Heritage Statement

Pry Farm, Purton, Wiltshire

May 2023

Turley
Heritage

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Client

Presco (Swindon)

Our reference

TIMS3006

May 2023

1. Introduction

1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Presco ("the Applicant") to provide relevant and proportionate information to the local planning authority, Wiltshire Council ('the Council'), with regard to the heritage impacts associated with the proposals for the refurbishment and re-use of the existing buildings as warehouses at Pry Farm, Purton ('the Site'). A grade II listed building, Pry Farmhouse is located within the wider Site boundary.

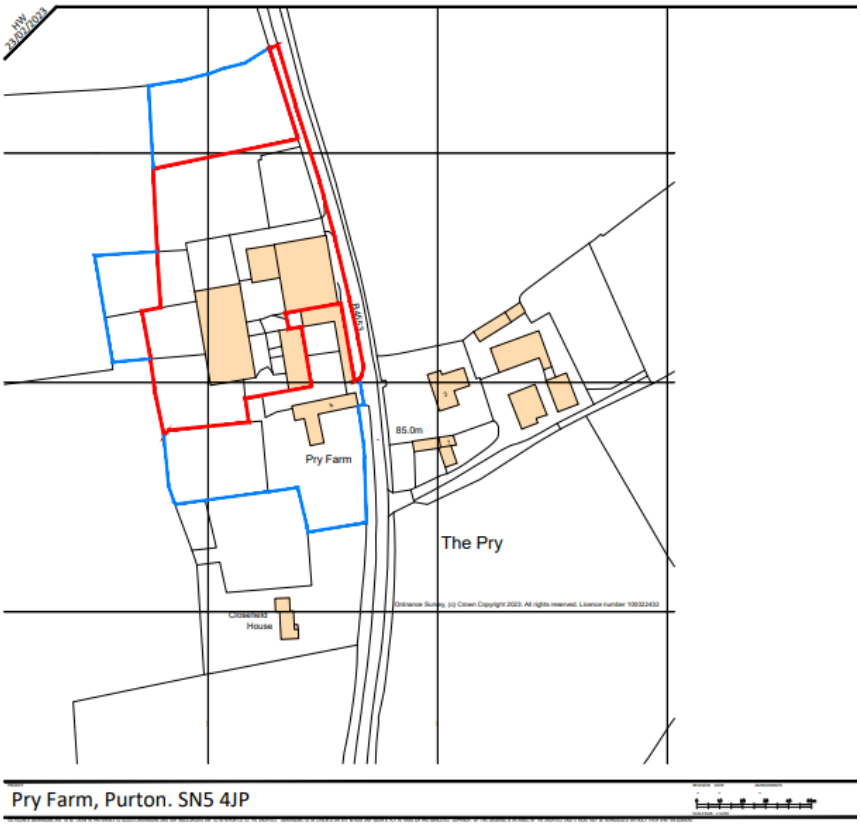

Figure 1.1: Site Boundary in Red. The grade II listed Pry Farmhouse is indicated by the number 4.

1.2 The proposals include the refurbishment of the Site to provide two warehouses (Use Class B8) with ancillary office space. The existing barn located at the northern boundary of the site would be converted into a warehouse with a loading dock to the rear. The barn at the south east of the site, adjacent to the existing access, would also be converted to a warehouse and would contain the visitor entrance and ancillary office space. Additional parking and a turning area to service the warehouses would be located to the east of the site. The barn at the centre of the site would be converted into space for two small businesses under Use Class E.

1.3 The proposed changes of use set out above have the potential impact the heritage significance of the Grade II listed Pry Farmhouse through change to its existing setting. In addition, the local authority may consider that some of the more historic barns within the farmyard complex and the Site boundary are listed by virtue of curtilage.

1.4 This Heritage Statement should also be read in conjunction with the full drawings package and Design and Access Statement prepared by the appointed architect, all included as part of the submission.

Legislative and Policy Context

1.5 At application stage, the requirement for a Heritage Statement stems from Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty upon the local planning authority in determining applications for development or works that affect a listed building 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.

1.6 The National Planning Policy Framework (NPPF) 2021 provides the Government's national planning policy of the conservation of the historic environment. In respect of information requirements, it sets out that:

"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."[1]

1.7 Paragraph 195 then sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Structure of this Report

1.8 In accordance with the legislative and policy requirements outlined above, **Section 2** of this report firstly identifies the relevant heritage assets within the Site and its vicinity, the significance of which may be affected by both direct and indirect impacts from the proposals at application stage. These have been confirmed for assessment through desktop and subsequent fieldwork analysis.

1.9 **Section 3** provides a description of the historical development of the Site in the context of the surrounding area, with regard to relevant published sources, map regression, and archival research; and so to establish context and to inform an understanding of significance in later sections.

1.10 **Section 4** provides proportionate statements of significance for each of the identified heritage assets which may be affected by the proposed development. This summary is proportionate to both the importance of the asset and the nature, scale and extent of likely indirect impacts. This includes a description of the contribution of the Site to the significance of the heritage assets, as an element of setting, using established national

[1] MHCLG, National Planning Policy Framework (NPPF) 2021 – para.194

guidelines. Overall, this assessment is undertaken on the basis of review of existing published information, further focused desktop research and analysis.

