



Turnpike Cottage, 8 South Street, Aldbourne, Wiltshire, SN8 2DW

Heritage Impact Assessment

16 September 2026

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Client:	Kathryn Bowen-Jones
Site Address:	Turnpike Cottage, 8 South Street, Aldbourne, Wiltshire, SN8 2DW
NGR:	SU 26586 75559
Easting / Northing:	426586 , 175559
Document Type:	Heritage Impact Assessment
Issue ID:	v2
Date of Preparation:	16 September 2026
Local Planning Authority:	Wiltshire Council
Planning Application Ref:	-
HPS Site Code:	HPS730/26
Oasis ID:	heritage10-544179
OS Licence:	AC0000855249

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Non-Technical Summary

This Heritage Impact Assessment has been prepared by Heritage Planning Services for Kathryn Bowen-Jones in support of an application for planning permission and listed building consent for works at Turnpike Cottage, 8 South Street, Aldbourne, Wiltshire.

The proposal is for the conversion of an existing detached garage at the south-west end of the plot, incorporating a modest extension of the established footprint, to create a small ancillary annexe used in connection with, and functionally dependent on, the principal dwelling. The existing garage is a single-storey brick structure of the early 1970s, of no historic or architectural merit and in poor condition. The converted annexe would remain single-storey, subordinate in scale to the listed cottage, screened from public views, and tied by planning condition to family use in connection with the cottage.

Turnpike Cottage is a Grade II listed thatched cottage of the seventeenth to eighteenth century, of whitewashed sarsen rubble walls with thatched roof, sitting within the Aldbourne Conservation Area on South Street. The listed cottage itself is not engaged by the proposals — no fabric of the cottage is altered. The neighbouring Grade II listed Glebe House at approximately 21 m distance is likewise unaffected. The Project Site sits at the rear of the plot, screened from South Street and from all public views within the Conservation Area.

Investigation during the site visit identified a surviving sarsen stone and brick wall of pre-1940 origin, incorporated into the north-east elevation of the existing garage. The wall stands to the full height of the garage roof and was likely rebuilt in part with reused materials from the former boundary wall. The wall would be removed in its entirety as a result of the proposed scheme. This is the principal single heritage cost of the proposal and is recommended to be mitigated by a proportionate photographic record prior to the works.

Overall, the proposal delivers a sensitive conversion of an unsightly and redundant structure into a modest, well-designed ancillary annexe supporting the continued family occupation of the listed cottage. It results in harm (not substantial) at the lowest end of the scale to the significance of the listed cottage and the Aldbourne Conservation Area, and is meaningfully outweighed by public benefits including the continued viable residential use of the listed building, the diversity of housing forms it provides, and the accommodation of multigenerational living in a rural village setting. The Assessment recommends the grant of planning permission and listed building consent.

1. Introduction

1.1. Heritage Planning Services has been commissioned by Kathryn Bowen-Jones to prepare a Heritage Impact Assessment for Turnpike Cottage, Aldbourne, Wiltshire SN8 2DW (the Project Site).

1.2. The report has been commissioned to accompany an application for planning permission and listed building consent for the conversion of the existing detached garage — a single-storey structure of the early 1970s, provided for under the 3 October 1972 conveyance of the plot from The Edgeborough Building Company Limited as part of the Glebe Farm Estate development — into a single-storey ancillary annexe, functionally dependent upon and used in connection with the principal dwelling at Turnpike Cottage.

1.3. The term Project Site will be used to refer specifically to the area of the garage building, which is the primary focus of this report.

1.4. The report has been completed by Sam Driscoll, MCIfA, under Project Code HPS730/26.

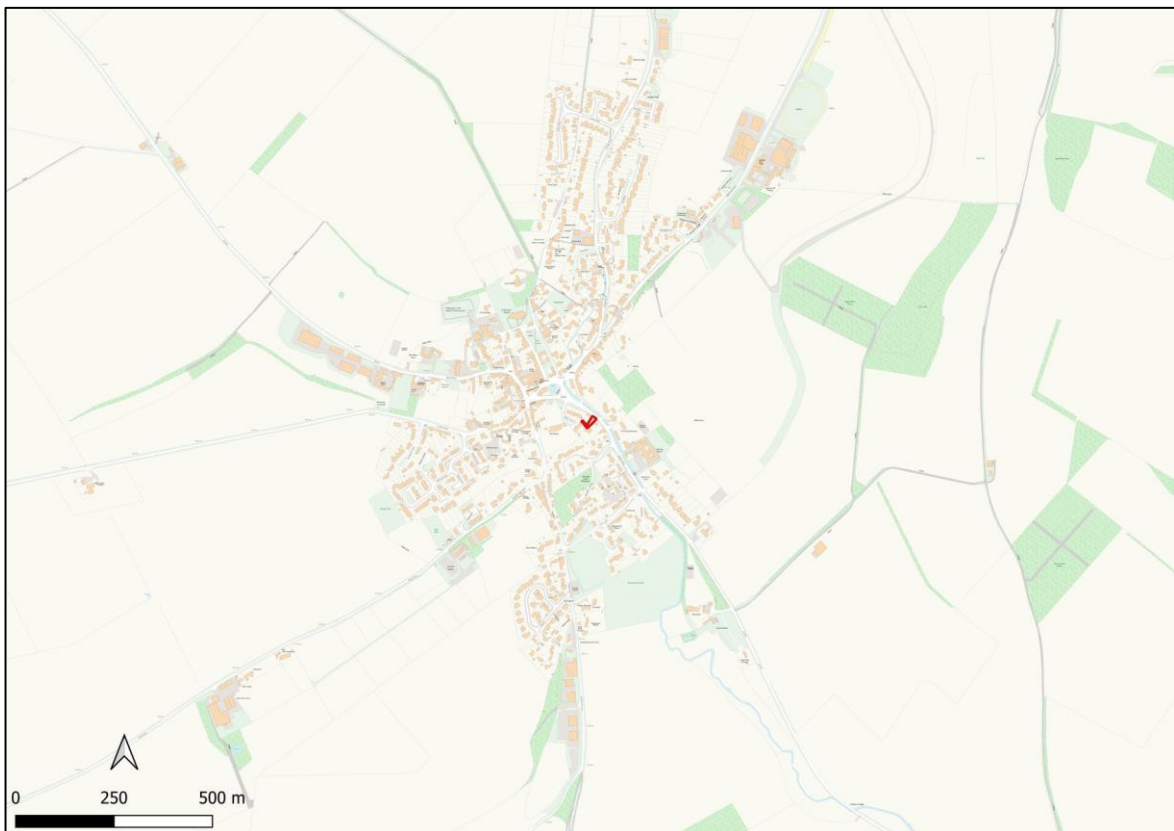


Figure 1 General location of the Project Site, outlined in red.

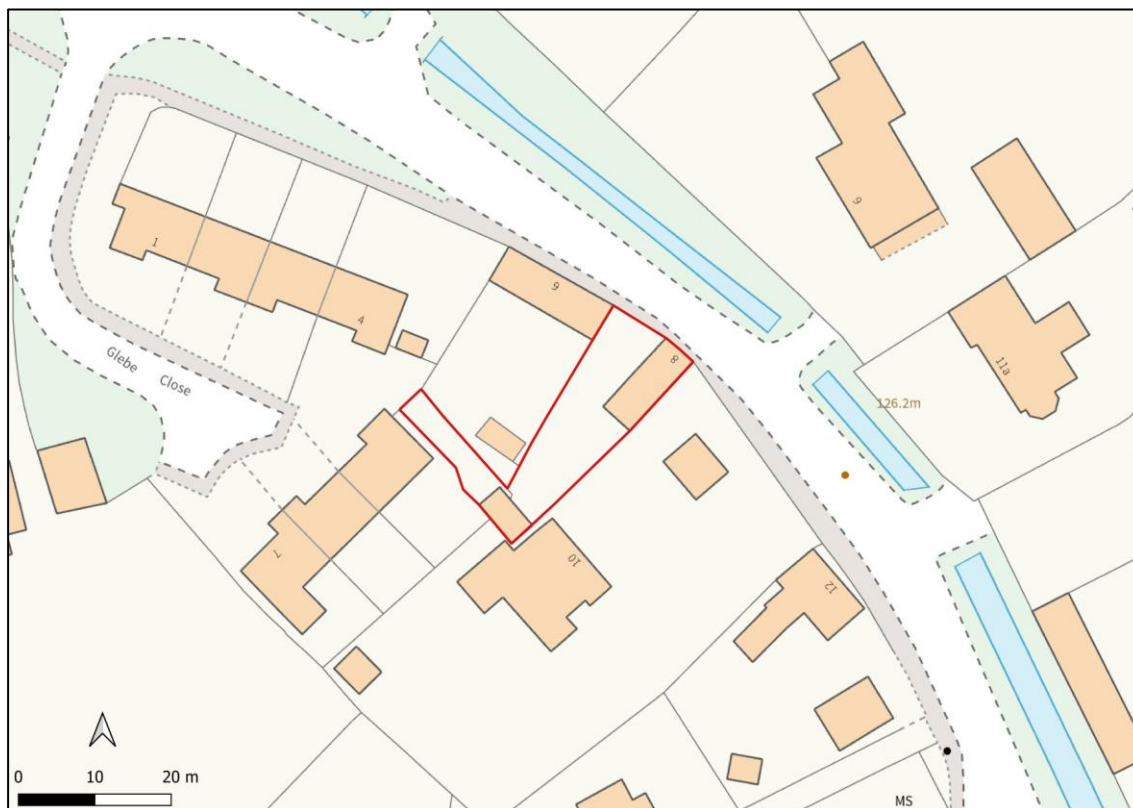


Figure 2 Indicative red line boundary, including garage, Turnpike Cottage and easement.

