

Wickham Cottage Biddestone

Design and Access Statement

Revision A

September 2026



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01

Introduction and Brief



Introduction and Brief

This Design and Access Statement has been prepared by Designscape Architects in support of a change of use application and for Householder Planning and Listed Building Consent to Wiltshire Council. It relates to a proposed extension and internal alterations at Wickham Cottage, Biddestone, which will help ensure that the dwelling will continue to be a sought after and loved family home for many years to come.

The planning history of this property includes:

2004.06.09 - Replace existing staircase within cottage - Approved - N/04/01778/LBC

2007.08.08 - Add Two Dormers on Rear Elevation - Approved - N/07/01624/FUL + N/07/01623/LBC

The brief for the extension is to provide a space for :

- Kitchen
- Dining Space
- New Entrance
- WC
- Sofa nook

An outbuilding that is ancillary to the primary dwelling and situated within its grounds is also proposed as part of the brief - replacing an existing timber shed.

The works to the existing dwelling include a new stud work partition within an existing doorway in the existing kitchen, removal of a modern partition separating two bedrooms on the first floor and the replacement of two modern dormer windows with larger dormer windows.

The scope of work will also include modernisation and some remediation / improvements of some of the buildings services and relevant connections.



Access

Access to the building at the front is made directly from the gravel driveway space. This access will not be altered as part of the works.

There are currently two rear access points directly into the property. The proposal will use one of these existing openings as the connection to the extension, which will have two access points.

The site and garden is currently accessed through the neighbouring property's land at a shared gate (see image left) that is used to access the gardens of both Wickham Cottage and The Old Forge.

The proposal seeks to give sole use of this entrance to Wickham Cottage and create a new entrance in the wall approx 1.5m to the East that provides a dedicated entrance to The Old Forge.



The Existing Building

Wickham Cottage sits on the South side of The Green in the centre of Biddestone, opposite the war memorial and by the junction to Harts Lane. It forms part of a longer terrace of eight buildings. Whilst the historic listing currently views it as its own entry it was previously listed as “part of 3 cottages east of the Malt House”

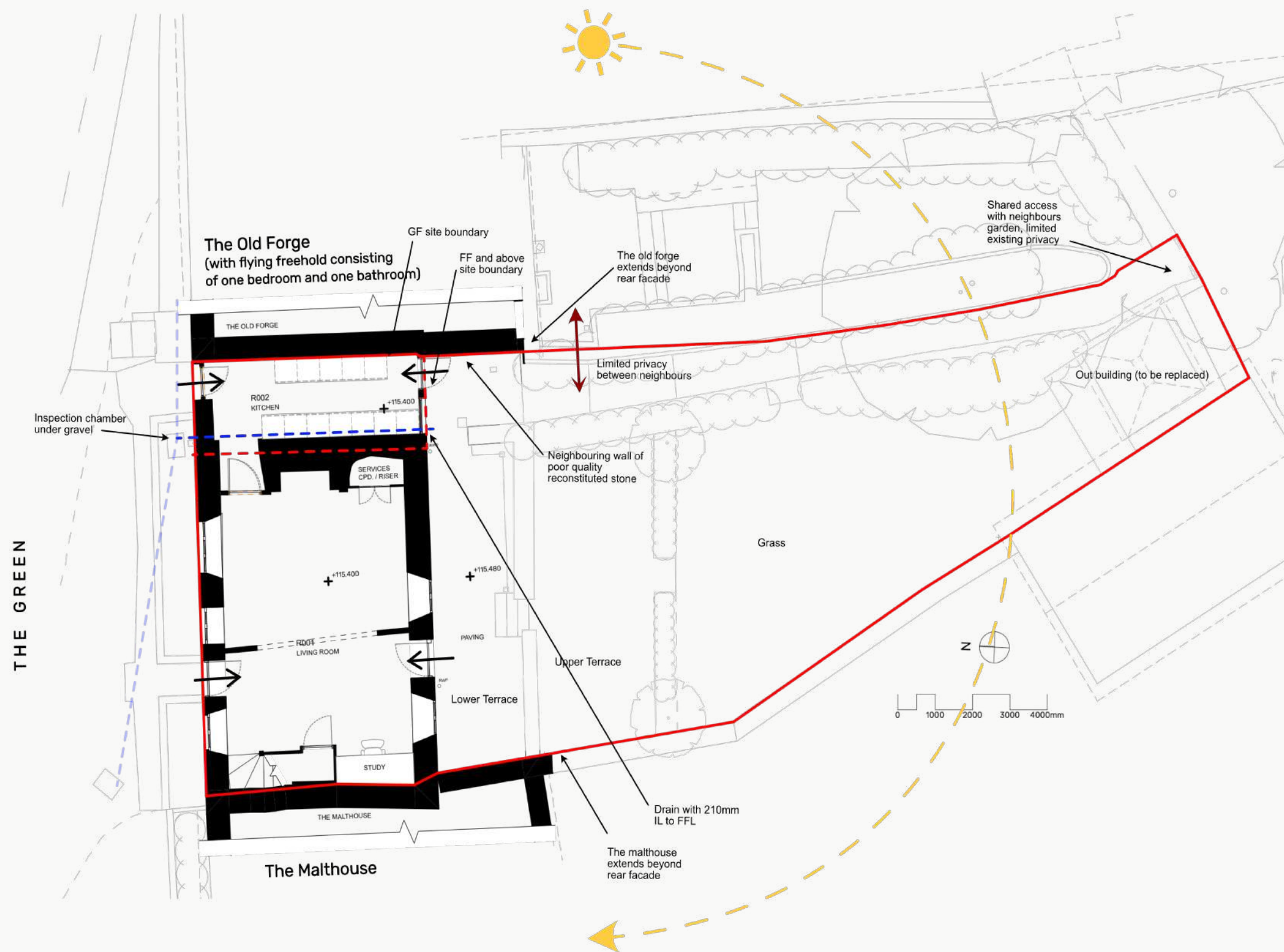
The dwelling was built in the early 1700s and was constructed with rubble stone with a stone tiled roof. The rubble stone wall is similar to the neighbouring properties both East and West, whilst only the property to the East has the stone tiled roof. The properties to the West have slate tiled roofs.

Historic maps shows that not only did the old Malthouse to the West once extend further at the rear but that there used to be a rear extension at the back of the property and an outbuilding at the western boundary of the garden.

The neighbouring property to the East also has a flying freehold that over sails the existing kitchen of Wickham Cottage. The upstairs rear window of the neighbouring property therefore looks directly into the Wickham Cottage’s garden. The proposed extension would improve the privacy of both properties, an would also conceal some ugly and insensitive “Bradstone” walling currently facing into the garden of Wickham Cottage.

The heritage listing describes the windows and decoration features on the North facade. It describes the arrangement of the windows and the continuous hood mould over the two adjacent windows on the ground floor. The recessed hollow chamfered mullions are also emphasised.

The listing significance of Wickham Cottage is therefore concentrated in its principal elevation and its contribution to the streetscape and the historic village community.



