

2520_The Malthouse Teffont Magna

Design, Access & Heritage Statement

Householder and Listed Building Application for Alterations to an Existing outbuilding and Renewable Energy upgrade



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Revision History

Planning Issue P0 5th August 2026

1.0 Brief

- 1.1

This Design, Access and Heritage Statement has been prepared by Woldon Architects to support a Planning application and Listed Building application for conversion of an existing outbuilding to ancillary accommodation and addition of discreet solar panels at The Malthouse, Teffont Magna.
- 1.2

Supporting documentation on Ecology is provided by Darwin Ecology.
- 1.3

Designs have been developed with consideration of the NPPF (December 2024, updated February 2025), the Wiltshire Local Plan, the Salisbury District Local Plan and the Teffont Village Design Statement.
- 1.4

The Malthouse is the applicant’s family home. The applicant is looking to convert sensitively the outbuilding to ancillary accommodation for the applicant’s mother-in-law who is increasingly dependant. The solar panels on the main house roof will not be visible from the road.
- 1.5

The applicant values the historic setting of the house and are looking to implement a design for the outbuilding which is sensitive to and complements the heritage context.

The Malthouse is Grade II listed, located within the Teffont Magna Conservation Area. This statement assesses the significance of the heritage asset and its setting and evaluates the potential impact of the proposed development in line with the requirements of the National Planning Policy Framework (NPPF), local planning policies, and best conservation practice.
- 1.6

The annex will provide a bedroom, bathroom and dressing area.
- 1.7

The annex is in a relatively poor state of repair and the proposals will see the building renovated sensitively to a high standard.



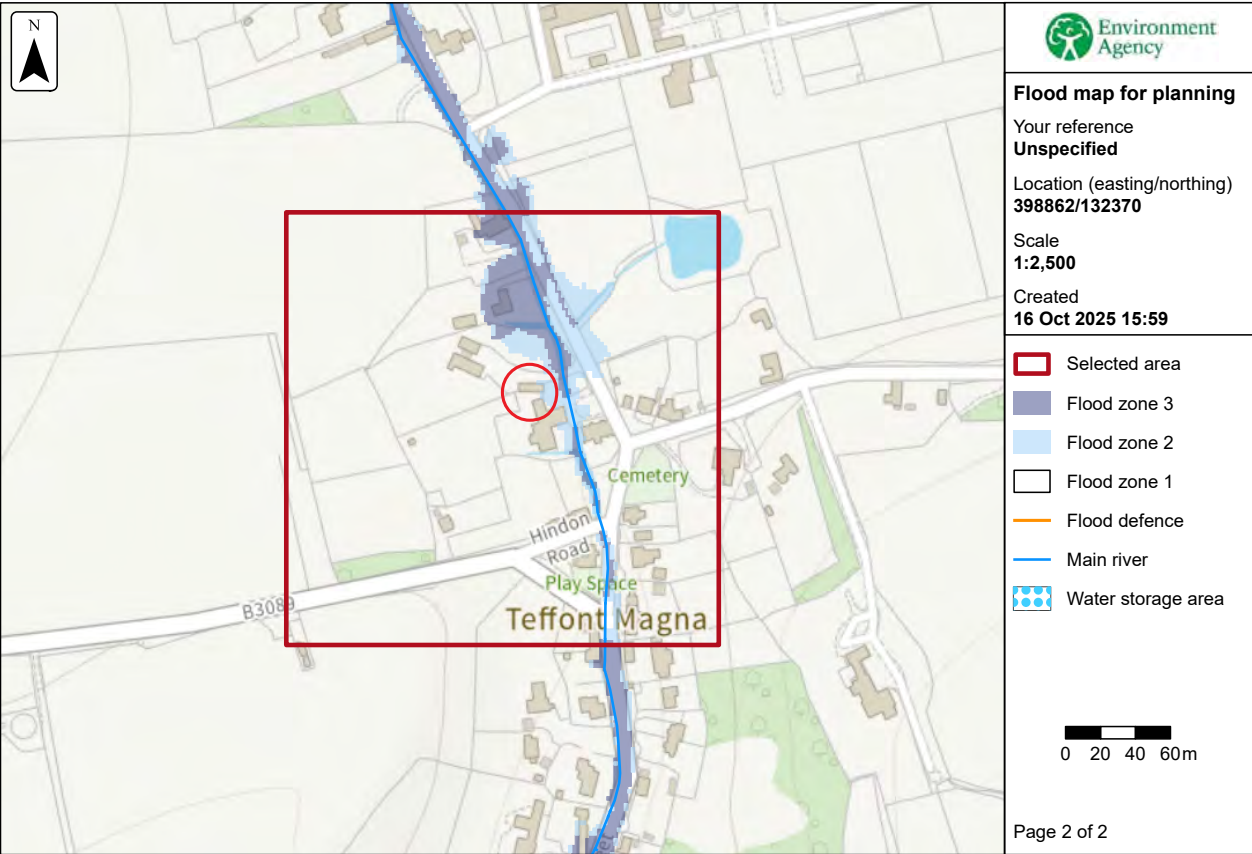
Existing site



Existing site

2.0 Site Location

- 2.1 The site is located in the north of The Matthouse, to the north-west of St Edward’s Church in the centre of Teffont Magna.
- 2.2 Teffont Magna, is a village in the Nadder valley in the south of Wiltshire county, in the Cranborne Chase & West Wiltshire Downs are of Outstanding Natural Beauty.
- 2.3 Flooding
The Environment Agency flood map below shows the building is in Flood Zone 1, adjacent to an area in Flood Zone 2.



