

THE OLD BAKERY, COLLINGBOURNE KINGSTON, WILTSHIRE

Heritage Statement



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**THE OLD BAKERY,
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WILTSHIRE**

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July 2026

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THE OLD BAKERY, COLLINGBOURNE KINGSTON, WILTSHIRE

Heritage Statement

1.0 INTRODUCTION

1.1 The Old Bakery is a Grade II listed building located on the west side of the A338 through Collingbourne Kingston, Wiltshire. The property lies within the Collingbourne Kingston Conservation Area. The owner of the property is seeking to make some alterations to the listed building requiring planning and listed building consent, plans for which have been prepared by Fowler Architecture and Planning. The proposals have been revised following pre-application advice (ENQ/2025/01946).

1.2 Forum Heritage Services has been commissioned to make an assessment of the heritage significance of the house and the potential impact of the proposals upon that significance and to prepare a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services, visited the property in July 2025 and subsequently prepared this report which has been amended to reflect the amendments made following the pre-application process.

1.3 This report will present:

- A brief background history to the building
- A description of the house
- Policy and guidance background
- An assessment of the significance of the listed building following Historic England's *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019)
- An assessment of the potential impact of the proposals upon the significance of the listed building
- Conclusions

2.0 BACKGROUND

- 2.1 The earliest map consulted for this assessment is the Collingbourne Kingston Tithe map of c.1840 (Figure 1). This map shows a linear range alongside the road with a narrower element attached to the south gable. A larger outbuilding is shown set back from the street frontage and set perpendicular to the street.
- 2.2 The Ordnance Survey 1st edition 25" map of 1880 shows that there had been little evident change to the property, and the building as labelled as 'Post Office' (Figure 2). By 1900 a short rear wing had been added (Figure 3).

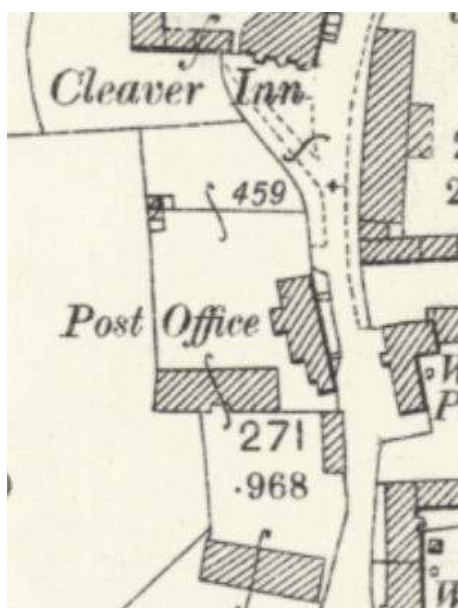


Figure 1 (top left)
Collingbourne Kingston Tithe map, c.1840.
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Figure 2 (top right)
Ordnance Survey 1st ed. 25" map, 1880.
© WSHC

Figure 3 (left)
Ordnance Survey 2nd edition 25" map, 1900.
© WSHC

2.3

The Old Bakery is shown in early 20th century photographs which shows that the Post Office occupied the room to the south of the main entrance, and there were three windows to the first floor (Figures 4 and 5). In the early part of the century the lower part of the elevation was still of exposed brick.



Figure 4 An early 20th century photograph of the front elevation of The Old Bakery.



Figure 5 An early 20th century photograph of the front elevation of The Old Bakery.

- 2.4 The Old Bakery was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in 1988 under the name 'General Stores, 61, A338'. The building is described in the *List* as:

Shop, sub post office and dwelling. C17, extended C19. Single storey and attic, raised to 2 storeys, 3 bays, extended by single storey 2 bay structure on left. Central half-glazed door with flat canopy on consoles. Plat band. C20 windows, metal and wood to first floor. Gable stacks. Extension has door with glazed panel and C20 window. Roof hipped to left end beyond stack. Single purlin roof.

- 2.5 The garage range adjacent to the house was granted planning permission in 2003.

