

Design and Access Statement

Introduction

FORMstudio, architects working on behalf of the current owners of Northfield House in East Tytherton SN15 4LT, have prepared this Householder Application for Planning Consent with Listed Building Consent for minor works to the Grade II listed building and an outbuilding within its curtilage. The proposal seeks to balance improvements to the amenity of the existing property with a clear sensitivity to the historic fabric of the listed building and the conservation area to which it belongs. The proposal has also accounted for potential risks to ecology and habitat within the Zone of Influence of two local SSSI. To support this proposal with independently established evidence, FORMstudio, have commissioned a Heritage Impact Assessment and an Ecology report, included as appendices to this application, both supporting a low to no-risk assessment of the proposed works. Preapplication advice was given on 3 July 2026, recommending these reports be submitted in conjunction with a householder application with listed consent application.

Existing context

Northfield House (fig.1), alternatively referred to as Field House, is a Grade II listed building in East Tytherton, Wiltshire, built c.1840, set back from the South facing frontage of a nominally 1.5 acre plot, protected from public view by hedgerow and mature trees that line the front of the property facing Maud Heath's Causeway which runs between East Tytherton and Kellaways. The building is comprised of an historic structure faced in squared rubble stone with ashlar dressings, a slate hipped roof, and axial stacks on the side roof slopes. Alterations to the 1840 fabric, having taken place between 1899 and 1920, have been demolished and replaced by a later single storey addition held behind a flanking garden wall was granted planning approval in May 1980.

The official list entry makes reference only to the 'formal two-storey, three-window front with flush quoins, plinth, raised bands and moulded eaves cornice,' without mention being made to the additional fenestration at the front elevation of the 1980 extension, or the associated out-buildings on the East side of the house (fig. 6).

The house is accompanied by a coach house and loose boxes, now renovated as a studio/guest annex, lining a small courtyard at the East side of the house. At the North end, a two-level pitched slate roof coach house made of stone rubble and brick quoins on three sides. The front elevation is characterised by red brick façade. The coach house is unsuitable for habitation in its current state, although it does contain garden storage, small power, plumbing, and two oil tanks.

A single storey pitched slate roof perpendicular extension to the coach house, the loose boxes, form the East edge of the courtyard, and are clad in painted timber over brick. The brick structure, visible from the east facing elevation, appears similar in colour and mix to the brick comprising the front elevation and flanking wall of the Coach House. The internals of this structure have been modernised and fit with modern plumbing, electrics, and 2no. rooflights on the east facing slope of the pitched roof. A modern concrete block structure has been appended to the end of this extension as a garage/shed, and remains unfinished internally.

An easement within the property for a BT telephone exchange comprising two detached buildings with pitched tile roofs, runs parallel behind the Coach House extension. These buildings bear no resemblance to one another apart from their heavily louvered agricultural appearance, nor do they accord with the materials and character of the historic fabric of Northfield House and its outbuildings.

The Proposal

We are seeking planning consent with listed building consent as it relates to a series of proposed works within the curtilage of the Northfield House. The proposal focuses on minor alterations to the internal layout of listed house with the aim of rectifying poor or incomplete past alterations and additionally seeks to make a few small improvements to the amenity of the existing layout in a manner that is sensitive to the listed building fabric and consistent with the historic character of the site more generally. These works have been broken down into three areas.

The proposal for area A (fig. 2) of the kitchen facing the Paved courtyard (GA plan and plan excerpt 985-002 and 985 – 102; and elevation 3 on 985 – 004 and 985 – 104) seeks to drop the existing sill height of the kitchen window and install a set of double doors to match the painted timber appearance of the current arrangements. The existing window is part of a flat roofed 1980s extension to the property, the construction of which represents a noticeably incongruent departure from that of original building fabric. The proposal also seeks to add one rooflight to the flat roof extension, and to replace the existing domed rooflight with a flat low-profile rooflight.