Flood Map



OS Map of site



Aerial View

3.0 Site Photos

Annex building



Annex building



The malthouse



3.0 Site Photos

Proposed roof pitch for photovoltaic panels (not visible)



4.0 Site Context and Planning

- 4.1

The site lies within the Teffont Magna Conservation Area. The Malthouse is Grade II Listed.
- 4.2

The Malthouse, a 17th-century farmhouse altered in the early 19th century, was also the “Hole in the Wall” local ale house. Now a private house, it has plain clay tile and Welsh slate roofs. A stream flows through the garden, and part of its southern boundary neighbours St Edward’s Church.
- 4.3

Wiltshire Council hold the following records for recent Planning and Listed Building Applications at The Malthouse:
- 4.3.1

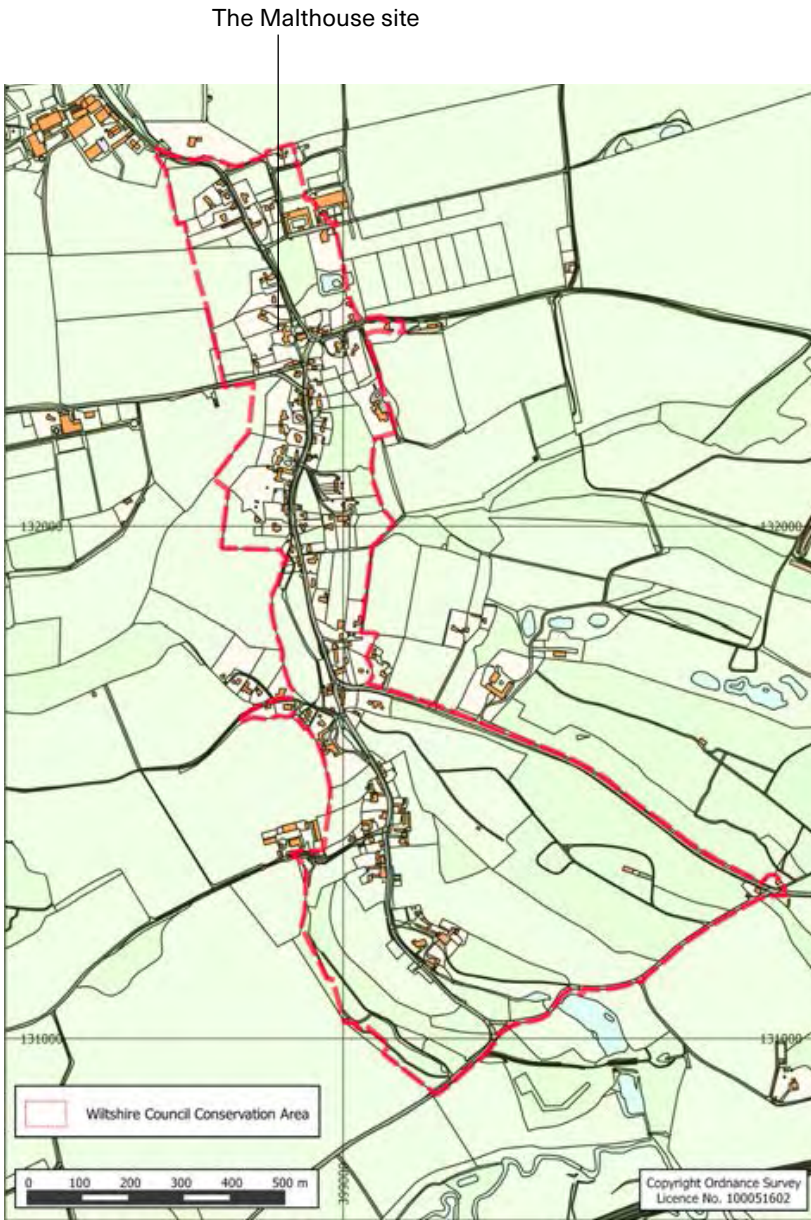
S/1988/1294
INSTALLATION OF PART ABOVE GROUND SWIMMING POOL WITH ASSOCIATED ENGINEERING WORKS INCLUDING THE INSTALLATION OF A PUMP HOUSE, ALSO THE INSTALLATION OF A SLIDE
11/07/1988
- 4.3.2

S/1988/2070
INSTALLATION OF PART BELOW GROUND AND PART ABOVE GROUND DOMESTIC SWIMMING POOL AND THE ERECTION OF A 6FT. WALL. SIZE OF POOL 16’ X 38’
04/11/1988
- 4.3.3