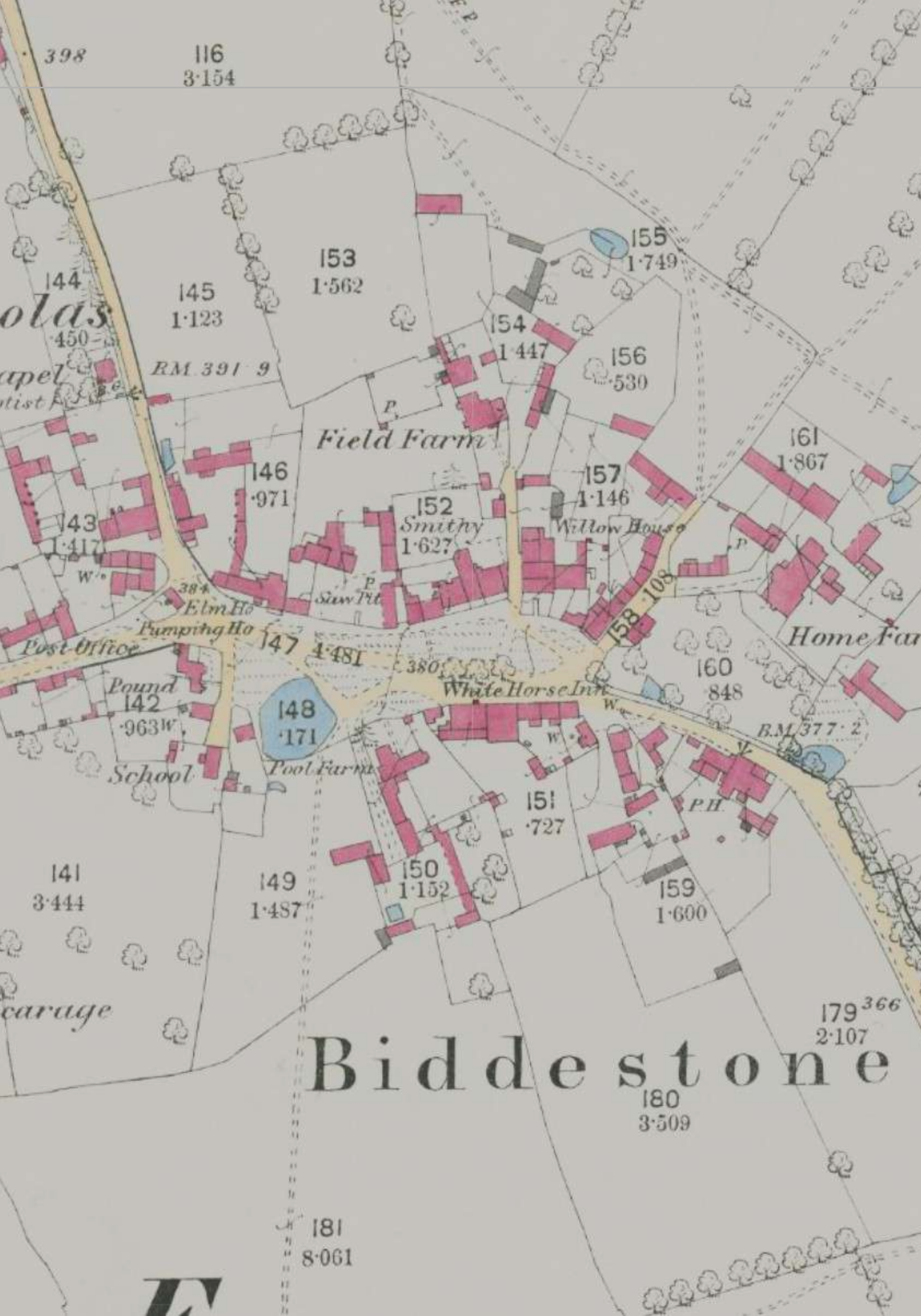
Opportunities and Constraints Diagram

Constraints

- The property is a grade II listed building that limits the potential for alterations to the existing.
- There is limited garden space to extend into and the garden steps up, resulting in retaining walls being required.
- Existing ceiling heights and floor to floor heights are very low.
- There is a current drain at the rear of the property that has a invert level of only 210mm. Limiting the potential of new connections.

Opportunities

- There is currently limited privacy between Wickham Cottage and The Old Forge, both garden to garden and windows to garden, the proposal has the potential to solve these issues.
- Access to the garden of The Old Forge is currently through Wickham Cottage's garden, this can be resolved within the scheme
- The site provides the opportunity to enhance a heritage asset within the village.
- Nearby properties with similar extensions provide existing precedent for the proposal.



Heritage Constraints

There are a number of heritage considerations and constraints with regards to the existing dwelling. This is covered in greater detail in the Heritage Statement.

The significance of Wickham Cottage lies principally in its contribution, as a domestic dwelling, to the architectural narrative of the typical historic English village and in its surviving original fabric, of which the timber structure, stone roof tiles and stone window surrounds are significant features.

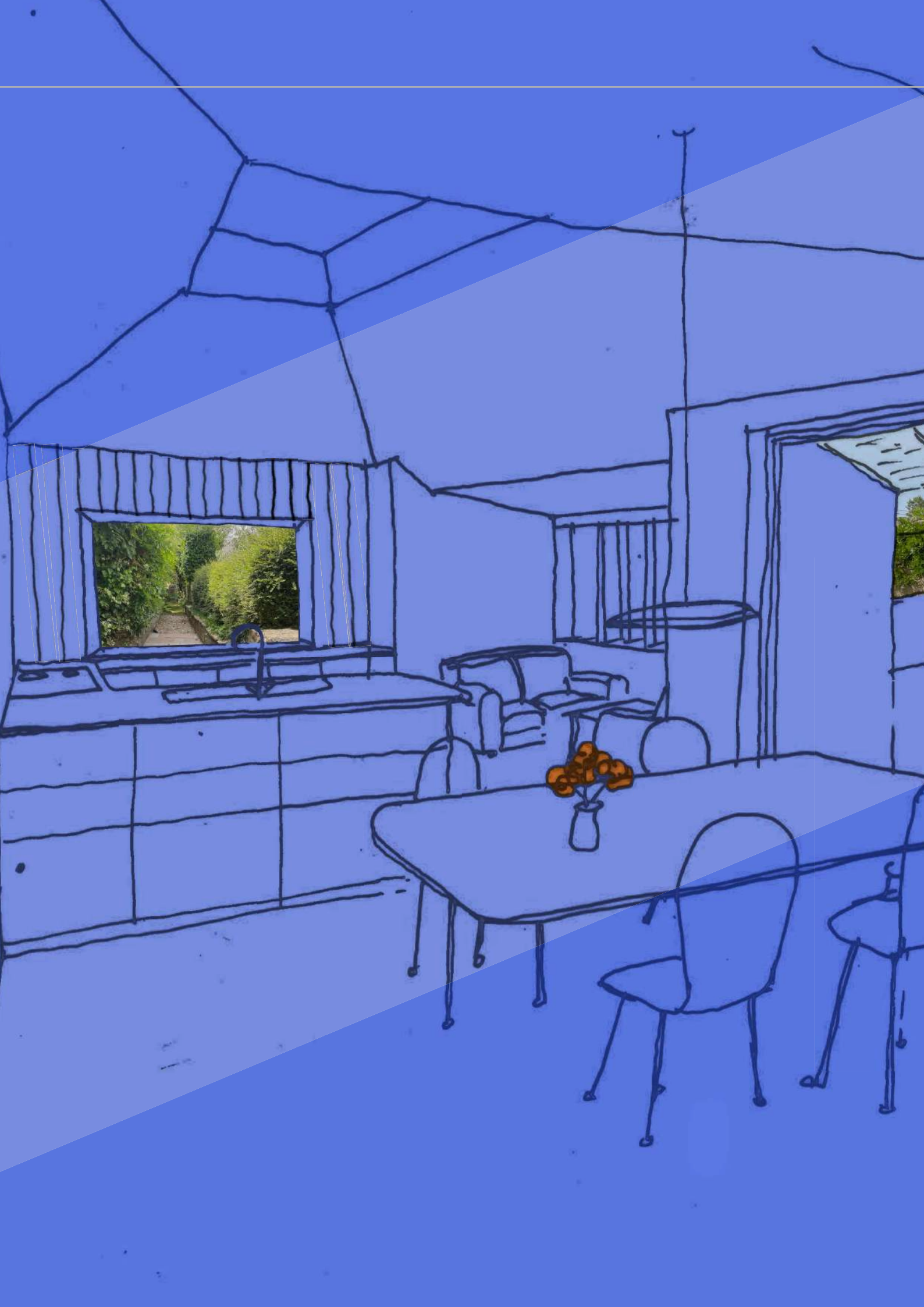
The proposals concentrate entirely on continuing the building's use as a much loved domestic dwelling that suits the requirements of modern living, whilst ensuring historic elements are retained and conserved.

An approach was taken that limits the work done to the existing dwelling and instead focuses on the extension.



03

Design Development



Design Options

The following massing options for providing the accommodation demonstrate the range of possibilities that were explored for the location and scale of the extension.