The Project Site

1.5. Turnpike Cottage is situated within the south-east part of the Aldbourne Conservation Area, in the village of Aldbourne, Wiltshire. The Project Site is centred on National Grid Reference SU 26586 75559 and lies within the North Wessex Downs National Landscape.¹ The cottage is Grade II listed on the National Heritage List for England as Turnpike Cottage (List Entry Number 1200054, first listed 22 August 1966). Its list description reads: "House, C17–C18. Whitewashed sarsen rubble, rendered on third bay. Thatched roof. 1 storey and attic placed gable to road. 2 bays extended right by 1 bay. C20 glazed door with thatch drawn down to form porch. Timber windows with leaded glazing. Gable stack between 2nd bay and extension. Interior with chamfered spine beam." The only other listed building in close proximity is the Grade II listed Glebe House, located approximately 21 m to the north-north-east of the Project Site.

1.6. Turnpike Cottage is orientated north-east to south-west, with its north-east gable end fronting South Street (the B4192), now the principal route through the village. A gated entrance gives pedestrian access from South Street to the front (north-west) elevation. The dwelling occupies a narrow plot with a small enclosed garden to the south-west, at the far end of which sits

¹ Designated 1972 as the North Wessex Downs Area of Outstanding Natural Beauty, rebranded as a National Landscape by section 245 of the Levelling Up and Regeneration Act 2023.

the detached garage. Vehicular access to the garage is currently by way of an easement over the shared driveway from Glebe Close to the west, granted under the 3 October 1972 conveyance from The Edgeborough Building Company Limited.

1.7. The Project Site is a small single-storey twentieth-century detached garage which sits within the curtilage of, and approximately 11 m to the south-west of, the Grade II listed Turnpike Cottage. The garage has a single door opening on its north-east elevation and vehicular access from the north-west. It is of no historic or architectural merit and does not contribute to the significance of the listed building or to the character and appearance of the Aldbourne Conservation Area. Being a structure of the 1970s, the garage does not benefit from curtilage-listing under section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires a structure to have been in place at the site before 1 July 1948.

Site Visit

1.8. A site visit was carried out on 16 June 2026, at which the Project Site was viewed and the accessible elevations photographed. The garage comprises a low single-storey structure in common bond brickwork, with a simple timber-truss roof carrying corrugated sheeting. A standard single-width metal garage door is fitted to the north-west elevation. Vehicular use of the door is currently precluded by an upright timber prop set inside the opening, providing structural support to the failing roof truss.

1.9. Internally, the walls are of exposed common bond brickwork throughout, with no dressed or decorative finish. Fixed shelving on the south-east wall has partially collapsed, and organic ingress through gaps in the corrugated roof sheeting is well established. The building is in poor condition and is no longer in serviceable use.

1.10. The external elevations reveal an element of interest not visible from within the building: the north-east facing wall of the existing garage is of composite construction — sarsen stone and brick — and stands to the full height of the existing garage roof. The stonework is consistent with the local sarsen-rubble vernacular of Turnpike Cottage itself, listed as “whitewashed sarsen rubble” in its list entry. It is also consistent with the reference to “the derelict wall on the south-west boundary” of the plot, first recorded in the conveyance from Stephen Richmond Neate to Hubert Erasmus Alexander of 25 November 1940, and carried forward as a covenant into the 3 October 1972 conveyance from The Edgeborough Building Company Limited to Kenneth William Matthews. Under both instruments successive owners covenanted to erect and thereafter maintain a substantial boundary fence along the line of that derelict wall. On the evidence of the site visit, the wall is understood to be the surviving fabric of that derelict wall boundary, already in a derelict

state by November 1940, subsequently raised and incorporated as the north-east elevation of the garage built in the early 1970s. Historic fabric therefore survives in situ at the Project Site and, on the current evidence, forms the earliest built element on the site. The upper courses of the stonework, in particular, appear to have been re-set or patched using reused stone when the wall was raised to its present height and incorporated into the garage in the early 1970s, rather than surviving throughout as an undisturbed historic coursing; the lower courses are more consistent with the original wall line. In geometric terms, the wall stood on the south-west boundary of the plot, and its surviving sarsen and brick fabric is now visible on the north-east-facing elevation of the current garage, which was raised in the early 1970s hard against, and incorporating, the historic boundary line.

1.11. A horizontal discontinuity in the internal brickwork of the south-east elevation, marking a clear change in brick type and coursing part-way up the wall, indicates that the garage itself has been raised through at least two phases: an earlier lower brick phase, above which the walls have been built up in a later brick to receive the present mono-pitched corrugated iron roof. A targeted programme of historic building recording ahead of any future demolition or intrusive alteration works would be a useful next step to clarify the sequence and character of the earlier phases.

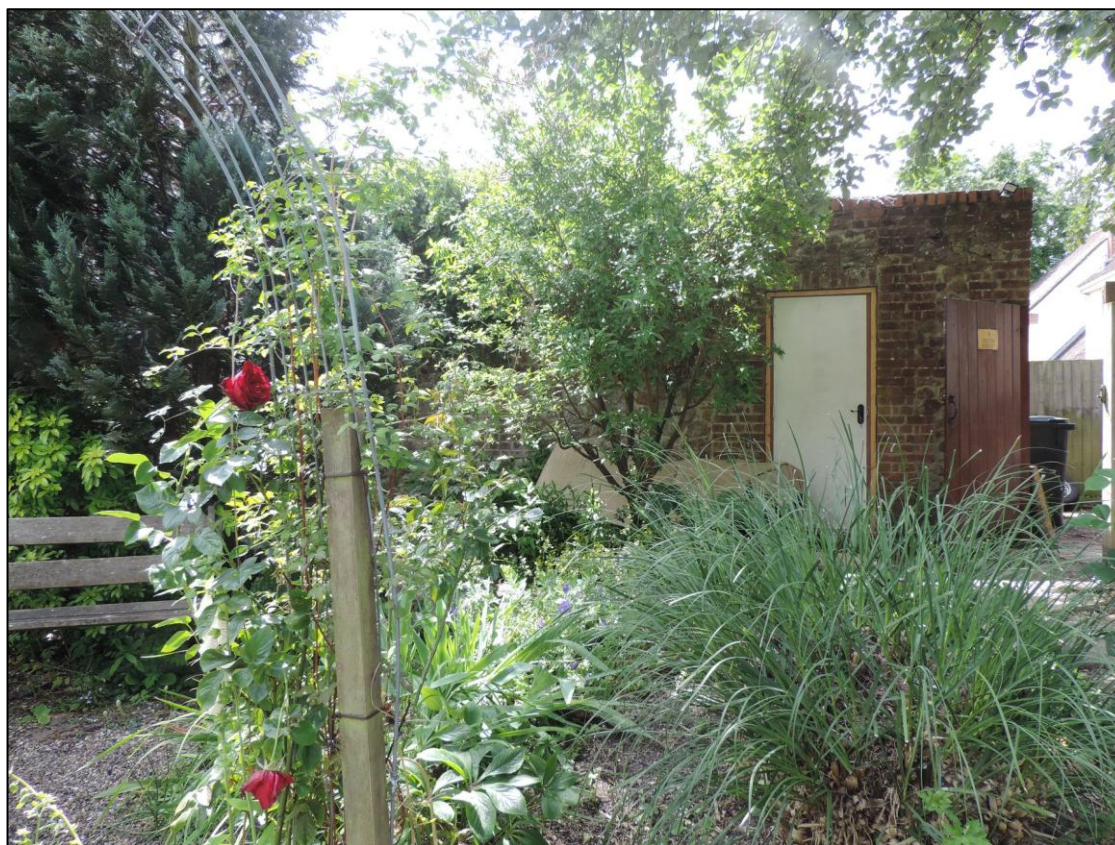


Photo 1 Restricted south-west facing view of the garage from within the garden of Turnpike Cottage, July 2026.



Photo 2 WNW facing view of north-east garage elevation with remnant of pre 1940's boundary wall, July 2026.



Photo 3 North-east facing view from the location of the garage towards Turnpike Cottage, July 2026.



Photo 4 North-west facing view within garage towards door blocked by timber supporting roof.



Photo 5 South-east facing view within garage.

Planning history

1.12. No planning application relating to Turnpike Cottage is recorded on the Wiltshire Council Planning Register. A search of the online planning register on 8 July 2026 returned no relevant results for the property.

1.13. Two earlier planning-era entries are recorded at Turnpike Cottage. Drawings dated 19 January 1948 by Gerald Eve & Co., Chartered Surveyors of 6 Queen Street, Mayfair W.1, proposed alterations to the cottage including a reconfiguration of the ground-floor accommodation and the addition of a first-floor bathroom. The application was submitted to Marlborough and Ramsbury Rural District Council as Plan No. 827 and was refused by letter of 4 February 1948 on the specific ground that “the siting of the cesspool is not in accordance with the Building Byelaws”. The application predates the coming into force of the Town and Country Planning Act 1947 on 1 July 1948 and was determined under the pre-Act Public Health / byelaw regime. The cottage was subsequently added to the National Heritage List for England as Turnpike Cottage on 22 August 1966 (List Entry Number 1200054).

1.14. The 3 October 1972 conveyance from The Edgeborough Building Company Limited to Kenneth William Matthews formally provided for the existing detached garage at Turnpike Cottage, together with a registered right of way over the shared driveway with Glebe House, as part of the release of the Glebe Farm Estate for development. The conveyance is not itself a planning application, and is recorded here for completeness only.

