Heritage Statement

In relation to

PROPOSED LIKE-FOR-LIKE REPAIRS AND REPLACEMENT TIMBERS

At

The Granary - Charlton House, Warrens Lane, Charlton All Saints, SP5 4HQ

On behalf of

Megan and Howard Taylor

January 2023

SARUM
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1 Introduction

1.1 This Heritage Statement has been prepared by Sarum Heritage + Planning to accompany a listed building application to seek consent for works to the Staddle Barn at Charlton House, located in Charlton All Saints.

1.2 The application follows discussion with Jocelyn Sage at Wiltshire Council regarding the scope of proposed works and which elements require listed building consent. In order to expedite time, there are two Listed Building applications for the Granary, one focusing on the proposed replacement/repair of the timber framing and one for the rest of the works.

1.3 Charlton All Saints is a hamlet which lies to the south of Salisbury. Charlton House is a principal building within the village and has a number of farm buildings, two of which are designated heritage assets. This application relates to proposed works to one of these, known as the Granary.

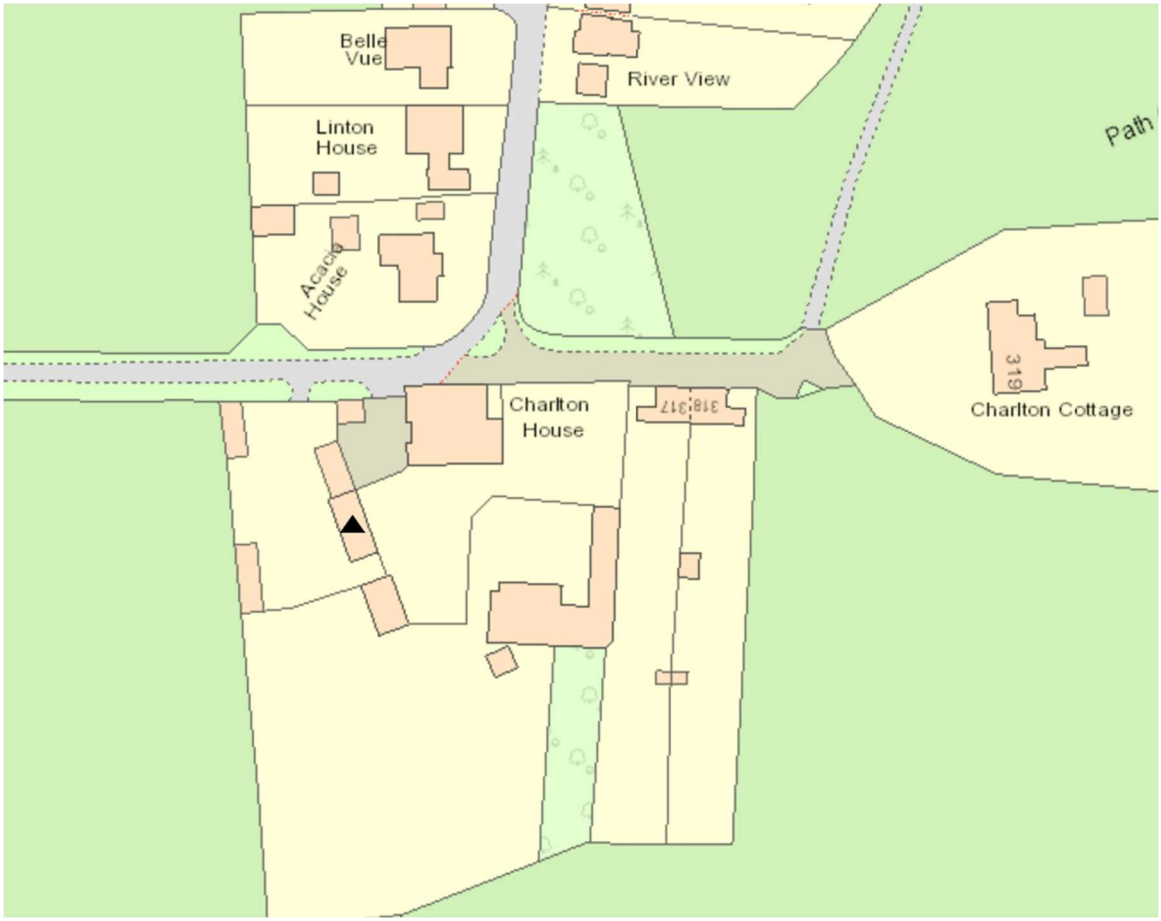

Figure 1 – Location plan

1.4 The report describes the heritage significance of the site and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, July 2021) and to meet the council's local validation checklist for applications affecting heritage assets. This Heritage Statement follows best practice for the assessment of significance and the heritage impact of the proposed development.

1.5 The significance of the site was identified using the guidance contained within the Historic England documents Conservation Principles, Policies and Guidance (2008), Statements of Heritage Significance: Historic England Advice Note 12 (October 2019) and Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (December 2017).

1.6 Information on the history of the site has been drawn from several sources including historical map regression. A list of the sources used in the preparation of the report is listed at the end of the document.

1.7 The report was commissioned by the current owners, Megan and Howard Taylor, and has been prepared by Lisa Crouch BA (Hons) MSc Cons IHBC. A site survey was undertaken on 24 October 2022, 6 December 2022 and 5 January 2023.

2 Heritage Designations

2.1 The Granary to the southwest of Charlton House (hereby referred to as the Granary) was added to the List of Buildings of Special Architectural or Historic Interest at Grade II on 4 July 1985. The listing description for the building reads as follows;

> *"Granary. Late C18. Weatherboarding on timber-frame, on staddlestones, half-hipped tiled roof. 3 bays. Double planked doors on east and west sides, with strap hinges. Roof has tie-beam braced to main posts with raking struts to collar, straight wind bracing to purlins in centre bay. (Unpublished records of RCHM (England), Salisbury)"*

2.2 To the southeast of the Granary is another listed building. This is known as Barn and Sheltershed to south of Charlton House and was also added to the list on 4 July 1985. The listing description for the building reads as follows:

> *"Barn. Late C18. Weatherboarding on timber-frame with English bond brick plinth, half-hipped tiled roof. 5 bays with weatherboarded outshuts on north side. North transept has half-hipped roof and double planked doors, outshuts have planked doors. South side has planked double doors. Roof has tie-beam braced to main posts with two pairs of queen posts to purlins, lower tier of purlins with straight wind bracing to centre bay. C18 sheltershed attached to north-east of barn, has open front facing fold yard; wooden posts, weatherboarded rear and sides, and tiled roof. (Unpublished records of RCHM (England), Salisbury)."*

2.3 Charlton House itself is not a listed building and therefore does not have statutory protection, nor do a number of historic farm buildings within the site. However, they are considered to be non-designated heritage assets as defined by the NPPF, please see further details in sections 4-5.