3.0

DESCRIPTION

3.1

The Old Bakery is a two-storey house of rendered masonry to the ground floor and painted brickwork to the first floor with a rendered plat band at storey height, with a single storey addition to the south (Figure 6). The entrance is set centrally to the front elevation with a large fixed four-pane window to the south and a modern three-light steel-framed casement to the north (right). At first floor level under a raised eaves line there are four windows, two modern two-light casements one pane per light, a modern metal-framed casement above the entrance and a three-light metal-framed casement to the north. Above the entrance is a Sun Insurance plaque. The thatch roof has a flush wrap-over ridge and is half-hipped to the north, with gable end stacks at each end. The single-storey addition to the south, which was the bakehouse, has rendered walls, the presence of the oven being marked by four vertical metal straps on the face of the wall. There is a separate entrance into this section of the building, with a modern composite door and a modern fixed casement with square mullions between the four single-pane lights. Above the main entrance is a flat hood on shaped timber brackets, which is likely modern. The north elevation has a lean-to structure ground floor level above which is banded brick and flint painted and brick quoins are exposed at the north-east corner with banded brick and flint.



Figure 6 Front elevation.

3.2

The rear elevation of the original house is entirely concealed by later additions (Figure 7). To the centre is a late 19th century two-storey wing set perpendicular to the main range constructed in brick laid in Flemish bond to the north but English bond to the west whilst the south flank is inconsistent with a clear tendency towards Flemish bond at upper level but at ground floor level the bonding is closer to English bond. This wing has a single flue stack at its west end. In the north flank of the wing is a narrow casement with a fixed pane below a top-opening light. In the south elevation of the two-storey wing there is a modern window at ground floor level under a segmental arch with terracotta tile sill with an area of render beneath window. At first floor level there is a modern two-light casement of one pane light (Figure 8). To the north of this wing there is a single-storey lean-to of painted brick with a corrugated asbestos fibre sheet roof. The upper eight courses of brickwork are relatively modern, being laid in stretcher bond, whilst to the lower two thirds of the wall the brickwork is laid in Flemish bond using a relatively large brick. This element has a modern two-light casement with a single pane light. To the south of the two-storey wing is a further single-storey lean to, constructed in brick with corrugated asbestos fibre sheet roof which extends past the end of the original cottage to include half of the single-storey bake house element (Figure 9). The unpainted brickwork of this lean-to is a mixture of Flemish garden wall bond at low level changing to Flemish bond with a single course of header brick in Flemish bond above. There is also a row header bricks running part of the length of the building which incorporates some bricks which are machine-made indicating a later 19th century date. The historic brickwork stops in line with the end of the original house. The brickwork to the southern part of the lean-to is modern laid in cement mortar with a clear damp proof course.



Figure 7 Rear elevation.



Figure 8 The southern flank wall of the rear wing.



Figure 9 The southern part of the rear elevation.

- 3.4 The southern part of the building is a single-storey element, weatherboarded to the rear elevation and a protruding brick element to the south gable, presumably part of the commercial bread oven (Figure 10). At the end of the ridge is a single-flue stack. At the north end of the house there are two lean-to structures, both of which are of modern construction.



Figure 10 The southern end of the house, rear and south elevations.

- 3.5 The ground floor plan of the main block of the house has two principal rooms heated by end stacks set either side of a central entrance hall (Figure 11). A door in the rear wall of the hall leads into the rear wing, from which there are connecting doors to the lean-to elements to the north and south. The stairs, set against the rear wall of the main block rise from this rear wing. To the south of the main block there is a kitchen within the lower range with the bread oven to the south.



- 3.6 The main entrance gives access into a small lobby which has two modern studs to the north, the timbers having been chamfered and rusticated, and two older irregularly shaped rough timbers with nail holes to the west and a door post where there is a modern, fully glazed door in a modern frame. The wall to the south is of modern board presumably infilling the original door to the southern principal room. The rear part of the entrance hall area is a masonry wall to the south with a vertical timber post protruding from the face of the wall on the south wall whilst the western section the north wall is of stud construction and has an exposed post on the north wall opposite the post in the south wall. Within the north-east corner of this space there is a masonry wall enclosing a bathroom. The ceiling is of modern plasterboard. A modern ledged door gives access into the rear wing, and the door to the northern room is also modern in a modern frame.
- 3.7 The northern principal room has a chamfered central axial spine beam with an ogee stop to the north. The joists are relatively narrow timbers which have nail holes for a plaster ceiling but most chamfered suggesting that originally they may have been exposed. To the north wall is a former fireplace which has a modern surround with the grate plastered and used as a bookcase (Figure 12). Modern cupboards infill the alcoves either side of the chimney breast. Projecting slightly into the south-east corner of the room is an ensuite bathroom which also extends into the entrance hall area, and which has removed approximately half of the south wall leaving a downstand on the line of the wall. The remaining section of the south wall consists of exposed studs between masonry (Figure 13). There are four full height studs and two short studs above the door which is probably an inserted opening as the original door into the room is likely to have been adjacent to the front door opposite now blocked door into the south room. There is a long passing shore that crosses the full height studs. The studs are spiked into the crossbeam rather than having mortise and tenon joints. Between the joists there is a modern boarding with an Artex type finish. The window is a later 20th century steel framed casement.



