

Heritage, Design & Access Statement

Little Lypiatt Farm

Rough Street

Corsham

Wiltshire

SN13 9TR

1.0 Introduction

- 1.1 This document has been prepared to support an application by Mr Ted Pike for Householder Listed Building consent to extend and alter his home at Little Lypiatt Farmhouse, Rough Street, Corsham.
- 1.2 This statement sets out the site and heritage context and relevant planning policy context. As required by paragraph 9 of the Town & Country Planning (Development Management Procedure)(England) Order 2015 this statement also contains a Design & Access Statement.
- 1.3 This statement should be read in conjunction with the following plans;
 - 1.3.1 2023-01260-300 Existing and Proposed Site Plans
 - 1.3.2 2023-01260-301 Existing Ground Floor Plan
 - 1.3.3 2023-01260-302 Proposed Ground Floor Plan
 - 1.3.4 2023-01260-303 Existing Elevations
 - 1.3.5 2023-01260-304 Proposed Elevations
 - 1.3.6 2023-01260-305 Internal Opening Elevations

2.0 The application site

- 2.1 Little Lypiatt Farmhouse is a Grade II Listed family home, located to the south of Corsham off Rough Street, with an associated residential area of some 0.41 hectares. The listing, produced as Appendix 1, confirms the house dates from the C17 and early C18. A range of stables to the southwest of the house run north-south parallel to Rough Street to the west. A small courtyard to the south of the dwelling is formed by a lean-to outbuilding set against a rubble stone wall, which returns to the north to meet the south elevation of the house, where there is a door leading to the garden beyond.

The proposed development

- 2.2 The application subject of this statement requests planning & listed building consent for the following elements;
- 2.2.1 Single storey, flat roof with lantern light, extension over the eastern half of the courtyard to provide a garden/family room within (and retaining) the existing enclosing wall. The existing door in the southern elevation of the outbuilding will be closed up, and French doors opened to offering views over the garden to the south. The internal face of the rubble stone wall will be stabilised and left exposed.
 - 2.2.2 The western half of the existing modern outbuilding will be rebuilt in natural stone to provide a W/C a wet room with hallway between to provide access from the smaller courtyard to the garden to the south.
 - 2.2.3 A new wall between the north face of the existing outbuilding with French doors will be erected to enclose the west side of the garden/family room creating a smaller courtyard to the west of the garden/family room, to the south of the existing utility room in the main house. The existing window serving the utility room will be replaced with a door opening onto the new courtyard.
 - 2.2.4 The existing external door into the kitchen will be retained and a new cast stone surround installed. The three light window to the kitchen will be opened up from east to form an arched opening between the kitchen and family room within the former courtyard. The opening will be finished in a cast stone to match the colour and jointing of the existing masonry.
 - 2.2.5 Externally, and internally, the existing rubble stone walls will be retained and new sections of wall will be finished to match. Windows and doors will be painted timber and it is anticipated that a pre-commencement condition will require submission and written approval of large-scale details.

3.0 Heritage Context

- 3.1 Little Lypiatt Farmhouse is a Grade II Listed building and heritage asset but does not lay within a Conservation Area or World Heritage Site.
- 3.2 Policy HE5 of the NPPF requires that applicants describe the significance of any heritage asset affected by development proposals, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. The listing citation is reproduced at Appendix 1 and represents the relevant historic environment record for the application site.

4.0 Heritage assessment

- 4.1 Little Lypiatt Farmhouse lies within a substantial enclosed curtilage which has remained largely unchanged since the first recorded mapping of the property on the 1840's Tithe map below.