1.11 **Section 5** describes the application proposals and assesses the heritage impacts of the scheme design. **Section 6** completes this report with a summary of the findings of this heritage impact assessment of the proposed scheme design, and also its conclusions.

1.12 The relevant heritage legislative, policy and guidance context, which should be borne in mind in considering future application proposals for the Site, are set out in full in **Appendix 1**. This includes the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF 2021 and supported by the NPPG, and other regional and or local planning policy and guidance.

2. Heritage Assets

Introduction

2.1 The National Planning Policy Framework (NPPF) 2021 defines a heritage asset as:

"*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*"[2]

Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them. These include scheduled monuments, listed buildings, and conservation areas.

Pry Farmhouse – Grade II Listed Building

2.3 Pry Farmhouse was first included on the national statutory list of buildings of special architectural or historic interest on 17th April 1986. The list entry description is summarised here for ease of reference:

"Farmhouse. C17 (datestone of 1689(?). Limestone rubble. Concrete slate roof. 2 storeys and attic, 3 bays. Symmetrical plan, with forward wing on right of 2 storeys. 2 bays. Central glazed door and C20 three-light casement windows. Gable stacks."[3]



Figure 2.1: Site Plan with approximate Site Boundary in red (Pry Farmhouse denoted by blue triangle)

[2] MHCLG, National Planning Policy Framework (NPPF) 2021 - Annex 2: Glossary
[3] https://historicengland.org.uk/listing/the-list/

2.4 Future development within the Site boundary has the potential to affect the significance of this heritage asset indirectly, through change to its setting and wider ensemble of buildings and spaces.

Curtilage Listed Buildings and Structures

2.5 There are a number of associated outbuildings and other structures within the vicinity of Pry Farmhouse, which should be considered as to whether or not these are likely to form part of the designation for the purposes of listed building control.

2.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 defines curtilage listing as "….Any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948, shall be treated as part of the building."

2.7 Historic England in their summary advice of the legal position on curtilage in the Historic England Heritage Protection Guide under Listing state:

"In general, any pre-1948 structure that formed part of the land and was in the curtilage of the principal listed building at the date of listing (or possibly 1 January 1969 …) and is ancillary to the principal building is considered to be part of the listing." [4]

2.8 Therefore, any objects or structures that fall within its curtilage, and have been extant since before 1st July 1948 are deemed to be listed. The nature and extent of "curtilage" is a legal definition, however, open to a degree of interpretation – and is also determined by factors including the physical layout of these buildings; the ownership past and present; and the function of the buildings and spaces past and present etc.

2.9 The likely curtilage listed building is the large L-shaped barn located to the north of Pry Farmhouse. This structure appears on the earliest Ordnance Survey map from 1875 onwards and would have had an ancillary function as agricultural buildings in association with Pry farmhouse.

2.10 Since the late 19th century Pry farmhouse and the surrounding land was under the ownership of the Sadler family, however the farmhouse changed hands over the 20th century and most recently under the new ownership of our Client. Today, Pry Farmhouse is a residential building and the remaining agricultural buildings are largely disused as they are no longer fit for purpose.

2.11 Whilst the former farmhouse/farmyard ensemble has been dispersed to different uses, it is considered that the physical grouping of the L-shaped barn with the listed building; together with their former single ownership and shared function as a farm, means that this structure within the immediate vicinity of Pry Farmhouse could very likely be considered as curtilage listed by the Local Planning Authority. It is on this basis that the assessment of this report is drafted.

[4] Historic England Advice Note: Listed Buildings and Curtilage. 2016.

Non-designated Heritage Assets

2.12 The NPPF[5] identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).

2.13 Wiltshire Council does not maintain a "local list" or other formal register of non-designated heritage assets. We confirm therefore that other non-designated heritage assets have been scoped out of this report.

[5] MHCLG, National Planning Policy Framework (NPPF) 2021 - Annex 2: Glossary

3. Historical Development of the Site and Surrounding Area

3.1 Pry Farm, Purton is situated to the west of Swindon and to the east of the village of Purton. The Site lies on the west side of the B4553 road, The Pry, opposite another cluster of farm buildings, and is surrounded by arable land.

3.2 From the 7th to the 16th century, Purton was among the largest and most important of Malmesbury abbey's possessions. The settlement developed as a thoroughfare village along a main road. In the Middle Ages, The Pry and Haximore were two large pastures extending along the eastern side of the parish.

3.3 Purton experienced considerable development in the 19th century, particularly after the arrival of the railway in the 1840s. The history of the area is reflected in more than fifty listed buildings scattered throughout the Purton parish, comprising a number of surviving mansions and farmhouses dating from the late 16th to the early 19th century, conforming to the local vernacular with limestone rubble walls and stone slate roofs. [6] The listed building within the Site is an example of this architectural heritage.