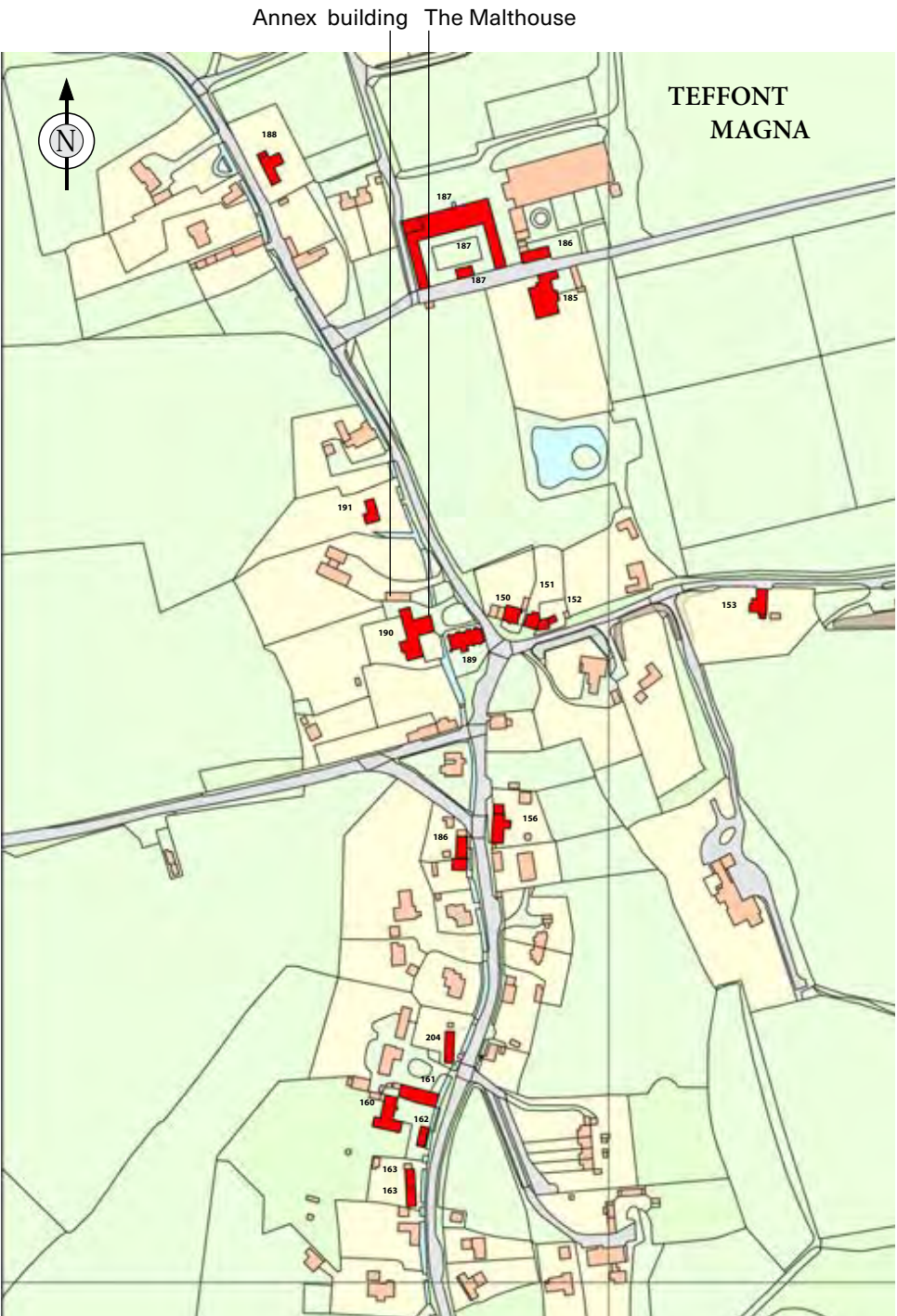
S/1990/0153
L/B APPLICATION - CONSTRUCTION OF A CONSERVATORY MADE OF WOOD AND GLASS AND STONE BASE AT THE REAR OF THE HOUSE.
06/02/1990
- 4.3.4

S/1985/1388
ADJACENT TO THE MALTHOUSE. ERECTION OF RESIDENTIAL DWELLING AND CONSTRUCTION OF VEHICULAR ACCESS
04/12/1985
- 4.3.5

PL/2025/09632
REPLACEMENT OUTBUILDING, RESIZING OF EXISTING SWIMMING POOL AND ASSOCIATED LANDSCAPE WORKS.
10/03/2026



Teffont Magna Conservation Area



Listed Buildings plan of Teffont Magna

4.0 Site Context and Planning

4.4 The conversion of the annex is to provide on-site accommodation for the applicant's mother-in-law. Salisbury District Local Plan saved policy H33 addresses and supports this scenario, as described below.

4.5 This policy acknowledges that in '...some instances a separate unit of accommodation may be required for a dependent person'. The policy therefore confirms that: 'Proposals to create separate units of accommodation for dependent persons will be permitted provided that either:

(i) the accommodation is created wholly or partly within the existing dwelling or takes the form of an extension to that dwelling;

(ii) the design and internal arrangement of the proposed unit of accommodation would allow it to be re-absorbed into the main dwelling when it is no longer required to house a dependent person; and

(iii) where an extension is proposed, its siting and design is acceptable and the remaining external space around the building is adequate or,

(iv) the accommodation is created as a result of a conversion of an existing building within the curtilage of the main dwelling; and

(v) is subject to a restrictive occupancy condition or, if outside a Housing Policy Boundary, Housing Restraint Area, Special Restraint Area or New Forest Housing Policy Area, is subject to the applicant entering into a legal agreement with the Local Planning Authority that the ancillary accommodation will not be let or sold separately from the main dwelling."

5.0 Site History

- 5.1 Consistent with the Historic England listing, the Malthouse appears on historic maps sourced from The National Library of Scotland archive <https://www.nls.uk/>.
- 5.2 The late 19th century map below shows development at The Malthouse at at time when it may still have been an ale house.



1.0 1886 Map
The malthouse form is recognisable, with a further range to the north part of the house which no longer exists. The outbuilding to the north appears in a different form, aligning with the front of the house.



2.0 1899 Map
By the end of the century, the plan of the buildings on site remains relatively unchanged.



3.0 1923 Map
The north range of the house has been removed and the outbuilding to the north of the house is recognizable in its current location.

6.0 Site Analysis

- 6.1

The primary access is from the C277 road running north south from Tef-
font Magna village up to Cow Drove road. Parking is at the front of the
Malthouse.
- 6.2

The outbuilding sits to the north of the malthouse.
- 6.3

The immediate area for the proposed outbuilding is well screened from
the south, east and western boundaries through mixed hedgerow and
tree planting. The outbuilding enjoys views through gaps in planting to
the north west as the terrain rises to fields beyond.

Legend

Site Access

Discreet longer range view

Views Screened with vegetation

Sun Path

Footprint of existing outbuilding

Vehicle Access

Parking

The diagram is a site plan for 'The Malthouse' and its surrounding area. It features several key elements:
 - **Buildings:** A large, dark grey 'Malt House' is centrally located. To its north is a smaller, brown 'Outbuilding'. To the south of the Malt House is a 'Pool Garden Room'. To the east of the Malt House is 'St Edward's Church'.
 - **Vegetation:** Numerous green circles of varying sizes represent trees and hedgerows, primarily clustered around the buildings and along the boundaries.
 - **Sun Paths:** A yellow sun icon is positioned in the center. Two curved yellow arrows originate from it: one labeled 'Evening Sun' pointing towards the top left, and another labeled 'Morning Sun' pointing towards the top right.
 - **Access and Views:** A blue dashed arrow indicates 'Site Access' from the bottom left. A red dashed arrow indicates 'Vehicle Access' from the bottom right. Green hatched lines represent 'Views Screened with vegetation'. A green arrow points from the bottom left towards the Pool Garden Room, labeled 'Discreet longer range view'.
 - **Other Features:** A dashed black rectangle indicates the 'Footprint of existing outbuilding' near the Pool Garden Room. Pink rectangles represent 'Parking' areas.
 - **Orientation and Scale:** A north arrow and a scale bar (0 to 10m) are located in the bottom right corner.