Figure 12 Northern principal room at ground floor level facing the north wall.



Figure 13 The south wall of the northern principal room at ground floor level.

3.8 The southern principal room of the main part of the house has a large ingle fireplace to the south wall which has a chamfered bressumer beam over (Figure 14). The brick to the sides and part of the back of the fireplace has been rendered. This room also has a chamfered

axial spine beam with the thin, irregular joists exposed. Modern part-glazed doors lead to the rear and south. The window to the front is a modern timber casement of four fixed lights.



Figure 14 The ingle fireplace to the southern principal room of the main block of the house.

- 3.9 The single-storey addition to the south houses the present kitchen. It is of two unequal bays, the northern bay having a spine beam utilising a re-used timber with mortises and stave holes in its soffit supporting thin and relatively irregular but chamfered joists. The joists to the south are more regular sawn softwood and are aligned axially. To the north there is a recess that appears to be a back-to-back fireplace to the ingle fireplace of the southern principal room with a bressumer beam set at approximately 1.8 m high, which has probably been reset (Figure 15). In the south wall there is the opening to the bread oven which has a large cast iron surround with the name Lancaster and Sons Ltd, Southampton (Figures 16 and 17). The frame to the oven door has fluted columns either side. The room has a modern quarry tile floor and painted brickwork to the walls apart from the front wall which is plastered. A part-glazed door gives access to the southern part of the rear lean-to which is of modern construction.



Figure 15 Kitchen facing north.



Figure 16 Kitchen facing south with the bread oven front.



Figure 17
The cast iron front
to the bread oven,
made by Lancaster
& Son Ltd.,
Southampton.

3.10 The staircase to the first floor rises from within the two-storey rear wing (Figure 18). The stair has closed strings which appears to be relatively modern, a hand rail but no balusters. A post near the lower part of the stair is an historic timber which appears to be truncated by the stair or has been re-used. The east wall is the rear wall of the main block and has exposed lacing timbers to the brickwork suggesting that it was constructed as an internal wall, presumably there would have been a lean-to along the rear elevation. One section of this wall is rendered with studs either side and may represent the position of a blocked door between the original kitchen and the service area to the rear. The ground floor room of the wing is heated by a fireplace to the west gable wall where there is a cast iron grate (Figure 19). The windows are modern.



Figure 18 The modern stair within the rear wing with the lacing timbers in the rear wall of the main block of the house. One set of panels adjacent to the stair is rendered and may represent the presence of a blocked door.



Figure 19
Cast iron fireplace to
ground floor room of
the rear wing.

- 3.11 The lean-to element north of the rear wing is in use as a utility room (Figure 20). The space has modern finishes to the walls and thin, modern rafters exposed to the ceiling. A door at the north end gives access into a modern addition. The southern lean-to is open to a part-pitched roof and painted brick walls and a quarry tile floor (Figure 21). There is a brick-built cupboard to the north-east corner, the west wall of which protrudes at an angle into the space. The frame of the door to the rear wing is pegged and evidently set within a historic brick wall.



Figure 20
The interior of the
northern lean-to
element, facing
north.



Figure 21
The interior of the southern lean-to element, facing north-east.

- 3.12 The staircase gives access to a landing within the area of the two-storey rear wing, the remainder being a bedroom with a modern window to the south, a modern ledged plank door, and no features of interest. The main range consists of a large bedroom to the north, the fireplace having been blocked, a steel-framed casement to the front elevation and a 20th century ledged plank door. A vertical plank door gives access to a small room to the south used as an office with no features of interest. The third room from the north is a bathroom lit by a two-light, inserted window to the front. The beaded-edge vertical plank door to the bathroom is probably late 19th or early 20th century. The bathroom has been subdivided out of the southern room leaving the window to the southern room tight against the partition wall. The fireplace of the southern room has been blocked. Modern board to the ceiling.