3.4 Pry farmhouse, located to the south of the Site, was built in the 17th century on the road leading north east from Church End, within the Widham area. The Historic England List Entry mentions the presence of a datestone of 1689 on the grounds.[7]

3.5 By 1838, the Sadler family, one of the largest landowners in the parish of Purton, owned an estate of 193 acres based on Bentham House, Wells farm, Purton Stoke (50 acres), Haxmore farm (100 acres) and Pry farm (104 acres). The Tithe Map of June 1838 (**Figure 3.1**) below shows the extent of the land owned by Devereux Bowly Esquire & Samuel Sadler Esquire around Pry Farm (coloured in blue).

3.6 As demonstrate in the map regression below, the farm was largely unchanged during the first half of the 20th century, however in the post WWII years the farm experienced greater expansion with modern warehouses constructed to the north and the lost of the western portion of the historic U-shaped barn to the immediate north of Pry Farmhouse.

Historic Map Regression

3.7 The 1839 Tithe Map (**Figure 3.1**) shows the 17th century farmhouse in an inverted L shape with detached buildings around a rectangular courtyard to the north. The 1879 OS map (**Figure 3.2**) shows two new extensions, respectively to the west and east of the farmhouse. The previously detached buildings to the north of the farmhouse form a U-shape around a courtyard. This development could be the result of extensions to the previously existing buildings. It is also interesting to note the inclusion of a canal running through the centre of the farmstead, between house and yard which is an unusual feature.

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[6] 'Historic Parishes - Purton with Braydon', in *A History of the County of Wiltshire: Volume 18*, ed. Virginia Bainbridge (Woodbridge, 2011), pp. 244-285. *British History Online* http://www.british-history.ac.uk/vch/wilts/vol18/244-285

[7] Historic England List Entry number 1023182

3.8 These early OS maps demonstrate that the Site could be considered a "loose courtyard plan" as stated in Historic England's document on historic farmsteads. The document further details this building type and states,

"This group is characterised by single or double yards flanked by buildings on three or four sides, with or without scatters of other farm buildings close by… This plan became most strongly associated with large arable farms: for example, many farmsteads on the downlands of southern England have one or more barns providing shelter to a south-facing yard (as recommended but not always followed), typically bordered by a stable, granary and later shelter sheds."[8]



Figure 3.1: Tithe Map dated from June 1838

3.9 It is evident that during the mid-19th century the farmstead grew considerably with an extension created to the main farmhouse and also the creation of a U-shaped courtyard of ancillary buildings. It appears the neighbouring farmstead to the east of the Site, across from The Pry, also grew substantially during this period, which is consistent with the agricultural growth of this part of the southwest during the 19th century more generally, as noted by Historic England that,

"In Wiltshire in the 1850s the Earl of Pembroke invested heavily in new farms on his 39,000- acre estate around Wilton, where he created mixed farms of 500 acres.The larger landholders built many other new farms on the enclosed downland of Wiltshire and Dorset in the mid-19th century. Such landlords recognised the importance of providing good buildings to attract the best tenants who would farm intensively and pay a higher rent."[9]

[8] Historic England. Historic Farmsteads: Preliminary Character Statement - South West region, 2010.

[9] Ibid.