2520_The Malthouse Teffont Magna

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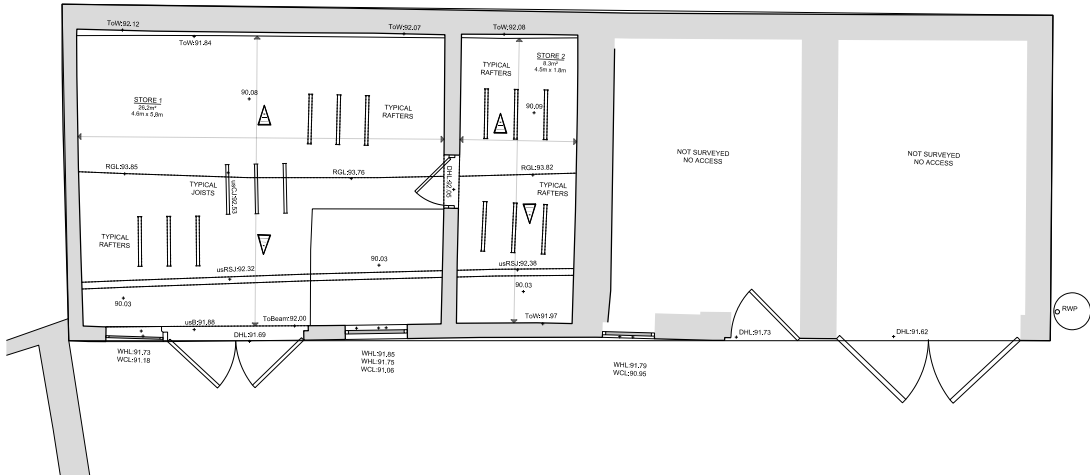
WOLDON

7.0 Existing Site

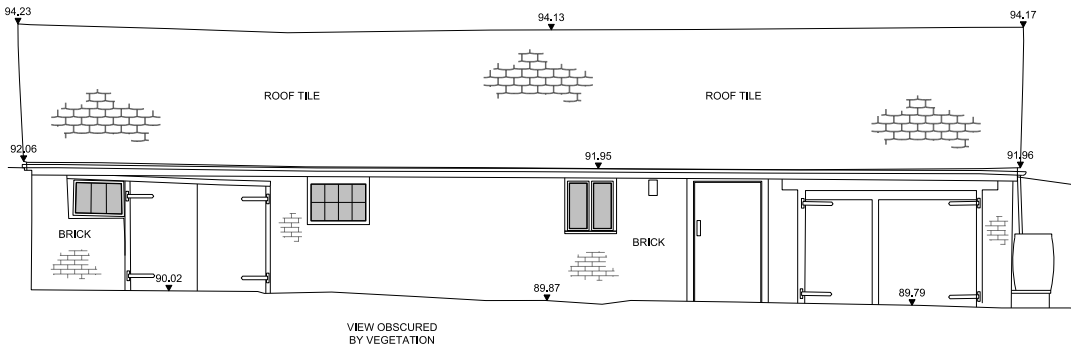
- 7.1

The existing outbuilding is built from brick with a clay tile roof and timber frame doors and windows. The roof structure is a hybrid of steel and lightweight timber, that appears to have evolved ad hoc over time.
- 7.2

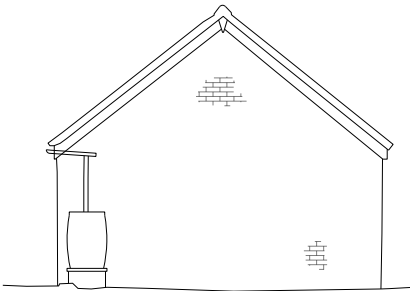
The building is divided into three spaces. The far end to the east is a store/garage, the central bay is an office. To the west end is a store space. This application focuses on alterations at the west end and roof.



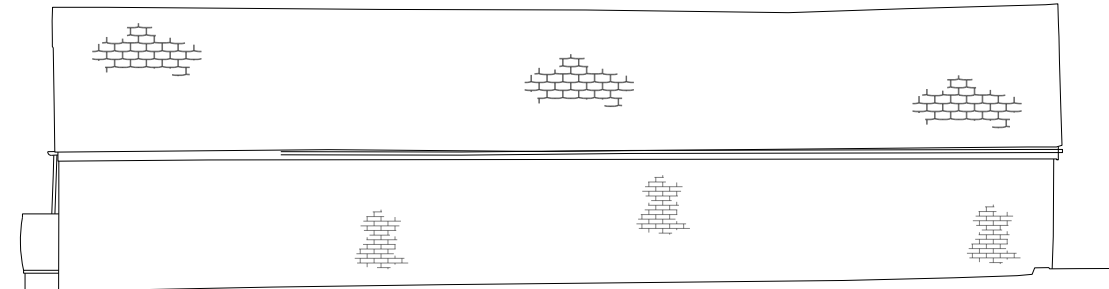
01 Existing Ground Floor Plan
B1_X_00_100_1



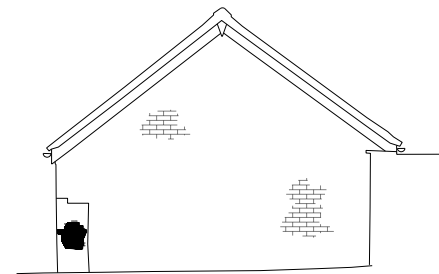
02 Existing South Elevation
B1_X_00_200_1



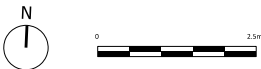
03 Existing East Elevation
B1_P_00_200_1



