

COLES FARM, WILTSHIRE

STABLES & POOL HOUSE
DESIGN, ACCESS AND HERITAGE
STATEMENT

AUGUST 2026

RC6564



ADAM ARCHITECTURE



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1.0 INTRODUCTION

I . I INTRODUCTION

This document serves as a comprehensive support for the Planning Application and Listed Building Consent to Wiltshire District Council for the proposed works to the outbuildings and reintroduction of a swimming pool that sit within the curtilage of Coles Farm, Alcombe, Corsham, SN13 8Q, a Grade II* Listed building situated within the Cotswolds National Landscape and the Wiltshire Green Belt.

The proposals aim to secure planning approval and listed building consent for the following key elements:

1. Internal alterations to the pool house and stables to better rationalise spaces to suit the clients and their family and reinstate the historic footprint of each of the buildings
2. New sanitaryware and joinery
3. A new window and replacement of the cowshed roof (pool house)
4. Reinstatement of a swimming pool

The initial proposals, submitted in October 2025, have been carefully refined to address the detailed pre-application advice provided by Wiltshire Council on 8th January 2026 (Ref. ENQ/2025/01728).

The proposed works are designed to have minimal impact on the special architectural interest and character of the heritage asset, whilst incorporating contemporary, sustainable, and highly efficient construction techniques and systems.

Each proposed alteration has been thoughtfully considered, bearing in mind the historical evolution of the property, with the overarching goal of preserving and enhancing its listed status and the distinctive character of Alcombe and the Cotswolds National Landscape.

The client has engaged ADAM Architecture to develop the proposals. Renowned for its expertise in traditional architecture, ADAM Architecture brings a wealth of experience and a deep understanding of traditional building conservation, design and construction to the project.

In collaboration with the client and the project team, meticulous attention has been paid to ensure that the proposed scheme is conceived and executed with utmost sensitivity, with the overarching aim of protecting the listed buildings and the integrity of the surrounding landscape.

This document provides a comprehensive overview of the property's background, its historical significance, the client's brief, the various constraints, opportunities influencing the design process, the emerging detailed design proposals and application drawings. It should be reviewed alongside the other consultants' drawings and statements for a thorough understanding of the proposals.

2.0 PROFESSIONAL TEAM

2.1 ADAM ARCHITECTURE



Somerset House Office, London



Winchester Office

ADAM Architecture is one of the largest practices in the South of England and enjoys an international reputation for designs inspired by tradition that respond well to their context, are highly sustainable, and which are beautifully built and enduring. The practice takes great pride in the quality of service it offers to each client at every stage of the project. Five design directors lead a team of over 180 from two offices in both London and in Winchester. ADAM Architecture enjoys a track record of an award-winning portfolio of architectural and urban projects, has significant experience of working on sensitive and highly constrained sites, and of designing and delivering highly sustainable buildings and places.

2.2 WIDER DESIGN TEAM

ARCHITECT



STRUCTURAL
ENGINEER



PLANNING
CONSULTANT



QUANTITY
SURVEYOR



M & E
ENGINEER



INTERIOR
DESIGNER



TREE
SPECIALIST



PROJECT
MANAGER



3.0 SITE OVERVIEW

3.1 SITE OVERVIEW

Coles Farm is situated approximately 1.8km north-west of the village of Box, and 8.2km north-east of the city of Bath. The surrounding buildings are typically large, detached, residential properties. The site's wider context includes agricultural fields, neighbouring homes, working farms, and small rural holdings.

Coles Farm is a detached six-bedroom Grade II* Listed farmhouse dating from the early 1600s that was extensively extended in the mid-1600s and altered at various points in the twentieth century.

The primary vehicular access into the site is off the public road to the north, leading into a courtyard for parking at the front of the house. A secondary access route is situated further west along the same road. This leads via a long gravel drive through an orchard ending at the courtyard. The residential garden associated with the house is demarcated by dense hedgerow with trees sporadically placed. The house has substantial lawned gardens and is surrounded by fields and agricultural land. Formal gardens, pastureland, mature planting and a stone wall frame the site.