2. Conservation Area

2.1. The Aldbourne Conservation Area was designated in January 1973 and encompasses the whole historic core of the village, with 20th-century development for the most part excluded. Its boundary extends from the treeline north of St. Michael’s Church across to Oxford Street, south crossing South Street just north of the modern development at Farm Lane, includes The Butts, and extends north-westwards to include Manor Farm. Turnpike Cottage lies within the designated area, on the south-west side of South Street in the south-east part of the Conservation Area.

2.2. The character of the Conservation Area is set out in the Kennet District Council’s Aldbourne Conservation Area Statement (June 2003). The village sits in a fold in the Marlborough Downs at approximately 150 m above sea level, at a point where several valleys converge. The Statement is not divided into character sub-areas: the historic core is treated as a single character area, defined

by the intimate scale and pre-industrial materials of its frontage buildings, the alignment of the historic streets along the valleys, the survival of thatched, tiled and slate roofs, the concentration of 17th- to 19th-century construction in local stone (chalk, flint or sarsen) or brick, and the significance of trees and green spaces. Sarsen — the local silcrete boulders of the Marlborough Downs — is a distinctive component of the vernacular walling.

2.3. Turnpike Cottage is referenced in a substantive way within the Statement: in the discussion of trees, the Statement singles out “the lime trees and other species at Turnpike and The Old Manor” as of particular note within the Conservation Area. The mature planting within and around the curtilage of Turnpike Cottage therefore forms part of the recognised townscape value of the designated area. The Project Site itself lies at the south-west end of the narrow rear garden and is screened from public view within the Conservation Area by the cottage, by mature planting and by the boundary walls and fencing.

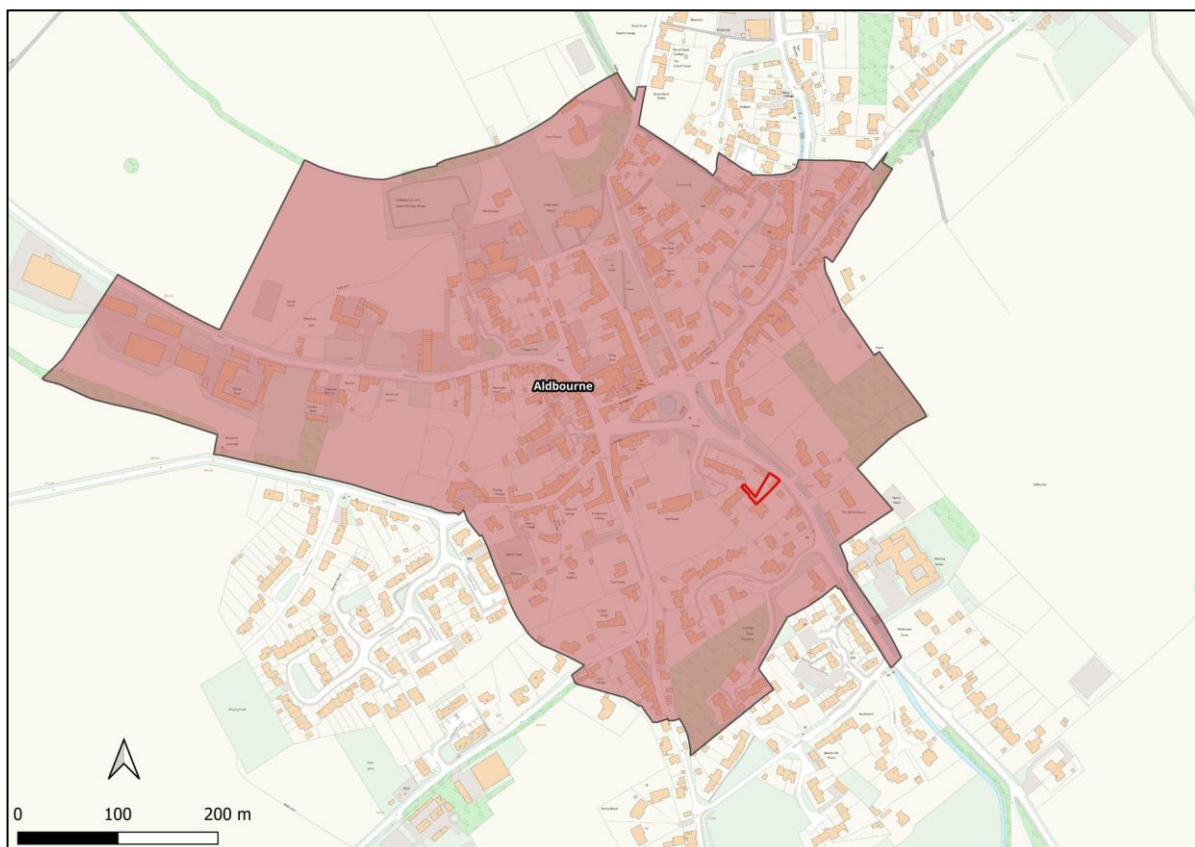


Figure 3 Aldbourne Conservation Area with the location of the Project Site outlined in red.

3. Designated Heritage Assets

3.1. Two designated heritage assets are relevant to this Assessment. Turnpike Cottage itself is the principal asset directly affected by the proposals. The Grade II listed Glebe House sits

approximately 21 m to the NNE of the Project Site on the opposite side of the shared driveway and is engaged in setting terms only. Both buildings were first added to the National Heritage List for England on the same date, 22 August 1966. The Aldbourne Conservation Area is a further designated heritage asset relevant to this Assessment and is addressed in Section 2, above.

3.2. Turnpike Cottage is entered on the National Heritage List for England as Turnpike Cottage (List Entry Number 1200054, Grade II, first listed 22 August 1966). The proposals do not alter any fabric of the listed cottage. The conversion of the existing garage into a single-storey ancillary annexe engages the setting of the listed building only.

3.3. Glebe House is entered on the National Heritage List for England as Glebe House (List Entry Number 1034163, Grade II, first listed 22 August 1966). The list entry carries a "GV" designation, formally recognising the building as of group value with other listed buildings in the immediate setting. The full list description reads: "House, C18-C19. Sarsen rubble with brick dressings and brick gable to right. Thatched roof. 2-storey, 4 bays, the first bay blind. 3-panelled door central to 3 remaining bays under C20 supported canopy. C19 timber casement windows with segmental heads on ground floor. Roof hipped left and stack in first bay, and stack right in rebuilt gable. Interior: inglenook in right bay."

3.4. The proposals do not affect the fabric of Glebe House or its curtilage, and Glebe House is addressed in this Assessment in relation to setting only. The physical and material relationship between the two cottages — the shared driveway, adjacent building lines, mutual sarsen-rubble vernacular and paired listing date — is developed further in the Statement of Significance below.

4. Public Rights of Way

4.1. Footpath ALDB42 is situated to the north-east of Turnpike Cottage, along the north-east side of South Street. There are no other public footpaths or rights of way in close proximity to the Project Site. The Project Site itself lies to the rear of Turnpike Cottage at the south-west end of the narrow plot, and does not contribute to any key views to, from or across Footpath ALDB42.

5. Historic Development

5.1. The history of Turnpike Cottage is closely tied to that of its immediate neighbour, Glebe House, and to the wider Glebe Farm holding of which the two properties formed a part until the

twentieth century. The following narrative draws on cartographic, documentary and photographic sources spanning the period from the early nineteenth century to the present, and concentrates on those elements bearing directly on the Project Site.

5.2. The earliest cartographic depiction of the Project Site consulted for this Assessment is the 1809 Enclosure Map of Aldbourne (Wiltshire and Swindon History Centre, ref 154/5H/5MS). The map shows South Street clearly labelled, with the Project Site sitting within a narrow, undeveloped plot enclosed with the future Glebe House plot (enclosure plot 316). Turnpike Cottage and Glebe House are recorded in the accompanying apportionment as “cottage and garden”; the name Turnpike Cottage does not yet appear. Stephen Neate and Thomas Hatherill are recorded as occupants of the two properties. Stephen Neate is confirmed as landowner of the paired plots in the subsequent 1837 Tithe Map (below), and the landholding relationship is assumed to be the same at 1809.



Figure 4 1809 Enclosure Map of Aldbourne (Wiltshire and Swindon History Centre, ref 154/5H/5MS). Modern boundary of Turnpike Cottage / curtilage outlined in red.

5.3. The main road through Aldbourne — now the B4192 running through South Street — was turnpiked in 1813-14 (see the Aldbourne Conservation Area Statement, June 2003, discussed in Section 2, above).

5.4. The Tithe Map and Apportionment for Aldbourne, September 1837, records the paired holdings in more detail. Plot 428, the site now occupied by Turnpike Cottage, is held by Stephen Neate as landowner and John Smith as occupier, described as "Cottage and Garden, South Street". Plot 429, the site now occupied by Glebe House, is likewise held by Stephen Neate but occupied by John Hatherill, again described as "Cottage and Garden, South Street". The south-west end of the modern Turnpike Cottage plot — the location of the Project Site — falls within plot 429, forming part of the Glebe farm curtilage rather than the Turnpike Cottage plot at this date.

5.5. The 1851 census records John Hatherill, aged 42 (1808-1857), farmer of 120 acres and employer of 11 men, at the property understood to be Glebe House, with his wife Mary Jane and four children. The neighbouring property, understood to be Turnpike Cottage on the continuity of the Smith surname from the 1837 apportionment, is recorded as occupied by Charles Smith, aged 32 (born Aldbourne c.1819, died 1873), maltster, with his wife Ellen (1822-1907), three young children and a single house servant.

5.6. By the 1861 census, Charles Smith is recorded on South Street as a maltster aged 42 employing one man, and additionally as a farmer of 54 acres employing two men, resident with his five children (aged nine months to ten years) and one servant. Later records give the family's address as Lottage Farm, and the size of the household at 1861 makes it unlikely that this address is Turnpike Cottage itself; the sequence of the census indicates the Hatherill family remained in the neighbouring property. The exact occupancy of Turnpike Cottage between 1861 and 1885 has not been established from the records reviewed.

