

DESIGN, ACCESS AND HERITAGE STATEMENT

Alterations at:

Quemerford Gate Cottage, Quemerford Gate, Wiltshire, SN11 8UL

For: Peter Hitchings & Hannah Mason
Date: 1st September 2026
Ref: 25-14-1-RS3



South Elevation of Quemerford Gate Cottage

Chalk.

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1. Introduction

- 1.1. This Design, Access & Heritage Statement is to accompany a Listed Building Consent Application for works at Quemerford Gate Cottage, Quemerford Gate, Wiltshire, SN11 8UL. It is to be read in conjunction with the accompanying application drawings.
- 1.2. The intention of this statement is to fulfil the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.
- 1.3. This application is for the removal of multiple C20 extensions and subsequent replacement with sensitively designed additions that enhance both functionality and overall form, alongside the necessary structural enhancements to the existing roof structure. The proposals will improve internal comfort and practicality, allowing the cottage to better serve as a functioning family home while ensuring it’s continued use for future generations.
- 1.4. The report was commissioned by the current owners of the building, Peter Hitchings and Hannah Mason, and carried out by Chalk Architects.
- 1.5. A Historic Building Study of the cottage, completed by Wiltshire Building Records, has informed and strengthened our understanding of the building’s historical development and significance, and has informed the design process.

2. Methodology

- 2.1. The history and significance of the site was analysed using the guidance and information contained within the following literature/sources:
 - Historic England’s Conservation Principles, Policies and Guidance (2008)
 - Historic England’s Advice Note 12: Statements of Heritage Significance (October 2019)
 - Historic England’s Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (December 2017)
- 2.2. This statement concentrates on only those areas of the heritage asset that are affected by the proposals and is limited in its analysis in accordance with paragraph 200 of the NPPF “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”.

3. Relevant Policy

- 3.1. Wiltshire Core Strategy Policy
Core Policy 58 'Ensuring the Conservation of the historic environment' which states that "designated heritage assets and their settings will be conserved." “Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged.”
- 3.2. National Planning Policy Framework (updated 2023)
Section 16 “Conserving and Enhancing the Historic Environment” sets out an overall aspiration for conserving heritage assets.
- 3.3. Planning (Listed Building and Conservation Areas) Act 1990
Sections 16 and 66 require proposals to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It also states that any consent shall “endure for the benefit of the building and of all persons for the time being interested in it”.

4. Context

- 4.1. Quemerford Gate Cottage is a late C17/ early C18 detached two storey, former farmhouse on a large site within the hamlet of Quemerford.
- 4.2. The property is Grade II listed (first listed 25/11/1987), and the listing description (entry no. 1022454) is as follows:
‘CHERHILL QUEMERFORD GATE SU 06 NW 11/102 Quemerford Gate Cottage II House, late C17 or C18, rendered chalk rubble with thatched roof, ridge stack and west stack. Two storeys. First floor leded triple casement each side and single casement over centre door in C20 rendered porch. To left of door two C20 single casements and C20 casement pair. Triple casement to right. Three window range of casement pairs to rear. Interior: ground floor bar-stopped spine beam to left of entrance.’
- 4.3. It is not in a conservation area, but lies on the edge of the North Wessex Downs National Landscape.
- 4.4. Quemerford Gate is within the western boundary of Wiltshire’s Landscape Character Area 15: Cherhill Downs.



Figure 1 – North-east view of Quemerford Gate Cottage, two C20 extensions



Figure 2 – Entrance onto site, South elevation with 1973 porch and C20 extension to the west gable



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4.5. In 1728 it formed an individual farmhouse on around 47 acres, until it was merged with Hayle farm c.1800.