4.0 POLICY & GUIDANCE BACKGROUND

- 4.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses, and its setting, under Section 66 – a matter the Courts have held should be afforded considerable importance and weight. Section 72, relating to Conservation Areas requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 4.2 The statutory approach is reflected in Policy CP58 of the Wiltshire Core Strategy, adopted January 2015 (CS) and Policy 99 of the Draft Local Plan Review: Ensuring the conservation and enhancement of the historic environment which has ‘weight’ following submission to the Secretary of State in late October 2024.
- 4.3 Paragraph 207 of the National Planning Policy Framework 2024 (NPPF) states that:
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*
- 4.4 Paragraph 212 advises that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to its conservation whilst para. 208 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
- 4.5 Historic England’s *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and

best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied. The following descriptive appraisal will evaluate the building against Historic England's criteria for heritage values set out in *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019):

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can rise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and the creation of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 4.6 The selection of buildings for addition to the statutory *List of Buildings of Special Architectural or Historic Interest* is informed by a set of criteria set out in the revised *Principles of Selection for Listing Buildings*, (DCMS, 2018). These criteria have also been considered in this assessment.

5.0 ASSESSMENT OF SIGNIFICANCE

Designations

- 5.1 The Old Bakery is a Grade II listed building and so is regarded as a building of significance in a national context.
- 5.2 The Old Bakery is within the Collingbourne Kingston Conservation Area, a designated heritage asset.

Assessment of Significance

Archaeological interest

- 5.3 The main block of The Old Bakery probably dates from the early 18th century based on the plan form of two principal rooms with gable end stacks either side of an entrance hall which probably originally also housed the staircase. The original building presumably had a single-storey lean-to structure along the majority of, if not the whole, of the rear elevation. This lean-to structure was partly replaced in the late 19th century when the two-storey wing was built. The lean-to elements to the north and south were probably rebuilt at this time or later. The single-storey element to the south appears to have been present by the mid-19th-century.
- 5.4 It is considered that the fabric of the early 18th century house has relatively limited potential to hold archaeological evidence which would further the understanding of the dating and development of the building. The floor structure above the entrance hall is one area where there is likely to be evidence to show the position of the original staircase. The stud partition between the entrance hall and northern room has been partly removed and the south wall of the entrance hall may be a later rebuilding of a stud partition wall as apart from one post, there is no firm evidence to show the presence of a stud wall as there is in the northern room. At first floor level there has been a reorganisation of the spaces with the repositioning of the staircase requiring the introduction of a corridor along the rear part of the first floor and so at least some of the partitions at first floor level are not original and some are modern. Overall, it is considered that the archaeological interest of the primary phase of this building

is at the low end of medium at best and the building does not require further expert investigation or analysis.

- 5.5 The late 19th century rear wing and re-built lean-to elements to the rear have low archaeological interest. The single-storey element to the south, formerly the bakery, has been subject to alteration and has limited archaeological interest.

Architectural interest

- 5.6 The principal aspect of the architectural interest of The Old Bakery is its general vernacular character, reflecting an early 18th century village house of brick with a thatched roof. The former Post Office and shop use is not evident in the architecture of the building externally apart from the large metal straps to the brickwork of the east elevation of the bread oven element at the south end of the building. With the loss of all original or historic windows, the architectural interest of the front elevation is medium. At the rear, the house has been extended with the late 19th century wing and the lean-to elements rebuilt such that the architectural interest of this part of the house is limited. The lean-to elements, although much altered, continue to convey the character of what was probably the original service element to the rear of the two-unit house.
- 5.7 Internally, despite some alterations which have impacted upon the original spaces, including the relocation of the staircase to within the rear wing and the insertion of a bathroom crossing the line of the wall between the entrance hall and northern principal room, the basic plan form of two principal rooms either side of the entrance hall survives at ground floor level but other than the spine beams and joists to the two ground floor rooms, the ingle fireplace to the southern principal room, and the element of stud walling between the northern room and the entrance hall, there is relatively little of architectural significance within the main block of the house. The staircase is a low-quality stair of later 20th century date and is of no heritage value.
- 5.8 An important part of the architectural history of the building is the survival of the commercial bread oven at the south end of the building, a feature which is now relatively rare.