2.4 The building is not located in a designated Conservation Area.

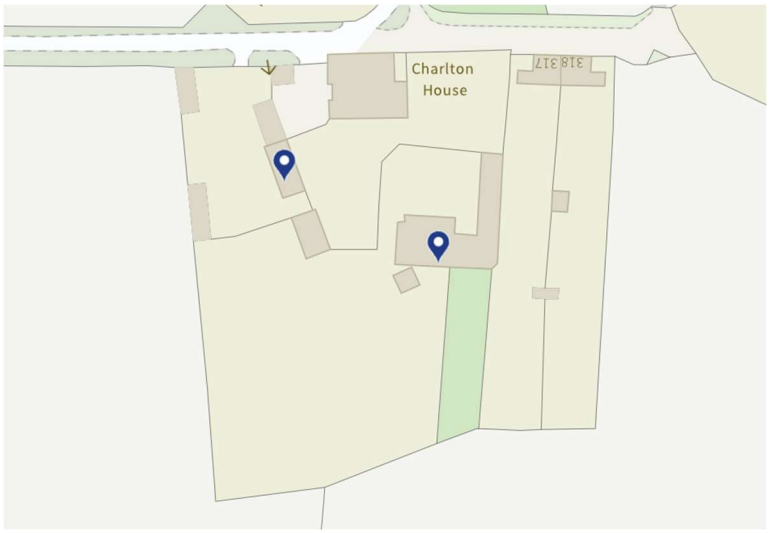

Figure 2 – List Description Map

3 Description

3.1 The Granary is a linear building situated to the southwest of Charlton House, set back off Warrens Lane, where it is within a historic farmstead.

3.2 Charlton House lies at the junction of Warrens Lane and Lower Road and its farmstead is arranged to the side and rear of the farmhouse in a loose-courtyard arrangement. The farmstead is set back from the lane behind a tall brick and flint boundary wall.

3.3 Externally the Granary is constructed from timber weather boarding, with staddle stones supporting the timber framed structure, which includes a Queen post truss roof structure, purlins and common rafters, and a clay tile roof, which is half hipped. There are very few openings with the Granary, with a pair of timber double doors to the east and west elevations. A simple set of brick and stone steps can be found externally on the east elevation, which serves the double doors.

3.4 The east elevation of the Granary fronts into the farmyard and the west elevation faces into open countryside, where there are clear views back to the west elevation of the Granary from Warrens Lane, where it is possible to appreciate the Granary set within the historic farmstead and within its pastoral, rural landscape setting.

3.5 The Granary abuts a brick single storey linear building, which is set at a lower level than the Granary, and which would appear to have been constructed subsequent to the Granary.

3.6 Set out below is a series of elevational photos of the Granary.



Figure 3 – Aerial View of Site



Figure 4 – Eastern Elevation of The Granary



Figure 5 – Western Elevation of The Granary



Figure 6 – Northern Elevation of The Granary



Figure 7 – Southern Elevation of The Granary

4 History

4.1 Charlton All Saints is a hamlet in the civil parish of Downton, in Wiltshire. It lies immediately west of the River Avon, about 1.5 miles north of Downton village and 4 miles south-east of the city of Salisbury.

4.2 The Avon Valley Path, a long-distance footpath between Salisbury and the Dorset coast, passes through the village.

4.3 The village has a population of around 500. There are several traditional thatched cottages, of which a few are from the 17th century, and the majority mid-18th century. Charlton House is at the southern end of the hamlet, at the junction of Warrens Lane and Lower Road.

4.4 Charlton House and its farmstead was originally a tenanted farm under the ownership of the Longford Estate, seat of the Earls of Radnor, before being recently purchased by the current owners.

4.5 From the available evidence Charlton House and its farmstead dates from the 18th century, with the principal barn, shelter shed and the granary, which are designated heritage assets, being described as dating from the late 18th century within their list descriptions.

4.6 Charlton House would also appear to tie in with this late 18th century date, although it has been altered and added to since. The two-storey rear range, which faces towards the rear garden/listed barn, would appear the earlier range, with a two-storey addition added in the late 19th century facing onto the road, and a two-storey side extension onto the rear earlier range in the c.mid-20th century.

4.7 The development of Charlton House and its farmstead was during the period of great agricultural development in the countryside, which is sometimes described as an agricultural revolution, and saw an unprecedented increase in agricultural production in Britain due to increases in labour, land productivity and enclosure of the land.

4.8 It is clear that investment was made by the Estate through this period with the development of the farmstead and the construction of the late 18th century principal large barn, shelter shed and granary, with the two-storey brick stable building possibly also of this period, through to the 19th century, with the single storey stables and simple brick and timber clad outbuildings.

4.9 Charlton House and its farmstead was a mixed farm used for both crop cultivation and livestock rearing, with the scale of the principal barn and granary indicative of a good size farm, with a shelter shed for the protection of cattle, production of manure and the stables for the housing of working or possibly domestic horses.

4.10 The farmstead is fairly typical of a mixed farm of the period, including the principal building types found in farmsteads of this period with the farmhouse, a 5-bay barn designed for hand flail threshing of cereal crops, a stable, pigsty (no longer existing), a shelter shed, a granary, arranged

around a walled farmyard which also serves as a foldyard, accommodating loose cattle, with the majority of the buildings facing into the farmyard.

4.11 The Granary historically would have been used for the storage of crops of various kinds and in various states. Granaries were required for the storage of the larger yields produced by larger and more productive farms and was needed to keep grain stored in secure, dry and well-ventilated conditions until sold, consumed or sown.

4.12 The Granary at Charlton House is a free-standing 3-bay granary rectangular in plan raised on staddle stones, curved to prevent pests from gripping the stone. To the east elevation flint work has been built at a later date around the staddle stones, from the ground to the underside of the Granary, apparently to provide further support. The Granary is fairly typical for the area being timber framed, timber-lined internally, weather boarded externally and with simple ventilation openings, in this case with central doors to both the east and west elevations. Internally, there would have been low timber partitions to divide and store the grain, although these no longer exist. The boarded floor would have been tightly boarded to keep in grain and keep pests out, there still remains evidence of these tight timber floorboards around the entrance, although many boards have since been replaced with modern boards over time.