5. Description of the Heritage Asset

- 5.1. The Heritage asset was analysed using Wiltshire Building Record’s Historic Building Report, alongside other research, and the key findings were as follows.
- 5.2. Quemerford Gate Cottage originated as a substantial two room farmhouse with a central lobby entrance against the stack. It is thought that the stack must have had back-to-back fireplaces similar to nearby cottages from the same time, although no evidence of this remains. The chimney stack at the west end of the cottage is suspected to be a later addition related to the division of the property into two dwellings. Both chimneys are brickwork stretcher bond.
- 5.3. The cottage was divided into two dwellings between 1844–1888, evident from historic mappings (see Appendix B). During the period of subdivision, it is likely the living room was divided into two separate spaces, as evident through the line of boxed transverse features and central support post. The two C20 rear extensions are also considered to have formed separate entrances serving the respective dwellings.
- 5.4. The cottage has now been restored to it’s original form, however this division, alteration and subsequent 1950’s extensions using unsympathetic materials throughout its time has lead to an inefficient plan.
- 5.5. The first floor layout does not represent the historic layout and the origin of the first floor partition walls are unknown. They are thought to be 1844–88 additions with C20 alterations.
- 5.6. The roof structure presents various repairs and enhancements that have been added over time. These are largely performing well, but require some structural enhancements, see Mann Williams Roof Inspection for details.
- 5.7. Until 1924 an almost full width extension was present at the east end of the cottage, thought to have functioned as an outbuilding and likely without an internal connection. The east gable window within the kitchen, understood to be a blocked former doorway, is thought to relate to the connection with the extension.
- 5.8. The cottage comprises of colour-wash rubble chalkstone walls. They are painted with masonry paint and cement pointed where repairs have been made, although the exact date of these are unknown (see fig. 8, 9 & 10). Note the listing description describes rendered walls, however no evidence of render is currently present. The roof is traditional Wiltshire long straw thatch.
- 5.9. The C20 extensions are constructed of painted blockwork. The west gable extension roof is concrete tiles, while the two rear extensions have differing finishes. The eastern porch has a pantile roof, and the west a shallow roof of concrete tiles. Windows are metal-framed and single glazed, and rainwater goods are uPVC, collectively introducing materials unsympathetic to the character of the historic cottage.
- 5.10. The front porch, a 1973 addition (see fig. 7), is currently redundant due to its poor and impractical access routes. The dwelling is primarily accessed via the rear east extension, which offers a more convenient route from the driveway, but a disorganised entrance sequence.
- 5.11. The addition of these extensions has led to an ineffective plan form and flow throughout the property, contributing to the underuse of some areas and associated issues with moisture control.
- 5.12. See Appendix B for historic map progression of the cottage, and The Historic Building Report for further detail.

6. Significance : Heritage Interest & Values

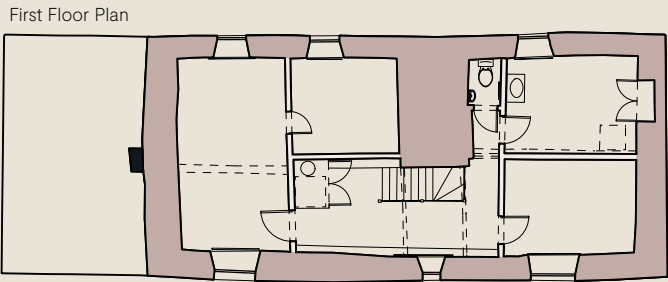
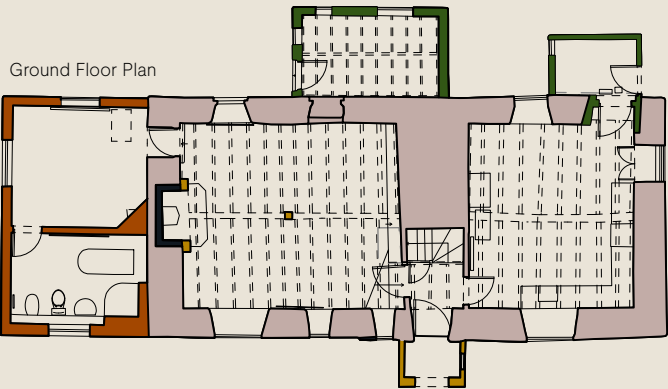
- 6.1. At Quemerford Gate Cottage the following items have been identified as being intrinsic to the value of the heritage asset:
- Its historic use as a traditional farmhouse provides historical value about the vernacular way of building and also how the building was used.