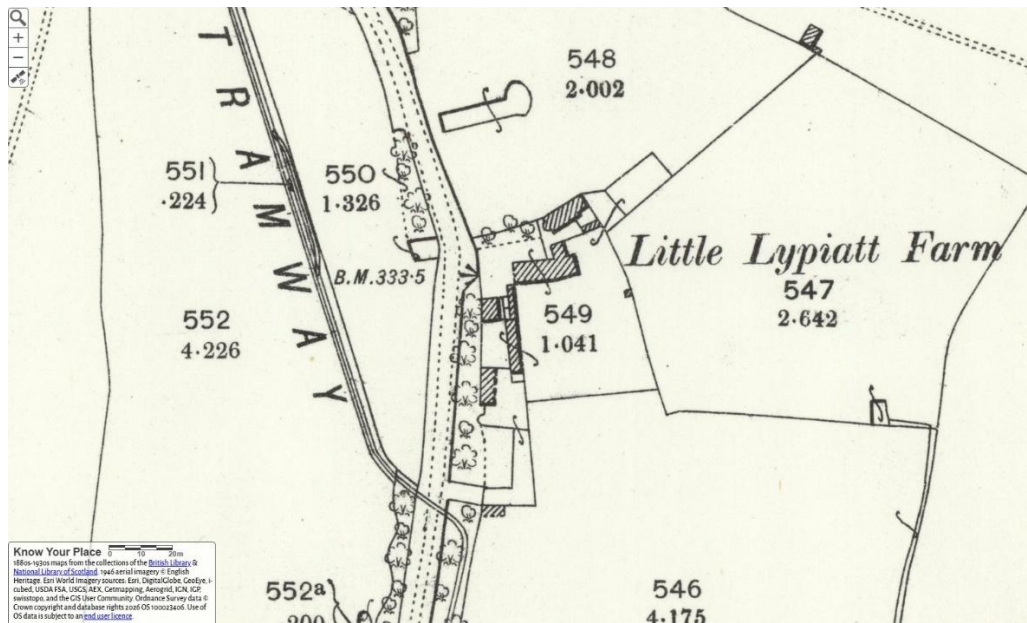


- 4.2
- 4.3 1840 Tithes Map



4.4

4.5 1844 – 1888 OS 1st Edition



4.6

4.7 1894 – 1903 OS 2nd Edition



4.13

4.14 The 20th century two storey porch addition to within the angle on the northern elevation is shown below.



4.15

4.16 And the closed up opening to the northern elevation of the west wing of the house that was formed by the conversion of a two-storey stable, including the late 19th/early 20th century sash windows, shown below;