Historic interest

- 5.9 The primary aspect of the illustrative historic interest of The Old Bakery is the now relatively rare survival of the commercial bread oven at the south end of the building which conveys the understanding of the historic use of this part of the building. Otherwise, the former use as a Post Office and shop has been erased and so whilst this commercial use is recorded, it does not contribute strongly to the illustrative historic interest of the listed building.
- 5.10 The main element of the building, the early 18th century house, has a degree of illustrative historic interest due to its plan form and survival of the ingle fireplace to the southern principal room, this ingle fireplace, presumably indicating that this was the kitchen of the original house with the parlour to the north. Much of the character of the first floor has been lost and so makes little contribution to the illustrative historic interest of listed building and overall, this element is considered to have low to medium illustrative historic interest. The elements to the rear are of little illustrative historic interest in their present form due to the extent of change.
- 5.11 On the basis of the current understanding, there are no individuals of importance at a national level linked to The Old Bakery and so, at present, there is no associative historic interest. This may change if future research were to find an association with a person or people of note.

6.0 PROPOSALS & ASSESSMENT OF IMPACT

6.1 The current proposals, revised from the pre-application submission, include the creation of a new kitchen within an extension replacing the northern section of the rear lean-to and the replacement of the additions to the north to form an annexe suite (Figures 22 – 24). It is also proposed to relocate the staircase in the rear wing, to remove the ensuite between the main entrance hall and the northern principal room and form a guest suite within the southern part of the house. Other minor changes include the replacement of some windows.

6.2 The response to the pre-application submission stated:

‘Most of the proposals raise no concerns with regard to the character and significance of the listed building, however there are two elements that warrant careful reconsideration. These are the removal of divisions forming the front door lobby, and the northern extension.’

The proposals have been revised to address these concerns.

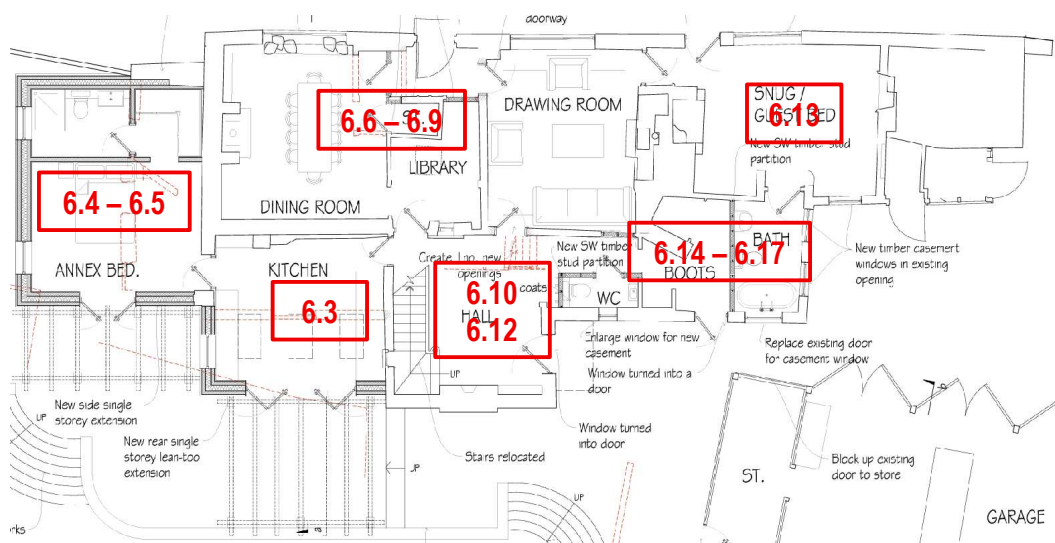


Figure 22 Proposed ground floor plan with reference to paragraphs relating to the proposed works.



Figure 23 Proposed rear, west elevation.



Figure 24 Proposed north elevation.