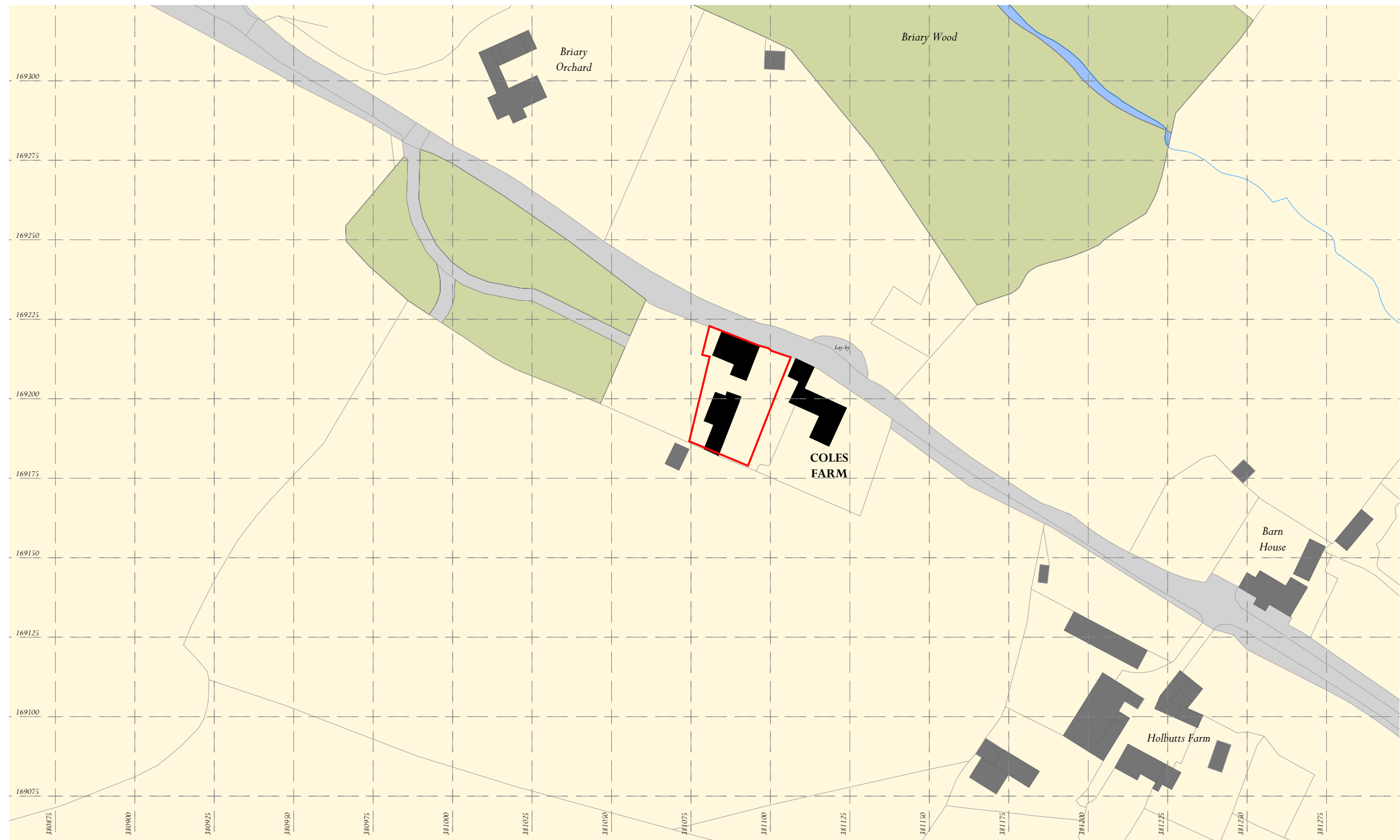
To the west of the farmhouse, are several outbuildings, some of which are historical farm buildings, used today for domestic use. A former stable building lies close to the northwest elevation of the farmhouse and is positioned adjacent to the road, forming a distinct but ancillary 2-storey building. A former single-storey cowshed (since converted to a pool house) is located to the southwest of the farmhouse, orientated towards a garden area. That garden area was previously the site of a swimming pool, constructed in 1978, which has since been infilled.

In more recent years the outbuildings have been used for ancillary purposes associated with the main dwelling. Over time a modern garage and store have been attached to the former stable, with a modern glasshouse situated behind the former cowshed.

The site is of national importance due to its special architectural and historic interest, contributing strongly to the rural vernacular and character of the area.



Aerial view of Coles Farm, Google Maps, 2025

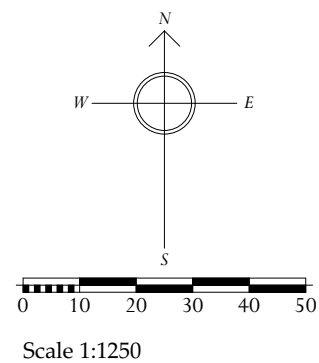


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KEY

- Application Site Boundary
TOTALS: 0.1Ha
- Existing Site Buildings
- Adjacent Buildings

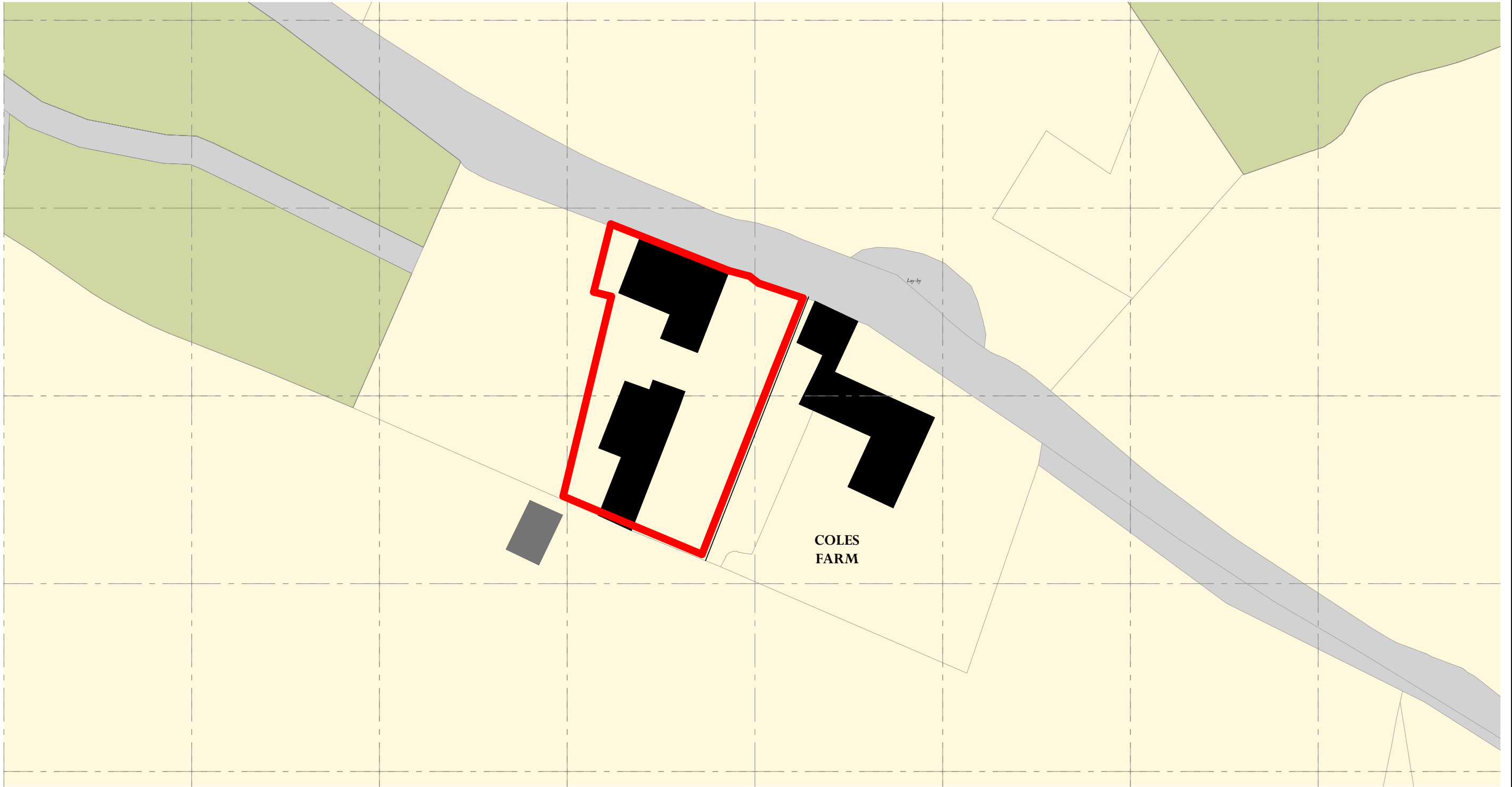
ADAM ARCHITECTURE
www.adamarchitecture.com contact@adamarchitecture.com