Figure 3.2: OS Map surveyed in 1875 and published ca. 1879

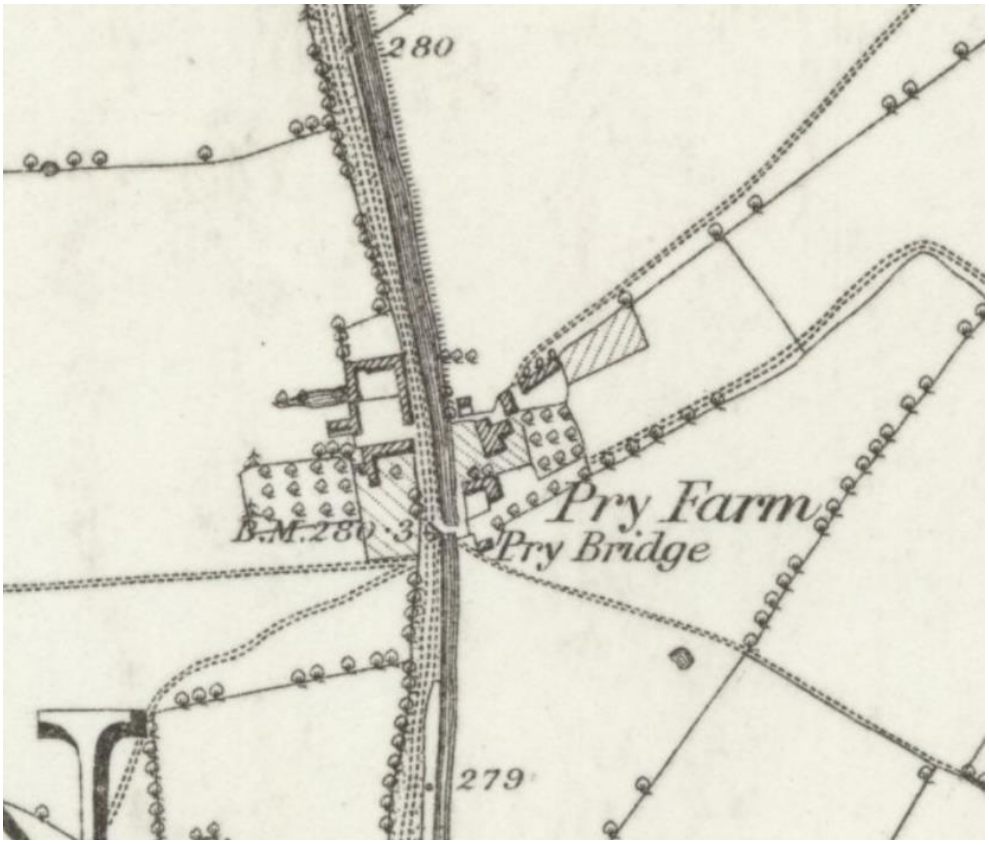

Figure 3.3: OS Map surveyed from 1875 to 1885 and published in 1887

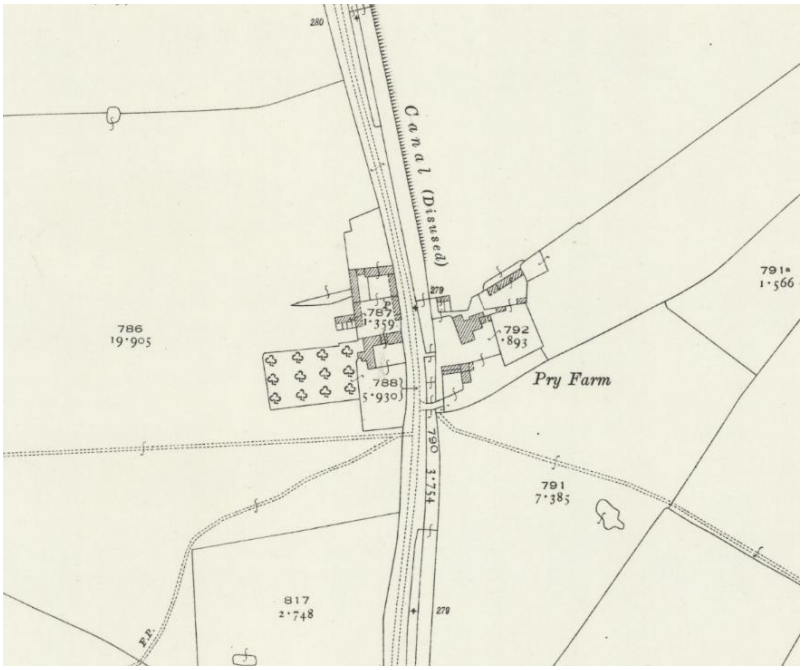

Figure 3.4: OS Map revised in 1921 and published in 1923

3.10 Little appears to have changed in the years between 1875 and 1923 (**Figures 3.2 to 3.4**). An aerial photograph taken in May 1948 (**Figure 3.5**) shows the addition of two detached buildings respectively to the north and north-west of the U-shaped courtyard. These additions also appear on the OS map revised between 1876 and 1959 and published in 1961 (**Figure 3.6 & Figure 3.7**).