04 Existing North Elevation
B1_X_00_200_1



05 Existing West Elevation
B1_P_00_200_1

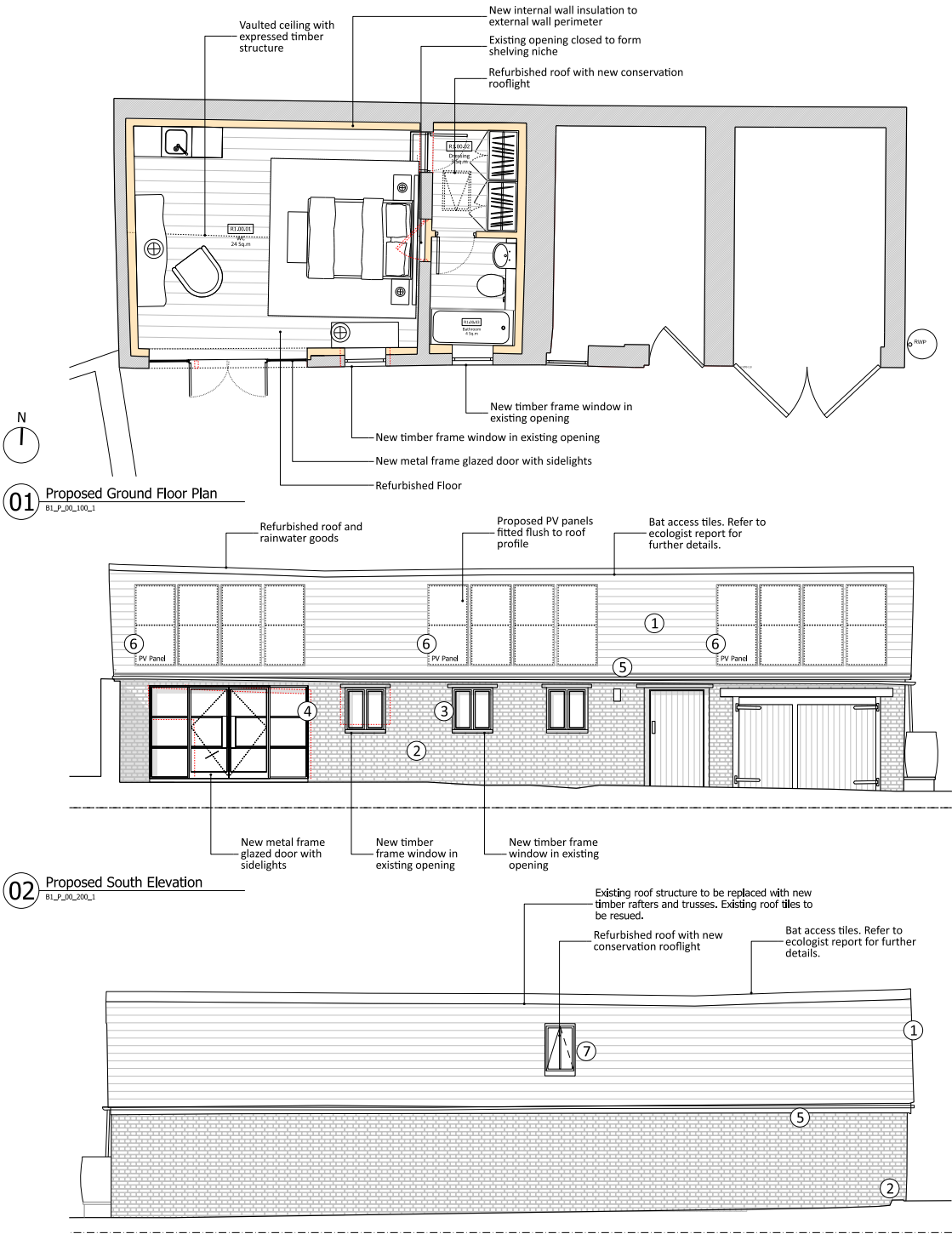


8.0 Annex Proposal

- 8.1
- The proposal is to convert the west end of the outbuilding to ancillary accommodation for the applicant's mother-in-law who is increasingly dependant.
- 8.2
- The layout retains the plan form, keeping the existing wall between proposed bedroom and bathroom/dressing, with a new opening.
- 8.3
- The existing external double door opening is enlarged slightly and replaced with traditional metal frame glazing. The head of the existing door is very low and a hazard. The proposal raises the head slightly.
- 8.4
- The existing roof is composed of traditional clay pantiles. Sections of the roof would be replaced with integrated photovoltaic panels, sitting flush with the surrounding tiles. Existing tiles would be retained as far as possible, and replaced with a match where required.
- 8.5
- A new conservation style is proposed on the rear roof elevation.