· The use of local chalkstone in the walls and traditional long straw thatch roof provide a level of architectural interest as well as historical value about the building methods and materials of this time.

· The baffle entry plan with two rooms either side typical of farmhouses and cottages towards the east side of Wiltshire provides historical value into the traditional plan of farmhouses in the area during this time.
- 6.2. Some of this historical value has been lost/ diluted due to the division of the cottage into two dwellings and the addition of various 1950’s extensions.

Suggested Phasing Key:

	Late 17th century
	Late 18th century
	1924 – 1938
	After 1938
	After 1973
	Unknown



Suggested phasing of Quemerford Gate Cottage’s construction





7. Design Intent

- 7.1. The primary objective of the proposal is to remove the insensitive C20 extensions and replace them with more sympathetic additions that enhance the cottage’s internal organisation and plan form. The proposal seeks to improve comfort levels through the organisation of appropriate spaces and enhanced thermal performance. It will also address the existing issues with condensation and excessive heat loss through improvements to the thermal envelope and ventilation. Structural defects within the roof structure will be enhanced to improve longevity of the asset.
- 7.2. The design intent is to make minimal intervention to achieve the objective and where intervention has been made the following rules have been applied:
- ▶ Sensitive conservation of the historic structures, preserving the maximum amount of historic fabric
 - ▶ Any new work to be sensitive to that of the existing in terms of aesthetics and materials
 - ▶ Any work to historic fabric is to be to the absolute minimum to achieve the intent of the brief and no more than necessary

8. Design response

- 8.1. Cottage:
- 8.2. The removal of all extensions to the cottage is proposed. The current arrangement adds to the disorganised layout of the cottage, and they are not deemed to enhance the appearance of the listed building.
- 8.3. An external insulating lime render is proposed to all existing walls of the cottage, with a 3-coat lime finish, significantly improving thermal qualities and comfort within the cottage.
- 8.4. The proposal introduces lightweight internal partitions within the existing kitchen to form an entrance hall, bathroom and small study area. This improves internal layout and circulation with a clearly defined entrance sequence, which is currently lacking. Access to the entrance hall will be achieved through the removal of a window and lowering of it’s cill within an existing opening. Work will be limited to minimise intervention, only removing fabric necessary to facilitate access.
- 8.5. On the first floor, the existing opening connecting bedroom 1 and it’s dressing room will be closed off, with finishes to match existing. An opening will be installed between the hallway and existing dressing room to provide a third bedroom, utilising the space and ensuring it’s continuous use. Along the eastern end, internal partition walls will be carefully removed to provide a larger, functional bedroom, with the existing WC retained as an ensuite.
- 8.6. The roof structure will be repaired and structurally enhanced where necessary, following actions listed within Mann Williams Roof Inspection Report.
- 8.7. Proposed Entrance Extension
- 8.8. An extension is proposed to the east end of the north elevation to provide a sheltered entrance, external store and small utility room. The roof will be standing seam with an overhang to provide covered access and a clearly defined entrance point, with supporting oak posts. Chalk stone plinth walls to match existing, with batten and board timber cladding above. Windows and doors will all be oak framed to sensitively reflect the character of the cottage. The existing entrance route is currently undefined, and the addition of this extension will form a legible access point and significantly improved entrance sequence. A lightweight partition will be installed in the existing opening between the porch and kitchen to separate the proposed bathroom and utility, but the historic opening will remain legible.
- 8.9. Proposed West Gable Extension
- 8.10. A second extension is proposed along the west elevation to replace the existing unsympathetic C20 extension. The proposal will accommodate the kitchen dining area, improving the relationship between the cottage and garden. The existing opening between the cottage and existing C20 extension will be utilised, thereby minimising intervention with existing fabric.
- 8.11. The walls will be chalk stone to match existing, with some areas of vertical oak cladding, and a standing seam roof to cohesively align with the entrance extension. Rainwater goods will match the roof, with oak support posts for the roof overhang to provide solar shading. Glazed links are incorporated between the cottage and extension, maintaining visual legibility of the heritage asset whilst clearly expressing the transition between old and new.
- 8.12. Oak framed, double glazed doors are proposed on both north and south elevations, improving both the visual and physical connection with the surrounding landscape.
- 8.13. Proposed Front Porch