Replacement of the northern lean-to with a larger extension to form a new kitchen

- 6.3 The lean-to element to the north of the rear wing retains a small amount of probably 19th century brickwork to the lower part of the west wall but has otherwise been substantially rebuilt with modern brickwork and a modern roof structure. The extent of change means that this element has little heritage significance. It is considered that the replacement of this element with a deeper lean-to structure to form a new kitchen will not harm the special interest of the listed building. The proposed replacement continues to have a lean-to form, ensuring that it remains clearly subservient and reflecting the historic form of the presumed original form of the services spaces to the rear of the house. The west wall of the enlarged kitchen will remain set back from the gable of the rear wing, preserving the dominance of this late 19th century extension as seen from the rear. Replacement of the asbestos fibre roof with a natural slate roof can be argued as a positive change in relation to the present aesthetics of this elevation.

Replacement of modern elements to the north and creation of an annexe suite

- 6.4 The single-storey elements at the north end of the building to be replaced are modern structures of no heritage interest and their replacement with new additions to provide an annexe suite are considered to be acceptable in principle. There is a remnant of cob walling to the east side of the present lean-to, and this will be retained. This area of the house is screened from views from the road by a tall boundary wall and a hedge which is beginning to get established and which will provide a higher level of screening than present in time. The proposed addition is to have a low-pitched roof so that it will have little, if any visibility from the public realm. Whilst the current lean-to element is of a typical form of addition against the gable end of a house such as The Old Bakery, it is not an element that is considered to form part of the special interest of the listed building, and its removal will not harm the heritage asset.

- 6.5 The pre-application response regarding the extension to the north stated:

As drawn the northern extension gives the appearance of a long very untraditional range appended to the historic core. I do not object in principle to an extension in this position but the design needs revisiting

In response to the comments to the pre-application submission, the form of the addition has been simplified, and its length reduced such that it is in better proportion to the main house.

Alterations to the entrance hall and northern principal room.

- 6.6 It is proposed to remove the modern partitions forming the ensuite bathroom to the northern principal room. This room has impacted negatively on plan form, and its removal represents at least a neutral change for the northern principal room, removing an intrusion into the corner of room. The section of historic stud wall to the west will remain, clearly marking the separation of the spaces, and so plan form will remain readable. The proposal will reinstate the line of the south wall of this room and the door to the entrance lobby which is a positive change to the character of the room, reinstating it back to its original area which is a positive change for the listed building and so is a public benefit.

- 6.7 The reinstatement of the fireplace to the northern room will represent a positive change for the character of this room. The detail of the works proposed here can be controlled by condition should approval be granted.
- 6.8 As part of the proposals to the entrance hall area, the blocked doorway between the hall and the sitting room to the south will be re-opened. This will not harm historic fabric and will reinstate an element of the original plan which is considered to be a positive change for the listed building.
- 6.9 With regard to the lobby inside the front door, the response to the pre-application submission objected to the removal of these timbers and so the plans have been revised to retain the lobby area.

Changes to the rear wing including the replacement of the staircase

- 6.10 It is proposed to remove the existing staircase and insert a new stair against the north wall of the rear wing. The principle of the replacement of the stairs is considered to be acceptable as this is a relatively modern staircase which is not of special interest. The rear wing, being a late 19th century extension of limited significance, is not particularly sensitive to change and the relocation of the stair is not considered to represent a harmful change to plan form or character. The response to the pre-application submission accepted this view:

'Relocation of the staircase appears to incur no significant impacts, the existing being clearly modern and the fabric affected by the new would be of low significance.'

- 6.11 As part of the alterations to the rear wing, it is proposed to change this space into a new rear entrance hall with the alteration of the window to the south to form a doorway. This will involve the removal of a small area of late 19th century brickwork and a modern window of no heritage value which will not cause harm to the overall significance of the listed building.
- 6.12 With the relocation of the staircase, it will be possible to reinstate what appears to be a blocked door between the current sitting room and the rear wing. As the former kitchen as suggested by the ingle fireplace, it is likely that this was the original door to the service spaces in a rear lean-to. There is no exposed framing in this area unlike the adjacent

sections of wall, and so it is presumed that the works will not impact on important historic fabric.

Snug/Guest bedroom

- 6.13 It is proposed to change the existing kitchen to form a snug/guest bedroom. This element of the proposals will have no impact on the former shop and bakery element.