Figure 3.5: Air Photo Mosaic Sheet taken in May 1948

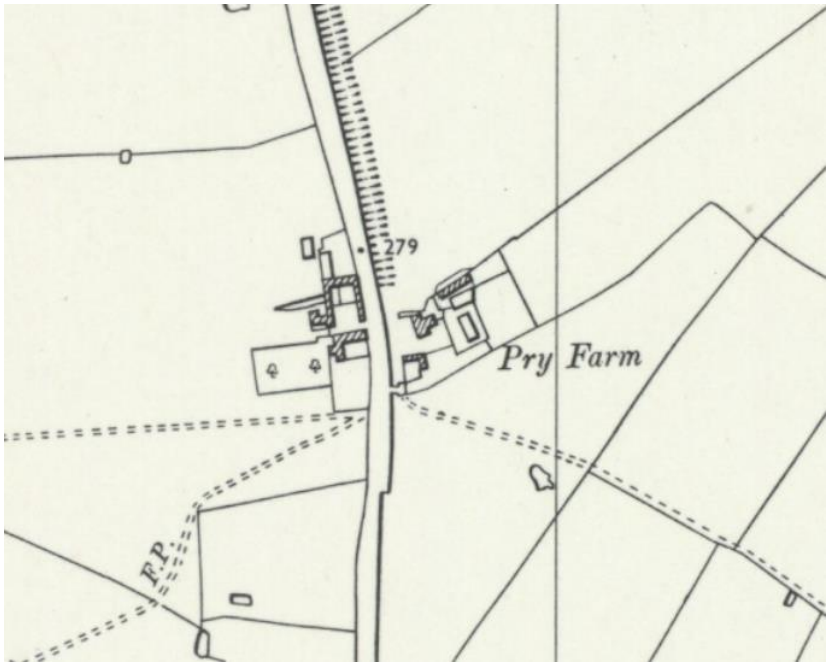

Figure 3.6: OS Map Revised from 1876 to 1959 and published in 1961

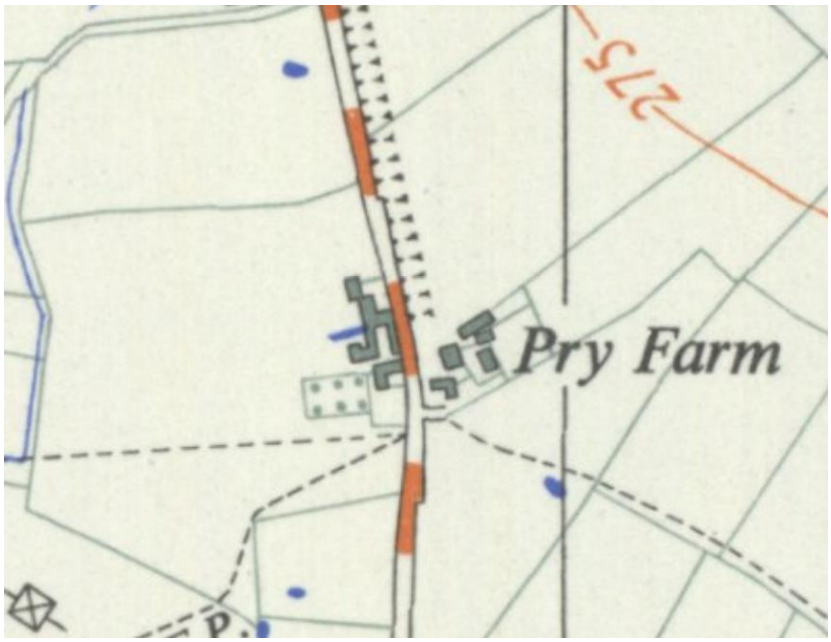

Figure 3.7: OS Map 1937-1961

3.11 Aerial imagery from 2002 (**Figure 3.8**) shows extensive new development to the Site. The buildings to the west of the U-shape courtyard have been demolished and replaced by concrete units. The two detached buildings to the north and north west of the courtyard visible on the 1948 aerial photograph and subsequent OS maps (**Figure 3.5 to 3.7**) have also been demolished and replaced by two large warehouses, respectively to the north and west of the courtyard. However, aerial imagery does not allow us to determine whether the buildings forming the north and east wings of the courtyard, which first appear on the 1838 Tithe map (**Figure 3.1**), have been replaced or significantly altered.



Figure 3.8: Overhead view of Pry Farm (2021). Source: Google Earth

4. Statement of Significance

Introduction

4.1 The NPPF 2021 defines the significance of a heritage asset as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."[10]

4.2 The NPPF 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."[11]

4.3 Historic England has published general guidance with regard to the preparation of statements of heritage significance, and how the proper analysis of the significance of heritage assets should be used to inform an assessment of impacts on that significance as a result of proposed change / applications.[12]

4.4 Historic England also provides guidance[13] in respect of the setting and views of heritage assets, providing detail on understanding setting and views and the associated assessment of the impact of any changes. This presents a series of attributes of a setting which can be used to help assess its contribution to the significance of a heritage asset. These can comprise the asset's physical surroundings; the experience of the asset; and the asset's associative attributes.

4.5 Historic England has provided further guidance in the past for their staff (and others) on their approach to making decisions and offering guidance about all aspects of England's historic environment.[14] This provides advice on how to assess the contribution of elements of a heritage asset, or within its setting, to its significance in terms of its "heritage values". These include: evidential, historical, aesthetic and communal. This supplements the established definitions of heritage significance and special interest set out in founding legislation and more recent national planning policy and guidance / advice.

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[10] MHCLG, National Planning Policy Framework (NPPF) 2021 – Annex 2: Glossary

[11] Ibid.

[12] Historic England: Advice Note 12: Statements of Heritage Significance 2019

[13] Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017 (2nd Ed.)

[14] English Heritage (now Historic England) Conservation Principles: Policies and Guidance, 2008

Pry Farmhouse – Grade II Listed Building

Architectural Interest

4.6 At its core, Pry Farmhouse is of architectural interest as an early 17th farmhouse and is an example of the vernacular tradition of stone built construction. The detached farmhouse comprises a main wing across the entrance yard of two storeys with an attic, three bays wide and a perpendicular wing of two storeys and two bays wide. The design is typical with limestone rubble as the main material, a concrete slate roof and gable on to the yard. The building has been altered and extended in the 19th and 20th century, with two phases of extension to the northeast end of the house and a later single storey modern extension to the west of the building, creating a complex building of many historical phases.

4.7 In the mid to late 19th century, a two-storey stone extension was constructed to the north east of the house and later connected to the principal building creating an elongated 'L' shaped building (**Figure 4.1**). This development is evident when comparing the first OS map of 1875 with the later 1899 map. However, it appears this extension was later removed, and a new single storey conservatory extension created to the northwest end of the principal house.



