



PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

Eastfield House
Plough Lane
Marston
Devizes
Wiltshire
SN10 5SR

Prepared on behalf of
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1. Introduction

1.1. This Planning, Heritage, Design and Access Statement is submitted in support of a Listed Building Consent application for various proposed internal and external alterations to Eastfield House a Grade II listed building.

1.2. The full description of the development is as follows:

Proposed internal and external alterations.

1.3. This statement provides details of the proposed development, an appraisal of the site and surrounding area, site planning history, and the proposed works.

1.4. To fully assess the LBC application, this statement should be read in conjunction with:

- Application form and ownership certificate Planning Portal Reference: PP-14726751
- Community Infrastructure Levy (CIL) – Planning Application Additional Information Requirement Form
- Planning, Heritage, Design and Access Statement (this document)
- Historic Building Statement for Eastfield House, Plough Lane, Marston
- Photographic Schedule
- Topographical Survey:
 - 2025_119_01 (1) (A1 1–200)
 - 2025_119_01 (2) (A1 1-200)
 - 2025_119_01 (3) (A1 1-50)
- Full set of drawings:
 - Site Location Plan Red Line
 - 2025_119_01 Rev 0 Existing Floor Plans & Elevations
 - 2025_119_01 Rev 0 Proposed Floor Plans & Elevations

2. Background

- 2.1. Eastfield House is a Grade II listed building having been owned and occupied by the same owners for a considerable period, stood vacant for at least five years, prior to the new custodians purchasing the property.
- 2.2. Having reviewed the planning history related to Eastfield House, it is apparent that works have been undertaken to the listed building by the previous owners without the benefit of LBC consent.
- 2.3. The new custodians (applicant, owner, and occupier) are now seeking to undertake various internal and external works to:
 - Address damp within the building exacerbated by the building standing vacant for five years or so, and
 - Remedying areas of the building that have undergone alterations without LBC to bring the building back to its original condition whilst being sympathetic to its historic character.

3. Site Location and Description

- 3.1. Eastfield House occupies an attractive and unspoilt rural setting on the eastern extent of Plough Lane (a no-through lane) in the small hamlet of Marston. Marston is close to the village of Worton which has a public house and a primary school. It lies approximately four and a half miles south west of the market town of Devizes which has a comprehensive range of shopping, transport and leisure facilities.
- 3.2. Eastfield House is west of End Farm and historically formed the farmhouse to the farm, with the farmhouse and agricultural land / outbuildings having been divided and being in separate ownership for many years.
- 3.3. Eastfield House in contrast to its neighbours East End Farm (to the southwest) and End Farm (to the northeast) sits forward in its plot behind a mature boundary hedge, that also has provision for a pedestrian path leading to the house.

- 3.4. An area of lawn is provided to the front of Eastfield House with a yard and outbuildings positioned to the northeast (the yard and outbuildings historically forming buildings associated with End Farm, prior to it being divided/separated).
- 3.5. To the rear of Eastfield House is further amenity space, including a pond that is to be reinstated and land the stretches along the rear of other dwellings positioned on Plough Lane. In total Eastfield House has circa 4 acres of combined garden and paddock.
- 3.6. The residential dwellings aligning Plough Lane to the southwest of Eastfield House are characterised as large, detached dwellings in moderate sized plots afforded mature boundaries.
- 3.7. Eastfield House is a 4-bedroom farmhouse, parts of which are dated back to the 15th century. The accommodation currently comprises on the ground floor: entrance hall with store off, living room, sitting room, dining room, inner hall, kitchen, utility, cloakroom and covered patio.
- 3.8. On the first floor: landing, 4 bedrooms and family bathroom.

Conservation Area Character Appraisal

- 3.9. Eastfield House is located within Marston conservation area. However, the land associated with the property sits within and outside of the conservation area designation, **Figure 1** refers.