4.13 Figures 8-11 demonstrate historic Ordnance Survey maps from 1880 to present.



Figure 8 – Historic Map of Charlton All Saints (1880)

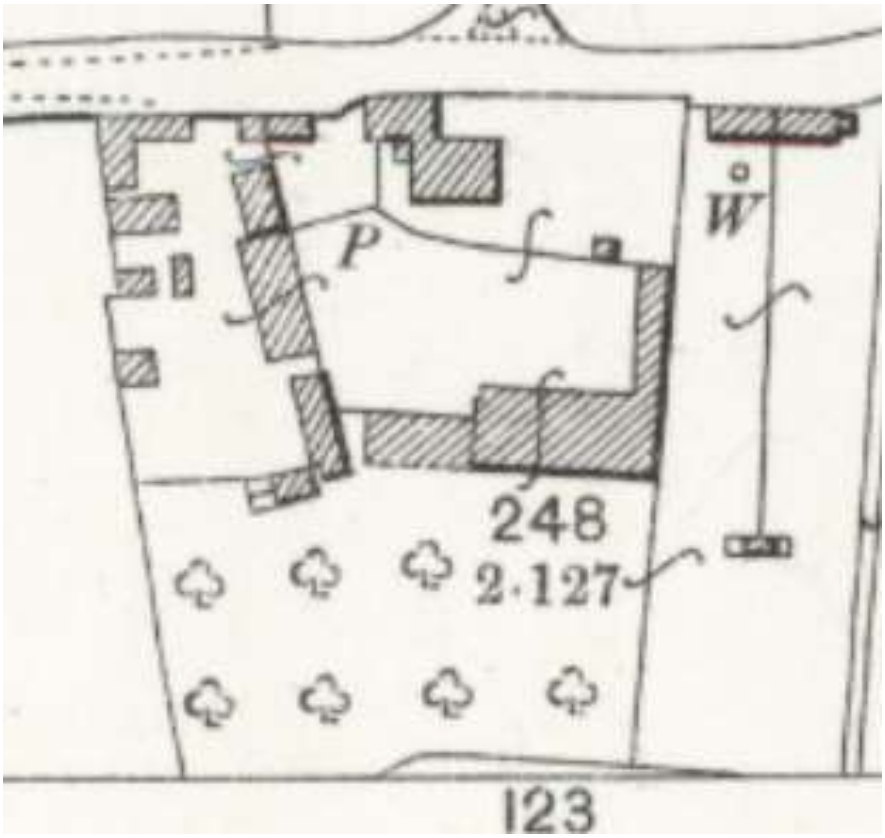

Figure 9 – Historic Map of Charlton All Saints (1901)

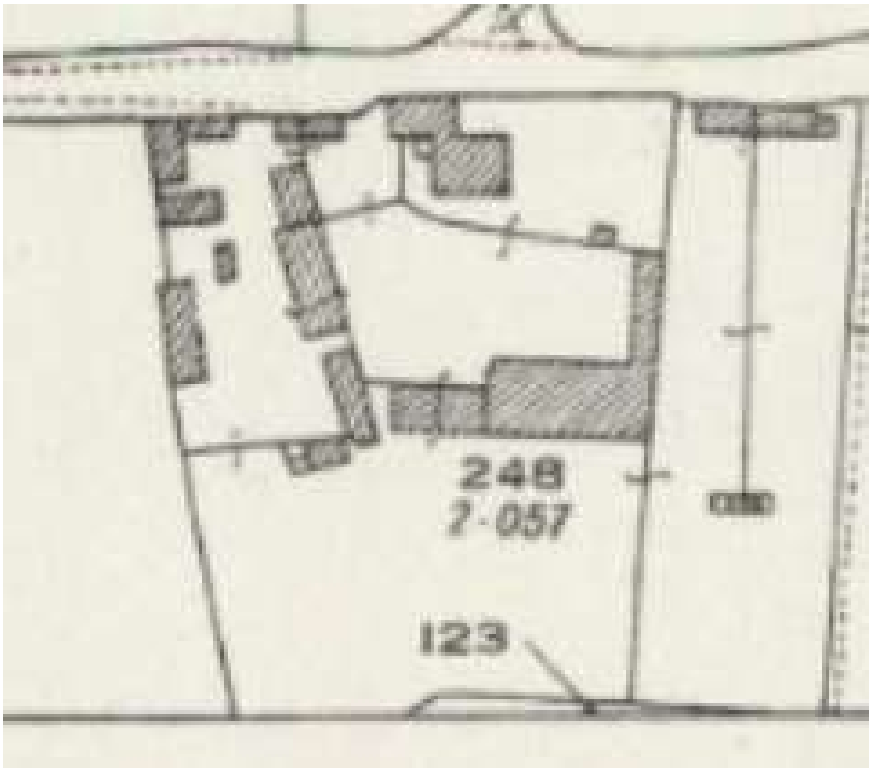

Figure 10 – Historic Map of Charlton All Saints (1926)

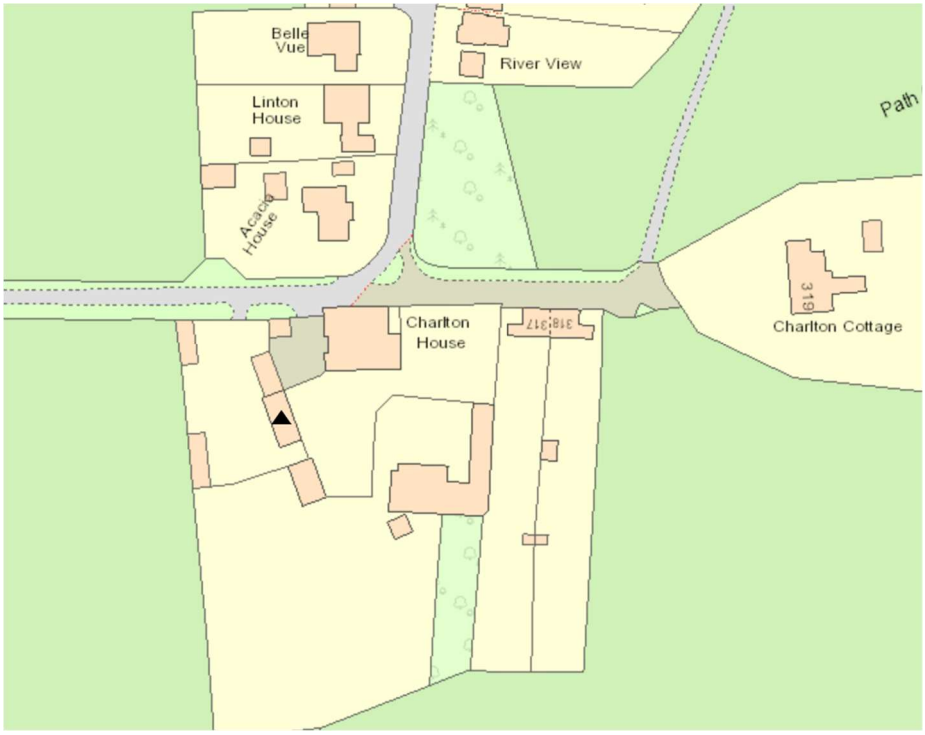

Figure 11 – Current buildings arrangement

4.14 Below are photos of Charlton House and its farm buildings.



Figure 12 – Charlton House (rear elevation)



Figure 13 – Grade II Listed Barn



Figure 14 – Grade II Listed Granary



Figure 15 – Grade II Listed Sheltershed



Figure 16 – Two Storey Brick Stables



Figure 17 – Single Storey Brick Stables



Figure 18 – Brick Outbuilding



Figure 19 – Store



Figure 20 – 20th Century Store

4.15 Below are images of The Granary showing its characteristics.



Figure 21 – External timber weatherboarding and internally timber lined



Figure 22 – Simple door opening on east elevation. Opening mirrored on west elevation.