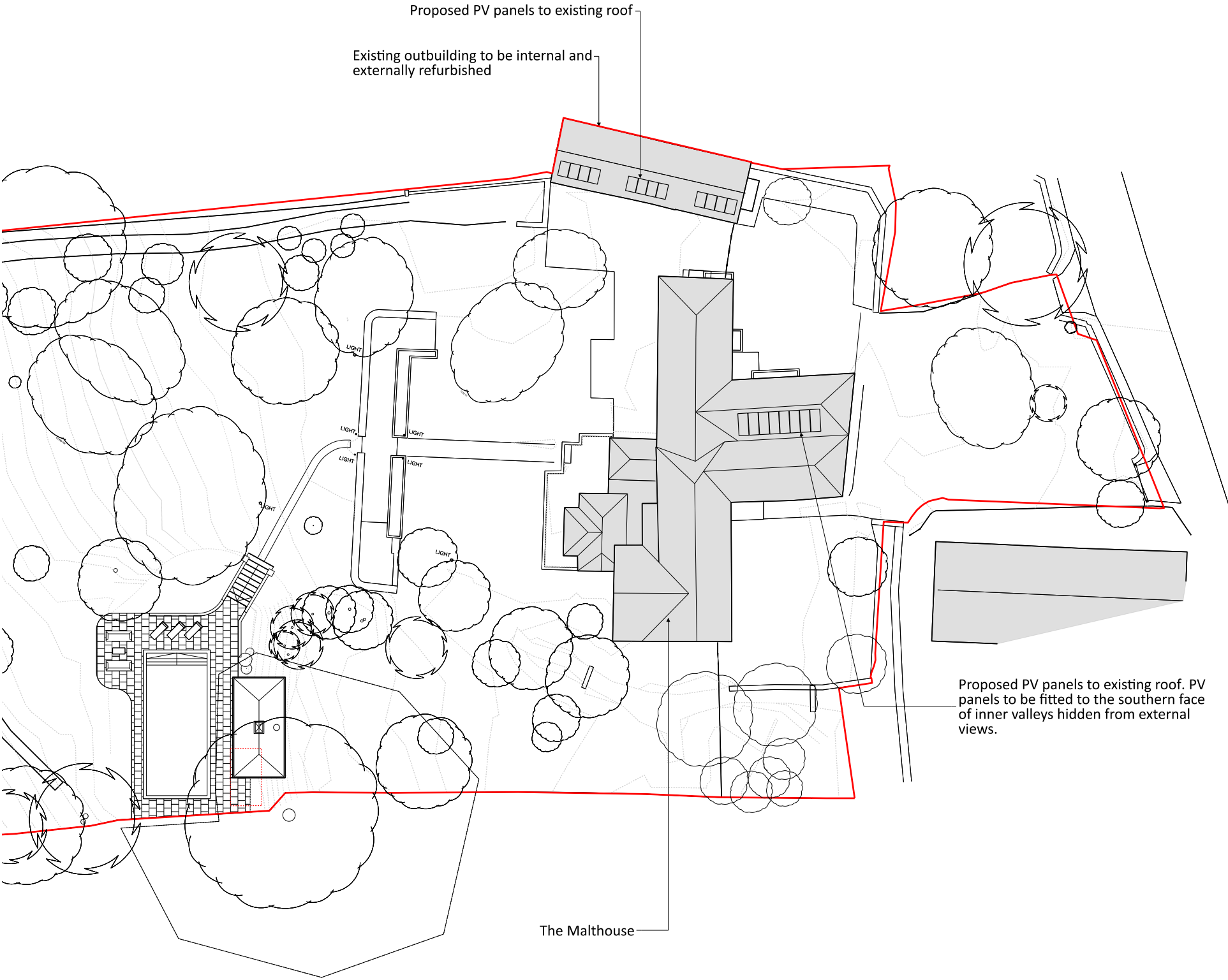


Sketch perspective of annex proposal



9.0 Sustainability Proposal

9.1 Discreet photovoltaic panels are proposed in a valley on the roof of the main house. The panels will be hidden from the highway and ground level views.



10.0 Heritage Statement

10.1 Introduction

This Heritage Statement has been prepared in support of a Planning and listed building application for conversion and refurbishment of an outbuilding at The Malthouse to ancillary accomodation. The footprint of the proposed outbuilding will remain unchanged.

The Malthouse is Grade II listed, located within the Teffont Magna Conservation Area. This statement assesses the significance of the heritage asset and its setting and evaluates the potential impact of the proposed development in line with the requirements of the National Planning Policy Framework (NPPF), local planning policies, and best conservation practice.

10.2 Site and Historical Context

The Malthouse is Grade II listed and described in the National Heritage List for England (NHLE) as follows:

Detached house. Late C18, altered early C19. Dressed uncoursed limestone, tiled or Welsh slate roofs, brick stacks. T-plan.

Two- storey, 3-window front. Two C19 three-light casements and one 2-light casement in blocked doorway to ground floor, first floor has 3-light, 2-light and 3-light casement with central stone tablet: JH/1795.

Wing projecting to right has C20 glazed door, two 2-light leaded casements to ground and first floor, hipped roof, gable front of wing has 2-light leaded casement. Left return has French windows, coped verge, attached to rear is early C19 wing with hipped slate roof.

North range consists of L-shaped range attached to right return of front range; two C20 planked doors, 2-light casements with 2-light recessed chamfered mullioned window to first floor, early C19 hipped slate roof on raised eaves.

Right wing has C20 garage doors and 2-light casements. Rear has 2-light casements, C20 doors and 4-light mullioned window.

Interior has inglenook fireplace with cambered lintel on chamfered stone jambs, chamfered beams with runout stops, 4-panelled doors.

Was a public house known as The Hole in the Wall, with malthouse in north wing, until early C20. (VCH, Wiltshire Vol 8, 1965 p.76.)

The Malthouse has been converted to residential use but retains architectural and historic features indicative of its former industrial use.

As part of The Malthouse’s evolution, a series of 20th century elements have been added to the rear of the house, largely using traditional materials.

Teffont Magna is a picturesque village in the Nadder Valley, characterized by its historic buildings. Locally quarried limestone is the prevalent traditional walling material. Timber boarding in hardwoods such as oak and elm is also apparent. The traditional cottages and barns have steep pitched roofs, many of which are thatched. Some have had the thatch replaced with handmade clay tiles in the 20th century.

The Malthouse contributes to the special architectural and historic interest of the conservation area.

10.3 Existing Outbuilding

The outbuilding is a plain gable-ended brick structure with pantile roof tiles. The roof structure is modern.

Please refer to the historic maps in the document which suggest the evolution of the building.

10.4 The Proposal and Materials for Outbuilding

External walls: brick to match existing.

Roof: Traditional plain clay pantiles to match existing where replacements are required and integrated flush photovoltaic panels.

Openings: Traditional profile metal frame glazing

The refurbished outbuilding will remain subordinate in scale and materials to the Malthouse, positioned discreetly to the north of the malthouse where it is barely visible from the public highway.