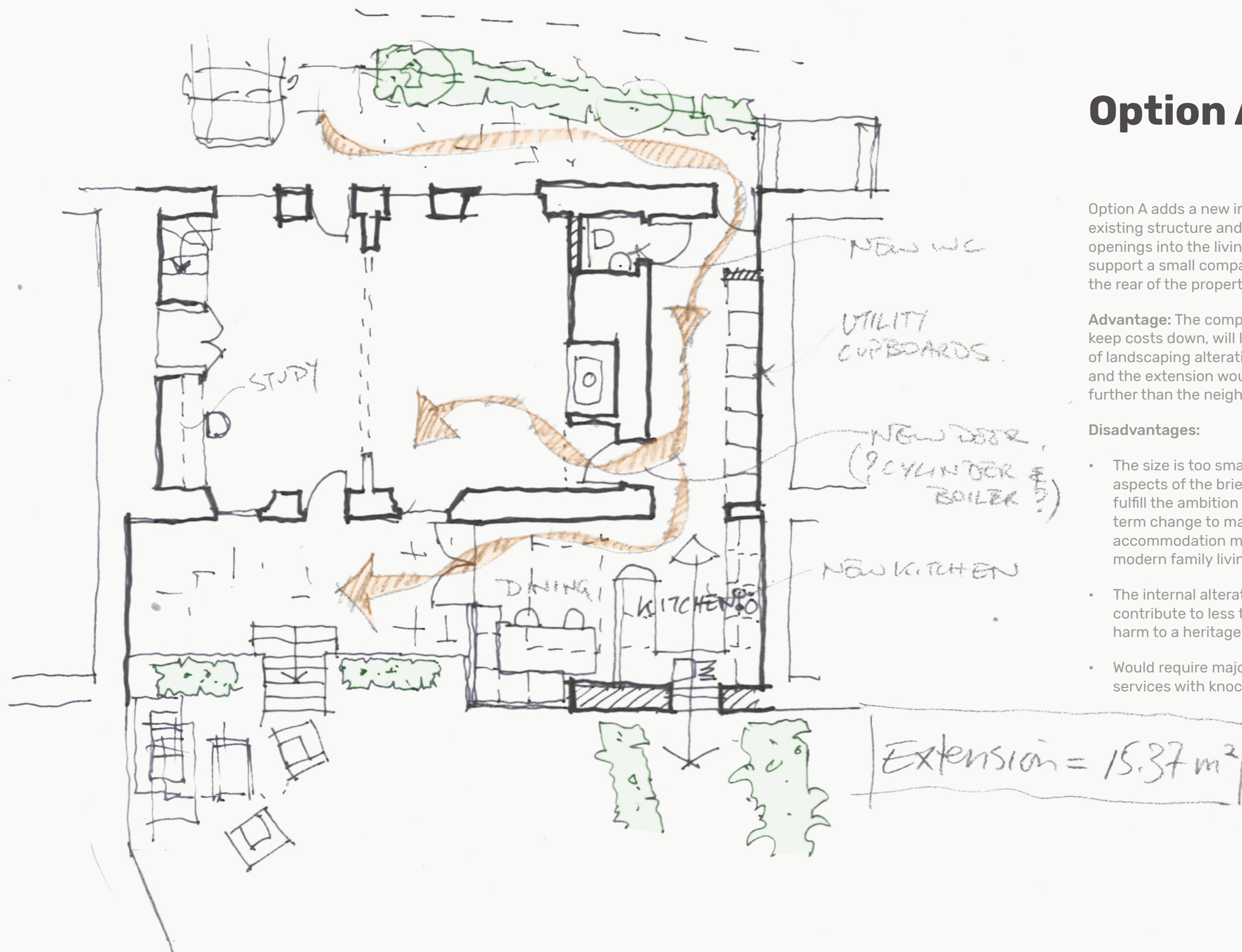
Option A

Option A adds a new internal WC to the existing structure and forms a new openings into the living room to support a small compact extension at the rear of the property.

Advantage: The compact size helps keep costs down, will limit the amount of landscaping alterations required and the extension would extend no further than the neighbours wall.

Disadvantages:

- The size is too small to fulfil all aspects of the brief - does not fulfill the ambition to make a long term change to make the accommodation more suitable for modern family living.
- The internal alterations will contribute to less than significant harm to a heritage asset.
- Would require major relocation of services with knock on impacts.





Option A

Heritage Assessment:

- **Benefit:** The small stature of the extension ensures that it has limited contact space with the existing wall and is subservient to the listed dwelling. It's distinct materiality ensures that the historic narrative is clear.
- **Harm:** The new opening between the existing kitchen and living rooms will result in permanent removal of historic fabric. This new opening, as well as the location of the new WC, will result in significant alterations to services and drainage.
- **Level of impact: Less than substantial harm.** The harm arises from the creation of the new opening from existing kitchen to the sitting room; this is balanced by the overall impact of the extension that would not impact any of the heritage values of the asset.



Option B

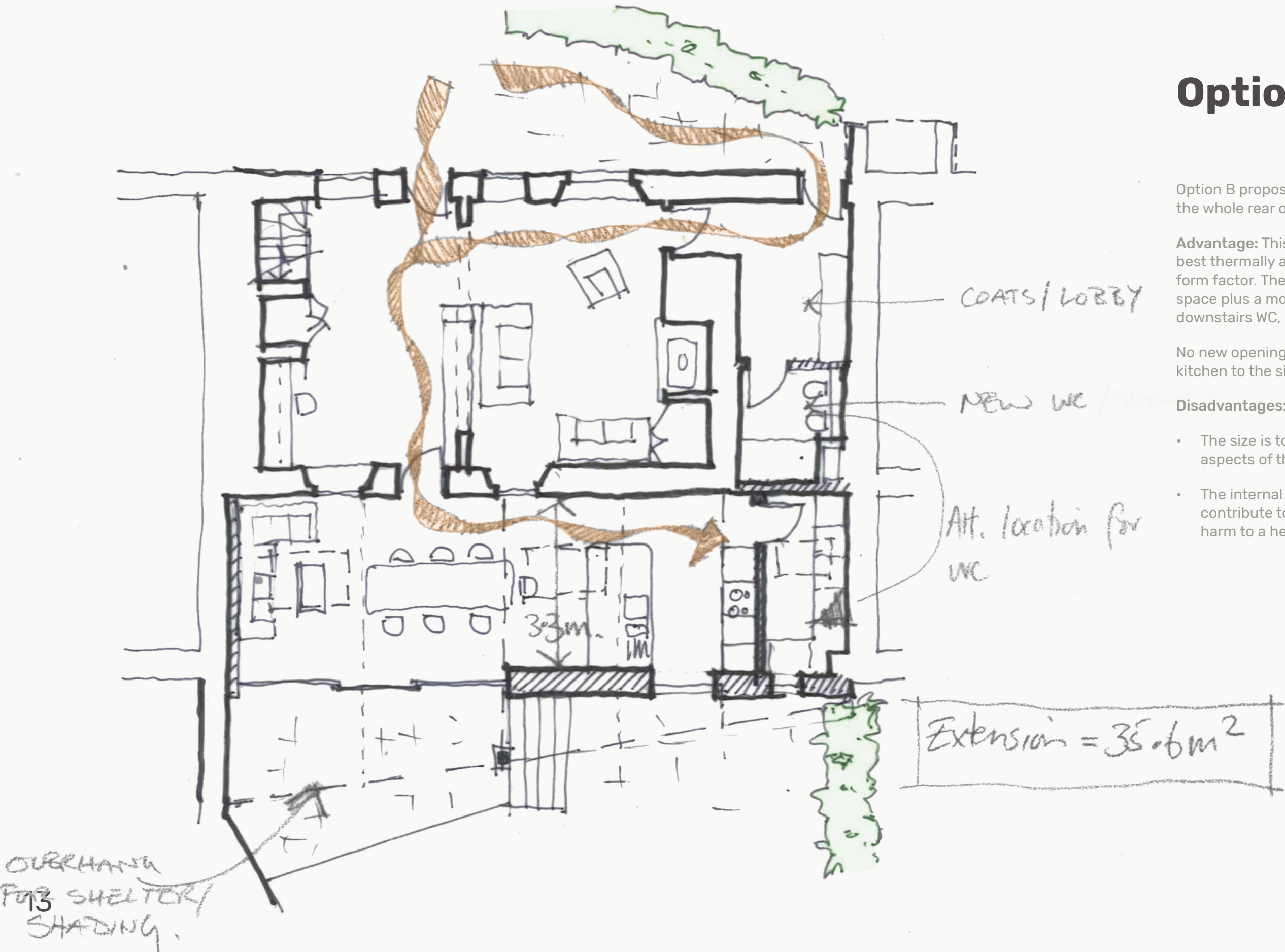
Option B proposes an extension across the whole rear of the property.