Figure 3 – West elevation of Quemerford Gate Cottage, C20 extension containing office and bathroom



Figure 4- Aerial view of Quemerford Gate Cottage and its surrounding gardens, driveway, and site entrance



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- 8.14.

A new front porch is proposed in place of the 1973 addition. The porch will be a green oak frame, with granite staddlestone plinths and a clay plain tile roof. Whilst the primary entrance to the cottage will be at the north elevation, the porch reinstates the presence of the historic entrance and allows for it's continued use.
- 8.15.

Please refer to the drawings for further details the specific work proposed.

9. Impact of the proposals on the significance

- 9.1.

See Appendix A for Heritage Impact Assessment

10. Planning History

N/00/01565/FUL	Single Storey Extension	13/11/2000	Refused
N/04/02220/COU	Extension and conversion of existing garages and outbuildings into granny annexe	22/09/2004	Withdrawn

11. Landscaping / Biodiversity / Arboricultural

- 11.1.

The proposals will improve the cottages connection with the surrounding site, and pose no harm to the biodiversity across it. No trees or significant hedgerows will be removed to allow for the implementation of the development.

12. Services & Energy

- 12.1.

The proposals aim to improve energy efficiency to reduce running costs and increase comfort. A vapour open insulating lime render is to be installed to the internal face of the chalk stone walls.
- 12.2.

The existing oil tank is to be relocated away from the house adjacent to the existing garages.

13. Appearance / Materials

- 13.1.

The proposed materials will be sensitive to that of the traditional cottage and the agrarian character.
- 13.2.

The extension walls will be faced with chalkstone (clunch) to match existing, while a dark standing seam roof is introduced to provide a clear yet sensitive distinction between the new and old but also reflect the existing relationship (heavy over light) between the thatched roof and the clunch walls of the original cottage.

14. Privacy, Amenity & Overlooking

- 14.1.

The proposed works pose no impact on the site's relationship with neighbouring properties or the site's privacy.

15. Flooding & radon

- 15.1.

The site is in Flood Zone 1, it has a low probability from flooding from rivers and the sea.
- 15.2.

There are no known drainage issues, or surface water flooding issues on the site.
- 15.3.

Radon potential is less than 1%.

16. Access & Parking

- 16.1.

The proposals pose no impact on the existing access or parking arrangements.
- 16.2.

A new EV charging point is to be installed on the wall of the existing garages



Figure 5– Existing 1973 front porch. Patch of brickwork repair to base of chalk stone wall of cottage



Figure 6 – North elevation, modern facings repair to brickwork.



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17. Conclusion

- 17.1. It is considered that the proposals have a positive impact on preserving the significance of the heritage asset. The intention is to remove insensitive modern extensions and replace with a cohesive approach that improves plan form and external appearance, encouraging viable use of the cottage and justifying it's continued maintenance and upkeep for future generations to appreciate.
- 17.2. We therefore believe the proposals comply with all local and national planning policies and guidance and should subsequently be given Listed Building Consent.