View from highway - the proposed location of PV panels and the outbuilding is largely screened



View from front drive



Internal views

10.0 Heritage Statement

10.5 The Heritage Asset and its Significance

The Malthouse is significant for the following reasons:

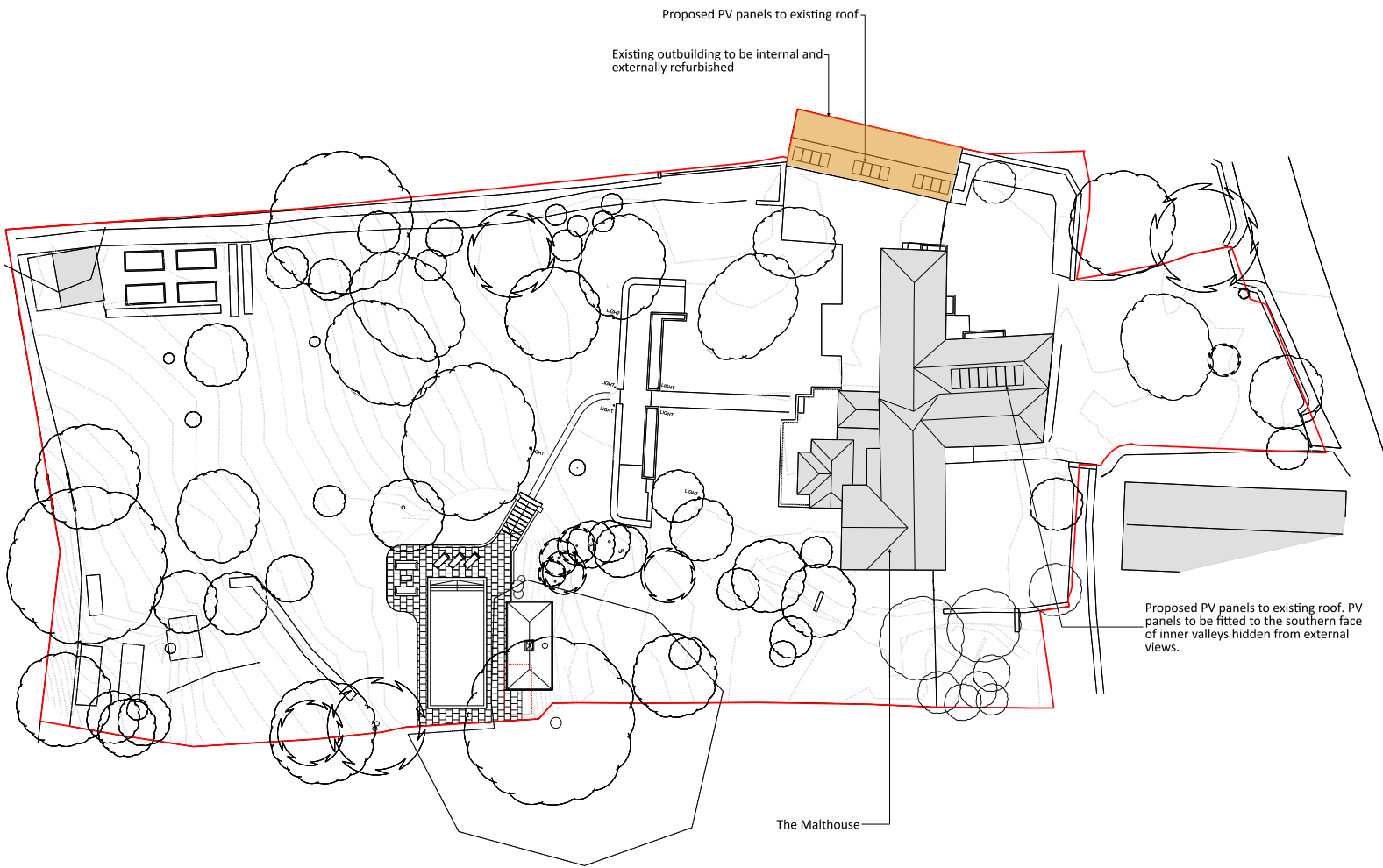
- Architectural Interest: As a well-preserved example of vernacular 18th/19th century rural industrial architecture.
- Historic Interest: For its association with local agricultural and brewing history.
- Group Value: As part of a wider collection of listed buildings in Teffont Magna, contributing to the village’s historic character.
- The existing outbuilding contributes to the setting of the Malthouse, however, it is not considered historically significant in its own right.

10.6 Impact Assessment

- The conversion of the outbuilding has been carefully designed to respect the setting and significance of the listed building.
- The proposal would remain visually subservient in scale, massing, and materials to the main house.
- The material choice is subservient in nature and reinforces the vernacular material palette of the building and wider village. Respecting the architectural interest of the site.
- There is no change in massing or volume to affect views of the Malthouse or the conservation area.
- As such, the proposal represents a low-impact, sympathetic intervention that sustains the heritage significance of The Malthouse and its setting.
- The addition of PV panels to a discreet pitch of the malthouse roof would not be visible and would have negligible impact on its significance and setting.

10.7 Conclusion

The proposed works will not affect or remove significant features, fabric or plan form. The changes will leave the significance of the malthouse unaffected, while giving the outbuilding a much-needed refurbishment. The proposals have been developed in accordance with national and local heritage policy and guidance. The detailing and materials ensure that the proposal will preserve the special architectural and historic interest of The Malthouse and the wider Teffont Magna Conservation Area.



11.0 Ecology

- 11.1

Ecology

An Ecological Impact Assessment was carried out by Darwin Ecology during May and June 2026. The report is included with this submission.
- 11.2

In summary, a single common pipistrelle was recorded emerging from beneath a tile on the northern elevation of the annex.
- 11.3

The report outlines mitigation and compensatory measures and makes recommendations for enhancements.