Figure 23 – Staddle stone with curved tops and raised floor of the timber structure



Figure 24 – Close fitting timber floorboards within doorway entrance.



Figure 25 – 18th C. timber frame structure showing open plan space (looking towards south gable)



Figure 26 – As figure 25 (looking towards north gable)

4.16 The phasing plan below has been developed to the best of current knowledge and designed as a guide to understanding the period layers rather than an archaeological survey. Further investigations may reveal more.

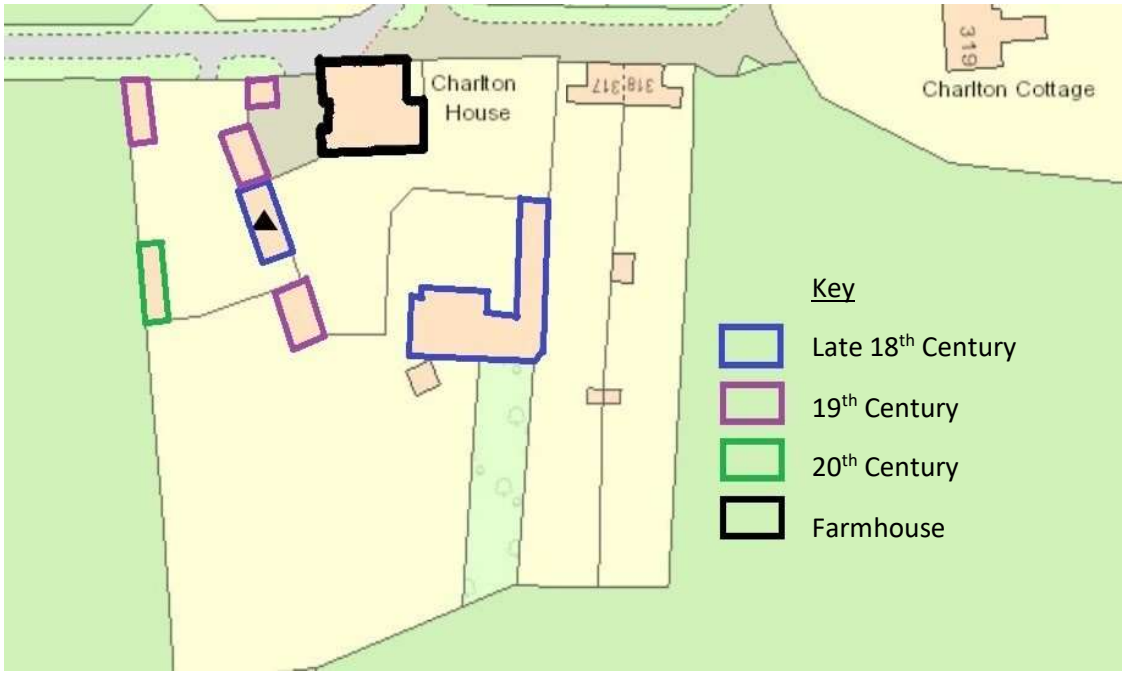

Figure 27 – Phasing plan

4.17 A review of the planning history on the Wiltshire Council Planning Application register shows no records for the site.

5 Assessment of Significance

The Basis of Assessment

5.1 The significance of the heritage assets affected by the new proposals is considered in terms of its evidential, historical, aesthetic and communal value, as detailed within Historic England's Conservation Principles, Policies and Guidance and outlined below:

5.2 EVIDENTIAL VALUE derives from the potential of the site to provide evidence of past human activity.

5.3 The archaeological research and its potential capacity to respond to investigative analysis make a primary contribution to evidential value.

5.4 HISTORICAL VALUE derives from the way in which historical figures, events and aspects of life can be connected through a place to the present. This includes associative, illustrative and representational value, and encompasses among other things: rarity or survival, the extent of associated documentation, the ability to characterise a period and association with other monuments.

5.5 AESTHETIC VALUE derives from the way in which people draw sensory and intellectual stimulation from a place. This includes not only formal visual and aesthetic qualities arising from design for a particular purpose, the experiential encounter with these, but also more fortuitous relationships of visual elements arising from the development of the place through time, and aesthetic values associated with the actions of nature.

5.6 COMMUNAL VALUE is vital to the significance, at the heart of which are the many layered meanings that a place may hold in contemporary society. Commemorative and symbolic values are founded in collective memory and historic identity, and social value can also derive from the contemporary uses of a place.

5.7 The degree of significance will be outlined according to the following scale:

- EXCEPTIONAL is used to define areas or aspects considered to be of international importance or value.
- HIGH is used to define areas or aspects considered to be of national importance or value.
- SOME is used to define areas or aspects considered to be of local importance or value or to have an element considered of potentially national interest.
- NEUTRAL is used to define areas or aspects considered to be neutral in value.
- DETRACTING is used to define areas or aspects considered to have a negative value or which are intrusive to the significance of the whole.

The Granary (fig 14) Listed Grade II:

5.8 The Granary at Charlton House is a grade II listed building and therefore deemed by Historic England to be a designated heritage asset of national importance and of special interest. The whole building is primarily of significance as a well-preserved example of a late-18th century granary set within a mixed farmstead of the period, which is also generally well-preserved.

5.9 The 3-bay Granary has been constructed using vernacular materials and traditional methods of construction, being timber framed with a well-preserved Queen post truss roof structure, and with weather boarding and raised on staddle stones, which provides a good record of local building traditions and an important reminder of English farming traditions. It is a characterful traditional farm building set within a historic farmstead and a rural landscape, which contributes positively to its setting.

AESTHETIC SIGNIFICANCE:

5.10 Aesthetic value refers to the ways in which people draw sensory and intellectual stimulation from a place.

5.11 The Granary has aesthetic significance in that it was designed for a particular agricultural purpose in the 18th century, which is indicative in its simple, traditional appearance, with limited openings and staddle stones and vernacular materials, such as timber weather boarding and a clay tile roof, and traditional construction techniques with its timber framing. All of which contributes to its characterful visual appearance as a historic agricultural building.