18. List of submitted drawings

CHALK 25-14-1-L01 Location Plan

CHALK 25-14-1-E100 Existing Site Plan
CHALK 25-14-1-E101 Existing Ground Floor Plan
CHALK 25-14-1-E102 Existing Floor Plans
CHALK 25-14-1-E120 Existing South Elevation
CHALK 25-14-1-E121 Existing East Elevation
CHALK 25-14-1-E122 Existing North Elevation
CHALK 25-14-1-E123 Existing West Elevation

CHALK 25-14-1-101 Proposed Site Plan
CHALK 25-14-1-102 Proposed Ground Floor Plan
CHALK 25-14-1-103 Proposed Floor Plans
CHALK 25-14-1-120 Proposed South Elevation
CHALK 25-14-1-121 Proposed East Elevation
CHALK 25-14-1-122 Proposed North Elevation
CHALK 25-14-1-123 Proposed West Elevation



Figure 7 – South elevation, brickwork repair to base of stone wall. Historic front door lintel remains behind C20 porch extension



Figure 8 – East elevation, with modern concrete block resurfacing repairs to chalk stone



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APPENDIX AHeritage Impact Assessment

Ref	Location	Drawing Reference	Summary of proposed works	Significance affected	Impact on significance	Justification
1	General	25-14-1-101	Removal of three C20 extensions and 1973 front porch	External appearance, plan form	Positive	· The extensions are considered unsympathetic to the character and significance of the cottage, they have led to a fragmented plan contributing to the underuse and neglect of certain internal areas · All extensions date from post 1924 and do not represent original fabric, their removal would reinstate a more coherent, legible understanding of the cottage's original form and internal layout
2	Front porch	25-14-1-101 25-14-1-120	Addition of a new front porch with green oak frame, granite staddlestone plinths and plain clay tile roof	External appearance	Neutral	· The existing front porch is a modern addition and provides no historic value · The proposed intervention will provide a more sympathetic and coherent design response, encouraging and maintaining use of the original front door · Clearly defines the historic entrance, ensuring it can be legible for future generations
3	First floor, east	25-14-1-103	Removal of (assumed) modern lightweight partition walls and addition of new partition wall to form main bedroom	Internal appearance, plan form	Negligible	· The existing first floor partition walls are thought to be C20 additions and provide little historic value · The new layout will provide a functional main bedroom, ensuring active occupation and therefore proper maintenance, preventing future deterioration · The current layout is well documented, ensuring the proposed change will not result in a loss of unrecorded or uncertain built fabric · The new partitions will be of lightweight construction and easily removable
4	First floor, west	25-14-1-103	Infill of the existing doorway between bedroom 1 and dressing room, and formation of a doorway between proposed bedroom 3 and the hallway	Plan form	Negligible	· The existing first floor partition walls are thought to be C19/C20 additions and the loss of fabric will be negligible · Allows redundant dressing room to be used as a functioning bedroom · Encourages active occupation, contributing to it's continued upkeep
5	General	25-14-1-120 25-14-1-121 25-14-1-122 25-14-1-123	Application of external insulating lime render and 3-coat limewash	External appearance	Positive	· Increases longevity of the heritage asset by protecting the existing fabric · Will significantly improve internal comfort of the cottage, supporting long term use · Addresses current cold and damp conditions, preventing future decline of the heritage asset · Addresses current disorganised wall finishes and their necessary repairs · Listing description describes 'rendered chalk rubble' walls, and so this will restore a potentially original finish
6	Ground floor, east	25-14-1-102	Addition of lightweight internal partition walls, creating a functional entrance hall, bathroom and desk space in place of existing kitchen	Plan form	Neutral	· By establishing more practical, functioning spaces the proposals will encourage regular use of the space. · Continued occupation supports ongoing maintenance and prevents future deterioration of the historic fabric. · The proposed walls will be lightweight, reversible partitions, ensuring they can be removed in the future without harm to the original structure. · The traditional baffle entrance with a room either side is well documented within Wiltshire Building Records, ensuring the historic form remains legible for future generations
7	Ground floor, proposed north east extension	25-14-1-102	Proposed extension providing a new sheltered entrance, external store and utility	Plan form, external appearance	Positive	· The proposed extension introduces a clearly defined and functional entrance, aligned with the driveway. This established pattern of use ensures the entrance will be regularly utilised, supporting continued occupation. · Clear legibility of the entrance will enhance internal plan form, addressing currently disjointed layouts and improving understanding of the building's spatial hierarchy. · Replaces unsympathetic C20 extension · Sensitive materials will be used to respect the character and significance of the cottage
8	Ground floor, proposed north east extension	25-14-1-101	Removal of window and lowering of cill to form new entrance	Plan form, built fabric	Negligible	· The lowering of the cill allows a new entrance to be formed, greatly improving the entrance sequence into the cottage and the general flow through the space · Utilising the existing opening ensures reduced impact to built fabric · The historic openings are well documented and will remain legible for future generations
9	Ground floor, north-east extension	25-14-1-101	Infill of existing doorway between proposed utility and bathroom	Plan form, built fabric	Neutral	· The doorway between the previous extension and kitchen will remain legible from the utility, maintaining legibility of historic access routes · The historic openings are well documented and will remain legible for future generations
10	Ground floor, proposed west gable extension	25-14-1-102 25-14-1-120 25-14-1-121 25-14-1-122	Proposed extension to west gable of cottage, forming new kitchen/ dining	Plan form, external appearance	Positive	· Replaces unsympathetic C20 extension · Will preserve the established access point between the extension and cottage, maintaining legibility of past access routes · Legibility of the existing cottage will remain, with glazed links designed to retain visual permeability and preserve legibility of the historic form · Sensitive materials will be used to respect the character and significance of the cottage · The extension will improve internal light and environmental comfort · Strengthening visual and physical connections with the cottage and garden, promoting upkeep of the landscape
11	Roof Structure	Mann Williams Roof Inspection	Necessary structural repairs to rafters, trusses and purlins within the roof structure	Built Fabric	Positive	· Will enhance the longevity of the heritage asset, improving structural stability · No significant loss to historic fabric · Repairs will not be visible within the habitable parts of the heritage asset, only visible from within the roof space