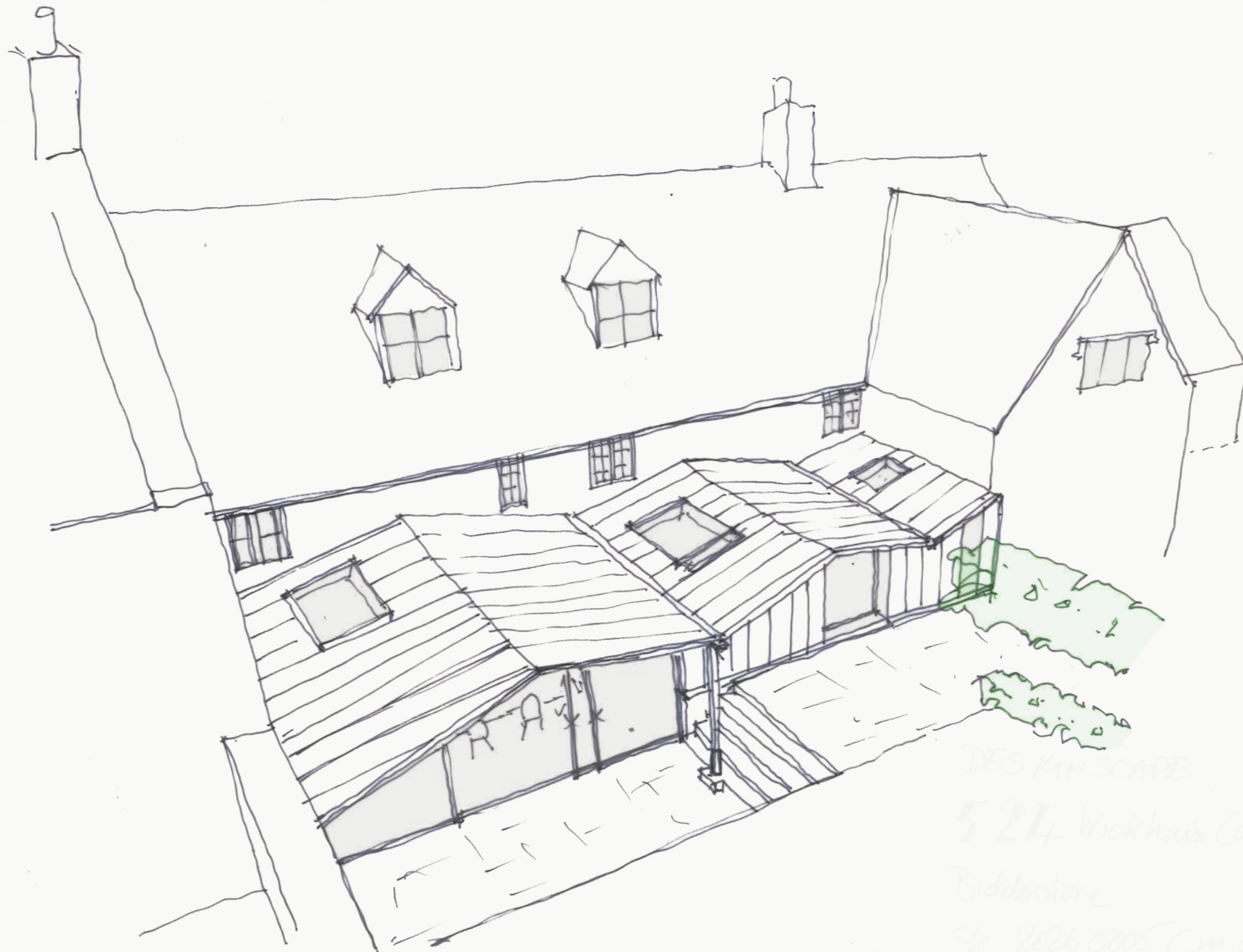
Advantage: This option would be the best thermally as it has the lowest form factor. The size offers a generous space plus a more significant downstairs WC,

No new opening from the existing kitchen to the sitting room.

Disadvantages:

- The size is too small to fulfil all aspects of the brief.
- The internal alterations will contribute to less than significant harm to a heritage asset.



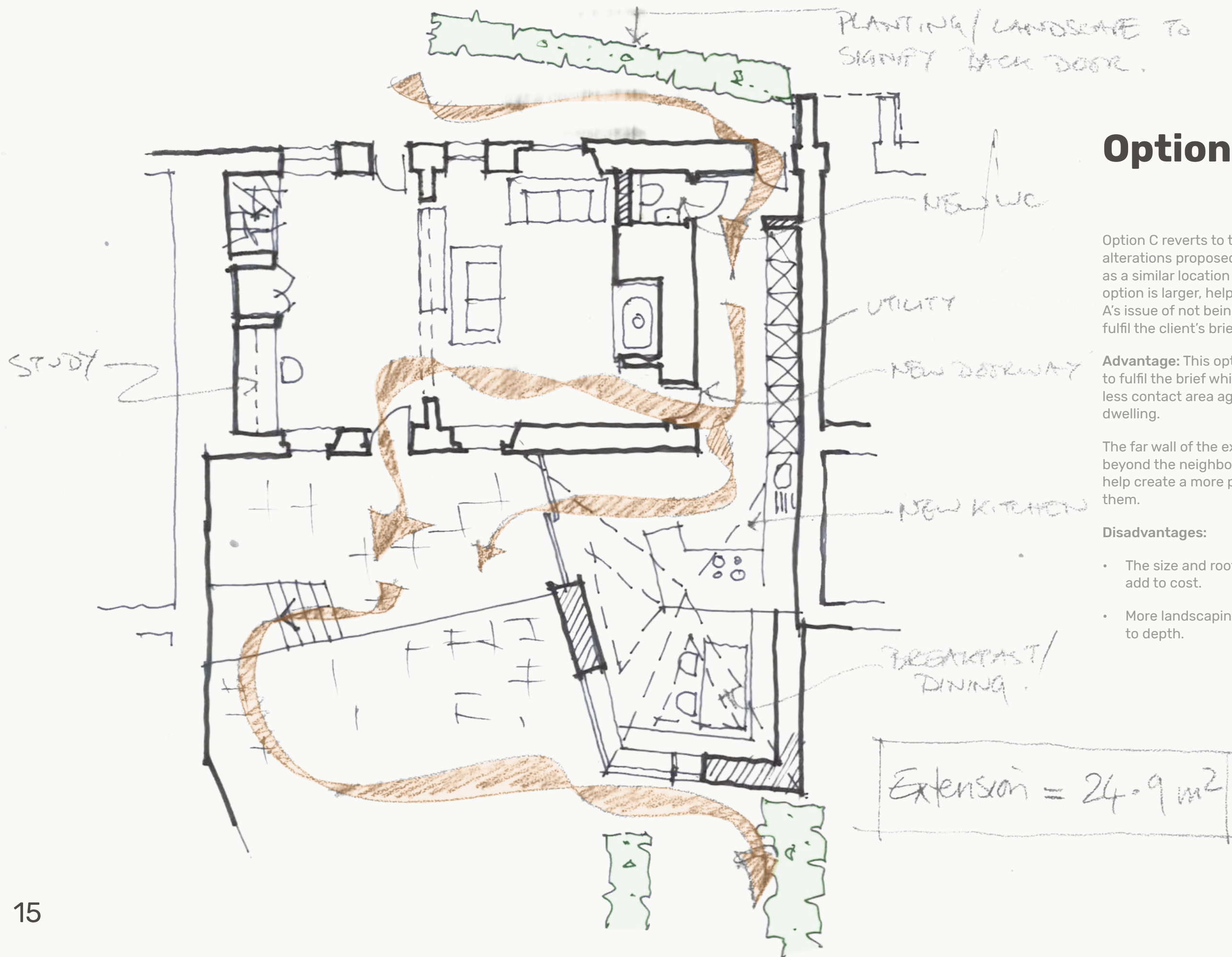


Option B

Heritage Assessment:

- **Benefit:** The internal arrangement changes are less significant than the alternative options.
- **Harm:** The massing of the extension has significant contact area with the existing rear facade and whilst only one story, feels less subservient than the other options. Rear windows and doors would be removed.
- **Level of impact: Less than substantial harm.** The harm arises from the concealment of the rear facade when viewed externally; this is balanced by the rear facade stone being left exposed internally. The overall impact of the extension would not impact any of the heritage values of the asset.

DES KINSCAPE
524 Wickham Cottage
Biddestone
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OPTION 3



Option C

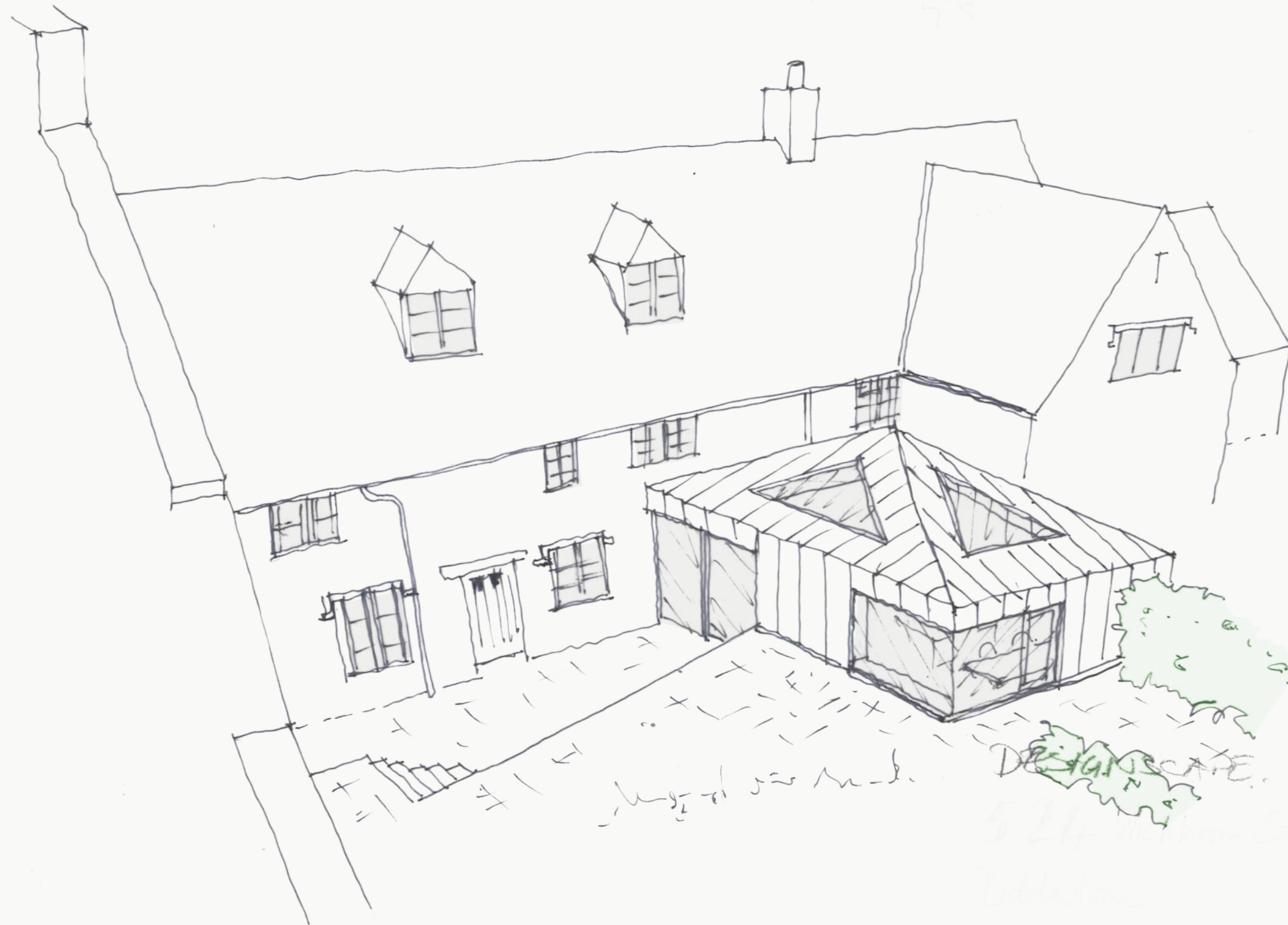
Option C reverts to the internal alterations proposed in Option 1 as well as a similar location and massing. This option is larger, helping to solve option A's issue of not being large enough to fulfil the client's brief.