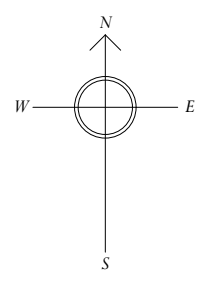
LOCATION PLAN

COLES FARM, WILTSHIRE

Scale: 1:1250 @ A3
Drawing Number: 6564/PL01 | March 2026 | Drawn By: APK | Checked By: RC



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Scale 1:500

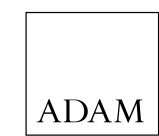
EXISTING BLOCK PLAN

COLES FARM, WILTSHIRE

Scale: 1:500 @ A3
Drawing Number: 6564/PL02 | March 2026 | Drawn By: APK | Checked By: RC

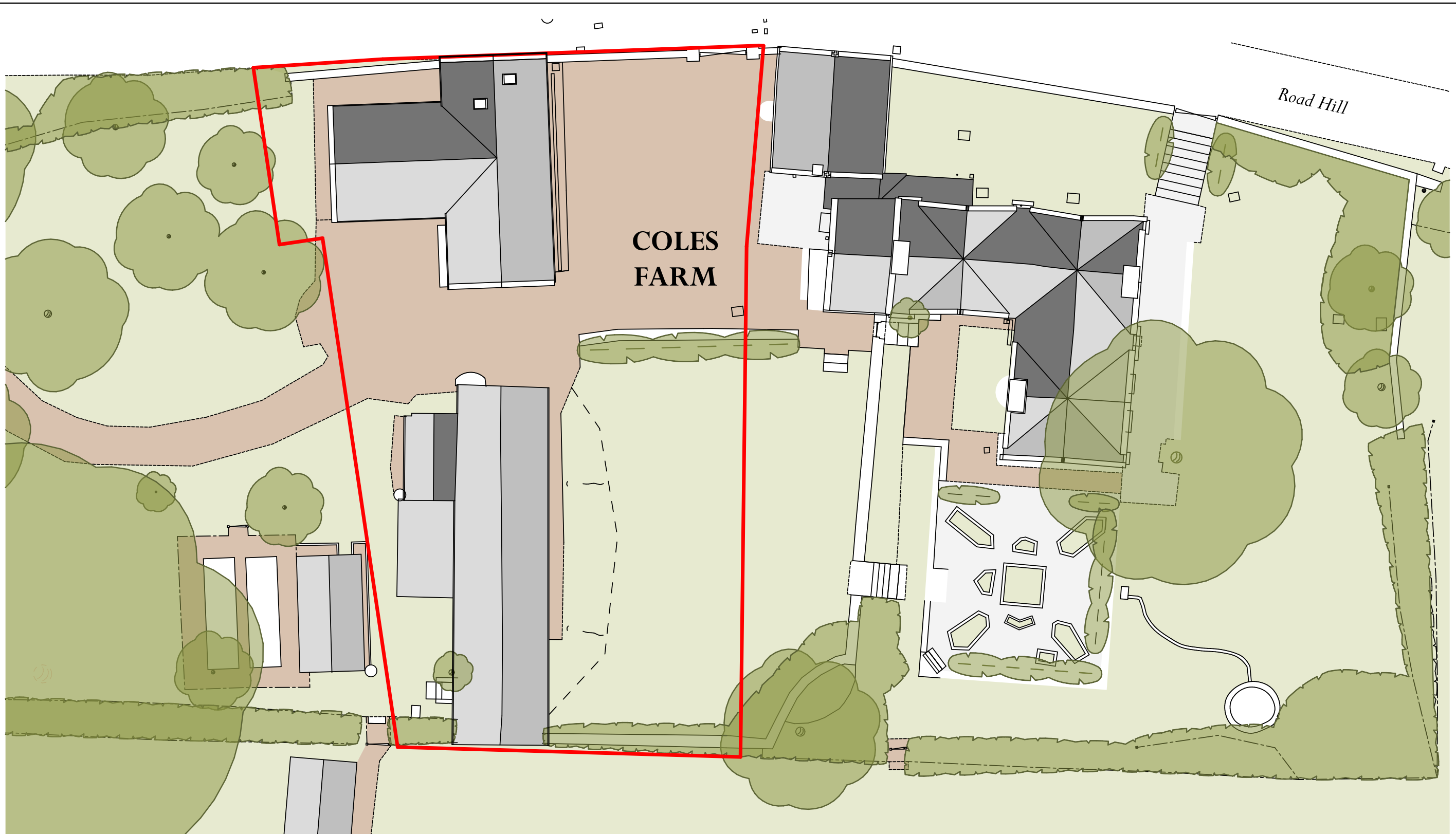
KEY

-  Application Site Boundary
TOTALS: 0.1Ha
-  Existing Site Buildings
-  Adjacent Buildings