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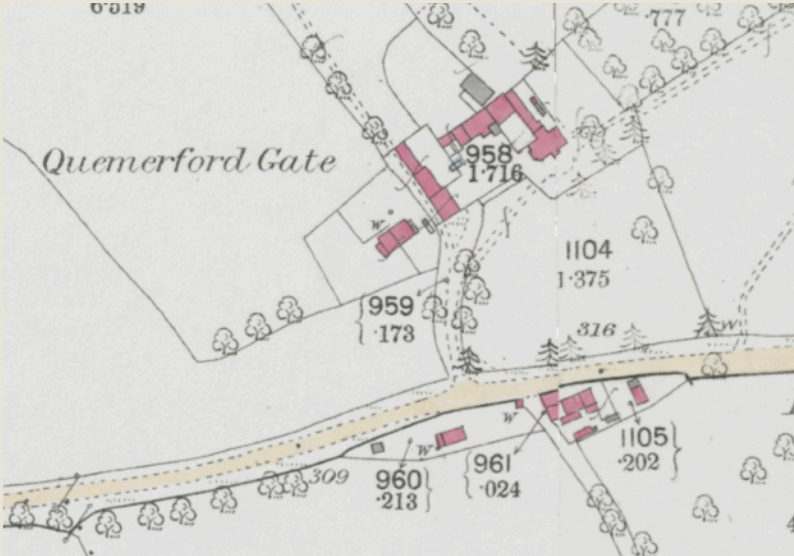
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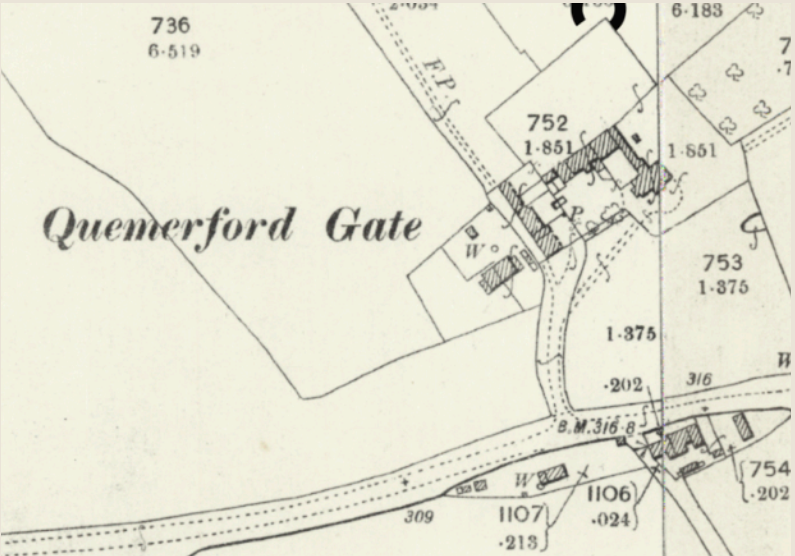
APPENDIX B Historic maps



