

HERITAGE, DESIGN AND ACCESS STATEMENT

Regarding

5 Tanners Hill
Sherston
Wiltshire
SN16 0NB

July 2026

P10419

Prepared for:

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Sherston
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CHARTERED BUILDING SURVEYORS

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1. INTRODUCTION

- 1.1. This Heritage, Design and Access Statement has been prepared by Easton Bevins Limited on behalf of the owners of 5 Tanners Hill in support of a planning application for proposed external works at 5 Tanners Hill, Sherston, SN16 0NB.
- 1.2. The property is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) and comprises a detached, four-bedroom dwelling arranged over three floors. The site is bounded by the River Avon to the south, a neighbouring field to the west, and Tanners Hill to the north and east.
- 1.3. The site generally slopes downwards from the north-east corner towards the south-west and is situated at the lower end of Tanners Hill, which descends from the main village area.
- 1.4. The property is located in the village of Sherston, which is recognised for its attractive historic character. The village contains well-defined residential areas, together with local amenities including a park, doctors' surgery, primary school, public house and local shop.
- 1.5. The location of the property is identified on the village layout plan included at Appendix A.

PROPOSAL

1.6. OVERVIEW

- 1.6.1. The proposal to which this planning application relates comprises external refurbishment and maintenance works to the principal elevations of 5 Tanners Hill.
- 1.6.2. Since acquiring the property in October 2025, the owners of 5 Tanners Hill have undertaken significant internal restoration works following a period of limited maintenance. These works have principally involved the removal of modern construction materials, including cementitious and gypsum plaster, and their replacement with traditional materials such as lime plaster. The external works forming the subject of this application continue this conservation-led approach and include the removal of modern cementitious render, modern brickwork and PVCu rainwater goods, together with the installation of lime mortar, timber lintels, aluminium heritage rainwater goods and timber windows.
- 1.6.3. The proposal does not seek to enlarge the property or alter its existing footprint. The purpose of the works is to restore the building and improve the long-term resilience of its external fabric through the replacement of deteriorated elements.
- 1.6.4. The proposed works are also intended to enhance the visual appearance of the property and make a positive contribution to the character and appearance of the surrounding local area.

1.7. LAYOUT AND EXTENT OF WORK

- 1.7.1. The extent of the proposed work will be restricted to the front and side elevations only, and there are no extensions or areas of demolition proposed to the property; the footprint will not be altered.

1.7.2. The proposed works have been listed below:

Existing Materials	Proposed Materials	Extent
Removal of cementitious and similar render	Retain exposed Cotswold stone substrate and repoint with natural lime mortar	To the front and side elevations to the original and oldest extension.
Removal of modern brickwork repairs	Installation of natural Cotswold stone to infill areas.	Limited in localised areas.
Removal of PVCu rainwater goods (localised areas)	Installation of aluminium heritage rainwater goods	To the front elevation where rainwater goods are located
Removal of deteriorated timber lintels and removal of masonry lintels, including modern brickwork	Installation of oak timber lintels	Typically limited to front elevation to match existing side elevations
Removal of deteriorated single and double glazed windows.	Installation of double glazed timber casement windows in same profile as existing.	To front and side elevations.

1.7.3. The proposed works will be undertaken to the front and side elevations, concentrating on the original and oldest extension to the property. The render to the rear elevation and more modern extensions will be retained due to the underlying substrate being masonry and blockwork. The rear elevation cannot be seen from Tanners Hill.

2. HERITAGE ASSESSMENT

2.1.1. Sherston is a village renowned for its attractive historic character and cohesive built form. A defining characteristic of the village is the prevalence of traditional buildings constructed from natural Cotswold stone. Properties within the immediate vicinity of the application site are finished in exposed natural stone, creating a consistent and distinctive vernacular appearance.