5.12 Being sited within a historic farmyard, and with a bucolic, rural setting, the Granary contributes positively to this aesthetic rural appeal.

Aesthetic value: HIGH

HISTORICAL SIGNIFICANCE:

5.13 Historical significance references how the ways in which past people, events and aspects of life can be connected through a place to the present.

5.14 The Granary due to its 18th century date, vernacular construction materials, simple, traditional appearance, its siting within the historic farmyard and rural landscape has historic significance in that it connects us to our past, the way in which the land was farmed and the people who worked on it. It helps us to have an understanding and appreciation of the processes and methods involved in farming prior to mechanisation and the arrival of modern farming techniques.

5.15 The Granary also contributes to our understanding of tenanted farms, with Charlton House and its farmstead originally owned by a large-landed estate, the Longford Estate, where it was developed from the 18th century.

Historical value: HIGH

EVIDENTIAL SIGNIFICANCE:

5.16 Evidential value refers to the potential of a place to yield evidence about past human activity.

5.17 The Granary links us to historic farming practices of the 18th century onwards and the role the building had to play within a mixed farmstead of the period. It helps us to better understand and appreciate past human activity relating to farming the land from the 18th century onwards.

5.18 The Granary holds value as a source for exploring through the built archaeology. Although internally the building no longer contains any evidence of grain storage, for instance grain bins, externally the staddle stones are a good indication that the building was originally built as a granary and the close-fitting timber floorboards within the entrance.

Evidential value: HIGH

COMMUNAL SIGNIFICANCE:

5.19 Communal value refers to the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5.20 The Granary has some communal significance as a building set within the village community and used for some community events.

5.21 The west elevation of the Granary is visible and can be appreciated from across fields and contributes in a positive manner to the familiar and cherished local scene of the historic farmyard within its rural setting, which has a significance deriving from this presence and visibility from the public realm.

Communal value: SOME/HIGH

OVERALL SIGNIFICANCE: HIGH

Eighteenth Century Barn and Sheltershed (figs 13 and 15) Listed Grade II:

5.22 Listed Grade II. The barn and sheltershed are a good example of a late 18th century threshing barn and sheltershed, constructed from traditional, vernacular materials, demonstrating traditional techniques of timber framing, relatively intact and forming part of a historic farmstead, contributing to our understanding of farming practices of this important period.

OVERALL SIGNIFICANCE: HIGH

Charlton House (fig 12):

5.23 Charlton House is not a statutory listed building and due to the level of alteration it is not considered that Charlton House would meet the criteria for designation. However, it could be considered to have a degree of heritage significance meriting consideration in planning decisions. The Guidance on Historic Environment states that 'only a minority have enough heritage significance to merit identification as non-designated heritage assets'.

5.24 Charlton House has been altered and extended as a building since its origins in the 18th century, with 19th and 20th century additions. However, from the rear particularly, where the building fronts into the foldyard/farmyard and has presence, it does contribute positively to our understanding of the historic farmstead and the important role the farmhouse would have played within the farmstead. It is also possible to appreciate its earlier scale, form and appearance, before it was extended. As well as its vernacular construction materials.

5.25 As such, Charlton House is considered to have a degree of heritage significance and considered to be a non-designated heritage asset.

Farm Buildings (figs 16, 17, 18, 19 and 20):

5.26 The two-storey brick stables (fig 16), single storey brick stable (fig 17) and brick outbuilding (fig 18) are historic buildings. With the two-storey brick stables likely c.1800 and the single storey brick stables and brick outbuilding mid-19th century. Unfortunately, they have been altered internally in the past, although evidence of partitions does remain.

5.27 Despite some minor external alteration, such as alteration to the fenestration, externally it is still possible to appreciate what the buildings were historically used for and how they contributed to the historic farmstead. They are characterful farm buildings, built from vernacular materials, such as brickwork, clay tiles and timber boarding, complementing the listed buildings and their setting in a positive manner.

5.28 As such, these buildings are considered to have a degree of heritage significance and considered to be non-designated heritage assets.

5.29 The timber outbuilding (fig 19) is probably border line to be considered a non-designated heritage asset, although it is historic and would appear to be present on the late 19th century and early 20th century OS maps (1880 and 1900). However, an asbestos roof appears to have been added at a later date and the structure altered. It does still have a small degree of heritage significance. The 20th century store (fig 20) does not appear to be of sufficient historic or architectural merit, being altered and of a later date, to be a non-designated heritage asset.

6 Proposals

6.1 The overall ethos is to retain the historic fabric wherever possible with minimal intervention. Where it is necessary to undertake repairs, these shall be a in like for like manner. If beyond reasonable repair and it is considered necessary to replace timbers these shall be undertaken in a like for like manner using traditional building techniques, with any structural interventions in a sympathetic, honest manner, as informed by the Structural Engineer. The works would ensure the longevity of the listed building as a sympathetically restored historic structure.

6.2 The works are considered necessary given the existing poor condition of many timbers due to water ingress, rat infestation and beetle attack, and resulting instability of many timbers on the west elevation and southern elevation, please see supporting Structural Condition Report by Andrew Waring Associates.

6.3 Due to the Granary's current poor condition the listed building is currently supported by scaffolding in order to ensure its stability.

6.4 The proposed repair works to the Granary is as detailed within the supporting application documents titled 'Listed Building Consent Information to Support Structural Repair Approvals' and the 'Structural Condition Report' and in summary is as follows:

West Elevation:

• Rotten sill beams to be replaced with 3 new Sill beams I, II & III cut to length, size and bridle jointed before fitting

• New Common posts 1-20 including Main posts I, II, III & IV, to be retained & supported by additional upright members, seat jointed top and bottom into position

• Replacing rotten sill beams and adding new upright members alongside the existing uprights, from left to right, one by one, as a bottom to top repair process

• Three saddle stones will required relevelling on new, dug out concrete bases, given they have sunk below the normal support level of the sill beams

Mid Bay Truss:

• Principle/Main Posts II & III proposed scarf repair

• Uprights retained or augmented with additional main posts or scarf jointed dependent, on structural integrity of the existing members

• Proposed Slip tenon joints on floor beam to sill beam assembly

Right Side End Gable:

• Common studs 21-28 to be retained with new upright members added to support the structure

• Upper cropped studs proposed to be replaced or augmented with new members

• Main posts IV & V proposed scarf jointed

• Braces 5 & 6 to be reinstated

• Tie Beam: As detailed in the Structural Condition Report page 10 - 'The tie beam to the south elevation gable end frame should be repaired by installation of a double steel plate to sandwich the original member, plus through bolts at close centres. This repair relies on the ends of the existing member being sound, which will need to be checked. The outside plate should be installed first, allowing for the currently installed timber repair member to be removed and replaced with the internal steel plate.'