Advantage: This option offers the size to fulfil the brief whilst still keeping less contact area against the existing dwelling.

The far wall of the extension extending beyond the neighbours dwelling will help create a more private garden for them.

Disadvantages:

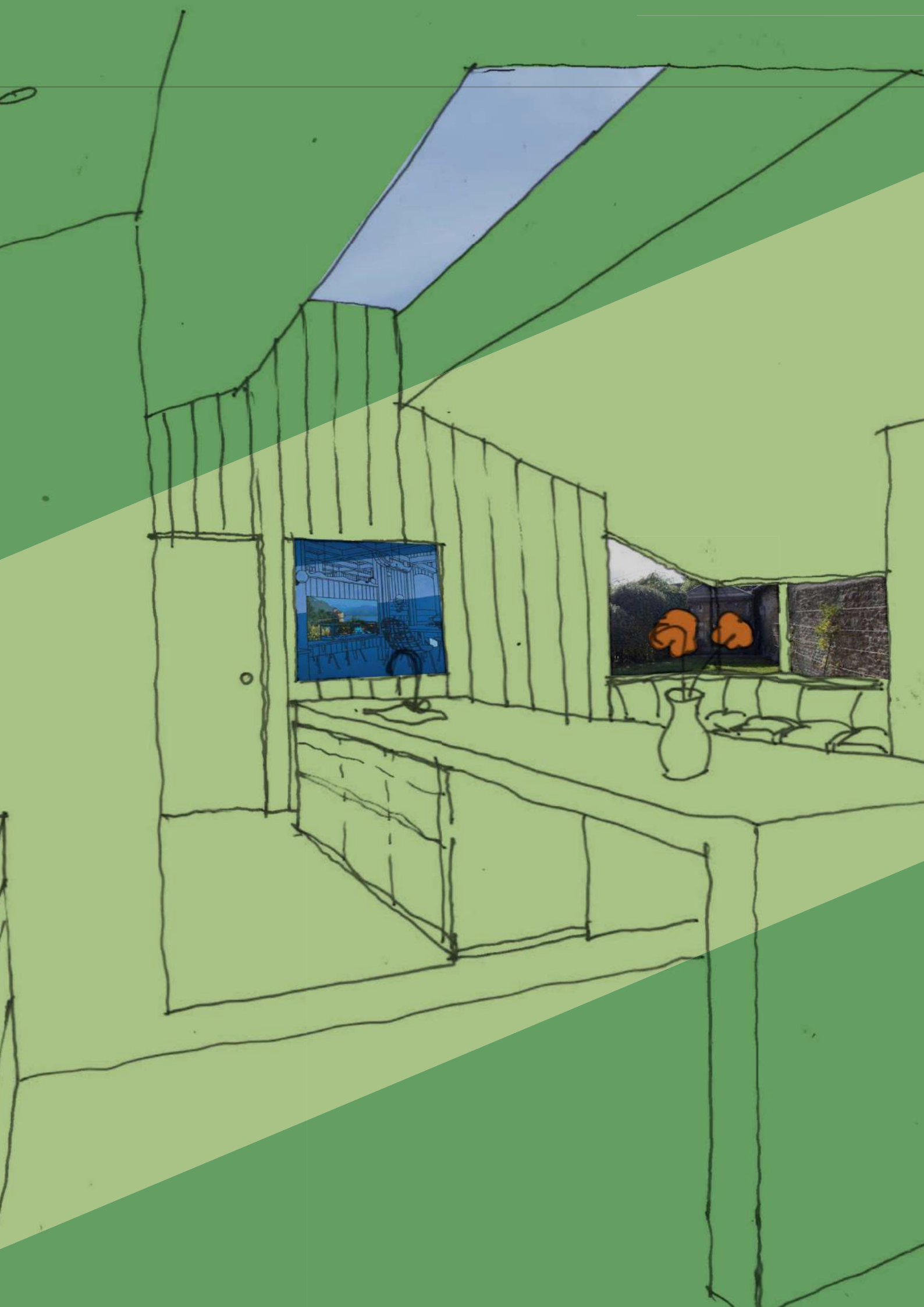
- The size and roof complexity will add to cost.
- More landscaping alterations due to depth.



Option C

Heritage Assessment:

- **Benefit:** The massing of the extension ensures that it has limited contact space with the existing wall and is subservient to the listed dwelling. It's distinct materiality ensures that the historic narrative is clear.
- Improves privacy between Wickham Cottage and The Old Forge.
- **Harm:** The new opening between the existing kitchen and living rooms will result in permanent removal of historic fabric. This new opening, as well as the location of the new WC, will result in significant alterations to services and drainage.
- Level of impact: **Less than substantial harm.** The harm arises from the creation of the new opening; this is balanced by the overall impact of the extension that would not impact any of the heritage values of the asset.



Comparative Summary and Further Development

All options are assessed as resulting in **less than substantial harm** to the significance of the listed building, at the lower end of that spectrum, with the front facade unimpaired in all options. The primary harm from these options comes from the formation of the new openings on the ground floor between the existing kitchen and living room.

With options A and C, the only bit of rear facade to be opened up is the modern masonry surrounding the modern door and window at the rear of the existing kitchen.