5.7. The 1869 Estate Map (Neate) at the Wiltshire and Swindon History Centre (ref 248/192H) depicts Turnpike Cottage clearly, with an attached ancillary structure to its south-west. The map is drawn up for the purposes of an estate auction, and is sectioned into numbered lots in black outline. Turnpike Cottage falls within Lot 7. On the cartographic record, the Turnpike Cottage plot boundary does not extend to include the site of the present garage until later in the nineteenth century: the plot as depicted on the First Edition Ordnance Survey sheet Wiltshire XXIII.12 (surveyed 1885, published 1886) does not run to the south-west corner now occupied by the garage, whereas by the 1910 Lloyd George Land Valuation Survey the plot boundary is drawn with the extended footprint and inked in red as part of Plot 122. The southward extension of the Turnpike Cottage plot to include the Project Site therefore occurred between 1886 and 1910.

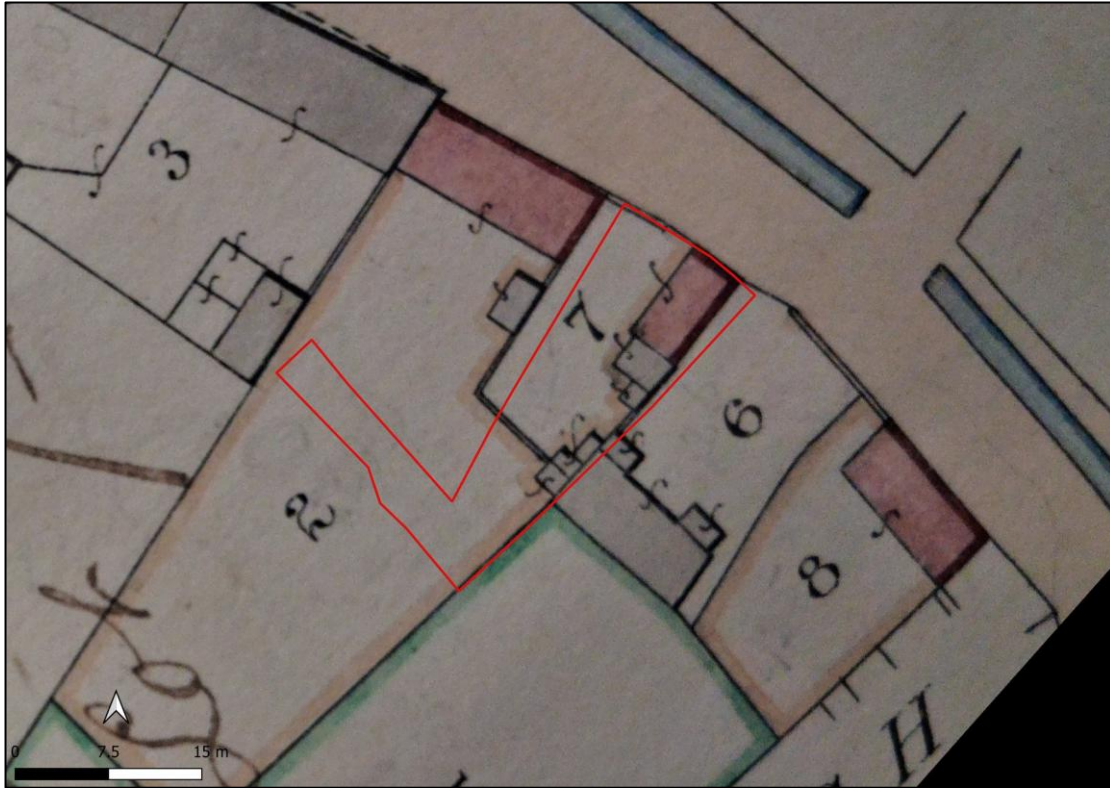


Figure 5 1869 Estate Map (Neate) (Wiltshire and Swindon History Centre, ref 248/192H). Modern boundary of Turnpike Cottage / curtilage outlined in red.

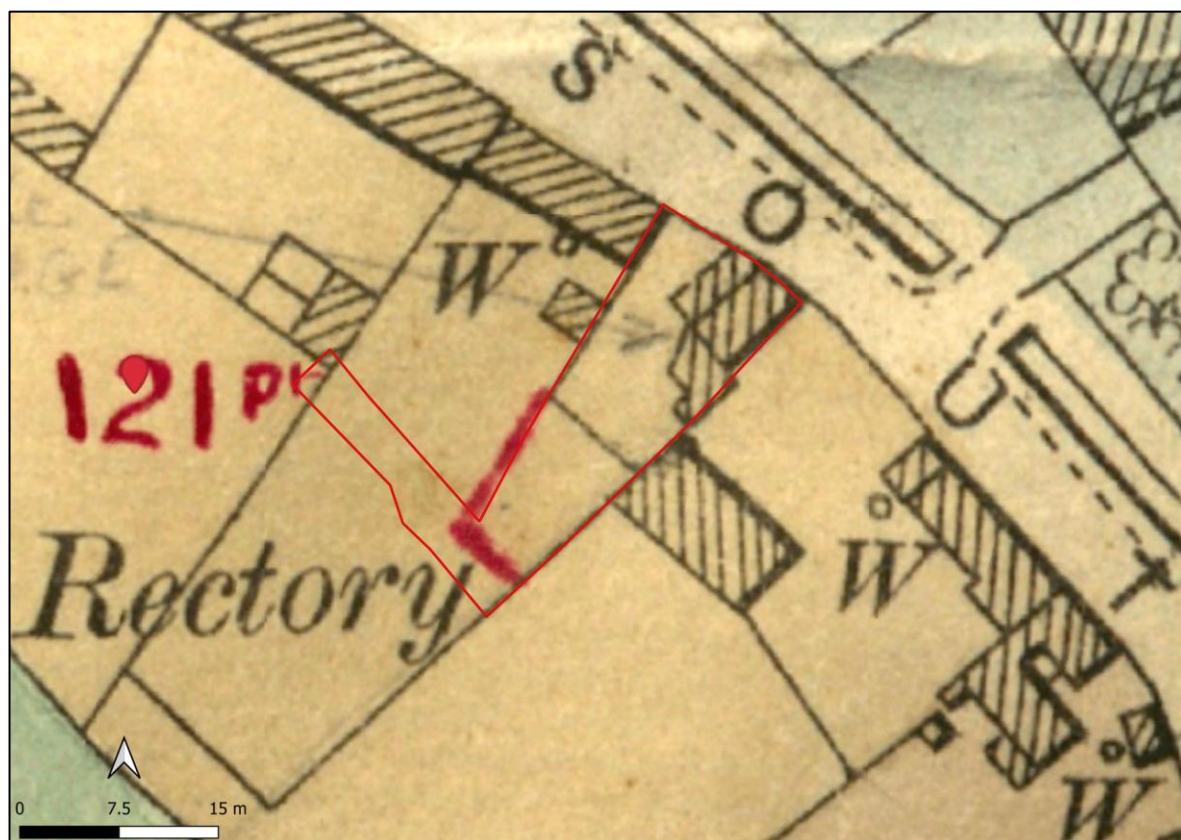
5.8. The associated auction listing (Marlborough Times, 1869, via the British Newspaper Archive) records Lot 7 in the occupation of Charles Smith at the date of sale. The auction and estate map are understood to record the disposal of parts of the Neate family holdings, with the Neate family remaining landowners of the wider Glebe estate into the twentieth century (see the 1910 Lloyd George Survey record, below).

5.9. In 1885 the wider Glebe Farm was offered for sale at auction. The Marlborough Times sale advertisement names Charles Smith as sitting tenant of the holding at the date of sale. By July of the same year the tenancy at Plot 121 has passed to J. Orchard, as recorded in the 1910 Lloyd George Land Valuation Survey Field Book entry (below), and the Orchard family are recorded thereafter as tenants of the Glebe Farm. The Project Site is understood to have formed part of the holding sold.

5.10. The 1910 Lloyd George Land Valuation Survey provides the fullest documentary record of the Project Site in its early twentieth-century form. Two related entries are relevant. Plot 121 covers "The Glebe Farm — House, Buildings and Land", with A. W. Neate (of 8 St Mary's Hill, Newbury) as owner — a continuation of the Neate family holding first evidenced in 1809, giving over a century of continuous family ownership — and J. Orchard as occupier, with the tenancy dated from July 1885. Easements are noted in the Field Book as "probably there may be for the convenience of old owner". The situation is described as seven miles from rail, on which basis the

owner formally declared the land agricultural in character. The full site description for Glebe House and holdings records a brick, stone and thatched Farmhouse containing entrance passage, small sitting room, pantry, large sitting room, washhouse and four bedrooms, with outside woodhouse and garden with closet; a small chalk-and-thatched Barn used as a workshop; a small meadow at the rear of the workshop; and a further range of farm buildings — a yard, a four-bay cart shed with corrugated roof, a brick, timber and tiled granary, and a range of brick, stone and chalk buildings comprising a stable for six with loft over, harness room, two barns, a stable for two with loft over, cowhouse for two, and two piggeries.

5.11. A second, related Plot numbered 122 by the Field Book but stamped by hand as “included in Ref 121”, covers the Project Site — the cottage and garden making up Turnpike Cottage itself. Owner is again recorded as A. W. Neate. Occupier is recorded as J. J. Orchard, evidently a member of the same Orchard family holding the wider tenancy. The full description reads: “cottage and garden — chalk and thatch cottage occupied as stores, containing Kitchen, Pantry, Woodhouse and two Bedrooms”. On the Lloyd George survey map the plot is depicted with the annotation “121 Pt”, the “Pt” indicating that the listing is made up of two or more physically separate parcels. The annotation Turnpike Cottage appears on the survey map itself, providing the earliest documented mapped use of the current name that we have identified. In 1910 Turnpike Cottage was accordingly a modest chalk-and-thatched cottage used as a store in connection with the wider Glebe Farm holding, not as a principal dwelling.