6.5 The following pages contain a series of photos showing the general condition of the Granary.

West Elevation



Figure 28 – Rotten corner post (northwest corner) and sill plate



Figure 29 – Rotten junction of corner post (northwest corner) and sill plate



Figure 30 – Rotten junction of stud and sill plate, showing decay to lower section of stud



Figure 31 – Sill plate degraded where contacting the staddle stone



Figure 32 – Sill plate and timber framing to right hand bay



Figure 33 – Sill plate and timber framing to left hand bay

South Elevation

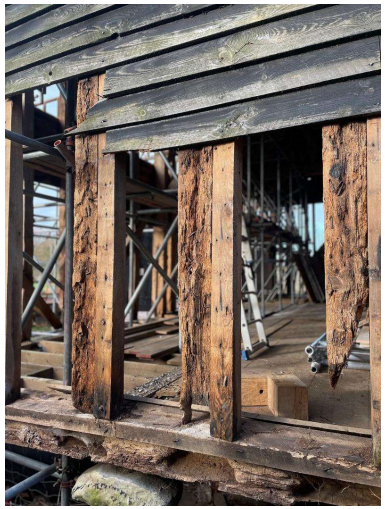

Figure 34 – Studs and sill plate showing areas of rot

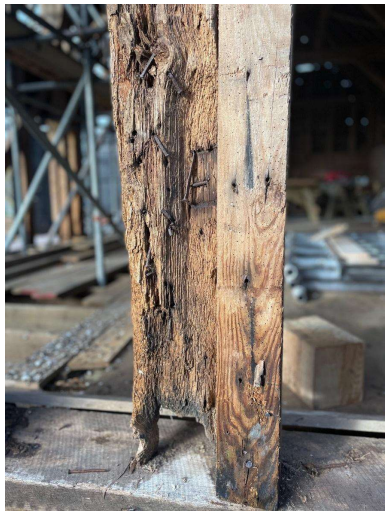

Figure 35 – Base of stud and later supporting secondary stud

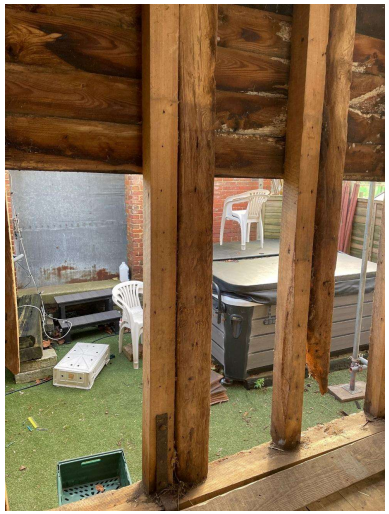

Figure 36 – Internal view of original and secondary studs



Figure 37 – Sill plate showing extent of rot



Figure 38 – Corner post showing extent of rot and loss of connection to sill plate

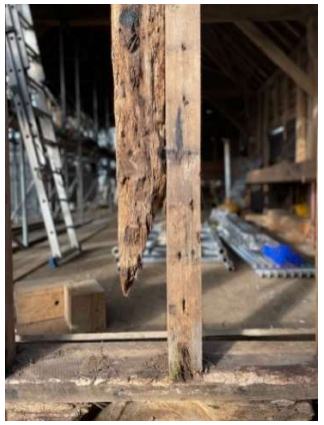

Figure 39 – Rot to the base of a stud and supporting later stud

Internal and Steps

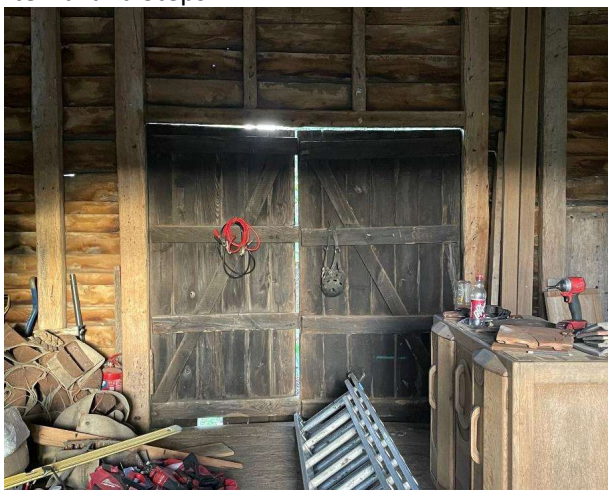

Figure 40 – Internal doors to the east elevation

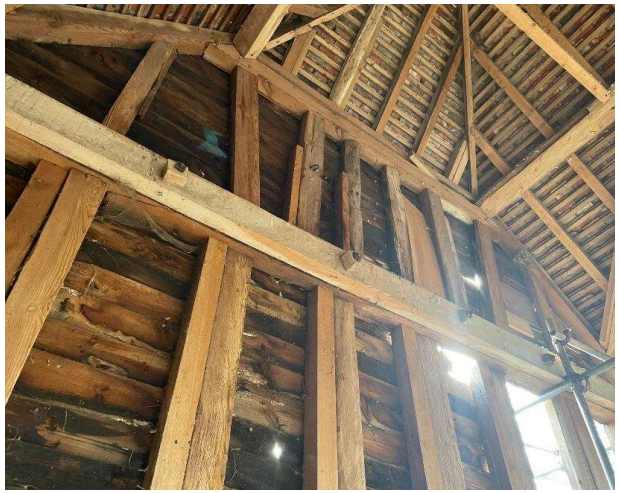

Figure 41 – Tie beam to south elevation and later additional support bolted through



Figure 42 – Brick steps to the east elevation



Figure 43 – Internal space within Granary looking north



Figure 44 – Internal space within Granary looking south



Figure 45 – Exiting steps to west elevation

7 Policy Context

7.1 The following section sets out the policy context for the proposals, and the guidance which has informed part of the proposals.

Primary Legislation:

7.2 Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (section 16 and 66) as well as giving special attention to preserving or enhancing the character or appearance of the conservation area (section72).

7.3 It defines the setting of a heritage asset as:

> *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' Pg 71 of NPPF*

7.4 Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

7.5 At the current time the statutory development plan in respect of this proposal consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the Salisbury District Local Plan (Salisbury District Local Plan 2011) (adopted 2003).

7.6 The National Planning Policy Framework (2021) must also be taken into account in preparing the development plan and is a material consideration in planning decisions.

Development Plan:

7.7 The Wiltshire Core Strategy Development Plan Document (WCS) was formally adopted on 20 January 2015. The WCS provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026.

7.8 The Wiltshire Core Strategy replaces the South Wiltshire Core Strategy as well as a number of policies from the former district council's local plans.