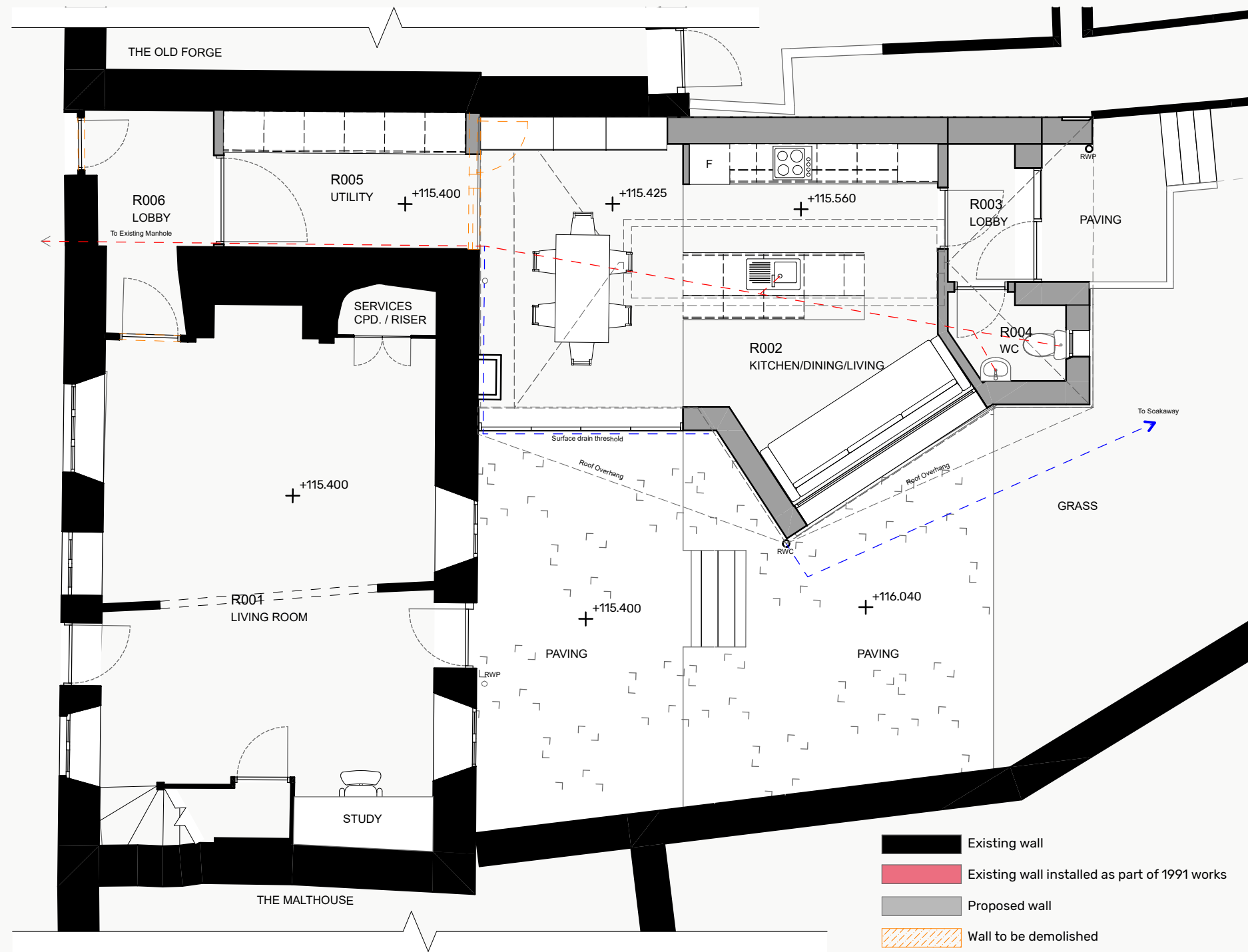
Therefore, developing the design of Option C was considered preferable due to it being large enough to satisfy the brief whilst having minimal impact on the heritage asset.

To reduce harm further, in the development of Option C, the WC was moved into the extension so the openings can remain the same and no removal of historic fabric.



04

The Proposals



Ground Floor

The existing ground floor plan remains the same with no alterations to the historic fabric.

The front door into the lobby is to be replaced with a modern timber door. The current door is not historic.

A new partition is to be erected in the existing kitchen, this will separate the space into a lobby and a utility/back kitchen that connects to the main extension.

The main extension features a dining area, kitchen area, seating nook, lobby and downstairs WC. The dining zone is flush with the existing finished floor level, with a 160mm step up into the kitchen area.

The landscaping is to be altered so that a new set of steps lines through with the internal steps.

The overhanging roof shades the large window and creates a covered area by the doors to the terrace.

The compact lobby and WC offers a new significant entrance to the dwelling along with a recessed and covered porch area that then steps up into the newly landscaped garden.



First Floor

The existing first floor plan form remains generally the same with one change made. A modern partition is to be removed, turning two bedrooms into one.

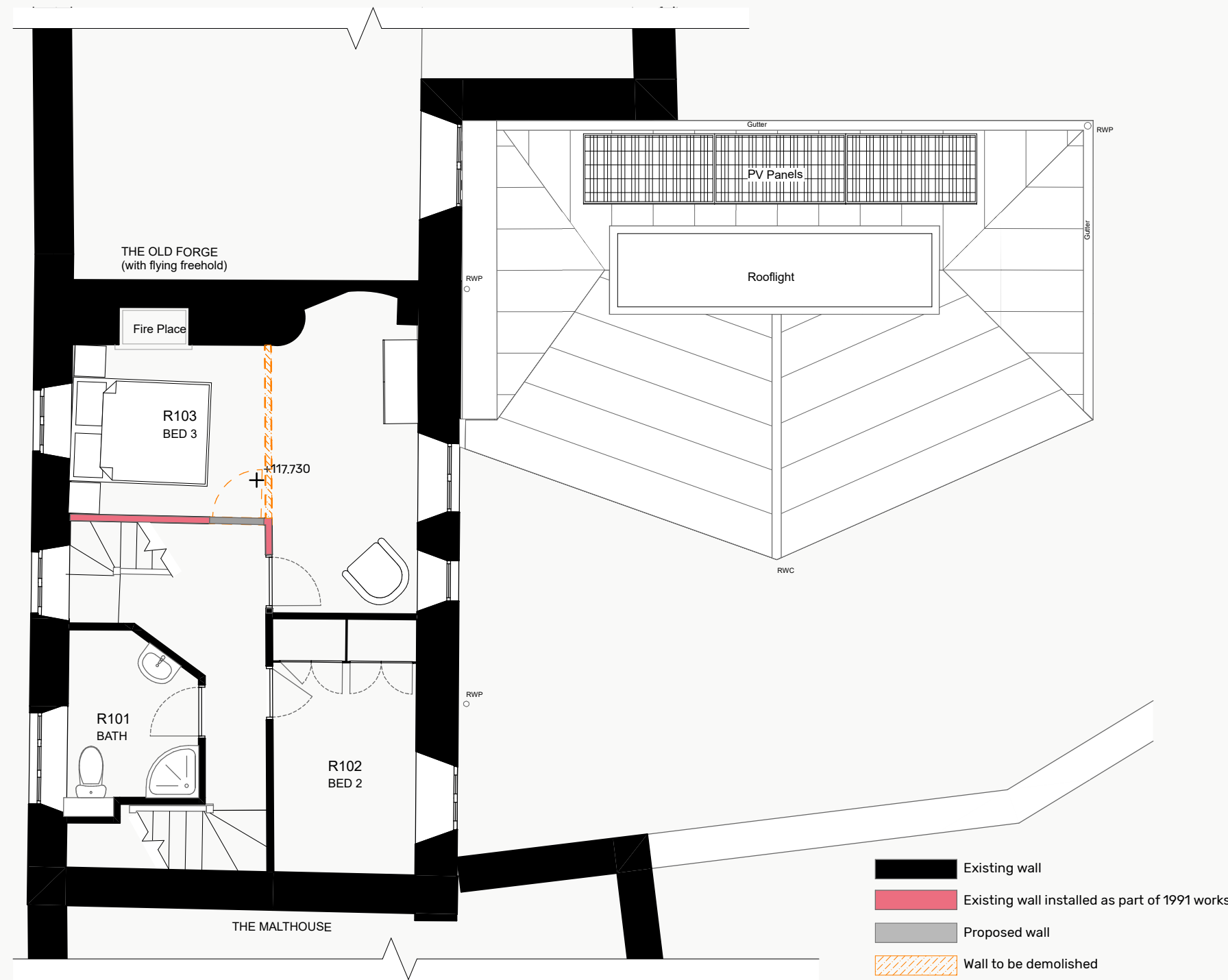
One of the existing bedroom doorways will be infilled, but the doorway itself is a modern addition to the dwelling.