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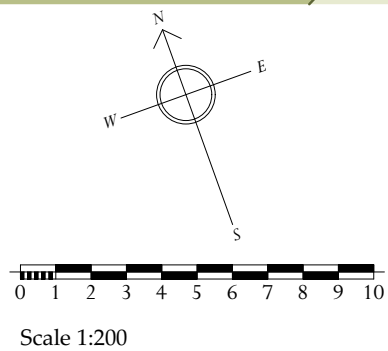
EXISTING SITE PLAN

COLES FARM, WILTSHIRE

KEY

Application Site Boundary
TOTALS: 0.1Ha

ADAM ARCHITECTURE
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Scale: 1:200 @ A3
Drawing Number: 6564/PL04 | March 2026 | Drawn By: APK | Checked By: RC

3.3 EXISTING EXTERIOR IMAGES



South-East Elevation of the Cowshed



North-West elevation of the Cowshed



North-East elevation of the Cowshed



South-East elevation of the Stable



South-West elevation of the Stable



North-East elevation of the Stable

3.4 EXISTING INTERIOR IMAGES



Cowshed



Cowshed



Cowshed



Cowshed



Cowshed



Cowshed



Cowshed



Cowshed



Stable



Stable



Stable



Stable

4.0 HERITAGE CONTEXT

4.1 HERITAGE CONTEXT OVERVIEW

SUMMARY HISTORY

Detailed historical research has been carried out into the development of Coles Farm. This is contained within the separate *Historical Development* document by ADAM Architecture, which accompanies this application. That document includes detailed phasing plans for the house and wider site, explaining the major periods of change and their effects upon the layout of the buildings. It also contains a detailed assessment of the significance of all of the heritage assets on the farm, including the two ancillary buildings that form the focus of this application.

In summary, the research revealed that the earliest part of the farmhouse, comprising the range facing the road to the north-east likely dates from the early 1600s. After the farm was purchased by Peter Webb in the 1630s, he expanded the farmhouse, constructing a new parlour wing to the rear of the property, a new staircase and a new entrance on the facade facing the road. This work was commemorated by the cartouche in the left gable end on that elevation, clearly marked 'PW 1646'.

The property remained under Webb ownership, but was leased to tenant farmers over the following centuries. Mapping shows that by the early 1800s, a long cowshed had been built in the farmyard to facilitate dairying, and a further outbuilding had been close to the road. This was followed by a new stable and coach house in the mid-nineteenth century.

During the late 19th-century, the farm was left vacant and the property went into decline, losing much of its fine interior decoration. It was finally sold in the early 1900s and restored to a habitable condition. The property was purchased in the 1930s and several interior alterations were made to suit the new owners' lifestyle of lavish entertaining. Some of the former agricultural outbuildings were also demolished. This was followed by further alterations to the main house in the 1950s.

In 1972, Lady Juliet de Chair purchased the farm and made several alterations, principally within the main house. However, another major change was the creation of a swimming pool in the grounds, and the alteration and conversion of the former cowshed converted to use as a pool house.

Today, the new owners have embarked upon a process of investigation of the house and its history, alongside a series of sensitive restorations and alterations to the house, former outbuildings and landscape.

SUMMARY OF SIGNIFICANCE

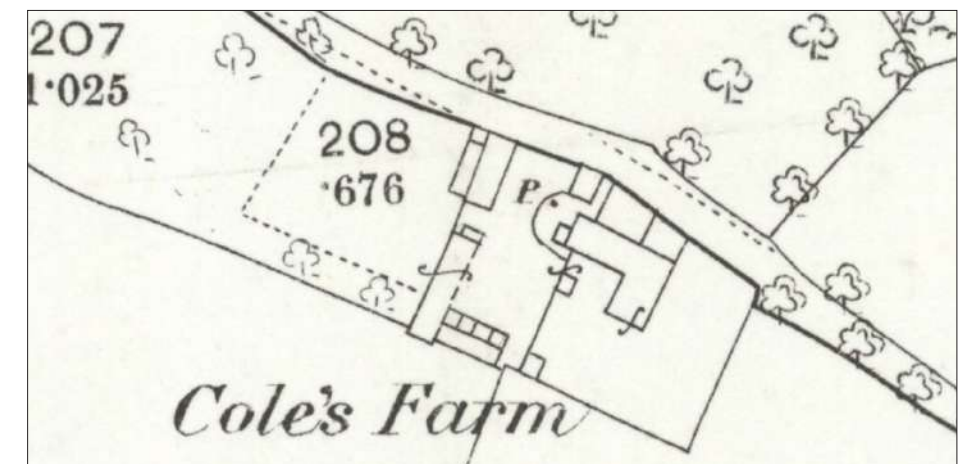
Coles was an active farm until the late-nineteenth century, and as such, it has a degree of local interest. However, later changes to the property in the twentieth century, including the creation of a kitchen in a former outbuilding, reflect the move away from farming at the property towards purely residential use. The ancillary buildings have followed the same pattern, being increasingly used in support of the residential use of the site.

The farmhouse today holds relatively high architectural significance in its traditional, vernacular appearance and higher level of architectural detailing associated with its use as an aspirational yeoman farmer's residence. The exterior of the property largely retains its seventeenth-century appearance and footprint, and its chief significance today stems from the preservation of this original footprint and broad external building form.