7.9 The WCS identifies Charlton All Saints as a small village with no defined settlement boundary. The principle of domestic extensions and alterations within the curtilage of existing dwellings is

considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan. These are expanded below.

7.10 The relevant policies within the WCS include Core Policy 58, Core Policy 57 and Core Policy 51.

7.11 Core Policy 58 "Ensuring the conservation of the historic environment" aims to ensure Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

7.12 Paragraph 6.137 of CP58 states that within the context of the specific characteristics of Wiltshire, development will be required to be sensitive to all heritage assets including "historic rural structures including threshing barns, granaries, malt houses, dovecotes and stables"

7.13 CP58 states that "Development should protect, conserve and where possible enhance the historic environment."

7.14 Core Policy 57 "Ensuring high quality design and place shaping" requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. This includes by

> *i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development*
> *iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting*
> *iv. being sympathetic to and conserving historic buildings and historic landscapes*
> *xii. the use of high standards of building materials, finishes*

7.15 Core Policy 51 "Landscape" requires development to protect, conserve and where possible enhance landscape character.

7.16 The Salisbury District Local Plan 2011 (adopted 2003) (SDLP) has a number of 'saved' policies which form part of the development plan. Two relevant policies within the SDPL are Saved Policy C24 and Saved Policy H31.

7.17 Saved Policy C24 "Extensions to buildings in the countryside" requires development, amongst other things, to not substantially alter the character of the dwelling, be in keeping with that of the existing dwelling and use complementary materials.

7.18 Saved Policy C24 "Extensions to Buildings" requires development to be sympathetic in scale and character with the existing building and surroundings.

National Planning Policy Framework (2021):

7.19 National planning policy relating to the historic environment is provided within section 16 of the National Planning Policy Framework (revised July 2021) (NPPF). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.

7.20 Paragraph 194 of the NPPF local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraphs 201 and 202 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset.

7.21 Paragraph 201 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.

7.22 Paragraph 202 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

7.23 Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

7.24 Paragraph 206 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

7.25 Paragraph 130, within the Chapter relating to "Well Designed places" states that planning decisions should ensure that developments:

> *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
> *f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Relevant Guidance:

7.26 There are a number of other documents which provide guidance for such proposals and are relevant to this proposal. Some of these are listed below.

7.27 Historic England - The Maintenance and Repair of Traditional Farm Buildings, A guide to good practice was published in October 2017. This guidance provides practical advice to farmers, land managers and others involved with the maintenance and repair of traditional farm buildings. It also explains how work of this kind can be considered in a wider context of sustainable management to ensure these buildings have an economic value and a future.

7.28 Historic England - National Farmstead Assessment Framework was published in March 2015. The purpose of this guidance is to help secure sustainable development and the conservation of traditional farmsteads and their buildings through the planning system.

7.29 Historic England - National Farm Building Types was published in October 2014. This document summarises Historic England's research on the character and significance of the principal types of farm building in England, providing consistent terminology for describing farmsteads and their building types, incorporated into a thesaurus to identify and apply standardised indexing to farmstead types and their functional parts.

8 Heritage Impact Assessment

The Basis of Assessment

8.1 Assessed in this section is potential impact of the proposals on the heritage values and significance of:

(i) The Granary
(ii) The Barn and Sheltershed
(iii) Charlton House and Farm Buildings

Level of Impact	Likely effect
High Positive	The proposed alterations or development will have a major positive impact, improving the character, setting and/or heritage values of the heritage asset(s). The change would have the potential to reveal and/or enhance several heritage values assigned to the building or setting as defined in the Assessment of Significance.
Moderate Positive	The proposed alterations or development will have a considerable beneficial impact, improving the character, setting and/or heritage values of the heritage asset. Moderate positive impact on the heritage asset(s) as a whole may be caused by the cumulative minor positive impact on the heritage values of several features. This effect can be direct or indirect.
Minor Positive	Minimal beneficial improvements to the significance and character of the heritage asset brought about by the proposals. This can be direct or indirect.
Neutral	There is no change incurred by the development or alteration on the heritage asset
Minor Detrimental	A minimal impact will be brought about on the setting, character or heritage value of the heritage asset. Localised, minor detrimental impact may be accepted should demonstrable mitigation be in place.
Moderate Detrimental	The proposed alterations or development will have a negative impact, adversely affecting the character, setting and/or heritage values of the heritage asset(s). This may be brought about to the heritage asset(s) due to the cumulative minor detrimental impact on the heritage values of several features. This affect can be direct or indirect. Detrimental impact of this nature should be avoided, but it may be possible to accept if demonstrable positive mitigation is in place
High Detrimental	The proposed changes will have a seriously negative impact on the overall character, setting and/or heritage values of the heritage asset(s). Features that contribute to the overall heritage values, character or significance of the heritage asset would be disturbed. Major detrimental change should not be considered acceptable.

TABULATED ASSESSMENT OF IMPACTS:

(i) THE GRANARY

The following table assesses the outline proposals for the proposed works to the Granary, their justification, potential negative impacts, proposals for mitigation, and the degree of overall harm.

The colour code on the left column relates to the level of impact as per the table above.

Impact	Location	Impact and Mitigation
	Works to West Elevation 	Proposal: - It is proposed to replace the timber rotten sill beam in a like for like manner, adding new upright members alongside the existing uprights, from left to right, one by one, as a bottom to top repair process. - It is also proposed to retain the common posts, including the main posts to be retained and supported by additional upright members, seat jointed top and bottom into position. - The main posts are proposed to be scarf jointed. - Three of the staddle stones will required relevelling on new, dug out concrete bases, given they have sunk below the normal support level of the sill beams Justification: - There is extensive rot within the existing sill beam, studs and posts. - Due to the extent of rot it is proposed replace the sill plate in its entirety, repair the bottom section of the posts in a like for like manner, retaining the studs and supporting them with new timber members alongside, allowing for their retention within the listed building. - The works are based on conservation principles of retaining as much historic fabric as is possible, minimal, honest intervention and repairing/replacing timbers where it is necessary in a like for like manner.

		- The proposal would result in a more structural sound, sympathetically restored listed building, which would ensure its longevity for the future. There would be no harm to the significance of the listed building. Potential Negative Impacts: None anticipated. Mitigation: None required. Degree of Harm: None anticipated Overall Heritage Impact Assessment: MODERATE POSITIVE

	Works to End Gable 	Proposal: - It is proposed to retain the common studs with new upright members added to support the structure - The upper cropped studs are proposed to be replaced or augmented with new members - The main posts are proposed to be scarf jointed - It is proposed to reinstate braces - Tie Beam: As detailed in the Structural Condition Report page 10 - 'The tie beam to the south elevation gable end frame should be repaired by installation of a double steel plate to sandwich the original member, plus through bolts at close centres. This repair relies on the ends of the existing member being sound, which will need to be checked. The outside plate should be installed first, allowing for the currently installed timber repair member to be removed and replaced with the internal steel plate.' Justification: - Due to extensive rot within many of the timbers it is considered necessary to undertake repairs, replacement, reintroduction of members and structural support to the timber framing. - The works are based on conservation principles of retaining as much historic fabric as is possible, minimal, honest intervention and repairing/replacing/reintroduction of timbers where it is necessary in a like for like manner - The proposal would result in a more structural sound, sympathetically restored listed building, which would ensure its longevity for the future. There would be no harm to the significance of the listed building. Potential Negative Impacts: None anticipated. Mitigation: None required.