2.1.2. In this context, the existing rendered finish of the application property appears as an anomaly within the street scene and does not fully reflect the traditional architectural character of the surrounding area. The proposed removal of render from the principal elevations would reinstate the building's original stone façade and allow it to sit more comfortably within its surroundings.



View of Sherston High Street (main Village Street).



View descending Tanners Hill. All five properties leading to 5 Tanners Hill are finished with natural stone.



View from bottom of Tanners Hill looking in the direction of Thompsons Hill. All properties are finished with natural stone.



View of 5 Tanners Hill from roadside. The existing render was likely added during the rear extensions to the property in c. 1920-1930s. The adjoined garage comprises natural Cotswold stone walls.

- 2.1.3. The property lies within the Cotswolds National Landscape (formerly the Cotswolds Area of Outstanding Natural Beauty), where great weight should be given to conserving and enhancing natural beauty. National policy and the Cotswolds National Landscape Management Plan emphasise the importance of conserving local character, traditional built form and the distinctive qualities that contribute to the area's special landscape character.
- 2.1.4. The property is understood to have been constructed in around the 1870s. Based on a review of the exposed stonework, it appears that the building has subsequently undergone two major extensions to the side and rear elevations, which at one time allowed the property to be occupied by three separate families (c.1930s). The property is described as "stone and stone tile" in the 1910 Lloyd George Domesday Survey. Following the removal of modern plaster and plasterboard internally, the original rear external wall is now visible, with the natural stonework exposed. It is therefore highly likely that the property was originally constructed with exposed natural stone walls.
- 2.1.5. The use of exposed Cotswold stone is one of the defining characteristics of the Cotswolds built environment. Rather than introducing a new material or incongruous feature, the proposal would reveal and celebrate the traditional stone construction that is characteristic of the National Landscape. As such, the development would conserve and enhance the visual qualities of the area and positively contribute to its special character.
- 2.1.6. Although the works are relatively modest, the removal of modern render to reveal original stonework can be regarded as a heritage-led enhancement, allowing the building's traditional form and materials to be appreciated. The use of lime mortar for repointing further supports the long-term conservation of the historic masonry by employing breathable and historically appropriate materials.
- 2.1.7. The installation of timber lintels to the front elevation windows, and the top window on the side elevation, would reinstate the likely original appearance of the property. Internally, oak lintels are still present and visible, and we suspect the more modern masonry lintels were added due to deterioration to the timber. The proposed works will ensure a consistent approach across the property, with the majority of the openings already benefitting from the appearance of timber lintels. Furthermore, the installation of the lintels will match and be in keeping with properties in the immediate vicinity as shown in the images below.
- 2.1.8. The replacement of the existing single-glazed timber windows has been included within this application in the interests of transparency and completeness. The proposed replacement windows will replicate the existing design, proportions, and external profile, ensuring that there will be no discernible change to the appearance or character of the building. As such, the works will preserve the existing architectural qualities of the property and will have no adverse impact on its heritage significance, the character and appearance of the Conservation Area, or the wider streetscape. The proposal is therefore considered to be a like-for-like replacement that maintains the building's contribution to the historic environment whilst improving its functionality and performance.



Property 1 is directly opposite the subject property and benefits from natural Cotswold stone walls and timber lintels over the openings. Tanners House is predominantly stone facing however has render on the extension.



Property 2 is c. 20 metres from the subject property and is located on Tanners Hill. The property is finished with natural stone and timber lintels above the openings.



Property 3 is c. 40 metres from the subject property and is located on Tanners Hill. The property is also finished with natural stone and timber lintels above the openings.

- 2.1.9. The three properties referenced above provide strong examples of the established local character and demonstrate the prevailing use of natural stone and timber lintels within the immediate area. The proposed works to 5 Tanners Hill would therefore better align the property with its surroundings and enhance its contribution to the local street scene.
- 2.1.10. Importantly, the proposal does not introduce new or alien materials, nor does it alter the scale, form or historic character of the building. Instead, it reveals and conserves the original stone construction, thereby enhancing the property's contribution to the village streetscape.