The proposal for area B (fig.3 and 4), where the current cellar/store arrangement exist (GA plan and plan excerpt 985-002 and 985 – 102) seeks to demolish an existing internal light-weight partition surrounding a cellar and dry-store that bear no reasonable resemblance to the set-out of windows and other existing features of the original building. As it has been established in the Historic Impact Assessment accompanying this application, the existing configuration of these spaces are a ‘wholly modern insertion’, and that the proposal has a positive effect by better revealing the historic plan-form. The original cellar will be made accessible by floor hatch, and the current water ingress measures maintained and enhanced as needed to prevent rising damp.

The proposal for area C (fig.5), the modern blockwork garage extension to the loose boxes /guest annex / studio (GA plan and plan excerpt 985-002 and 985 – 102; and elevations 2 and 8 on 985 – 005 and 985 – 105) seeks to develop the existing blockwork addition to the single-storey outbuilding by replacing the existing garage window (pictured), with a set of French doors to match the painted timber appearance of the current arrangement and adjacent elevation. The interior of this space would be properly insulated, plastered and finished to make it suitable for occasional use as an office. The proposal also seeks to install 2no. conservation rooflights to the roof slope facing away from the house, in a manner similar to the existing configuration of rooflights over the original Coach House extension.

In an onsite discussion with Sam Driscoll of Heritage Planning Services Ltd., the question of how to address an unsightly ignorant repair made to the historic stone rubble masonry at the rear elevation of the property was raised. It was suggested that the inappropriate and poorly executed cementitious render (Elevation 6 985-005 and 985-105, fig. 7), should be replaced with a conservation grade lime mortar as a breathable and sympathetic repair.

Additionally, and subject to a proposal from an installer registered with the Competent Persons Scheme, an oil tank will be relocated from its current setting inside the coach house to a position adjacent to the loose boxes as noted on GA plan 985 – 102(A), and screened with hurdle fencing.

The Historic Impact Assessment concludes with the recommendation that the listed building consent be granted on the basis of the scheme as proposed.

In a pre-application discussion with Wiltshire Council conservation officer Guy Bentham-Hill, we were advised to undertake an ecology report, in addition to heritage, to assess the impact of works to the pitched roof of the garage addition (area C) on local habitat for bats and others that may use the existing structure. An ecology report was prepared by Southwest Environmental Limited following an onsite investigation conducted on 4 August 2026. The findings laid out in the report confirm that no evidence of species habitat in the structure was present at the time of the report and that the likelihood of habitat in the area were negligible to low. The report also points out that the land should be regarded as 'Built-up Areas and Gardens'. It was concluded that no phase 2 reports would be necessary.

Conclusion

It is our belief, in general agreement with pre-application advice and that of the Heritage consultant who visited the property to conduct an on-site assessment, that the proposed works only add to the value of the Northfield House as a heritage asset, and that there should be no reasonable objection to these works being carried forward.

Representative Photography



Figure 1. Front South facing elevation of Northfield House

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Figure 2. Existing condition of window sill to be lowered in proposal (area A)

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Figure 3. Existing kitchen cellar to be waterproofed and covered at kitchen floor level

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Figure 4. Store above cellar to be replaced by kitchen refurbishment

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Figure 5. Blockwork garage extension (area C).

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Figure 6. Coach house and loose boxes

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Figure 7. Elevation with poor cementitious render to be locally removed and replaced with lime render.

Appendices

Architectural Drawings

985-001(-)_Existing Location Plan.pdf
985-002(-)_Existing Ground Floor Plan.pdf
985-003(-)_Existing First Floor Roof Plan.pdf
985-004(-)_Existing Building Elevations 1 3 4 7.pdf
985-005(-)_Existing Building Elevations 2 5 6 8.pdf
985-006(-)_Existing Site Plan.pdf
985-102(A)_Proposed Ground Floor Plan.pdf
985-103(-)_Proposed First Floor Roof Plan.pdf
985-104(-)_Proposed Building Elevations 1 3 4 7.pdf
985-105(-)_Proposed Building Elevations 2 5 6 8.pdf

Heritage Impact Assessment

Heritage Impact Assessment - Northfield House, East Tytherton, SN15 4LT v2.pdf

Preliminary Ecological Appraisal Report

Northfield House PEA R2.pdf