4.17

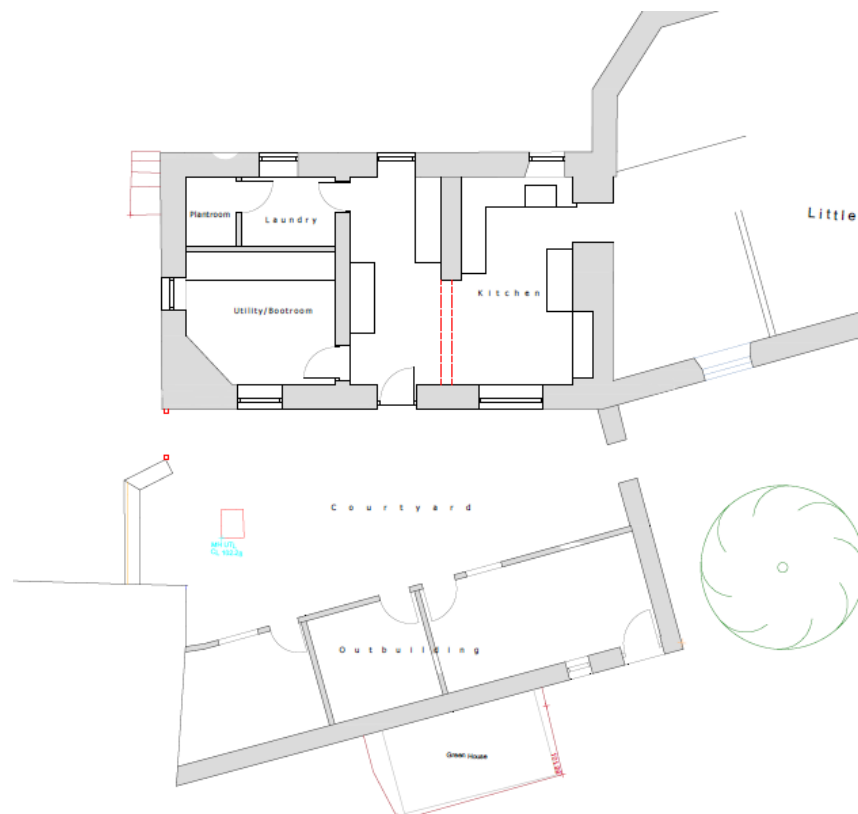
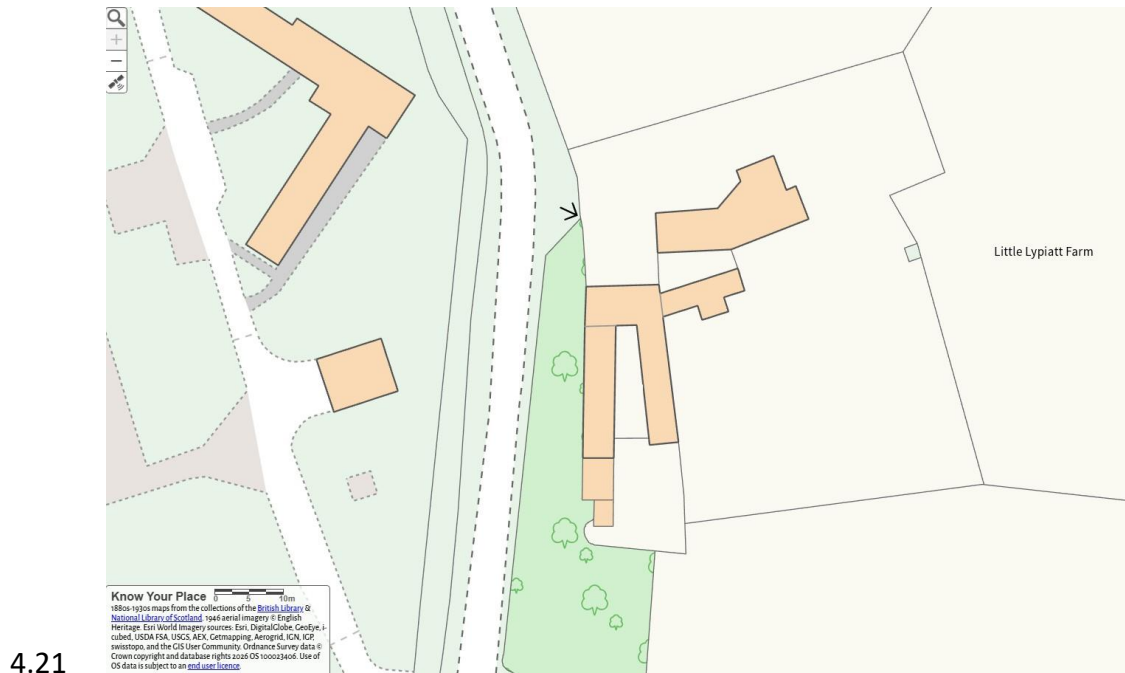
4.18 The west gable elevation of the west wing, clearly shows evidence of closed stable and hayloft doors, with 20th century casement window inserts, together with stone mounting step; shown below.



4.19

4.20 Since publishing the 3rd Edition of the Ordnance Survey, the south elevation of the former stable wing has been separated from the extensive garden to the

south of the dwelling by a capped stone wall some 2.5m in height forming a courtyard in front of the kitchen and utility rooms, as shown on the current OS extract, and ground floor survey plan below.



elevation with a small 4-light window adjacent. A lean-to timber greenhouse has been erected against the south elevation, and there is a chimney stack at the western end where the wall abuts the adjacent garages.



4.24

4.25 Within the courtyard a slate roofed lean-to has been constructed against the wall (shown below) and used for domestic storage. The courtyard and outbuilding are not mentioned in the citation, dated 1st August 1986, and while the Google Earth™ images show the enclosing wall to be present in 2002, the lean-to only appears in 2006. Access to the garden through a timber door to the east, to the driveway and parking to the west.