		Degree of Harm: None anticipated. Overall Heritage Impact Assessment: MODERATE POSITIVE

	Mid Bay to East Elevation 	Proposal: - It is proposed to scarf repair the principle main posts to the mid bay, the uprights are to be retained or augmented with additional main posts or scarf jointed dependent, on structural integrity of the existing members, proposed slip tenon joints on floor beam to sill beam assembly. Justification: - There is rot within the existing main posts and uprights/studs, which requires scarf repairs. - This is to enable as much historic fabric as is possible to be retained, with minimal intervention, repairing where it is necessary in a like for like manner. - The proposal would result in a more structural sound, sympathetically restored listed building, which would ensure its longevity for the future. As such, there would be no harm to the significance of the listed building. Potential Negative Impacts: None anticipated Mitigation: None required Degree of Harm: None anticipated Overall Heritage Impact Assessment: MODERATE POSITIVE

(ii) Barn and Cartshed

	Setting of Barn and Sheltershed 	Proposal: Repair works/replacement of timbers and structural works to Granary. Justification: The proposed repair work and replacement of the timbers to the Granary would be carried out in a like for like manner, sympathetic to the existing traditional timber framing, its materials and construction techniques, with minimal intervention where possible. As such, the Granary once repaired would appear unchanged and it is considered that there would be no harm to their significance, their setting would be preserved, with a neutral impact. Potential Negative Impacts: None anticipated. Mitigation: None required. Degree of Harm: None anticipated. Overall Heritage Impact Assessment: NEUTRAL

(iii) Charlton House and un-listed Farm Buildings

		Proposal: Repair works/replacement of timbers and structural works to Granary. Justification: The proposed internal works to the Granary, which includes the insulation and internal doors, would not be visible in relation to Charlton House and the un-listed farm buildings, being contained within the Granary, and as such, it is considered that there would be no harm to their significance, their setting would be preserved, with a neutral impact. The proposed repair work and replacement of the timbers to the Granary would be carried out in a like for like manner, sympathetic to the existing traditional timber framing, its materials and construction techniques, with minimal intervention where possible. As such, the Granary once repaired would appear unchanged and it is considered that there would be no harm to their significance, their setting would be preserved, with a neutral impact. Potential Negative Impacts: None anticipated. Mitigation: None required. Degree of Harm: None anticipated. Overall Heritage Impact Assessment: NEUTRAL

	OVERALL HARM OF SCHEME: NEUTRAL/MODERATE POSITIVE

9 Compliance with National Heritage Legislation and National and Local Policy

Policy Framework

9.1 The following national and local policies are relevant to the assessment of the heritage impact of the development proposals.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 There is a duty imposed by Section 66 (1) of the Act requires decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses.	This Heritage Statement and Impact Assessment and its conclusions demonstrate that the proposed alterations to the Granary comply with the requirements of Section 66, preserving its special architectural and historic interest, and setting of the listed building.

National Planning Policy Framework, July 2021

Para 194: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, 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.	As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. This Heritage Statement and Impact Assessment provides the information required to assess the impact of the proposals on the significances of the heritage assets.

Para 199: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.	The proposals for the Granary are shown in this Heritage Statement and Impact Assessment to uphold the significances of the building. Historic features affected by these proposals will be conserved and fully restored to optimal functionality. None of the proposals causes harm to significance.
Para 200: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.	It has been demonstrated that no harm would be caused to the significance of the listed building.
Para 201: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.	None of the proposals for the Granary cause substantial harm.
Para 202: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. necessary to achieve substantial public benefits that outweigh that harm or loss.	None of the proposals for the Granary cause less than substantial harm.

Local Plan – Wiltshire Core Strategy (2015)

Core Policy 58 "Ensuring the conservation of the historic environment" aims to ensure Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.	This Heritage Statement sets out how the proposals have protected and enhanced the built heritage significance.
Core Policy 57 "Ensuring high quality design and place shaping" requires: *iv. being sympathetic to and conserving historic buildings and historic landscapes* *xii. the use of high standards of building materials, finishes*	This Heritage Statement sets out how the proposals are sympathetic and conserve the historic buildings, using high standards of building materials.

Historic England's Conservation Principles, 2008

138: New Work and Alteration New work or alteration to a significant place should normally be acceptable if: *a) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;* *b) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;* *c) the proposals aspire to a quality of design and execution which may be valued now and in the future;* *d) the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the* *proposals are designed not to prejudice alternative solutions in the future.*	The proposed interventions for The Granary are considered in accordance with Historic England's Conservation Principles on all four counts. There is sufficient information to understand the significance of the place, as demonstrated in this Heritage Statement. The proposals are not considered to materially harm the values of the place; indeed in most cases they are shown to reinstate and/or better reveal/conserve its significances. The proposals represent good design that is mindful of the significances affected. The long-term consequences of the proposals are considered beneficial both in terms of preserving heritage significance, but also in securing ongoing viable use.

10 Summary and Conclusion

10.1 This document sets out:

- sets out the history of Charlton House and its farmstead;
- assesses its heritage significance in terms of the heritage values against by which such proposals are normally considered under Historic England Conservation Principles (2019);
- describes a series of minor proposals which are designed to ensure the longevity of the Granary and necessary, essential maintenance;
- analyses the levels of impact in tabular form, with each proposal considered against the relevant legislation and policy

10.2 The proposals are part of a necessary, important repair work to the listed Granary, which are well thought through, suitably informed and would help to ensure the longevity of an important heritage asset.

10.3 In conclusion, the proposals fall into the moderate positive impact category, with no detrimental impact identified to the significance of the heritage asset, setting of the listed buildings and non-designated heritage assets.

10.4 The significance of the heritage asset and its setting would remain unharmed, and the proposals would therefore satisfy the requirements of the adopted development plan policies, which seek to protect heritage assets and would adhere to the policies within the NPPF.

Sources Used in this Report

Historic England - Conservation Principles, Policies and Guidance (2008),

Historic Environment - Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (December 2017)

Historic England - National Farmstead Assessment Framework (March 2015).

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Wiltshire Council Planning Application Register