Lean-to to form an ensuite bathroom, boot room, utility & WC

- 6.14 It is proposed to provide an ensuite bathroom within the southern part of the lean-to behind the present kitchen, subdividing this space to create a boot room to the north accessed by a new door through a window opening. As a service area, the plan form of this lean-to element is not considered to be of significant – such areas would often be subdivided to provide areas such as a larder, pantry, scullery etc. and so the partitioning of the present space will not appear inappropriate or harm the special interest of the listed building.
- 6.15 The door into the rear entrance hall is modern and within a modern or rebuilt part of the lean-to and so its change to a window, and the replacement of other windows with new timber casements of appropriate design will not harm the character or fabric of the listed building. The change of the window north of the door to a new back door is also within the area of rebuilding and so there will be no impact on important historic fabric.
- 6.16 The removal of the cupboard doors to the angled store at the north-east corner will impact modern joinery of no significance.
- 6.17 It is proposed to create a WC within the corridor south of the rear wing. The present door to the sitting room will be blocked. It is considered that this door is a later insertion, and its removal, together with the reinstatement of the blocked door (6.12) will not result in harm to the listed building. As a much-altered part of the building, it is considered that the insertion of partitions to form the WC will not harm important plan form or character.

First floor

- 6.18 At first floor level, the principle of the relocation of the stairs and the alternative sub-division of the area of the rear wing should be acceptable as this will involve modern fabric of no significance, and the plan form is not of significance.

Replacement windows to the front elevation

- 6.19 The replacement of the windows to the front elevation with timber casements with traditional glazing bar profiles will represent a positive change to character of the building. All the windows are modern and are not sympathetic to the listed building. The proposed windows to the front reflect the form shown in historic photographs.

Roof of lean-to south of the rear wing

- 6.20 The lean-to element to the south of the rear wing currently has a modern corrugated metal sheet roof. It is proposed to replace this with a natural slate roof. This is considered to represent a positive aesthetic change to the listed building and so is a public benefit.

7.0 CONCLUSION

- 7.1 The Old Bakery is a two-unit 18th century house with gable stacks and a single storey element to the south which includes a commercial bread oven reflecting the historic use of the building indicated by the name of the property. There have been changes to the interior which have eroded plan form and the loss of historic character, particularly to the northern ground floor room and at first floor level, and few windows are historic. However, the main aspect of plan form – two principal rooms either side of a central entrance hall, which presumably contained the staircase, survives at ground floor level which contributes to the significance of the listed building. The main aspect of the significance of The Old Bakery relates to its external appearance and the survival of the now relatively rare commercial bread oven.
- 7.2 The proposed internal alterations relate to modern alterations that are not of significance in terms of either historic fabric or contribution to plan form, and the removal of the ensuite partly within the northern ground floor room is a positive change, and the reinstatement of the line of the south wall will largely return this principal room to its original form. The reinstatement of the fireplace to this room is also a positive change in terms of the character of the room and the listed building as a whole. These positive changes represent public benefits.
- 7.3 The proposed kitchen, replacing a late 19th century lean-to that is now substantially modern fabric will not harm the special interest of the listed building through loss of significant fabric or form as the proposed kitchen will retain a lean-to roof form, so remaining clearly subservient and continuing the service character of the original lean-to structures along the rear of the house.
- 7.4 The extension to the north will remove modern additions of no heritage value and replace them with a modest structure that will have little visibility from the public realm, and which will not impact historic fabric or the special interest of the listed building. Due to the screening provided by the boundary wall and hedge, this addition will not impact upon the character and appearance of the Collingbourne Kingston Conservation Area.

- 7.5 The staircase is a modern structure of no heritage value and it is not in a historically significant position in relation to plan form. Its repositioning will not harm the special interest of the listed building.
- 7.6 The windows to be replaced are all modern and their replacement with timber casements of appropriate form will represent an improvement to the aesthetic qualities of the listed building. The replacement of modern corrugated sheeting to the roof of the lean-to south of the rear wing, and through the enlargement of the lean-to north of the rear wing to form the kitchen will also represent improvements to the aesthetics of the listed building, which is a public benefit.
- 7.7 Accordingly, I can find no conflict in the proposed development with the statutory duty in Sections 66 or 72 of the Act, National Policy in the NPPF or Policy CP58 of the Wiltshire Core Strategy, adopted January 2015 (CS) and Policy 99 of the Draft Local Plan Review: Ensuring the conservation and enhancement of the historic environment and conclude that the application should be allowed.