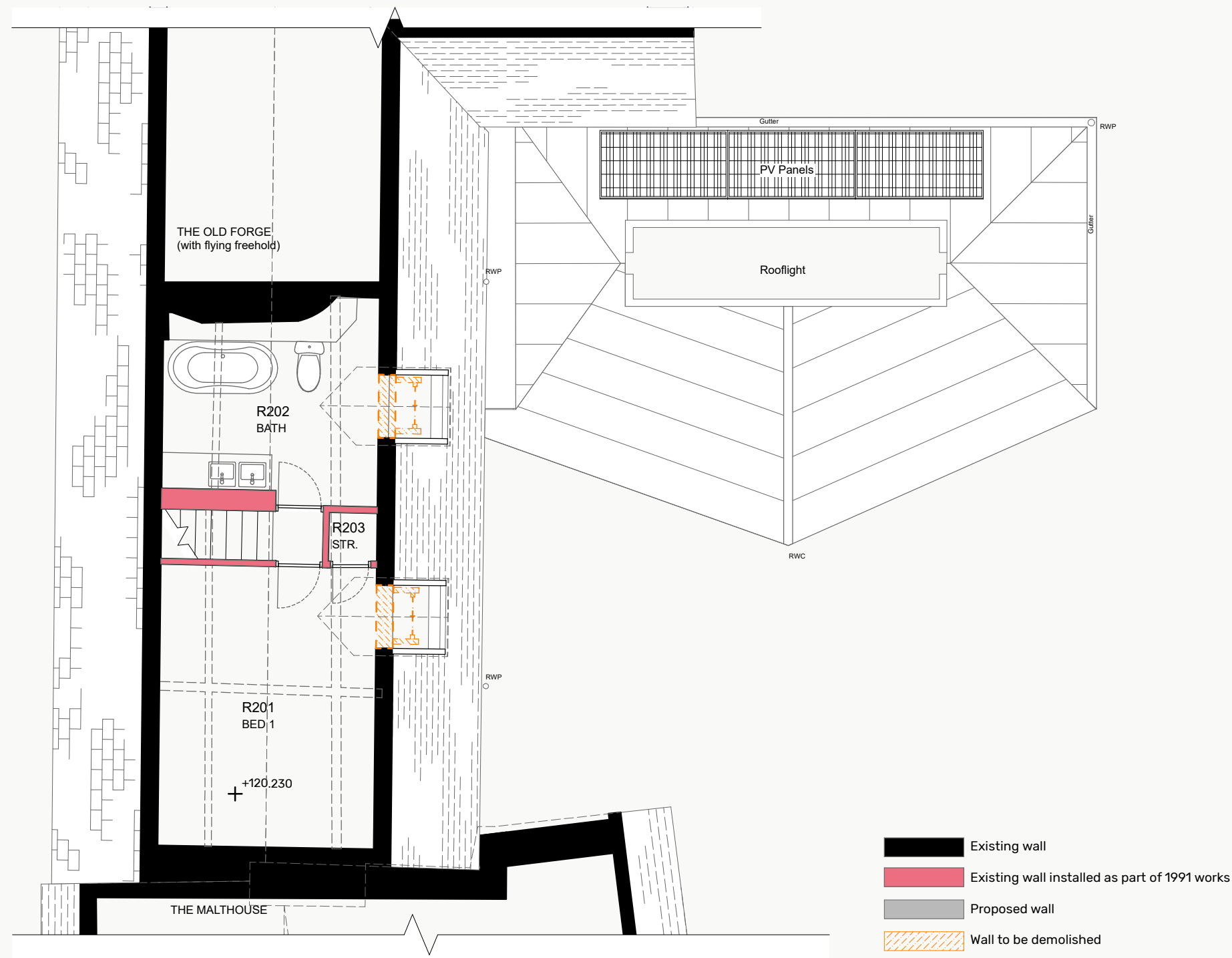
The roof of the extension is at first floor level, creating privacy for the flying freehold bathroom of The Old Forge.

The overall massing of the extension not only creates a sheltered courtyard for Wickham Cottage but also helps provide privacy and a courtyard for The Old Forge.

The detailing and materials proposed for the extension have been designed to be able to clearly distinguish between the proposed and the existing, allowing an easy reading of the building's historic narrative.

Solar panels are also to be fitted to the east side of the roof of the extension.



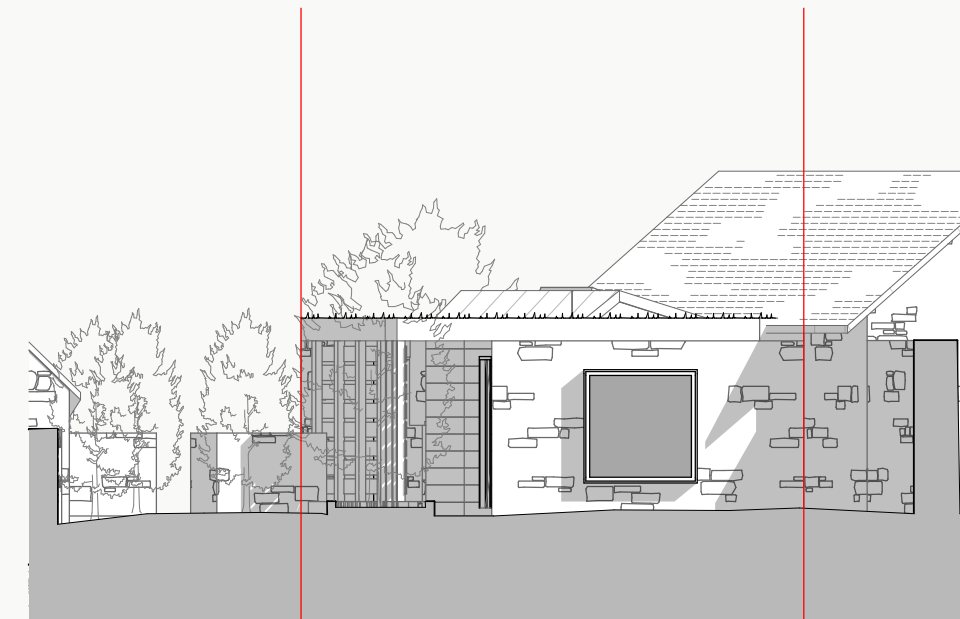
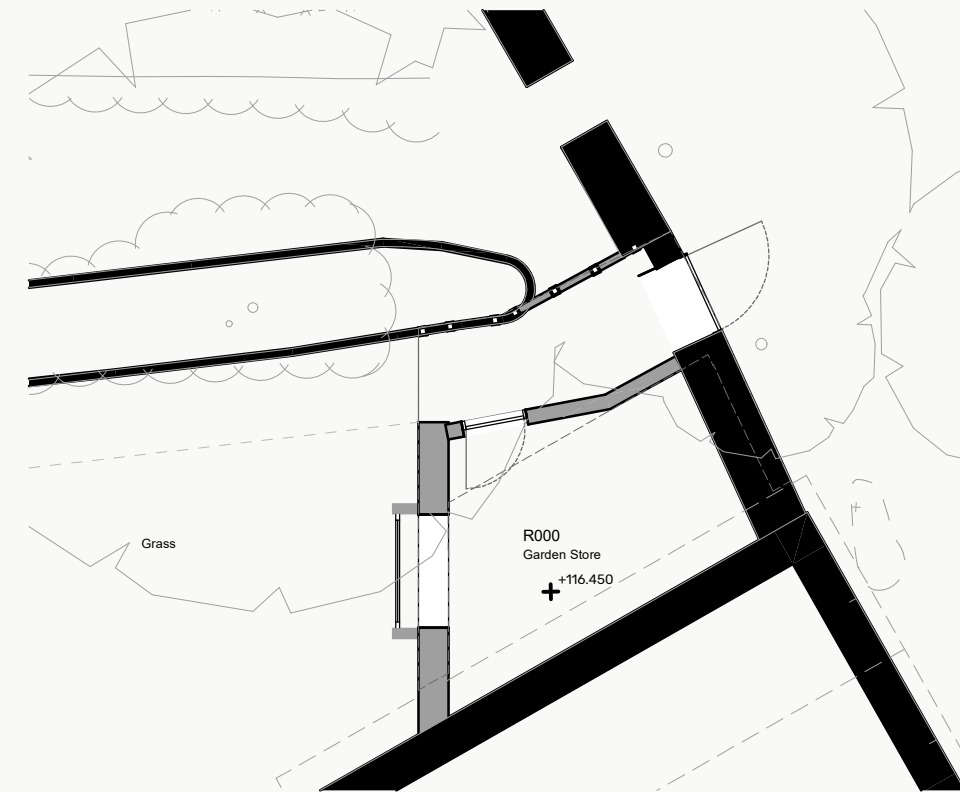


Second Floor

The existing second floor plan form remains the same. The only change at this level is to increase the size of the dormer windows.

The current dormers do not add sufficient light into the rooms due to their small stature and position at lower level.

The proposal replaces these two dormer windows with wider and taller versions that will let light into the space. The existing purlins will be retained.



Out Building

The outbuilding has been designed as a multi purpose structure that will replace an existing timber shed.

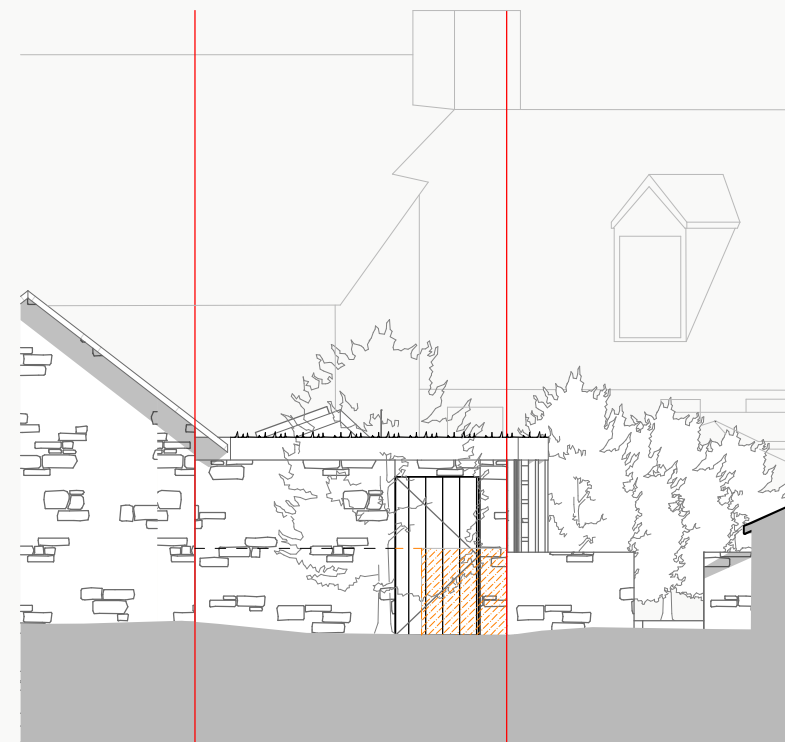
The outbuilding has been designed so as to sit nestled within the garden. It is to have a rubble stone facade on the North and South that acts as an extension to the existing walls.