4.26



4.27

4.28 The south elevation of the converted stable wing comprises two windows and door at ground floor. A 4-light plus 2-light fan window serves the utility room and a 6-light plus 3-light fan serves the kitchen. Both are modern timber casement within faced block openings as shown below. At first floor there are two 4-light modern casements. Each of the windows in this elevation are in poor repair and in need of replacement.



4.29

5.0 Conclusions of the assessment of significance

- 5.1 The heritage significance of Little Lypiatt Farmhouse derives from its age and associated architectural features, also from its association with local families, and proximity to tramways that served the Ridge Quarry and adjacent hostels used for accommodating the underground workers (the only that now remains is the Cotswolds Service Centre occupied by the MoD).
- 5.2 The setting of the dwelling within the unchanged historic boundaries of the associated outbuildings and home paddock contributes significantly to the

understanding and appreciation of the heritage and functioning of the homestead.

- 5.3 The southeast, east and north elevations contain original crafted details in local stone from the surrounding quarries, presumably by local craftsmen. It is clear the present form and external appearance of the dwelling have derived from adaption and remodelling from its 17th century origins by successive occupants, most recently around the south elevation of the west wing through the formation of the courtyard.

6.0 Impact of the proposals on the significance

- 6.1 The existing enclosed courtyard has been constructed to blend with the existing dwelling but does not exhibit the higher quality detailing of the original element of the dwelling. Likewise, the openings in the southern elevation of the west wing are of functional character, in comparison with the cyma and ovolo mouldings of the openings in the earliest (eastern) part of the house.
- 6.2 By retaining and working within the confines of the courtyard wall the existing enclosure of the south elevation will remain. However, the enlarged opening to the south will provide a greater openness to the garden elevation, complimented by the proposed lantern light over the single storey extension, reducing the perceived mass of the courtyard area and giving the opportunity of views of the western section of the south elevation of the dwelling.
- 6.3 Harm to the fabric of the heritage asset will occur at the junction of the new roof with the south elevation of the dwelling, and through opening up the existing windows to the kitchen and utility room to form doors. These works are considered to result in less than significant harm, and subject to appropriate detailing will retain the legibility and character of the existing openings.
- 6.4 Works to the enclosing courtyard wall are not considered to result in harm to the significance of the heritage asset given that the feature is a later addition to the dwelling which has resulted in the separation of the kitchen from the garden beyond. The proposed openings in the south and east elevations of the courtyard wall will re-establish the visual connection between the kitchen and

garden, enhanced through the glazed lantern light above which will retain the openness of the existing courtyard while providing an enclosed family space.

7.0 Design & Access Statement

7.1 Access

7.2 Level access will be retained throughout the western section of the ground floor and enhanced access will be created to the garden beyond.

7.3 Layout

7.4 The layout of the proposed extension utilises and enhances the existing courtyard and enclosing wall to create a well considered and connected extension that will improve function of the core of the house centred around the kitchen and utility spaces, with compromising the older, eastern section of the house.

7.5 Scale and appearance

7.6 The proposed extension has been designed to fit within the existing enclosed courtyard space utilising the existing built form. The use of a flat roof reduces the external visual impact of the works, being concealed below the height of the existing coping, with only a short section above the existing garden gate in the east elevation to be raised.

7.7 The existing form of the enclosed courtyard will be retained, but it's visual massing will be reduced through the introduction of glazed doors to the south and a window and glazed door to the east. A reduced courtyard will be retained to the south of the utility room, doubling as the functional reception area to the house, while the formal front door and principle (north) elevation remain unchanged by the proposals.

7.8 Landscaping

7.9 To the south of the development a kitchen garden will be created where day-to-day herbs can be grown under a lean-to canopy formed in a timber structure, and with a garden terrace beyond the bifold doors serving the family room. The area will become the focus outside dining and place from which to enjoy the garden of an evening.