Darwin Ecology Ltd.	Ecological Impact Assessment
1.	EXECUTIVE SUMMARY
1.1.	Darwin Ecology Ltd was commissioned by Mr George Campbell-Collins to undertake an Ecological Impact Assessment (EclA) of proposals for the building at The Malthouse, Teffont Magna, Salisbury, SP3 5QY. The assessment was required to support a planning application for roofing works and the conversion of the room at the western end of the building into a guest annex and was informed by a desk study, internal and external building inspection and emergence surveys for bats.
1.2.	During the building inspection, numerous gaps between tiles, open eaves, and crevices beneath fascia boards are noted, that provide multiple potential access points and features suitable for crevice-roosting bats. Internally a single brown long-eared bat <i>Plecotus auritus</i> bat dropping was recorded in the western room. The dropping was assessed as being the result of an exploratory access by a bat.
1.3.	During the emergence surveys a single common pipistrelle <i>Pipistrellus pipistrellus</i> was recorded emerging from beneath a tile on the northern elevation, confirming the presence of a day roost. Consistent foraging and commuting activity was observed, primarily along the northern and western ends. The proposed plans show the works will directly impact confirmed roosts for common pipistrelle within the building and will cause disturbance to bats. An appropriate licence will required to permit the above actions.
1.4.	Mitigation and compensatory measures to ensure the Favourable Conservation Status (FCS) of bats is maintained will include: • The works will take place between March and October, avoiding the winter hibernation season; • Education of contractors on protection afforded to bats through a Tool Box Talk; • Ecological supervision and soft strip of features suitable for use by bats by hand and using hand tools prior to the rest of the building works; • Provision of a Greenwoods small hollow bat box. This is to be installed in a location determined by a licensed bat ecologist to ensure likelihood of uptake is increased; • To compensate for the loss of the common pipistrelle day roost, two ridge tile crevice features will be installed on the new ridge. • To compensate for the loss of the small bird nesting opportunities, a bird nest box will be installed on the eastern gable end and • Any new external lighting will be fitted with downward facing baffles and will be directed to avoid light spillage.
1.5.	Recommendations for enhancements have also been made which include a barge board feature will be created on the western gable end, providing additional roosting opportunities for bats and a bird box will be mounted on a mature tree on site.

12.0 Woldon Previous Experience



Farmhouse
Near Falmouth, Cornwall

Enlarged House
Woldon has gained consent for a new house between the Falmouth and Helford estuaries in Cornwall. The proposal replaces a compromised and poorly laid-out farmhouse of 315sqm with an efficiently laid-out contemporary house of 339sqm. The proposal was developed to embrace the best elements of Cornish farmhouse design with careful consideration for the client's requirements for a contemporary home.

Contemporary Vernacular
The local area has a strong tradition of farmhouses following a simple rectangular or "L" shape plan often with

gable ends. The new house seeks to continue this distinct Cornish tradition. Key principles of local vernacular design have been incorporated. The external walls are finished in coursed local granite with dressed sandstone reveals and the roof is clad in diminishing random coursed Cornish stone slate.



New-build Cotswolds Country House
Gloucestershire

A New House on a Historic Cotswolds Farmstead

Woldon has successfully secured planning permission for a new house in the Cotswolds. The client brief is to provide a new house of c.6,000 sqft to sit comfortably within the historic character of this 18thC farmstead. The house is located and massed in order to augment the character of a site that consists of an impressive stone threshing barn, cottage and stables arranged around a yard.

A Contemporary Cotswold Vernacular

The design takes the farmhouse vernacular of the seventeenth century as its starting point with a three-storey centre beneath steep gabled roofs of Cotswold stone tiles. A two-storey extension to the south provides master bedroom accommodation and reception spaces, establishing a fresh relationship to the surrounding landscaped gardens.

Before



After



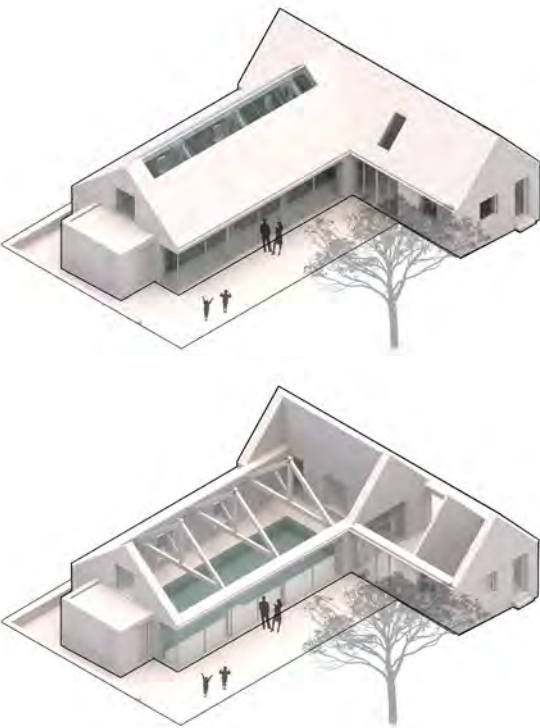
12.0 Woldon Previous Experience



Residential Extension & Barn Conversion
Stratford District,

Woldon were invited to develop designs to alter this nineteenth century farmhouse located in the Ironstone hills alongside the Oxford to Birmingham Canal near Stratford-on-Avon. The adjacent bothy was demolished to form new leisure wing including pool and steam room with lightweight glazed link to principal farm house.

The vernacular brick outbuildings, unsuitable for modern farming practices, were converted to form ancillary guest accommodation, open fronted party barn, gym, home office and art studio.



Cotswold Barn Conversion
Chipping Campden, Gloucestershire

Derelict barn converted into a courtyard home
Westington Hill Farm is an early nineteenth century stone threshing barn in open country above Chipping Campden, Gloucestershire. The brief required the removal of modern agricultural buildings and transformation of a derelict stone threshing barn into a contemporary family home that celebrates its beautiful context. Landscaping and planting, developed in conjunction with Hal Moggridge and Rupert Golby, complete the sensitive setting of the new house. Existing structure retained and restored
Preservation of the character of the barn required a considered strategy to incorporate two new build wings. Accommodation and additional living spaces were incorporated into new wings that frame the barn both in terms of the internal layout and the barn's presence in the landscape.



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