5.12. The Aldbourne to Hungerford Road, turnpiked in 1813–14 (see Section 2, above), passed along South Street directly past the north-east gable of Turnpike Cottage. The road's identification as the trust road is confirmed by the 1837 Tithe Map, which labels the road 'route to Hungerford,' and by contemporary newspaper reporting of the trust. The Aldbourne-end toll house on the trust road is separately listed as Toll Cottage, Preston (Grade II, NGR SU 27660 74118, Aldbourne parish), described in the list entry as a purpose-built toll cottage of c.1814 in brick and flint with a thatched roof and a canted front bay with pointed brick arches, contemporary with the turnpiking. Toll Cottage sits 1.6 miles south-east of Turnpike Cottage on the same trust road. Given the presence of a purpose-built toll house at Preston contemporary with the trust, and the 'free pass' provisions written into the Turnpike Acts under which a traveller who had paid at one gate could pass through the next gate on the same road within a specified short distance without paying again, it is thought unlikely that there was another toll gate at Turnpike Cottage itself. No occupier described as a toll collector, gate-keeper or turnpike keeper appears at the property in the Aldbourne census returns from 1841 to 1911 or in the contemporary local newspaper reporting reviewed for this Assessment. The name 'Turnpike Cottage' — recorded from at least 1910 documentary evidence onward — is currently best understood as a colloquial name derived from the cottage's position on the trust road, rather than as reflecting any specific historical role in the trust infrastructure.

5.13. The chain of title after the twentieth-century break-up of the Neate holding is picked up in the conveyance from Stephen Richmond Neate to Hubert Erasmus Alexander of 25 November 1940, which contains the earliest documented reference to a "derelict wall on the south-west boundary" of the plot conveyed. The Grantee covenanted to erect and thereafter maintain a substantial boundary fence along the line of that wall. That covenant is carried forward without amendment into the 3 October 1972 Conveyance (below) and identifies the wall as already in derelict condition by the pre-war period. Read alongside the 1910 Lloyd George Land Valuation Survey, which records the plot boundary running southward from the cottage footprint to include the Project Site, the wall is understood to have formed the physical south-west boundary of the Turnpike Cottage plot from at least the late nineteenth century onward, and to be a physical marker of the extended Turnpike Cottage curtilage at the point when the property first appears in the documentary record under its recorded name. The stonework surviving today within the north-east elevation of the current garage is interpreted as a physical remnant of that same wall.

5.14. In January 1948 an application was made for substantive alterations to Turnpike Cottage. The Form of Notice for New Buildings dated 28 January 1948 was submitted by Foulis Spence-Thomas as owner, care of Messrs Gerald Eve & Co., Chartered Surveyors of 6 Queen Street,

Mayfair, W.1, acting as agent. Drawings prepared by Gerald Eve & Co. accompanied the application (Plan No. 827, dated 19 January 1948), together with a covering letter received at the Council's Clerk's Office on 30 January 1948. The submission recorded the cottage as it stood: a site area of 1,676 sq. ft.; walls of brick and roughcast 18 inches thick, cream in colour, over a damp-proof course believed to be of slate; thatched roof with 2 ft eaves overhang; mains water supply; brick and concrete flooring over a 6 inch site concrete; ground-floor ceiling at 6 ft 6 in, first floor ceiling varying from 4 ft 6 in to 8 ft 0 in; total 8 ft to eaves and 24 ft 6 in to ridge. The existing floor plans preserved on the Gerald Eve drawings show the cottage as a two-bedroom dwelling.

5.15. The application proposed alterations to the cottage together with new drainage works, and was accompanied by an application for a building licence. The Council considered the application at its meeting on 3 February 1948 and refused it by letter of 4 February 1948, on the specific ground that "the siting of the cesspool is not in accordance with the Building Byelaws" (signed by the Sanitary Inspector). The proposed alterations were accordingly never carried out, and the two-bedroom historic layout of the cottage was preserved.

5.16. The cottage was offered for sale in the Western Daily Press of 13 April 1948, three months after the Council's disapproval of the Gerald Eve alterations, described in the advertisement as 'Turnpike Cottage, Aldbourne, Wilts.: Old-world, oak beamed thatched COTTAGE with small fruit garden, 2 bed., 2 rec. rooms, Elsan closet; 7 miles Hungerford, 9 miles Swindon. Price £1,600. Poss. on completion.' The description confirms the cottage's historic two-bedroom form at 1948, records the continued absence of mains drainage (an Elsan closet being a chemical portable toilet, patented in 1924), and shows the continuous use of the name 'Turnpike Cottage' at that date.

5.17. The subsequent physical development of the cottage is evidenced by comparison of the 1948 Gerald Eve side elevation, the historic aerial photography of Aldbourne published by aldbourneheritage.org.uk, and the 1977 photograph of the cottage published in Country Life. The 1948 elevation shows the ridge of the thatched roof terminating at the south-west gable of the two-bay historic core, with the gable stack in place. The 1956 aerial photograph of Aldbourne shows the cottage in the same 1948 form, with the thatched roof terminating at the south-west gable. The 1972 aerial photograph, by contrast, shows the roof ridge extended beyond that gable, indicating that the first-floor / attic extension above the kitchen wing at the south-west end of the plan had by then been added. A Country Life editorial piece published to accompany the 1977 sale describes Turnpike Cottage as a three-bedroom cottage "already repaired and modernised," offered through the Ramsbury office of John German Ralph Pay at an asking price of £23,500 and eventually sold at £20,000 — figures which correspond to the 20 April 1977 Adey to Collyns conveyance recorded below. On the balance of the aerial and documentary evidence, Turnpike

Cottage was extended and modernised from its historic two-bedroom form into its current three-bedroom configuration between 1956 and 1972.

5.18. The final phase of the Project Site's historic development belongs to the 1972 release of the Glebe Farm Estate for residential development. The 3 October 1972 Conveyance from The Edgeborough Building Company Limited to Kenneth William Matthews formally provided for the existing detached garage at Turnpike Cottage together with a registered right of way over the shared driveway with Glebe House. It is the garage of that provision that stands today as the Project Site. The 27 October 1972 Conveyance from Matthews to Carolyn Mary Blowing transferred Turnpike Cottage as a modern combined holding, comprising the cottage itself, the rear five-perch piece added by the 1953 Neate to Mitchell conveyance, and the westerly piece from the Edgeborough conveyance on which the garage sits. Subsequent conveyances are Blowing to Atkinson (intermediate), Atkinson to Adey (9 August 1973), and Adey to Collyns (20 April 1977, at a sale price of £20,000). A 1977 photograph of the cottage published in Country Life records its external appearance close to this date.

6. Planning Policy

Relevant planning policy framework

6.1. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, in considering whether to grant listed building consent for any works which affect a listed building or its setting, and in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.

6.2. The Project Site lies within the North Wessex Downs National Landscape (designated in 1972 as the North Wessex Downs Area of Outstanding Natural Beauty, rebranded as a National Landscape by section 245 of the Levelling Up and Regeneration Act 2023). National Landscape status is a material consideration in the determination of any application for planning permission, and paragraph 189 of the NPPF requires that great weight is given to conserving and enhancing landscape and scenic beauty within National Landscapes. The substantive plan-led framework engaged by the proposal, Wiltshire Core Strategy Core Policy 58 (Ensuring the conservation of the historic environment), is set out below, together with the relevant policies of Chapter 20 of the NPPF (August 2026).

“HE5: Assessing effects on heritage assets. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets’ importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation.”

HE4: Securing the conservation of heritage assets. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting, should: a) maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and b) avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

HE6.4: Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

HE7.2: Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

HE7.3: Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

HE10.1(b): Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not), the applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.

Wiltshire Core Strategy adopted 2015

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:

- i. nationally significant archaeological remains;
- ii. World Heritage Sites within and adjacent to Wiltshire;
- iii. buildings and structures of special architectural or historic interest;
- iv. the special character or appearance of conservation areas;
- v. historic parks and gardens;
- vi. 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.”

7. Proposed Development

7.1. Detailed drawings for the proposed scheme have been made available (Tuttle Architectural Services, drawings 1711-01A Existing Survey and 1711-02A Proposed Scheme, Rev A). The description below, and the impact assessment in Section 9, are prepared on the basis of that scheme.

7.2. The proposal is for the conversion of the existing single-storey twentieth-century detached garage described in Section 1 into ancillary residential accommodation functionally dependent on and used in connection with the Grade II listed principal dwelling at Turnpike Cottage. The existing garage structure is retained and its footprint is modestly extended, on the garden side, to accommodate an en-suite bathroom; no demolition of the building as a whole is proposed.