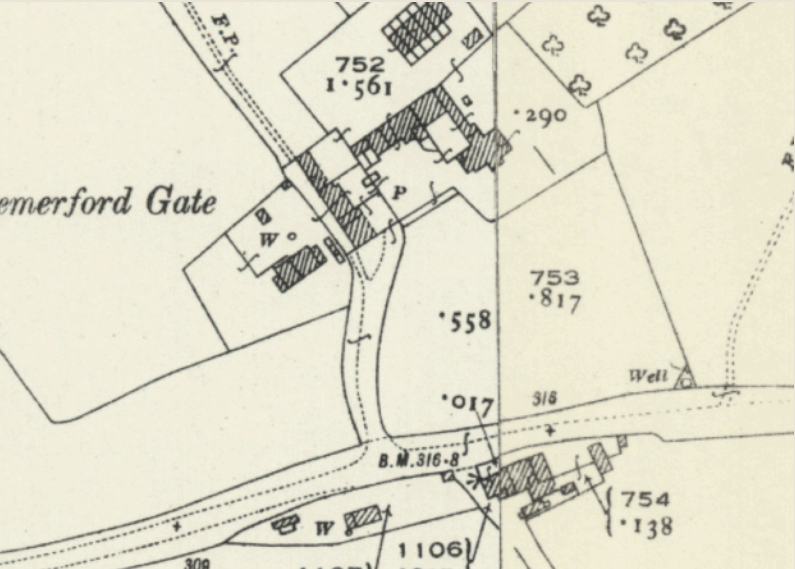
1840s



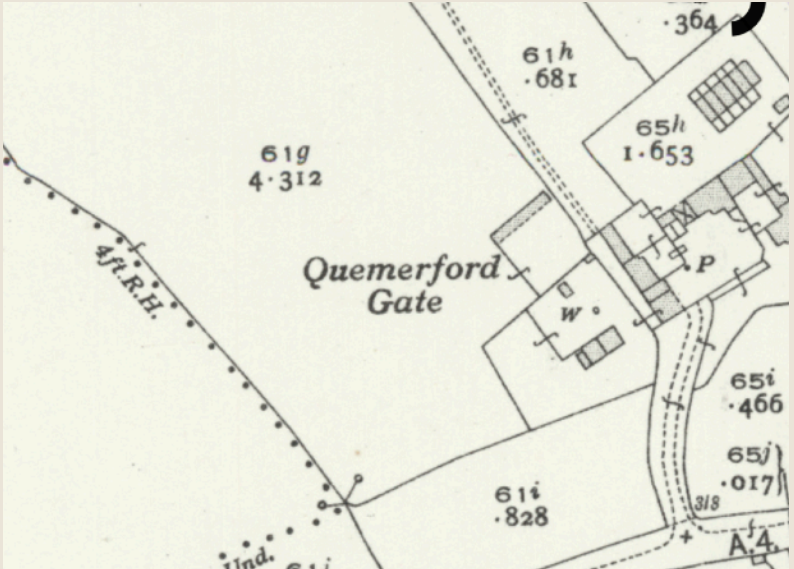
1844-1888



1879-1888



1894-1903



1898-1939



2019



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