The outbuildings within the grounds have been assessed as less architecturally significant. The former Stables and Coachhouse building, to the north-west of the main house, was first constructed between 1838 and 1885. Internally, it retains some original fixtures and fittings related to its former use, and these are reminders of the origins of Coles as a farmstead. The fittings are not however, particularly unusual in their type or detailing. The building is now in domestic use and has undergone some alterations for modern use as garaging. To the rear of this building is a modern carport.

The former cowshed was first shown on Tithe map of 1838 when it was in purely agricultural use, and would have provided shelter for cattle, opening up onto a fold yard. It was, however, significantly altered and modernised in the late twentieth-century for use as a dedicated pool building. It remains open-sided to the south-east but the original character was eroded by the closing up of the two outermost bays. The works also included a new entrance doorway into the oil tank room, and the creation of a new space under the first right hand side truss for pool filter equipment. The building is less

architecturally significant due to these alterations and today, its significance lies in its overall footprint and general appearance that has its origins in farm use. The modern structures attached to the north-west elevation of the cowshed are not of any architectural or historic significance.



Map of Coles Farm from 1884, as it was entering a period of decline, and a shift away from farming.



A 1970s aerial photograph showing the house after the works by Lady Juliet de Chair, including the creation of new swimming pool and the conversion of the neighbouring Cow Shed into a pool building.

4.1 HERITAGE CONTEXT OVERVIEW

Coles Farm was Grade II* listed in 1960. The listing description is as follows:

COLES FARMHOUSE

List entry Number: 1022715

County: Wiltshire

District: Wiltshire (Unitary Authority)

Parish: Box

Grade: II*

Date first listed: 20-Dec-1960

Listing NGR: SU4583476985

Statutory Address: COLES FARM

Details:

ST 86 NW BOX ALCOMBE

2/2 Coles Farmhouse

20 12 60 II*

House, dated 1648 and 1685, rubble stone with stone tiled roof, coped gables and paired diagonal end wall stacks. Two and a half storeys with additional attic, L plan. Recessed ovolo-moulded mullion windows. East front with 2 gables, each with single light over 3-light window, both with hoodmoulds. First floor, two 2-light windows to left under single hoodmould, ground floor 3-light each side of 2-light window, replacing door, continuous hoodmould stepped; over the 2-light window. C20 lean-to to right connecting with C20 projecting gabled single storey kitchen. Left gable dated PW 1646, right gable E/W/S 1685. South gable end is paired with south gable on rear wing. Hipped dormer between gables. Attic blank keyed oval over 2-light window with hood to left gable, first floor 3-light with hood and relieving arch to left, 2-light with hood to centre and 2-light with hood to right side. Ground floor: 4-light with king-mullion has relieving arch left, centre 2-light window,

under linked hoodmoulds. Plank door in moulded Tudor-arched surround with imposts, keystone and hoodmould to right side. Left side has moulded plinth stepped over two 2-light basement windows. West gable end, coped gable, blank oval in apex, 2-light attic window with dripstone, 3-light first floor window with hood and relieving arch and 4-light ground floor window with dripcourse stepped over window. North side-wall paired diagonal stacks, single light and 2-light window with hoodmoulds to first floor, similar windows below with stepped dripcourse. To left 3 stepped stair lights with hoodmould. Rear of main front has gable with 3-light attic window and hood, 2 first floor 2-lights with continuous hood and ground floor door in moulded door case with single light to left and 2-light-to right, all with hoods. North end gable has attached outbuilding with ground floor single light and hood to left of stone steps up to upper door flanked by small 4-light pointed vent loops. Above left vent loop, a late medieval 2-light small window with ogee heads to lights. West side has one ground floor 2-light ovolo-moulded window with hood. To left of gable-end a reset Tudor-arched door case with hood.

Interior has chamfered and stopped beams, large north end elliptical arched chamfered stone fireplace and south end Tudor-arched moulded fireplace with moulded shelf. Dog-leg stair with flat balusters and acorn finial newel posts. South-west room has C17 plaster frieze of griffins flanking shields and plaster decoration to ceiling. Fine C17 stone fireplace with fluting in frieze and shield spandrels, but not the same fireplace with in frieze fluting and shield spandrels, but not same fireplace as illustrated in late C19 engraving by H.Hall, Archt. Assoc. Sketch Book, 3rd set, Vol.7; (N.M.R.). Further Tudor-arched stone fireplaces upstairs. House belonged to the Webb family from c1633.

Listing NGR: ST8111369201



Engraving of 1868 showing the north-eastern elevation facing towards the road, and the former doorway with a hood mould over.



A watercolour view of the western end of the house, likely dating from the turn of the twentieth century.

5.0 PLANNING HISTORY

5.1 PLANNING HISTORY

PREVIOUS PLANNING APPLICATIONS

“Install replacement windows in a dwelling”

Ref. No. 16/06087/PREAPP | Status: Complete

“Install replacement windows in a dwelling & Install replacement door in a dwelling”

Ref. No. BR/19/018838/FENSA | Status: Complete

“Relocation of Boundary Wall”

Ref. No. N/11/01914/LBC & N/11/01909/FUL | Status: Approved with Conditions

“Removal and replacement of existing greenhouse on existing foundations”

Ref. No. N/93/01044/FUL | Status: Approved with Conditions

“Erection of a double-garage”

Ref. No. N/90/00015/FUL & N/90/00073/LBC

“Proposed internal and external works to an existing dwelling”

Ref. No. PL/2026/00535

“Proposed internal and external works to an existing dwelling”

Ref. No. PL/2026/00847

5.2 PRE-APPLICATION RESPONSE JUSTIFICATIONS

PRE-APPLICATION JUSTIFICATIONS

The pre-application feedback received follows the pre-application submission dated 24th October 2025 and that included works to the main house, outbuildings and an outdoor swimming pool. This current application and the proposed development relates to the proposals for the outbuildings and proposed pool house and reintroduction of a swimming pool, and the relevant feedback has been picked out and responded to. The officer's pre-application responses are as follows shown in *italic* text and an explanation of how the refined proposals contained within this application take into consideration the Officers' comments are shown in **bold** text.