8.0 Concluding notes

- 8.1 The proposed extension and alteration to Little Lypiatt Farmhouse works with existing structures to create a well-considered and functional addition to the living space for the Applicant and family.
- 8.2 The location of the proposed works is considered the least sensitive section of the Listed property and does not diminish the heritage significance of the asset nor impact on the most important historical features of the house.
- 8.3 In contrast to the existing enclosure of the southwest elevation of the property, the proposed works will reduce the visual massing of the courtyard wall re-establish the connection between kitchen and garden through generous external openings detailed in a traditional style using natural materials in keeping with host dwelling.
- 8.4 The proposed works will improve the functionality of the kitchen area of the ground floor, to the benefit of this family home for the Applicant and future generations and represent an entirely appropriate and sensitive adaption to the dwelling, in common with the property's long history development.
- 8.5 It is trusted that the local planning authority will be able to support the application in its submitted form. The Applicant would welcome the opportunity to discuss in detail the proposals and to provide further information as required to enable a comprehensive assessment to be undertaken. Please contact the Agent at the earliest opportunity should such details be necessary.

Appendix 1

Listed Building citation

Little Lypiatt Farmhouse

Listed on the National Heritage List for England. **Search over 400,000 listed places**

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1363950**

Date first listed: **01-Aug-1986**

List Entry Name: **Little Lypiatt Farmhouse**

Statutory Address 1: **LITTLE LYPIATT FARMHOUSE, ROUGH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

([*https://historicengland.org.uk/listing/the-list/understanding-list-entries/*](https://historicengland.org.uk/listing/the-list/understanding-list-entries/))

[Corrections and minor amendments](#)

([*https://historicengland.org.uk/listing/the-list/minor-amendments/*](https://historicengland.org.uk/listing/the-list/minor-amendments/))

Location

Statutory Address: **LITTLE LYPIATT FARMHOUSE, ROUGH STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **Corsham**

National Grid Reference: **ST 87049 68790**

Details

CORSHAM ROUGH STREET, ST 86 NE Lypiatt 3/365 Little Lypiatt Farmhouse II

Farmhouse, C17 and early C18, rubble stone with stone tiled roofs. 'L'-plan. Two storeys and attic. Garden front has east end wall stack and west wall-face stack, 4-window range with 2 dormers flanking dormer gable with datestone CC 1674 and 3-light recessed cyma-moulded window with hoodmould. Recessed cyma-moulded first floor windows, 3-light to left, two 2-light to right and 3-light with hoodmould and datestone WC 1674 at landing level under dormer gable. Three ground floor 2-light recessed chamfered windows with hoodmoulds, possibly earlier C17. West end wall has attic single light and first floor 2-light recessed cyma-moulded window. Rear wing has one ground floor 3-light recessed ovolo-moulded window and hoodmould to west, north end stack and east front earlier C18 two storey, 2-window range of 12-pane

sashes in raised moulded surrounds with moulded band and coved eaves cornice. One ground floor window obscured by early C20 two storey canted addition in angle. East end converted stable and loft range with 2 upper C18 flush cyma-moulded windows and 3 lower C19 or early C20 sashes, one in blocked central opening. Two end wall stacks on rear slope. Little Lypiatt was held by the Lypiatt family from early C14, passed to the Keynes family in C15, to J. Thrift 1603, W. Gibbons in later C17 and to the Hulbert family who held it from 1696 to the mid C19. (H. Brakspear, Corsham, 19 27-8).

Listing NGR: ST8693468411

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **315393**

Legacy System: **LBS**

Sources

Books and journals

Brakspear, H, Corsham, (), 27-8

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 22-Sept-2026 at 14:56:06.

© Crown copyright [and database rights] 2026. OS AC0000815036. Use of this mapping is subject to [Terms and Conditions](#).

End of official list entry

All text content is available under the [Open Government Licence v3.0](#)

(<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>), except where otherwise stated. Any supplied maps are © Crown Copyright [and database rights] 2026 OS AC0000815036 and may not be reproduced without permission.