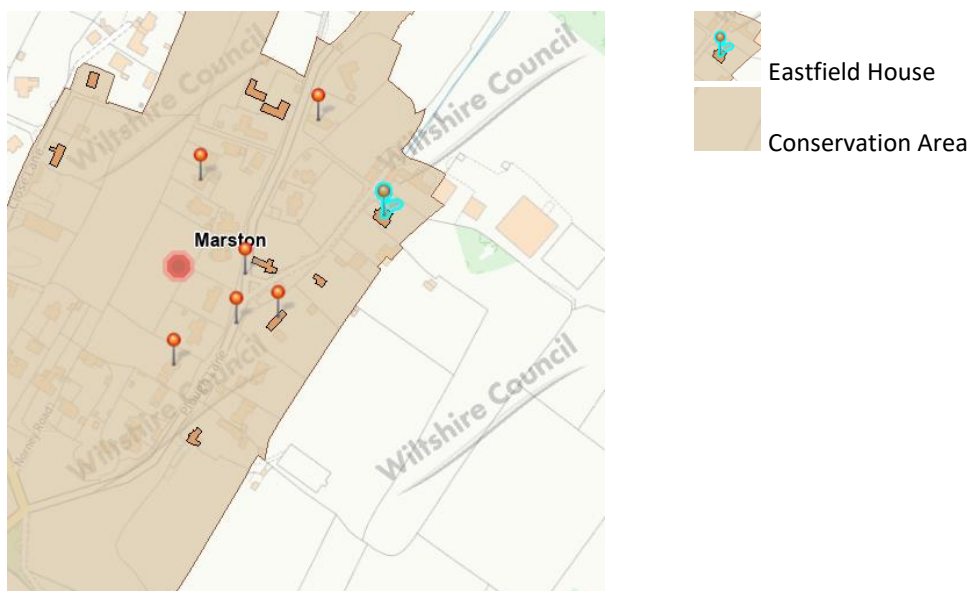


Figure 1: Marston conservation area boundary extract

- 3.10. Conservation areas are defined as an area of special architectural or historic interest where the original appearance is preserved or enhanced. Most conservation areas have a high concentration of historic buildings, many of which are listed. The character of the conservation

area is not defined by the listed buildings alone. The setting, location, features and open space also have a large part to play in its value.

- 3.11. Wiltshire Council's publication 'Marston Conservation Area Character Appraisal and Management Proposals', February 2008, provides a character summary of Marston and the character of spaces (sub-zones) within the village.
- 3.12. Eastfield House lies within the Plough Lane and Close Lane character space. The character of the conservation area in this location, is described that the majority of the village's houses are located along a pair of lanes leading north-eastwards off The Green. These have a more intimate atmosphere than the open former common grazing land.
- 3.13. In areas, mature hedges and mature trees create a sense of enclosure but generally, and particularly towards The Green, the lanes and their wider verges introduce a sense of space and openness which is unusual in the area's villages. The absence of formal kerb and separate footways and the wide, often mown, grass verges are key factors in defining the special character of the public realm. The lanes continue to the north-east are linked across the intervening fields by a series of footpaths, some of which retain the remnants of cobbled surfacing.
- 3.14. Development is generally low level, and the majority of buildings are informally sited along the lanes. The absence of large scale, modern estate type development, or continuously built-up frontages, creates an unpretentious character. The comparatively large spaces and gardens around most houses are as important as the buildings in defining the quality. The property boundaries of the older buildings are generally marked by mature hedgerows which contribute to the informal and bucolic nature of the Area.
- 3.15. There are three other listed buildings near Eastfield House, but they are not immediate neighbours.

4. Planning History

- 4.1. There is no planning history related to Eastfield House, available on Wiltshire Council's website. The Applicant is aware that works have been undertaken by the previous owners without LBC.
- 4.2. This LB application details the Applicants proposed works to be undertaken following approval from Wiltshire Council, to reinstate the building using sympathetic materials and workmanship to restore its historic integrity.

5. The Proposed Works

5.1. Eastfield House (building and its curtilage) is within Marston conservation area, with the remainder of its associated amenity space falling outside this designation.

5.2. The application seeks approval for the following internal and external works:

Internal Works

Bedroom 1

- Refurbish and repair sash windows, including replacement of beading with new timber beads with integrated brushes. Replace one of the lower sashes with a period reclaimed sash (it is currently a modern sash which has the wrong glazing bars and does not reflect the remainder of windows in the house).
- Replace modern radiators with period cast iron.

Bedroom 2

- Removal of gypsum plaster (and lime plaster) where affected and fix breathable insulation (thickness to be agreed) to external walls and replaster with lime and paint with lime/mineral paint.
- Replace modern radiators with period cast iron.

Bedroom 3

- Remove shower cubicle

Bedroom 4

- Replace modern radiators with period cast iron.

Kitchen, Utility, Downstairs WC

- Replace modern radiators with period cast iron.
- Remove screed to flagstone floor.

Hall and Cloak Room

- Replace modern radiators with period cast iron.
- Remove screed to flagstone floor.

Dining Room

- Remove gypsum plaster (and lime plaster) where affected and fix breathable insulation (thickness to be agreed) to external walls and replaster with lime and paint with lime/mineral paint.
- Remove timber cladding to dado height, as this is affecting wall breathability.
- Install freestanding shelves (in keeping with the buildings historic character). To be fixed to walls with brackets, Rawl plugs, screws to stop them falling forward.
- Replace modern radiators with period cast iron.
- Remove brick slip fireplace that is not in keeping and replace with log burner.

Siting Room

- Refurbish and repair existing sash windows, including replacement of beading with new timber beads with integrated brushes.
- Open previously blocked opening between the sitting room and current kitchen/new corridor to new kitchen.
- Replace modern radiators with period cast iron.