The written response was received 8th January 2025 (reference ENQ/2025/01728) by Case Officer, Gabrielle Crabtree and the full pre-application response is attached as Appendix A.

“Considering the wider curtilage changes have been made to the site, which the historic report acknowledges that across the site, there has been extensive rebuilding, with various farm structures and outbuildings constructed and demolished over time. Taking this into account, there are officer concerns that the reintroduction of the swimming pool could represent development at the upper end of what could reasonably be considered proportionate to the scale and character of the original dwelling when assessed against the site history.”

As set out in the accompanying Planning Statement, unfortunately the officer's assessment of the impact of the re-introduction of the swimming pool is incorrect. The swimming pool comprises an engineering operation and in the context of its location in the Green Belt, the policy test does not require us to consider disproportionality, rather it asks us to consider whether the engineering operation will preserve the openness of the Green Belt and will not conflict with the purposes within it. The accompanying Planning Statement demonstrates that the relevant policy test can be met and therefore the swimming pool is an appropriate form of development in the Green Belt. Notwithstanding this, the proposed reintroduction of the swimming pool should be considered in the context of the wider scheme, which primarily involves the sensitive conversion and enhancement of an existing barn building rather than the creation of substantial new development. No increase in the footprint, scale of massing of the existing outbuildings is proposed. The works are largely internal and are designed to improve the functionality, condition and long-term use of the building, while retaining its character through the use of traditional materials and repair methods. External alterations are limited and include the removal of unsympathetic elements and the reinstatement of the roof to its original pitch.

The proposal represents the continued evolution and reuse of an existing building within the estate, reflecting the site's established pattern of adaptation over time. As the swimming pool and associated facilities remain ancillary to the main dwelling and do not result in a significant expansion of built development, it is considered that the proposals remain proportionate to the scale and character of the property and its historic curtilage.

We believe, through acceptance of the Conservation Officer's advice and omission of some of the proposed losses, any harm caused by the current proposals are minimised. Further justification of the remaining proposals are justified in the Heritage Impact Assessment.

The LPA's pre-application response, from a heritage and design perspective, confirmed that the alterations to the outbuildings appear broadly sympathetic in principle however, further detailed information was required to assess the impact in detail, including detailed drawings and material specifications.

The accompanying Planning Statement considers the pre-application response in detail and responds to each point.

6.0 PROJECT BRIEF

6.1 PROJECT BRIEF



The proposals presented in this document reflect a deep understanding of the existing buildings and their historical development. Developed in close collaboration with the applicant and wider design team, they prioritise the conservation of the buildings whilst enhancing the buildings' functionality as a family home.

This will be achieved via the following main agenda:

- Studying the buildings' evolution through historical research and proposing sensitive alterations that aim to either restore previously lost features or enhance existing components to conserve and protect the buildings for the future.
- Incorporating sustainable and low-carbon methods of heating the buildings to reduce the operational carbon of the buildings.
- Proposing a refined garden design, which increases the site's biodiversity, and incorporates sustainable drainage design to improve the water life cycle, minimising water run-off.



Through meticulous refinement, the proposals have been tailored to specifically address the essential points highlighted in the pre-application advice. Careful attention has been paid to ensure seamless integration with the existing structure and landscaping, ensuring a harmonious coexistence between the proposed additions and the historical elements of the buildings, but also with the existing garden.

7.0 PROPOSED DESIGN

7.1 PROPOSED DESIGN

DESIGN

The proposed works comprise of internal alterations to both outbuildings. There are no changes to the external appearance of the stable building and minor internal works, ensuring a suitable plant, workshop and storage spaces. The proposed external works to the pool house will incorporate windows and doors to rationalise spaces to suit the clients and their family whilst maintaining the buildings character. The roof to the pool house will be restored to its original roof pitch to match the existing trusses. The existing clay pantiles will be carefully reinstated on the restored roof.

LAYOUT

In the existing barn building, it is proposed to convert this building into a pool house, featuring a garden store, gym, sauna and WC. The existing modern partitions will be removed and replaced with a new internal arrangement that rationalises the layout and optimises the use of the available floor space. Externally, a new swimming pool measuring 15m x 6m is proposed in the location historically occupied by a pool on the site.

The internal layout of the Stable building will remain unchanged, with the exception of the removal of the existing cage structure.

The proposals have been designed to sensitively represent one more phase of the estates evolution and to complement the existing building and the neighbouring main house.

MATERIALS

The materiality and design language of the proposals match that of the original building, and the character of the local area.

Overall in the pool house (former barn), new floor finishes are proposed throughout the entire building with a rubber gym floor in the gym, stone floor in the garden room and cement tile floor in the WC. Where internal alterations have taken place, any patching, repairs and re-plastering would be carried out using materials matching the surrounding finishes i.e. haired lime plaster, lime mortars/renders and matching masonry. Wherever possible, new lightweight partitions will be formed robustly, using plywood sheathing over the new studs before applying any finishing boards. New masonry partitions would be finished through direct lime plastering onto the masonry, rather than using a dry lining system.

Where doorways are reinstated and a new door inserted, the door, frame, jambs, architrave, and skirting mouldings will match the existing internal doors. Existing internal doors are generally 4 or 6 recessed panel doors with inset mouldings. Wherever possible and appropriate internal doors, cupboard doors and internal door furniture removed as part of these works will be refurbished and reused.

SCALE

The scale of the stable building will remain unchanged by the proposal. The scale of the former barn will have a slight increase in the roof pitch to match the existing trusses, restoring the roof back to it's original form.

