in a historic opening on the street elevation of the converted barn section of the main house.

This is just the implementation of an opening previously approved under planning consent 16/07860/FUL.

- Infilling of an existing doorway on the street elevation of the converted barn section of the main house to form a window with timber boarding beneath.

The existing doorway does not work well with the internal arrangement and flow of the house but additional light in this location is required. The opening in the stonework will be unaltered by this intervention so will still be fully legible as a doorway, maintaining the original composition of the street

elevation. The change will be reversible as the infill will be of timber construction.

- Internal reconfiguration of ground floor WC/Utility/Master bedroom ensuite

The existing arrangement of these spaces was constructed in 2016 as part of the refurbishment/conversion that created 'Little Thenford', however they are functionally compromised and don't meet the needs of the applicants. The proposed changes will address these shortcomings and, as the existing walls are of recent construction, no historic fabric will be lost through the works. The original bread oven, which is visible within the existing utility room, will be unaffected by the alterations.

- Enlargement of existing window opening on rear elevation to form doorway

As part of the internal reconfiguration of the utility room space, a means of access between this and the rear courtyard is proposed to enhance useability. Although this will result in the loss of some external fabric, this section of the building is not specifically listed and its heritage value is therefore relatively low.

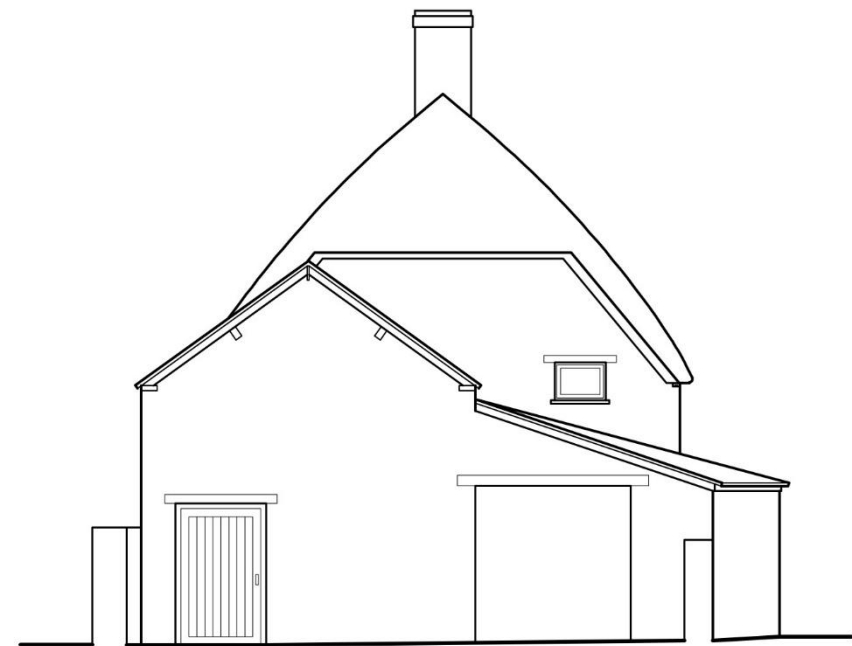
- Additon of a new window the rear elevation/master bedroom

This new window is required to provide additional light into the ground floor master bedroom, which spans the full width of the building plan but only has a window on the front elevation. It is acknowledged that this would result in the loss of a small quantity of historic fabric and a change to the external appearance of the listed element of the building. However, the rear elevation in this location is not widely visible and the subdivision of the main house has already changed the way in which it appears and is perceived. The harm that this new opening would cause is therefore considered to be low.

- Existing doorway on east elevation of house enlarged to form wider opening.

The east (garden facing) elevation of 'Little Thenford' was considerably altered during the 2016 conversion works, with a wide opening in the lean-to section partially infilled to create a window and door into the kitchen. The existing door into the barn section was retained, however a new window alongside this was consented but never implemented. This left the living area behind it short of light and the proposal is to address this by amalgamating the unimplemented window with the existing door to create an enlarged opening. This will mirror the large format opening on the outbuilding opposite and be consistent with the agricultural origins of the structures in this part of the site, where larger openings were functionally necessary (and

until recently present in the case of the opening infilled to create the kitchen window and door).



Original East elevation of 'Little Thenford' pre 2016 conversion works with large format opening beneath lean-to

In addition to these proposals, this application is seeking consent to regularise the works to the outbuilding which do not comply with the drawings approved under planning consent 16/07860/FUL.

Although the approved design included the replacement of the existing windows and the introduction of a new door in the garden facing façade, once the patchwork of materials was revealed it became clear that the structure (in common with many low status working buildings of this type) had been subject to considerable alteration and utilitarian amendment over the years with much of the original fabric lost. As the condition of the stonework required a great deal of rebuilding and the historic composition of the lower section of the façade was unclear, the opportunity to introduce larger, less visually domestic openings into the building became a logical step. Whilst the approved design largely followed the last iteration of the actual elevation, what has been constructed draws from the more agricultural nature of the building taking cues from the large opening on the side elevation of the outbuilding and a similar opening which had been present on the lean-to at the rear of the house prior to its conversion.

Another factor in the divergence from the approved design was the requirement to introduce more natural light into the internal space of the outbuilding without impacting upon the street elevation. The decision to refurbish and re-hang the existing steel door on the outer side of the outbuilding (rather than install the timber doors originally approved) successfully maintained the building's original agricultural character and its

contribution to the street scene, so it was felt that the introduction of rooflights would be inappropriate. Therefore, the decision to increase the size of the glazed areas on the less sensitive garden elevation was taken.

c. The proposals aspire to a quality of design and execution which may be valued now and in the future;

The new windows to the front and rear elevations of the house will be of high-quality painted timber construction to match the existing, whilst the infill to the lower half of existing door on the street elevation will be timber clad and painted to give the impression of a 'stable door', which is consistent with properties of this type. The two larger openings (proposed on the house and already constructed on the outbuilding) will reinforce the agricultural heritage of the structures and improve the quality of natural light within the building.

d. The long term consequences of the proposals can from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

The works are predominantly alterations to structures that have recently been subject to substantial change or were in such an advanced state of dilapidation that the interventions were the only way of securing their future stability. However, within this context, where the quantity of valuable historic fabric is/was negligible, the proposals do not prejudice a future solution in which the heritage values of the building could be more comprehensively secured.

As set out before, listed building status does not mean that change cannot happen to a building. Indeed:

The authenticity of a place ... often lies in the visible evidence of change as a result of people responding to changing circumstances. (para 44, Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, English Heritage, 2008)

The design of the proposals have also been strongly informed by an understanding and analysis of the history and significance of 'Little Thenford'. The proposed works are the next stage in the evolution of this building. The evidence provided as part of this listed building application is proportionate to the significance of the grade II historic asset. Understanding the significance of the heritage asset has helped to identify the relative importance of parts of the building and has highlighted the area less sensitive to change. The proposals can therefore be achieved in a manner that limits harm and conforms to the objectives of relevant planning policy.