Figure 4.1: View of Pry Farmhouse looking northwest[15]

4.8 As noted above, the roofing appears to be slate tiles with the principal building and the extension to the north east containing two dormer windows either side. It is also evident that a number of historic timber windows have been replaced with modern casement windows of no particular heritage value (**Figure 4.2**)

[15] https://www.onthemarket.com/details/12030473/#/photos/2



Figure 4.2: View of Pry Farmhouse looking east with 20th century extension[16]

4.9 The building is of a typology and character, which is common to rural vernacular farmhouses throughout the County and country during its time of construction. The timber frame and materiality demonstrate local building techniques and the readily available materials, again during the time of construction. The simple and functional form and the lack of architectural embellishment is demonstrative of the original purpose of the building as a small farmhouse. The building's external appearance while altered and extended remains relatively intact, so it retains a good sense of its original vernacular form and materials.

4.10 The focus of this report is the land and ancillary buildings to the north and northwest of this listed building, and therefore its setting and shared views. Therefore, and also in the interests of proportionality, the interior of this building has not been described or assessed by our team. This is of course an aspect of its significance, and again the survival, relative quality and intactness of internal fabric and features from the 17th century particularly contributes to its heritage interest.

Historic Interest

4.11 Pry Farmhouse is of historic interest as an example of a rural 17th century timber-framed farmhouse, representative of an important building tradition in England. Although the original plan form has been altered, it remains partially legible and later additions have made their own contributions to its special interest. The ongoing alterations and extensions of the building, particularly the 19th century additions, can be seen as demonstrative of the ongoing prosperity and social aspirations of former owners. Historic map regression supports that Pry Farmhouse has certainly been in use as a farm stead since at least the early 19th century.

4.12 The building has formed the focus of a group of agricultural buildings in a traditional farmstead arrangement since at least the mid-to-late 19th century. Furthermore, the

[16] https://www.onthemarket.com/details/12030473/#/photos/4

listed building is a record of the historic farm use and importance of agriculture at that time. This still remains legible, despite some erosion of the relationship through division and change of use of the buildings.

Group Value

4.13 Pry Farmhouse forms a group with the surrounding buildings, thought to be of ancillary use for agricultural purposes, including the surrounding stores and the L-shaped barn thought to be of 19th century date. The 20th century stores to the north and northwest of Pry Farmhouse are not considered to contribute to the group value of the site but do not negate from the contribution of the older elements of the site. As a group they help contribute to the legibility of this former domestic and once rural agricultural site and it is clear that Pry Farmhouse would have been the original focus of development on the site.

Summary of Significance

4.14 Pry Farmhouse survives at its core as an example of a 17th century timber framed farm house. The building is an important example of an early vernacular architectural type. The later development of the building, in particular the 19th century alterations, illustrate the increased prosperity of the property during this period. The yard layout and surrounding ancillary buildings are also significant in understanding the history of the Site and its former agricultural use.

Barn to the north of Pry Farmhouse (curtilage listing)

Architectural and Historic Interest

4.15 The map regression in Section 3 indicates that there has been an ancillary and enclosed yard to the north of Pry Farmhouse since the early 19th century. The map regression also demonstrates that these building have been heavily altered over time with an original L-shape turning into a U-shape over the 19th century and the again the eastern end of the U-shaped building was demolished and rebuilt in the 20th century. These buildings face into the shared yard space; a traditional element of farmsteads (**Figure 4.3**).[17]



Figure 4.3: Historic L shaped barn and courtyard with modern barns to the rear and west[18]

[17] WILTSHIRE & SWINDON FARMSTEADS & LANDSCAPE PROJECT for ENGLISH HERITAGE & WILTSHIRE BUILDINGS RECORD, 2014
[18] https://www.onthemarket.com/details/12030473/#/photos/8

4.16 It is important to note that the L-shaped building is the only structure with potential for curtilage listing and all others are not of heritage interest and or are not positive contributors as part of the setting of the principal listed building.

4.17 Given the close historic and functional relationship with Pry farmhouse as the focus of the farmstead, the remaining portion of the historic barn and stores along The Pry which retains an L-shape is considered to be potentially curtilage listed.

4.18 The roofline of the L-shaped building is not consistent, suggesting that they were not constructed as one range. The barn is one-and-a-half storeys to the north and the stores are one storey along the west side of The Pry and are constructed in natural stone. However, the elongated stalls area has been heavily altered with a new breezeblock façade to the western elevation. The barn which is orientated parallel to the farmhouse features timber construction to the roof with slate tiles, however the elongated building features a modern corrugated iron roof (**Figures 4.4 and 4.5**)



Figure 4.4: Northern Barn with arched double door entrance and slate roof



Figure 4.5: Elongated store displaying reconstructed breezeblock façade and corrugated steel roof

4.19 The main barn to the north features large double leaf doors opening into the yard, demonstrating the relationship between the buildings as part of an agricultural complex associated with Pry farmhouse (**Figure 4.4**). However, the original relationship of the elongated stores has been somewhat lost due to the modern refurbishment of the western façade (**Figure 4.5**). The timber framed barn as a building type is immediately suggestive of a former agricultural function (**Figure 4.6**).