7.3. The scheme comprises the following elements:

- The building remains single-storey. The existing roof is removed and replaced with a new insulated warm flat roof, with the brick parapet built up on the north-west and south-east elevations to provide sufficient upstand for the roof flashing. The modest increase in parapet height needed for the new roof construction does not materially alter the low, subordinate scale of the building relative to the listed cottage and its setting.
- The footprint is modestly extended beyond the existing garage envelope, on the garden side, to accommodate the en-suite bathroom serving the annexe. The extension requires removal of part of the existing sarsen stone and brick boundary wall, addressed together with the works to the north-east elevation below. The extension remains single-storey, is contained within the existing garden curtilage, and is not visible from South Street, Footpath ALDB42, or any other public vantage within the Conservation Area.
- On the north-east elevation, the existing opening is widened to receive new glazed timber patio doors, with new brick quoins and flint facing installed to match the existing walling. Between the widened opening for the patio doors and the knock-through for the extension, the surviving sarsen stone and brick boundary wall is expected to be removed in its entirety. Mitigation for the loss of the wall is by way of a proportionate photographic record prior to the works, as set out at paragraph 7.4 below.
- Internally, the converted garage provides ancillary residential accommodation, functionally dependent on and used in connection with Turnpike Cottage as the principal dwelling: a

bedroom and en-suite bathroom. The garage walls are dry-lined internally and insulation added over the existing concrete slab; on the north-west elevation the existing garage door is removed and the opening adapted to receive a new high-level top-hung window, and on the south-east elevation a new tall timber window is installed, again with brick quoins and flint facing to match the existing walling. The subordinate, ancillary character of the building is unchanged.

- Vehicular access to the site will continue to be taken from Glebe Close via the shared driveway, under the easement granted by the 3 October 1972 conveyance. No new vehicular access is proposed. The existing access arrangement is unchanged by the proposal.

7.4. Prior to the works to the north-east elevation and the extension, a photographic record will be prepared of the surviving pre-1940 sarsen stone and brick boundary wall, which will be removed in its entirety and is understood to be the earliest built fabric on the Project Site. The photographic record will be submitted to the local planning authority as directed by any condition of the planning consent, and made available for their records.

8. Statement of Significance

8.1. This Statement of Significance applies the four-value framework — evidential, historical, aesthetic and communal — set out in Historic England's Conservation Principles (2008).

8.2. Three heritage assets are considered: the surviving pre-1940 sarsen stone and brick boundary wall at the Project Site, treated as a non-designated heritage asset within the meaning of the National Planning Policy Framework (August 2026) and assessed under NPPF policy HE7; the Grade II listed Turnpike Cottage (List Entry Number 1200054); and the Aldbourne Conservation Area. The Grade II listed Glebe House is not engaged by the proposals in any material respect and is not further addressed.

8.3. Evidential value is “the potential of a place to yield evidence about past human activity.”

- I. For Turnpike Cottage, evidential value resides in the C17–C18 historic fabric of the two-bay core: whitewashed sarsen-rubble walls, the historic form and profile of the thatched roof (the thatch itself being renewed periodically as part of ordinary maintenance) and its underlying roof structure, timber leaded-light windows, the chamfered spine beam, and the surviving historic roof timbers. Later modifications — the first-floor extension over the kitchen bay taking the cottage to its current three-bedroom configuration between 1956 and 1972, and the removal of an internal wall the structural role of which is now carried by upright timber posts under the chamfered spine beam — engage the evidential fabric at particular points but do not diminish the significance of the surviving primary fabric.
- II. For the surviving pre-1940 boundary wall at the Project Site, evidential value resides in the physical survival of the pre-1940 south-west boundary wall of the Turnpike Cottage plot as recorded on the 1910 Lloyd George Land Valuation Survey map. The wall is the earliest surviving built element on the Project Site and is a physical marker of the Turnpike Cottage curtilage at the point when the property first appears cartographically under the recorded name Turnpike Cottage. The upper courses, however, appear to have been re-set or patched with reused stone when the wall was raised to its present height in the 1970s, which further limits the evidential value of the surviving fabric. Its evidential value is modest but real.
- III. For the Aldbourne Conservation Area, evidential value resides in the historic building stock as a group — the survival of 17th to 19th century construction across the historic streets in the local vernacular of chalk, flint and sarsen rubble with thatch and tile.

8.4. Historical value is “the ways in which past people, events and aspects of life can be connected through a place to the present.”

- I. Turnpike Cottage’s historical value is high. The cottage is a physical survivor of the pre-industrial character of Aldbourne, occupied continuously as a small rural dwelling from the C17-C18 through to the present day. The name records the cottage’s association with the turnpiking of the main road through Aldbourne in 1813-14. Documentary continuity from the 1809 Enclosure Map through the 1837 Tithe Map, the 1869 Estate Map (Neate), the 1885 Glebe Farm sale, the 1910

Lloyd George Survey, the 1948 disapproved application, the 1966 listing and the modern conveyances is unusually complete for a small vernacular cottage.

- II. The surviving pre-1940 boundary wall carries historical value through its physical association with Turnpike Cottage itself at the point when the property first appears in the documentary record under its recorded name. In 1910 the cottage was owned by A. W. Neate and occupied as a store by J. J. Orchard in connection with the wider Glebe Farm tenancy; the wall as depicted on the associated Lloyd George survey map defines the extent of the Turnpike Cottage plot at that formative moment.
- III. The Aldbourne Conservation Area carries the historical value of a substantially intact historic core village with pre-industrial road pattern, plot boundaries and building forms preserved.

8.5. Aesthetic value is “the ways in which people draw sensory and intellectual stimulation from a place.”

- I. Turnpike Cottage’s aesthetic value is high and clearly recognised — the thatched, whitewashed sarsen-rubble cottage set gable-end to South Street is a characteristic and much-valued composition of the Aldbourne vernacular. Its north-east gable to South Street, thatched roof and gable stack are the features that make it a positive element in the streetscape of the Conservation Area.
- II. The surviving pre-1940 boundary wall at the Project Site has low aesthetic value in itself. Its aesthetic contribution is chiefly as a component of the wider sarsen-rubble vernacular of Aldbourne.
- III. The Aldbourne Conservation Area as a whole has high aesthetic value: the Aldbourne Conservation Area Statement (June 2003) records the concentration of quality historic buildings, the significance of trees and green spaces, the intimate scale, and the coherent architectural character.

8.6. Communal value is “the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.”

- I. Turnpike Cottage is expressly named in the Aldbourne Conservation Area Statement (June 2003) in the context of its mature trees — “the lime trees and other species at Turnpike and The Old Manor” are identified as of particular note within the Conservation Area. That naming reflects the property’s recognised communal value in the village’s identity.

- II. The surviving pre-1940 boundary wall at the Project Site has no communal value — it is not publicly visible and is not a feature the community would ordinarily be aware of.
- III. The Aldbourne Conservation Area carries high communal value as the shared historic setting of the village.

8.7. The contribution of setting. In the terms of Historic England’s Good Practice Advice in Planning 3: The Setting of Heritage Assets (2017), setting is “the surroundings in which a heritage asset is experienced.”

- I. For Turnpike Cottage the principal contributions to setting are: the north-east gable and south-east elevation to South Street; the enclosed narrow garden to the south-west and the mature planting on and around the plot (including the lime trees specifically noted in the CA Statement);
- II. The Project Site (the existing garage) sits at the south-west end of the rear garden, screened from South Street by the cottage itself, from the shared driveway by boundary walls, and from Glebe Close by mature planting. It is not visible from any public right of way, from South Street, or from any principal view within the Conservation Area. The existing garage, as an unsightly twentieth-century structure, is at present a minor negative element in the immediate setting of the listed cottage. The garage is retained and refurbished rather than removed, but its unsympathetic corrugated roof is replaced and its openings reworked in brick, quoins and flint to match the vernacular of the listed cottage; this is a modest positive contribution to that setting, albeit of lesser weight than a full removal of the existing structure would have carried.
- III. For the Aldbourne Conservation Area, the setting of the Project Site engages the CA only at the most local level — the immediate garden context of Turnpike Cottage, which is not visible from any public vantage point within or outside the CA.

Summary statement of significance.

8.8. Turnpike Cottage is a Grade II listed sarsen-rubble thatched cottage of C17-C18 date, of high heritage significance rooted principally in its evidential, historical, aesthetic and communal values. Its principal architectural elevation and its most valued setting are on South Street at the north-east gable and south-east elevation. The south-west end of the plot, where

the Project Site sits, is of substantially lower sensitivity — it is not publicly visible, is currently occupied by an unsightly twentieth-century garage, and preserves the surviving sarsen stone and brick fabric of the pre-1940 Turnpike Cottage plot boundary, standing to the height of the existing garage roof, though the upper courses appear to have been re-set using reused stone when the wall was raised to its present height. The Aldbourne Conservation Area, of high aesthetic and communal value at village scale, engages the Project Site only at its most local, and only through the intermediary of the listed cottage and its immediately enclosing garden. The surviving pre-1940 boundary wall at the Project Site is a non-designated heritage asset of low evidential and historical value.

8.9. Principal sensitivities. For the assessment of the current proposals, the principal sensitivities are correspondingly concentrated in:

- the historic fabric of the Grade II listed cottage — sarsen-rubble walls, thatched roof, chamfered spine beam, historic plan form of the two-bay core, and historic roof timbers — which are not engaged by the current proposal in any material respect;
- the setting of the Grade II listed cottage in its principal streetscape context on South Street, which is likewise not engaged by the current proposal;
- the immediate rear setting of the cottage, comprising the enclosed garden and shared driveway, which is engaged by the proposals to a modest degree;
- the surviving pre-1940 sarsen stone and brick boundary wall on the north-east elevation, which is wholly engaged and lost in its entirety under the proposals;
- the character and appearance of the Aldbourne Conservation Area at the local scale of Turnpike Cottage’s immediate garden context, which is engaged to a modest degree.

9. Impact Assessment

9.1. This section presents the impact assessment against the significance of the heritage assets identified in Section 8. The individual elements of the proposal are assessed row-by-row in the Impact Assessment Table (Appendix, Table 1); the following paragraphs draw the principal findings from that table and address the planning balance under policies HE6.4 and HE7.3 of the National Planning Policy Framework (August 2026) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.2. Sections 16(2) and 66(1) of the 1990 Act require the local planning authority to have special regard to the desirability of preserving the listed building and its setting; section 72(1) requires special attention to the desirability of preserving or enhancing the character and appearance of the Aldbourne Conservation Area. NPPF policy HE6.1 requires substantial weight to be given to the conservation of designated heritage assets, and policy HE6.4 sets out the balancing test where harm not amounting to substantial harm is identified. Separately, NPPF policy HE7.2 requires harm to a non-designated heritage asset to be weighed against the benefits of the proposal and a balanced judgement made, and policy HE7.3 sets out the corresponding test where the harm amounts to substantial harm or total loss.