A covered pathway and entrance to the outbuilding will allow the roof to over sail the structure whilst a hit and miss timber fence will allow daylighting of the space.

The proposal includes creating a new opening in the rear garden wall that would be for the sole use of The Old Forge, allowing for the existing shared entrance to be used solely by Wickham Cottage. (Currently a rather complicated right of way agreement)

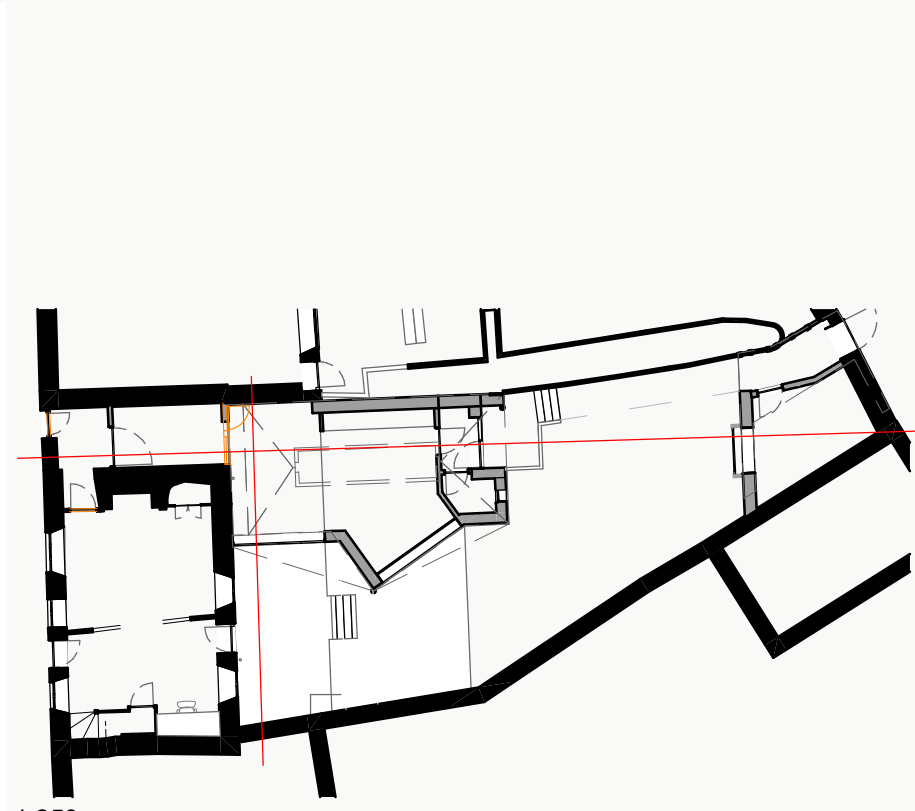
The proposal features a combined roof that is both a green roof and has a pitched section clad with the same material used on the main extension and a skylight.

An oriel window protrudes from the wall on the north facade.





1:100



1:250

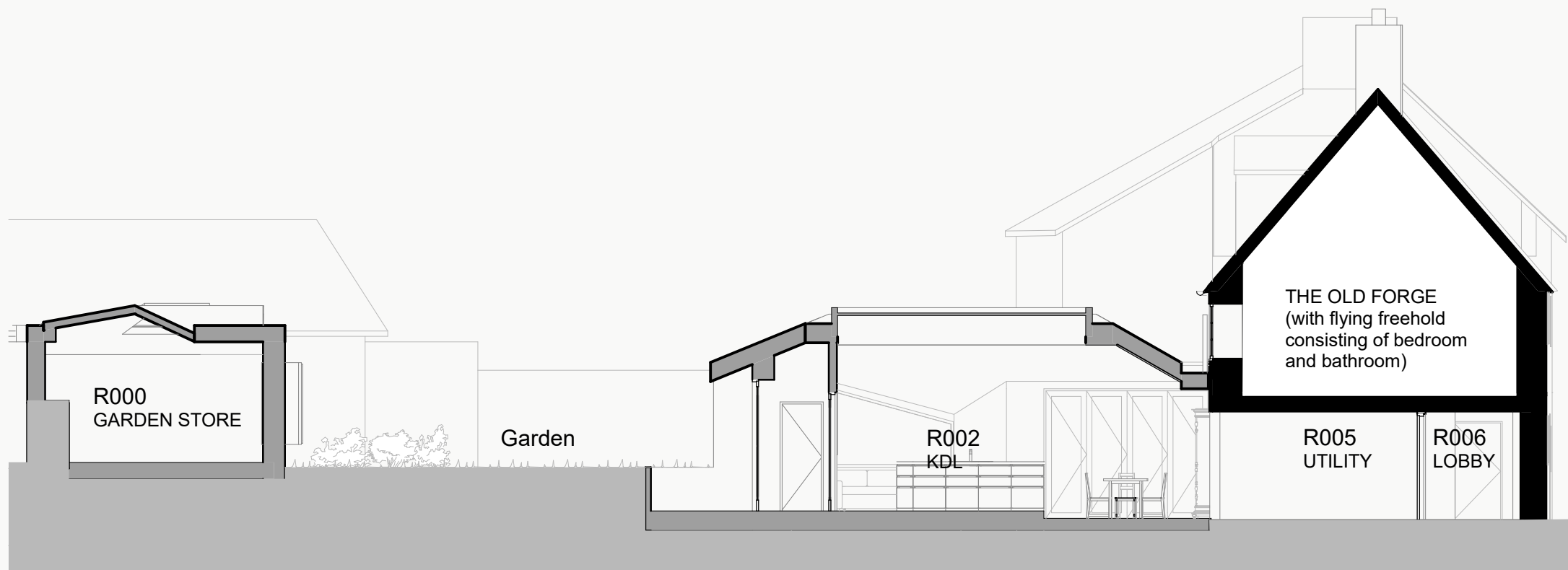
Site Sections

The proposal aims to sit on the site so that it has a limited impact on the existing dwelling and sits subservient to it. As the sections demonstrate the surface area of which the extension is actually touching the rear facade of the property has been limited to as little as possible.

Creating a flush threshold to the existing and one small step in the extension, within a garden that slopes away from the house, ensures that the proposed ridge and eaves remain low, and do not over shade or overbear the garden or the neighbour's garden.

The outbuilding is situated as far back in the site as possible so as to maximise the garden area and green space.

Relevant section drawings are P.201 and P.202



1:100



05

Conclusion



Conclusion

The existing building

Wickham Cottage sits on the South side of The Green in the centre of Biddestone, opposite the war memorial and by the junction to Harts Lane. It forms part of a longer terrace of eight buildings. Whilst the historic listing currently views it as its own entry it was previously listed as “part of 3 cottages east of the Malt House”

The dwelling was built in the early 1700s and was constructed with rubble stone with a stone tiled roof. The rubble stone wall is similar to the neighbouring properties both East and West, whilst only the property to the East has the stone tiled roof. The properties to the West have slate tiled roofs.

The significance of Wickham Cottage lies principally in its contribution, as a domestic dwelling, to the architectural narrative of the typical historic English village and in its surviving original fabric, of which the timber structure, stone roof tiles and stone window surrounds are significant interior features.

The proposals

The proposals are limited to internal alterations that will result in the greatest positive impact on the use of the building whilst limiting any harm to that which is less than substantial. The proposal therefore focuses on the extension and outbuilding which have very limited to no impact on the existing dwelling and its historic fabric. Where there are new materials proposed they have been carefully selected to be sensitive to, and contribute positively to the character of the Heritage Asset and the Conservation Area

The principal element with heritage significance are the historic elements of the exterior facades and front roof, of which are retained in situ in their entirety.

The proposal does not impact the heritage values of this listed dwelling.

Summary

The proposed alterations represent a modern and carefully considered scheme to enable the continued use of a Grade II listed dwelling.

The historic elements are to be retained in situ, the primary front facade and historic elements on the rear facade to be untouched and any

harm to the the asset is less than substantial, and is clearly outweighed by the substantial benefits of safeguarding the future success of the dwelling.

The proposals are therefore considered to accord with Section 16(2) of the Planning (Listed Buildings

and Conservation Areas) Act 1990, with Section 20 of the NPPF (August 2026), and with the Wiltshire Core Strategy



Designscape Architects

20 Green Park Mews

Bath

BA1 1JD

t: 01225 858500

e: enquiries@dscope.co.uk

w: www.dscope.co.uk