3. PLANNING POLICY

- 3.1.1. The proposal is consistent with the objectives of Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy, which requires new developments (including extensions, alterations, and changes of use of existing buildings) to respond positively to local character and create a strong sense of place through appropriate design and materials. The policy specifically seeks development that complements local distinctiveness and respects the character of its surroundings.

Exposing the original Cotswold stone and utilising traditional lime mortar for repointing would directly contribute to these objectives by re-establishing authentic local materials as the dominant visual element of the building. The proposal is therefore a positive example of place-shaping through the restoration of traditional building fabric.

- 3.1.2. The works are also consistent with Core Policy 51 (Landscape), which seeks to protect, conserve and where possible enhance landscape character and local distinctiveness. Wiltshire Council recognises that landscape character includes the appearance of villages and their traditional building materials. As detailed above, we consider the proposed works will enhance the character of the surrounding area.
- 3.1.3. The proposal also reflects the objectives of Core Policy 58 (Ensuring the Conservation of the Historic Environment), which supports development that conserves and, where possible, enhances the significance of heritage assets and their settings.
- 3.1.4. Regarding local planning policy, the proposal is also consistent with the objectives of the Sherston Neighbourhood Plan. A key theme running through the Neighbourhood Plan is the protection and enhancement of the village's distinctive rural character, historic environment and local identity. The Plan was prepared specifically to ensure that future development respects the qualities that make Sherston unique and contributes positively to the appearance of the village. The exposure of the original Cotswold stone façade would directly support these objectives. Natural stone is one of the defining characteristics of Sherston's built environment and is a prominent feature of the surrounding properties. By removing the visually incongruous render from the elevations most visible from the public realm, the proposal would restore a traditional material.

4. COMMUNITY SUPPORT AND PUBLIC BENEFIT

- 4.1.1. The proposal has been discussed informally with neighbouring residents and members of the local community, who have expressed support for the principle of the works. The feedback received has consistently recognised that the exposure of the original Cotswold stone would improve the appearance of the property and enable it to sit more comfortably alongside neighbouring buildings, the majority of which are already constructed and finished in natural stone.
- 4.1.2. This level of local support is consistent with the aspirations of the Sherston Neighbourhood Plan, which seeks to protect and strengthen the village's distinctive character and appearance through the sensitive treatment of buildings and the use of materials that reflect local traditions. The proposal would reveal and celebrate the property's original Cotswold stone construction, thereby contributing positively to the visual quality of the public realm and enhancing the character of the wider settlement.
- 4.1.3. The absence of any identified harm, coupled with the clear aesthetic and heritage benefits of the proposal, demonstrates that the works would deliver a tangible public benefit through the enhancement of the village environment and the preservation of local distinctiveness. Such improvements align with both local and national planning objectives that seek to conserve and enhance the character of rural settlements within the Cotswolds National Landscape.

5. CONCLUSION

- 5.1.1. The proposed removal of render from the principal elevations and exposure of the original Cotswold stone would:
- Enhance the appearance of the property;
 - Reinforce the established character of Sherston village;
 - Improve the building's relationship with neighbouring properties;
 - Utilise traditional and locally distinctive materials;
 - Conserve and enhance the character of the Cotswolds National Landscape;
 - Accord with the design, landscape and heritage objectives of the Wiltshire Core Strategy.
- 5.1.2. For these reasons, the proposal represents a clear visual and environmental enhancement and should be viewed as a policy-compliant improvement to the host property and wider street scene. Accordingly, it is respectfully submitted that planning permission should be granted.

6. APPENDIX

Selection of images taken during removal of render.



Partial removal of render showing Cotswold stone substrate



Deteriorated timber lintel to opening



Cementitious render applied to front elevation



Existing opening with timber lintel



Modern brickwork repair to front elevation.



Partial removal of render exposing stone substrate