9.3. The Grade II listed Turnpike Cottage itself is not engaged by the proposals in any material respect. No fabric of the listed cottage is altered. The proposed conversion works are confined to the ancillary garage at the south-west end of the plot, at approximately 11 m distance from the cottage. The principal architectural elevation of the cottage — the north-east gable and south-east elevation to South Street — and its most valued setting on the South Street streetscape are entirely unaffected by the proposal. On these two primary heritage indicators the proposal is neutral.

9.4. The engagement with the significance of the listed cottage arises indirectly, through the introduction of new built form in the curtilage of the listed cottage at the far south-west end of the plot. Row 1.4 of the Appendix Table identifies this as harm (not substantial) at the lowest end of the scale. The confirmed drawings show a similar height to the existing garage and only a modest extension of footprint to accommodate the en-suite bathroom; the visual impact on the immediate setting of the listed cottage remains very modest. Any residual harm is materially offset by the removal of the negative existing element, the twentieth-century garage that presently sits as a minor negative in the same setting.

9.5. The principal single heritage cost of the proposal is the loss of the surviving pre-1940 sarsen stone and brick boundary wall of the Turnpike Cottage plot, identified on the north-east elevation of the existing garage. The wall stands to the full height of the garage roof and was likely rebuilt in part with reused materials from the former boundary wall. The wall is a non-designated heritage asset within the meaning of the National Planning Policy Framework (August 2026), assessed under NPPF policy HE7. The wall would be removed in its entirety as a result of the works to the north-east elevation and the extension to accommodate the annexe, and no part of the historic fabric would remain in situ. Under NPPF policy HE7.3, where a proposal would cause total loss of the significance of a non-designated heritage asset,

it should only be supported where the loss is outweighed by the benefits of the proposal, having regard to the scale of the loss and the significance of the asset. Given the wall's low evidential and historical value and no communal value (paragraphs 8.5 to 8.8 above), and the clear public benefit of bringing the existing garage back into beneficial and viable use (row 1.2), the loss is considered to be outweighed by the benefits of the scheme. Mitigation for the loss is recommended by way of a proportionate photographic record prior to the works.

9.6. The Aldbourne Conservation Area is engaged only at its most local scale — the immediate rear garden context of Turnpike Cottage — and only through the intermediary of the listed cottage and its enclosed garden. The Project Site is not visible from any public vantage within the Conservation Area, is not visible from South Street, and is not visible from any public right of way. Row 1.12 of the Appendix Table identifies the impact on the character and appearance of the Conservation Area at the lowest end of the harm (not substantial) scale, and again this is materially offset by the refurbishment of the existing structure discussed at paragraph 9.6 above.

9.7. No impact arises in respect of any other designated heritage asset. The Grade II listed Glebe House at 21 m to the north-north-east is not engaged in any material respect: its own fabric and setting are unaffected, and the Project Site is not visible from Glebe House or from its own principal setting on South Street. The North Wessex Downs National Landscape is not engaged: the works are single-storey, only modestly increase the existing footprint, and are not publicly visible from any right of way or elevated vantage. Footpath ALDB42 is not engaged: the Project Site is not visible from the footpath.

9.8. The harm identified — harm (not substantial) at the lowest end of the scale to the Grade II listed Turnpike Cottage and to the Aldbourne Conservation Area — is weighed under NPPF policy HE6.4 against the public benefits of the proposal; the loss of a rebuilt section of the non-designated sarsen stone and brick boundary wall is weighed separately under NPPF policy HE7.3, as set out at paragraph 9.5 above. Both tests are considered together against the same public benefits below.

9.9. Public benefits. The public benefits of the proposal are threefold.

9.10. First, the proposal supports the continued viable residential use of the Grade II listed cottage. Historic England's Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (revised 2022) identifies "optimum viable use" as

a positive means of securing the long-term maintenance of a heritage asset. The ancillary annexe enables the family occupation of Turnpike Cottage to continue as the household composition changes over time — accommodating older relatives requiring some support, adult children in transition, or extended-family visiting — without the pressure to sell and move that a small three-bedroom cottage may otherwise create as the family's needs change. That continuity of viable residential use is a heritage benefit in itself.

9.11. Second, the proposal contributes to the diversity of housing forms available within the village. Ancillary annexes attached to family homes are one of the standard means by which the housing stock accommodates a range of household types and life-stages, without new-build development in the open countryside.

9.12. Third, the proposal accommodates the social benefits of multigenerational living in a rural village setting. Alternative accommodation options for family members at life-stage transitions in an urban or suburban context — rented housing nearby, purpose-built retirement accommodation within reach — are materially more limited in a rural village such as Aldbourne. Ancillary annexes attached to existing village dwellings are correspondingly a more important tool for the retention of family groups within the settlement. The proposal is a modest, low-impact means of achieving that outcome, at the smallest and least intrusive scale — an ancillary annexe on a redundant existing footprint.

9.13. Weighing these three public benefits against the modest harm (not substantial) identified, and having regard to the refurbishment of the existing garage structure and the proportionate mitigation by photographic record, the proposal comfortably clears both the HE6.4 balance (for the designated heritage assets) and the HE7.3 test (for the non-designated boundary wall) in favour of grant. The harm is at the lowest end of the harm (not substantial) scale, is partly offset by the refurbishment of the existing garage, is mitigated by proportionate recording, and is meaningfully outweighed by the public benefits identified.

9.14. The proposals accordingly preserve the significance of the Grade II listed Turnpike Cottage and the character and appearance of the Aldbourne Conservation Area within the meaning of sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and satisfy the balancing tests set out at policies HE6.4 and HE7.3 of the NPPF. Section 10 sets out the conclusions of this Assessment.

10. Conclusion

10.1. This Heritage Impact Assessment has been prepared in support of an application for planning permission and listed building consent for the conversion of the existing detached garage at Turnpike Cottage, Aldbourne, Wiltshire SN8 2DW, into a single-storey ancillary annexe functionally dependent on the Grade II listed principal dwelling.

10.2. The Assessment has identified the significance of the affected designated heritage assets — the Grade II listed Turnpike Cottage and the Aldbourne Conservation Area — and of one non-designated heritage asset, the surviving pre-1940 sarsen stone and brick boundary wall of the Turnpike Cottage plot, identified on the north-east elevation of the existing garage and likely rebuilt in part with reused materials from the former boundary wall. It has applied the four-value framework set out in Historic England's Conservation Principles (2008) and the tests in the National Planning Policy Framework (August 2026) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.3. The Assessment concludes that no fabric of the Grade II listed Turnpike Cottage is engaged by the proposals. The principal architectural elevations of Turnpike Cottage on South Street and its most valued setting are unaffected. The Project Site is not visible from any public vantage within the Aldbourne Conservation Area, from South Street, or from Footpath ALDB42.

10.4. The proposal introduces new built form in the curtilage of the listed cottage at its far south-west end, at approximately 11 m distance from the cottage. The confirmed drawings show a similar height to the existing garage and only a modest extension of footprint to accommodate the en-suite bathroom; the impact on the immediate setting of the listed cottage remains very modest — harm (not substantial) at the lowest end of the scale.

10.5. The principal single heritage cost is the loss of the surviving pre-1940 sarsen stone and brick boundary wall, a non-designated heritage asset incorporated into the twentieth-century garage and standing to the full height of the garage roof; the wall would be removed in its entirety as a result of the works, and a proportionate photographic record prepared prior to the works will provide adequate mitigation for the loss.

10.6. No impact arises on the Grade II listed Glebe House, the North Wessex Downs National Landscape, or Footpath ALDB42. The existing twentieth-century garage, which currently sits

as a minor negative element in the immediate setting of the listed cottage, is retained and refurbished under the proposal rather than removed, with its corrugated roof replaced and its openings reworked in materials matching the local vernacular — a modest positive change to its appearance.

10.7. These modest impacts are meaningfully outweighed by three public benefits: the continued viable residential use of the Grade II listed cottage as a family home; the contribution to the diversity of housing forms within the village; and the accommodation of the social benefits of multigenerational living in a rural village setting.

10.8. The proposal accordingly preserves the significance of the Grade II listed Turnpike Cottage and the character and appearance of the Aldbourne Conservation Area within the meaning of sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and clears the HE6.4 and HE7.3 balancing tests in the NPPF in favour of grant.

10.9. This Assessment recommends the grant of planning permission and listed building consent, subject to a condition securing the photographic record prior to the works.

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Estate Map (Neate), 1869 (Wiltshire and Swindon History Centre, ref 248/192H).

Ordnance Survey Wiltshire XXIII.12, surveyed 1885, published 1886.

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Google Earth aerial imagery, current and historic editions, accessed 2026.

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Architects' drawings

Gerald Eve and Co., Chartered Surveyors, drawings entitled Proposed Alterations at Turnpike Cottage, Aldbourne, dated 19 January 1948 (submitted to Marlborough and Ramsbury Rural District Council as Plan No. 827; disapproved 4 February 1948).

Tuttle Architectural Services, drawings 1711-01A (Existing Survey) and 1711-02A (Proposed Scheme, Rev A).