Cow shed

- Remove concrete screed to flagstone floor.
- Replace modern radiators with period cast iron.

Stairs / Landing

- Remove gypsum over boarding to ceiling in rear landing and repair / replace with lath and plaster behind.
- Open collapsed chimney and repair, to create a cupboard to match downstairs cloakroom.
- Replace modern radiators with period cast iron.
- Remove loft hatch and makegood with lath and plaster.

Loft

- Historically the loft was a habitable space, having been removed during a previous period of major works on the house. The Applicant proposes to gain access to the loft in a future submission.

Roof and Structural Repairs – Emergency Works

- Removal of all roof coverings, repair roof (where several repairs to the rafters etc have been made over the years) insulate with breathable insulation; install breathable membrane, re-tile with existing tiles.
- To the internal valley gutter between the two main roof structures:
 - Remove the felt / re-felt / repair the valley
 - Repair the timber boarding and treat for rot
 - Replace with a like for like felt – or a composite roof covering for better protection to the structure (to be discussed with the LPA)

External Works

General

- Underpinning works to the two external walls of the 'cow shed' to a depth of 1.95m due to the protected willow tree within 12 metres of the house.
- Possible requirement for additional anchor plates to front of house to prevent wall movement. There is currently an anchor plate at first floor level.
- Installation of a French drain around the entire perimeter of the house to reduce the water table and improve the damp to the walls. This is a bank agreed proposal rather than installing an electric or other dampproof course to the building.

Electrical Vehicle (EV) Charging Point

- Installation of an EV charging point, to be attached to the garage brickwork with Rawl plugs and screws.

6. Heritage Statement

Statutory Legislation, Policy and Guidance

6.1. The policy context comprises:

- Planning (Listed Building and Conservation Areas) Act 1990;
- National Planning Policy Framework, December 2024; and
- Wiltshire Core Strategy, Adopted 2015

6.2. The Applicant has commissioned Dorothy Treasure, Principal Buildings Historian at Wiltshire Buildings Record (WBR) to prepare a Historic Building Statement (HBS) for Eastfield House. The full HBS accompanies this submission and therefore not repeated below.

6.3. It is considered that the proposed works to remove the modern features installed without LBC and their replacement with features that are sympathetic to the fabric and character of the listed building will not cause any loss of character or harm to the listed building or the conservation area.

Eastfield House

6.4. Eastfield House is listed at Grade II and located (building and curtilage) within Marston Conservation Area.

6.5. The proposed works set out within Section 6 of this report seeks to remedy works that have previously been undertaken by the previous owners without the benefit of LBC to return the building back to its original condition.

6.6. Eastfield House (List Entry Number: 1273276) was first listed on 3 April 1987. The building previously a farmhouse is of C15 to early C17 origins.

6.7. The official list entry, states:

'Farmhouse, C15 to early C17, timber-frame and painted brick, timber-frame exposed on crosswing, main range clad in brick in C19. Plain tile roofs, east end stack to crosswing, south end stack, on roof slope to main range. Two and 2½ storeys. Tall north end crosswing has exposed framing with angle braces to upper floors of west front and north gable, west front with herring-bone brick panels, original carved barge boards and pendant finial. Both fronts have 2-light timber-mullion attic window and first floor small 1:2:1-light timber oriel on curved bracket with

tilled pent roof. Ground floor west front is original rubble stone with 4- light casement and timber lintel, ground floor north side is rebuilt in C19 brick with cambered-head triple casement. Main range has C19 two-storey front of 2 first floor 16-pane sashes, one similar to ground floor centre, and plank door by crosswing in gabled tiled porch.

- 6.8. Interior: main range has heavy chamfered beams to compartmental ceiling. Crosswing ground floor has chamfered beams with bar stops. Main range has smoke blackened roof of former open-hall, floored in C16, with crosswing rebuilt in C17. Formerly known as End Farmhouse.'
- 6.9. Later additions which the Applicants now wish to remove include modern radiators, screed from flagstones, gypsum plaster from various areas around the house, timber cladding to dado height in dining room, etc. Full details are provided in **Section 5**, of this report and the accompanying Photographic Schedule.
- 6.10. It is not proposed to alter the room configuration within the house, but to remedy the works undertaken without the benefit of LBC.

7. Summary

- 7.1. The works as proposed and detailed within this report, seek to remedy areas of the building that have undergone alterations without LBC and to address matters that have arisen with the building standing vacant for several years.
- 7.2. The proposed works have been considered carefully to ensure any works are sympathetic to the buildings historic character to enable the buildings fabric to be brought back to its original condition.
- 7.3. It is considered that the proposed works will not cause any loss of character or harm to the listed building or the conservation area.
- 7.4. We trust this report and the accompanying documentation provide a clear overview of the proposed works and are sufficient for you to process this application.