Figure 4.6: Timber framed roof form to northern barn

4.20 Internally the frame mainly consists of a mix of modern and more historic timber elements (**Figure 4.6**). As previously mentioned, the barn features a tile slate roof. The Wiltshire and Swindon Farmsteads and Landscape Project notes that welsh slate was used from the later 18th century on Wiltshire farmsteads, and became much more common after the introduction of the railways in the 1830s-40s.[19]

4.21 Despite heavy alteration to the L-shaped barn it retains an important relationship with the internal courtyard and nearby Pry farmhouse. The retention of the natural stone boundary wall also contributes to this relationship. The L-shaped barn and stores are therefore considered to make a positive contribution to the legibility of the site as historic visual evidence of the former agricultural use of the site.

Contribution of Setting

4.22 The immediate setting of Pry Farmhouse comprises private gardens to the south and west. The building is accessed through the yard created facing The Pry and also contributes to the setting of the building. The wider setting of Pry Farmhouse is predominately rural in all directions with the exception of another farmstead directly across The Pry to the east.

4.23 To the east of Pry Farmhouse is The Pry road. The house is set back from this road and is surrounded to the south and east by private gardens, largely laid to lawn. As the entrance to the house is from the east, the gardens provide the immediate setting in

[19] WILTSHIRE & SWINDON FARMSTEADS & LANDSCAPE PROJECT for ENGLISH HERITAGE & WILTSHIRE BUILDINGS RECORD, 2014

which the domestic building was appreciated, distinct from the surrounding agricultural land. In this way the defined domestic gardens are considered to contribute positively to the setting of the listed building, and the best place from which to appreciate its architecture.

4.24 Immediately to the north of Pry Farmhouse is the former farmyard enclosure. The more historic elements of the agricultural yard include the one-and-a-half storey and one storey L shaped barn and stores. At the western end of this range the buildings a new late 20th century range has been constructed. Other late 20th century contributions to the wider farmstead include the large shed beyond the L-shaped barn to the north and two large sheds to northwest (**Figure 4.7**). Although the 20th century additions are not of historic or architectural interest in their own right they do act as extensions of the historic agricultural yard and its defined enclosure.



Figure 4.7: View of modern agriculture buildings on site[20] (left) and interior of large modern shed to the north detailing corrugated metal roof form (right)

4.25 As previously mentioned, the barn and older surviving part of the stores as building types are immediately suggestive of former agricultural use, but alterations to the stores in particular also demonstrate the later developments to the wider site. These structures contribute positively towards the listed building significance, as part of its setting, as they provide visual evidence of the former agricultural use of the Site and the functional relationship of the building; as well as being illustrative of the historical development of the complex.

[20] https://www.onthemarket.com/details/12030473/#/photos/8

5. Review of Application Proposals and Heritage Impacts

Introduction

5.1 In accordance with the requirements of the NPPF 2021, the significance (and also any contribution of the Site) of the identified heritage assets (**Section 2**), where relevant and as proportionate, has been described in **Section 4**. This has been based on a review of published sources, desktop and archival research, and subsequent analysis for the Site, as described in **Section 3**.

5.2 The relevant heritage legislation, policy and guidance context for consideration of the proposed scheme on Site, and change within the historic environment, is set out in full in **Appendix 1**. This includes the following:

- Planning (Listed Buildings and Conservation Areas) Act 1990; and
- National policy set out in the NPPF 2021, as supported by NPPG; and
- Local policy and guidance for change within the historic environment and other relevant material considerations (Wiltshire Council).

5.3 Together, these sections, and also appendices, of this report provide the appropriate context for consideration by the local planning authority of the heritage impacts of the proposed development scheme.

Final Application Scheme

5.4 The development proposal includes the refurbishment of the site to provide two warehouses (Use Class B8) with ancillary office space. The existing barn located at the northern boundary of the site would be converted into a warehouse with a loading dock to the rear. The barn at the south east of the site, adjacent to the existing access, would also be converted to a warehouse and would contain the visitor entrance and ancillary office space. Additional parking and a turning area to service the warehouses would be located to the east of the site. It is also the aspiration of the Wilts & Berks Canal Trust to restore the disused canal that once ran through the Site. The barn at the centre of the site would be converted into space for two small businesses under Use Class E.



Figure 5.1: Proposed Development Layout

Review of Heritage Impacts

Access

5.5 With regards to transportation access, it is noted within the accompanying Design and Access Statement that the current access off The Pry would be moved 6 metres to the north to accommodate a new bay to the north end of the modern warehouse. This minor alteration will provide access for both visitors and service vehicles. This approach will help to avoid an increase in the intensity of vehicular activity, and associated impacts from movement and noise. In turn, the newly proposed access will thus minimise the impact of vehicular traffic on the significance and setting of the nearby grade II listed Pry Farmhouse and the associated buildings.

Layout/Design

5.6 The retained existing buildings are to be reused and the new additions constructed. This includes a new 5 metre bay to the north end of the northern warehouse and the refurbishment of the Dutch barn to the west reconstructed for office space. To the western warehouse a covered loading bay, and 2no. 'nursery' units for small business located in the modern warehouse across the courtyard will be created. In all cases, these additions will be constructed with materials to match/ similar to that of the existing with vertical dark wooden cladding, dark powder coated aluminium window frames and corrugated metal roofing olive green. In this way, the design of the new extensions to the existing buildings are considered to be responsive to the existing local character. The incorporation of the existing character of the historic agricultural buildings on Site into the design of the proposed refurbishment and re-use of the existing buildings as warehouses will thus help to better assimilate the new development with the existing character. These proposed works will have little effect on the key views of the listed building, primarily experienced when looking west towards the principal façade and all

works are in the wider setting already of modern character and which is of secondary important.