Table 1 – Impact Assessment				
#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
1.1	Existing single-storey twentieth-century detached garage at the south-west end of the Turnpike Cottage plot, of common bond brickwork and asbestos cement corrugated roofing, with a failing timber-truss roof structure and non-serviceable garage door.	No	Harmful to setting (existing baseline)	The existing garage of weathered brickwork with ivy ingress through the roof sheeting, partially collapsed shelving, and a failing roof truss now supported by an internal timber prop. Its vertical bulk is visible from the shared driveway. It is of no historic or architectural merit, does not contribute positively to the setting of the Grade II listed Turnpike Cottage, and does not contribute positively to the character and appearance of the Aldbourne Conservation Area. Its presence is a minor negative element in the immediate setting of the listed building.
1.2	Conversion of the existing twentieth-century detached garage: removal and replacement of the roof, including the asbestos-cement roofing, alteration of window and door openings, internal dry-lining and insulation, and	No (of the c.1970s garage structure; see row 1.3 for the pre-1940 fabric)	Positive effect (modest benefit to setting)	The twentieth-century structure is retained rather than removed, so its visible bulk from the shared driveway is unchanged. Its most visually degraded features — the failing roof truss, non-serviceable garage door and asbestos-cement roofing — are removed and replaced with a new insulated flat roof and openings detailed in brick, quoins and flint to match the local vernacular. The removal of the asbestos-cement roofing is a positive collateral outcome in terms of the safe management of hazardous materials.

Table 1 – Impact Assessment

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
	a modest single-storey extension to the garden side to accommodate an en-suite bathroom, to form ancillary residential accommodation.			
1.3	Total loss of the surviving pre-1940 sarsen stone and brick boundary wall of the Turnpike Cottage plot, identified on the north-east elevation of the existing garage.	Yes (non-designated heritage asset)	Total loss	The wall, which stands to the full height of the existing garage roof and is of composite sarsen stone and brick construction, the upper courses of which appear to have been re-set using reused stone when the wall was raised to its present height in the 1970s, would be removed in its entirety between the widened opening for the patio doors on the north-east elevation and the knock-through for the extension; no part of the historic fabric would remain in situ. Under NPPF policy HE7.3, total loss of a non-designated heritage asset should only be supported where the loss is outweighed by the benefits of the proposal, having regard to the scale of the loss and the significance of the asset — addressed in the Impact Assessment section of this Assessment. On the documentary evidence set out in Section 5, this wall marks the south-west boundary of the Turnpike Cottage plot as recorded on the 1910 Lloyd George Land Valuation Survey map — the earliest cartographic occurrence of the property under its recorded name. At that time the cottage was owned by A. W. Neate and occupied as a store by J. J. Orchard in connection with the wider Glebe Farm tenancy. The wall is a non-designated heritage asset within the meaning of the National Planning Policy Framework (August 2026), assessed under NPPF policy HE7, and, as set out in the Statement of Significance (paragraphs 8.3 to 8.4), is the earliest surviving built element on the Project Site and a physical marker of the Turnpike Cottage curtilage at the point when the property first acquired its documented name. Mitigation is recommended to be by way of a photographic record of the section to be removed, prepared prior to the works and submitted to the local planning authority as directed by any condition of the planning consent.

Table 1 – Impact Assessment

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
1.4	Alteration and modest extension of the existing single-storey garage to accommodate ancillary residential accommodation functionally dependent on the Grade II listed principal dwelling.	No	Harm (not substantial) (lowest end)	The building is modestly extended beyond the existing footprint, on the garden side, to accommodate the en-suite bathroom. The works also introduce some new external features — a raised parapet, altered window and door openings — within the curtilage of the Grade II listed cottage, but engage no historic fabric of the listed cottage itself; the fabric of the cottage is not altered by the proposals. The scale, footprint and single-storey character of the building remain subordinate to the listed cottage. The harm arising from the altered external treatment of an already-present structure in the setting of the listed building is at the lowest end of the scale and is substantially offset by the heritage benefit identified at row 1.2 above.
1.5	Single-storey roofline of the converted annexe: the existing roof is removed and replaced with a new insulated warm flat roof, with the brick parapet built up on two elevations to provide sufficient upstand for the roof flashing.	No	Harm (not substantial) (lowest end)	The confirmed height envelope, per the Proposed Scheme drawings (1711-02A, Tuttle Architectural Services), sets the new flat roof and parapet at a modest upstand above the existing garage roofline, limited to what is needed to accommodate the new roof construction and flashing. No material increase in visible mass in the wider Conservation Area is anticipated.
1.6	Footprint of the converted annexe, modestly extended beyond the footprint	No	Harm (not substantial) (lowest end)	The confirmed footprint, per the Proposed Scheme drawings, is modestly extended beyond the existing garage to accommodate the en-suite bathroom. The extension remains single-storey, away from the principal setting of the listed cottage and out of any public view (paragraph 7.3). The Project Site is not visible from South Street or from Footpath ALDB42.

Table 1 – Impact Assessment

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
	of the existing garage to accommodate the en-suite bathroom.			
1.7	Materials, external finishes and detailing of the converted annexe, per the confirmed Proposed Scheme drawings (1711-02A).	No	No effect	The confirmed drawings show new brick quoins and flint facing to match the existing walling at the altered openings on the north-east and south-east elevations, and a new insulated warm flat roof with brick parapet upstand, consistent with the Aldbourne vernacular of chalk, flint, sarsen rubble and brick anticipated at design brief stage (see the Aldbourne Conservation Area Statement, June 2003). The pre-1940 sarsen stone and brick boundary wall forming the north-east elevation of the existing garage is lost in its entirety as part of the works (row 1.3).
1.8	Photographic record of the surviving pre-1940 sarsen stone and brick boundary wall, to be removed in its entirety, and of the horizontal discontinuity in the internal brickwork, prepared prior to the works and submitted to the local planning authority as directed by any condition of	N/A (mitigation)	Positive effect (mitigation for row 1.3)	The record preserves for permanent public reference the physical and material evidence of the sarsen-rubble walling at the point of loss. It is the standard mitigation applied where non-designated heritage assets are subject to total loss. Preserved information does not substitute for retained fabric, but it does secure the evidential value of the affected section in perpetuity.

Table 1 – Impact Assessment

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
	the planning consent.			
1.9	Ancillary occupation of the annexe, functionally dependent on and used in connection with the Grade II listed cottage as the principal dwelling.	N/A (mitigation)	No effect (securing subordination of the annexe)	The ancillary occupation of the annexe secures its functional dependence on the listed principal dwelling and prevents the annexe from becoming a separate residential unit. This ensures the proposal remains an ancillary use within the curtilage of the listed cottage and does not create a new dwelling in the setting of the listed building or in the Aldbourne Conservation Area.
1.10	Vehicular access to the site maintained from Glebe Close via the shared driveway, unchanged from the existing arrangement.	No	No effect	The existing access from Glebe Close via the shared easement granted by the 3 October 1972 conveyance is unchanged by the proposal. No new vehicular access is proposed, and the existing reversing manoeuvre required to enter or leave the site is unchanged.
1.11	Cumulative impact on the significance of the Grade II listed Turnpike Cottage (List Entry 1200054).	No (of the listed cottage itself); Yes (of the non-designated pre-1940 boundary wall within its	Harm (not substantial) (lowest end)	Read together, the works result in harm (not substantial) to the significance of the Grade II listed Turnpike Cottage, principally arising from the altered external treatment and modest footprint extension of the existing structure within the curtilage of the listed building (row 1.4) and from the total loss of the non-designated sarsen stone and brick boundary wall within that curtilage (row 1.3). No fabric of the listed cottage itself is altered. The harm is substantially offset by the refurbishment of the existing structure (row 1.2) and mitigated by the photographic record (row 1.8). The harm to the listed cottage and the Conservation Area is weighed under NPPF policy HE6.4, and the total loss of the non-designated boundary wall

Table 1 – Impact Assessment

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
		curtilage — row 1.3)		under NPPF policy HE7.3, against the public benefits of the scheme. The planning balance is addressed in the Impact Assessment section of this Assessment.
1.12	Impact on the character and appearance of the Aldbourne Conservation Area.	No (of the Conservation Area's building stock)	Harm (not substantial) (lowest end)	The Project Site sits at the south-west end of the Turnpike Cottage plot, screened from South Street by the cottage itself, from the shared driveway by boundary walls, and from Glebe Close by mature planting. It is not visible from any public vantage within the Conservation Area or from any public right of way. The proposal engages the Conservation Area at its most local scale — the immediate garden context of the listed cottage — and does so through the refurbishment of a negative existing element (row 1.2), the altered and modestly extended treatment of the existing structure (row 1.4), and the total loss of a non-designated element (row 1.3). Any harm to the character and appearance of the Conservation Area is at the lowest end of the scale.
1.13	Setting of the Grade II listed Glebe House (List Entry 1034163), approximately 21 m to the north-north-east.	No	No effect	The proposals do not affect the fabric of Glebe House or its curtilage, and are sited at the far south-west end of the Turnpike Cottage plot, not visible from Glebe House or from its own principal setting on South Street. The physical intermediary of the Turnpike Cottage building and its enclosed garden separates the Project Site from Glebe House's own setting.
1.14	North Wessex Downs National Landscape.	No	No effect	The Project Site lies within the National Landscape but the proposed works are confined to the rear garden of Turnpike Cottage, are single-storey and only modestly increase the existing footprint, and are not publicly visible from any right of way or elevated vantage. No change to the wider landscape or scenic beauty of the National Landscape arises.
1.15	Public Rights of Way — Footpath ALDB42, to the north-east of	No	No effect	The Project Site lies to the rear of Turnpike Cottage at the south-west end of the plot, and is not visible from ALDB42 or from any other public right of way. There is no public view to, from or across the development area from ALDB42.

Table 1 – Impact Assessment				
#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
	Turnpike Cottage along South Street.			