APPEARANCE

In the pool house (former barn outbuilding) a new window is proposed on the north-east elevation, together with a new door on the south-west elevation, to improve natural light, ventilation, and access. The existing open bays on the south-east elevation will be enclosed with glazed doors and windows, creating a well-defined internal space and enhancing the building's functionality and usability. On the north-west elevation, an existing door opening will be infilled to rationalise the arrangement of openings. The attached timber lean-to on this elevation will also be removed, as it has fallen into a poor state of repair and is no longer considered suitable for retention. The existing timber cladding on the external wall will be removed and replaced with solid stone. The existing roof will be carefully dismantled and reinstated to its original pitch, following the line of the existing roof trusses. The existing clay pantiles will be retained and reinstated on the restored roof wherever possible, preserving the building's historic character and appearance. These alterations will improve the overall appearance, condition, and practical use of the poolhouse building while remaining sympathetic to its character.

The are no proposed changes to the external appearance of the stable outbuilding.

USE

The property will be used by the current owners and family, retaining its residential use.

ACCESS

There will be no alterations to the existing access from the existing driveways.

8.0 PLANNING POLICY AND GUIDANCE

8.1 PLANNING POLICY AND GUIDANCE

Applications for planning permission in Wiltshire are determined in accordance with the adopted Wiltshire Local Plan. The relevant design and heritage related planning policies are as follows:

Core Policy 50: Biodiversity and geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 58: Ensuring the conservation of the historic environment

CORE POLICY 50: BIODIVERSITY AND GEODIVERSITY

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

1. cannot reasonably be avoided
2. are reduced as far as possible
3. are outweighed by other planning considerations in the public interest
4. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

CORE POLICY 51: LANDSCAPE

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

1. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
2. The locally distinctive character of settlements and their landscape settings
3. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
4. Visually sensitive skylines, soils, geological and topographical features.
5. Landscape features of cultural, historic and heritage value
6. Important views and visual amenity
7. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion
8. Landscape functions including places to live, work, relax and recreate
9. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

8.1 PLANNING POLICY AND GUIDANCE

CORE POLICY 57: ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

1. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
2. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
3. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
4. being sympathetic to and conserving historic buildings and historic landscapes
5. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
6. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
7. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
8. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site
9. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
10. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials

11. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long-term future
12. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
13. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place
14. meeting the requirements of Core Policy 61 (Transport and New Development)

CORE POLICY 58: ENSURING THE CONSERVATION OF THE HISTORIC ENVIRONMENT

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

1. Nationally significant archaeological remains
2. World Heritage Sites within and adjacent to Wiltshire
3. buildings and structures of special architectural or historic interest
4. the special character or appearance of conservation areas
5. historic parks and gardens
6. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

9.0 HERITAGE IMPACT ASSESSMENT

9.1 HERITAGE IMPACT ASSESSMENT

INTRODUCTION

This section of the document assesses the heritage impact of the proposals to Coles Farm. This should be read in conjunction with the accompanying *Historical Development* document by ADAM Architecture, which contains a detailed assessment of the significance of heritage assets on the estate. The *Heritage Context Overview* at Section 4.0 of this document contains a summary of the findings and the significance of both buildings.

METHODOLOGY

In order to understand the magnitude of impact of proposals on heritage assets, several steps are identified in the *Historic Environment Good Practice Advice in Planning: 3 (2nd Edition): GPA 3 - The Setting of Heritage Assets* (December 2017):

- Step 1:** Identify which heritage assets and their settings are affected
- Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4:** Explore ways to maximise enhancement and avoid or minimise harm
- Step 5:** Make and document the decision and monitor outcomes. Each of these steps is considered in more detail in this section.

For the purposes of assessing the likely impact to result from the proposals and any subsequent impact on the heritage assets, the Cotswolds National Landscape and the Wiltshire Green Belt, established criteria have been employed. The impact of proposals can be grouped into three categories: **neutral, beneficial or adverse**.

Within the three categories there are four different levels that can be given to identify the intensity of impact:

- **nil/negligible** – impacts considered to cause no material change.
- **minor** – impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
- **moderate** – impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- **substantial** – impacts considered to cause a fundamental change in the appreciation of the resource.

Visual Impact – Refurbishment/New = Visual impact improvements for significance

Fabric Impact – Some Removal Works = Limited impact on fabric of significance

Context/Use – Upgrading/Same/Similar Use = No long-term impact in regard to significance.

GENERALLY

The proposed works comprise alterations to the two outbuildings referred to here as the Former Cowshed and the Former Stables. These have been carefully considered to cause no major change to the external appearance of each building, and therefore no impact upon the Cotswolds National Landscape and the Wiltshire Green Belt. Externally, a swimming pool measuring 15m x 6m is proposed; this is to be sited in the same location historically occupied by a pool on the site in the 1970s, for which the cowhouse was originally converted to a pool house.

THE FORMER COWHOUSE

EXTERNALLY

Externally, the new swimming pool would be located on the same site occupied by a pool from the 1970s. As the refilling of the 1970s pool has demonstrated, with no trace of the pool visible today, this proposal is one that is entirely reversible should the future needs of an owner change. The swimming pool would remain ancillary to the main dwelling and would not result in an expansion of built development, remaining proportionate to the scale and character of the property and its historic curtilage. Given the pool is located on the same site as a previous pool, this part of the proposals would have a **neutral** impact upon the heritage significance of the building and the visual setting of Coles Farmhouse.

Internally, it is proposed to reinstate this buildings' modern use as a pool house, first established in the 1970s, with a garden store, gym, sauna and WC included inside. This building was significantly altered and modernised in the late twentieth-century for use as a dedicated pool building. It remains open-sided to the south-east but the original character was eroded by the closing up of the two outermost bays. The works also included a new entrance doorway into the oil tank room, and the creation of a new space under the first right hand side truss for pool filter equipment. The building is less architecturally significant due to these alterations and today, its significance lies in its overall footprint and general appearance that has its origins in farm use.

A key heritage benefit of the proposal is the replacement of the existing roof to the building to restore the original, steeper roof pitch, matching the existing timber roof trusses; the pitch is thought to have been altered during the modernisation works of the 1970s. During this process of restoration, the existing clay pantiles would be carefully removed, stored and then reinstated to ensure the appearance and patina of the roof covering would remain as existing. This part of the proposal would have the benefit of restoring the original, traditional appearance of the roof in views from the main Coles Farmhouse and revering one of the less sensitive alterations made in the late-twentieth century. Overall, this would have a **substantial beneficial impact** upon the significance of the building and the main farmhouse, restoring its original roof profile.

On the south eastern elevation, overlooking the reinstated swimming pool, it is proposed that new glazed doors and windows are inserted within the existing empty openings. Because of their glazed nature, these doors and windows will still be 'read' as openings, and the ratio of building to void will remain as existing. The doors and windows would be traditionally designed and detailed, with ironwork strap hinges that reflect the vernacular character of the site as a whole. Overall, this treatment will retain the overall impression of the cowhouse's structure, whilst adapting the building for modern use internally. As such, this part of the proposals would have a **nil/negligible neutral** impact.

9.1 HERITAGE IMPACT ASSESSMENT

The modern structures attached to the north-west elevation of the cowshed are not of any architectural or historic significance. The existing timber lean-to shack at the rear of the building is a modern addition that in particular, currently detracts from the appearance of the structure. This is to be carefully removed, revealing the rear stone wall of the main structure once more, as was originally intended. The other building to the rear of the former cowshed is to be retained, but the modern, poor-quality timber cladding is to be removed and replaced with solid stone to improve its appearance and longevity and its structure. It will, however, still remain visually subservient to the former cowhouse due to its scale and location. This would have a **substantial beneficial impact** upon the appearance of the rear of the building.

On the rear elevation of the building, the existing cementitious mortar will be removed and the stone wall traditionally re-pointed in lime mortar. This is considered to have a strong heritage benefit, allowing the structure of the building to breathe and for trapped moisture, preventing damp and cracking and thereby protecting the building into the future. Any other necessary repairs to the stonework would be carried out using materials matching the surrounding finishes, i.e. lime mortars and matching masonry. This would have a **substantial beneficial impact** upon the fabric of the building.

A new door opening is proposed on the south-west elevation, to provide independent external access to the garden store. This avoids having to make a new opening on the more visible, main south-east elevation. This door would be a stained hardwood, ledged plank door. This would feature traditional ironmongery, including strap hinges, in keeping with the vernacular, Arts and Crafts aesthetic of Coles Farm. A single new window is proposed on the north-east elevation to provide natural light to the proposed WC. This would be at high level, and located on side elevation to avoid any further new openings on the more visible frontage facing the house. These interventions would involve the loss of a small amount of masonry, but overall would not cause substantial harm, and would result in a **minor neutral impact** upon the fabric of the building when considered in balance with the other beneficial aspects of the proposals.

INTERNALLY

The existing modern partitions would be carefully removed and replaced with new partitions that make better use of the space. The existing modern water tank will also be removed.

This proposal is not considered to be contentious given that the existing partitions are modern and of poor quality. Furthermore, the partitions are currently visible externally through the open frontage of the building, detracting from the otherwise traditional appearance and materials of the structure. Their removal would therefore be of benefit to the appearance of the building and would not cause any loss of historic fabric. It is proposed that a new internal arrangement is installed to create a gym, sauna, WC and Garden Store in support of the facilities within the main Coles Farmhouse.

The new internal partitions would be lightweight but formed robustly, using plywood sheathing over the new studs before applying any finishing boards. The new partitions would sit within a new internal studwork skin to ensure no alterations to the external masonry. They would also be fully removable, should the future requirements of owners change. Given the existing utilitarian finishes of the internal partitions, it is considered that these proposals would

overall have a **moderate beneficial impact** upon the significance of the building, improving its appearance within the setting of the listed building.

THE FORMER STABLES

GENERALLY

The former Stables and Coach house building dates back to the nineteenth century, and internally, retains some original fixtures and fittings related to its former use. The building is now in domestic use and there is a modern carport to the rear.

The proposed interventions to this building have been kept to an absolutely minimum. No external changes are proposed retaining the vernacular appearance of this service building. Internally, the internal layout of the Stable building will remain unchanged, with the exception of the removal of the existing modern cage structure within one of the internal spaces. The interior remains in use as a plant room, workshop and two storage areas, with the existing garage retained to the rear. Importantly, the internal fixtures and fittings, dating back to the nineteenth century, would be retained in situ. As such, these proposals will have a **nil/negligible impact** and are considered to cause **no material change**.

CONCLUSIONS

The former cowhouse was modernised and altered in the 1970s, but remains an important reminder of the heritage of the farm in terms of its overall scale, footprint and materials. The proposed alterations to the former cowhouse are considered to improve the functionality, condition and long-term use of the building, while retaining its character through the use of traditional materials and repair methods. The footprint of the building would remain as existing, with no increase in scale proposed. A particular heritage benefit is the restoration of the roof to its original pitch, which would restore the silhouette of the building in views from Coles Farmhouse. Otherwise, external alterations are limited and include the removal of the unsympathetic rear lean-to. The proposals to the stable are extremely modest in scale and would have no heritage impact.

10.0 CONCLUSION



10.1 CONCLUSION

It is our firm belief that the proposals detailed in this statement, accompanied by the supporting drawings and heritage assessment, demonstrate a shared commitment from both the client and the consultant team to deliver an exemplar building. Through the re-evaluation and improvement of the scheme via the pre-application process, our aim is to enhance the functionality and long-term viability of these buildings and reinstate thier relationship with the main house. By introducing high-quality design solutions and proposing a garden design that promotes biodiversity, we aspire to establish a new benchmark for environmentally responsible development.