5.7 Importantly, it is proposed to remove the existing modern bay which is currently attached to the rear of the existing L-shaped barn. The existing modern bay has no intrusive connections to the existing barn and will be sensitively separated with any minor works to the existing rear elevation made good. In its place a new garden area to separate the two buildings will be created, reinstating the historic outline of the building. This existing modern alteration has diminished the historic layout and setting of the Barn and the proposals are thus considered to be a heritage benefit where it will better reveal the historic rear elevation of the barn and reinstate the historic plan.

5.8 In addition to this heritage benefit, landscape works to both the existing barn courtyard and the wider scheme to the north are intended to be simple and subservient to sensitively integrate and enhance the existing setting of the listed building.

Summary

5.9 Overall, this scheme presents a carefully considered programme of high-quality design and refurbishment. The proposals have sought to respond appropriately and positively to the setting of Pry Farmhouse and the existing historic agricultural context of the Site. Furthermore, the removal of the modern bay to the north warehouse is considered to be a heritage benefit where it will better reveal the historic rear elevation of the barn and reinstate the historic plan of the building. In this way, it is our assessment that overall, this scheme would as a whole sustain and enhance the significance of the grade II listed Pry Farmhouse.

Compliance with National and Local Planning Policy and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990

5.10 The Planning Act 1990 requires special regard to be paid to the desirability of preserving the special interest of listed buildings and their settings in determining applications. Accordingly, it is demonstrated in this report that the scheme has given considerable weight and importance to these statutory duties. It is our assessment that overall and on balance this as built scheme has preserved and, in some cases, enhanced the special interest and setting of the listed building.

NPPF 2021 and NPPG

5.11 In accordance with the requirements of paragraph 194-195 of the NPPF, the significance of the heritage assets, proportionate to the asset's importance and sufficient to understand the potential impact of the application proposals on that significance has been outlined in Section 3.

5.12 In accordance with paragraph 197 of the NPPF, this section demonstrates proposals will sustain and enhance the significance and setting of the listed building. This paragraph also encourages local planning authorities to take account of the desirability of sustaining and enhancing the significance of all heritage assets, including conservation areas, and putting them to viable uses consistent with their conservation; the positive contribution that the conservation of heritage assets can make to sustainable

communities including their economic vitality; and, the desirability of new development making a positive contribution to local character and distinctiveness.

5.13 Paragraph 199 requires that great weight should be given to the conservation of designated heritage assets. Importantly, Annex 2 of the NPPF defines 'conservation' as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. It is not a process that should look to prevent change, where development proposals have been carefully considered, to preserve or enhance the significance of a heritage asset. Overall, the application scheme would, sustain the significance of the listed building on Site.

5.14 Paragraph 200 sets out that any harm to, or loss, of significance of a designated heritage asset would require clear and convincing justification. Importantly, this report finds that overall, the proposed works have not resulted in harm to the significance or setting of the listed building. Accordingly, the tests in paragraphs 201 and 202 of the NPPF are not engaged.

5.15 The proposals are also in accordance with paragraph 206, which encourages local planning authorities to look for opportunities for new development within the setting of heritage assets, such as listed buildings, to enhance or better reveal the significance. This is achieved where the existing modern alteration has diminished the historic layout and setting of the Barn and the proposals will thus provide a heritage benefit where they will better reveal the historic rear elevation of the barn and reinstate the historic plan.

Historic England Guidance

5.16 Historic England's 'Historic Environment Good Practice Advice in Planning Note 3 The Setting of Heritage Assets'(GPA3) which provides useful general guidance on understanding the setting of heritage assets has been consulted. Historic England published 'National Farmstead Assessment Framework' in 2015 and The Adaptive Reuse of Traditional Farm Buildings' in 2017 both of which provide guidance on the sustainable development and conservation of traditional farmsteads and their buildings.

Local Policy: Wiltshire Core Strategy Adopted January 2015 (to be replaced by The Local Plan - a draft is expected in Q3 of 2023)

5.17 Core Policy 58: Ensuring the conservation of the historic environment states that development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance. The proposals are considered to preserve those elements of the setting that make a positive contribution to the asset (and better reveal its significance).

6. Summary and Conclusions

6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Presco ("the Applicant") to provide relevant and proportionate information to the local planning authority, Wiltshire Council ('the Council'), with regard to the heritage impacts associated with the proposals for the refurbishment and re-use of the existing buildings as warehouses at Pry Farm, Purton ('the Site'). A grade II listed building, Pry Farmhouse is located to the south and within the wider Site boundary.

6.2 The development proposal includes the refurbishment of the site to provide two warehouses (Use Class B8) with ancillary office space. The existing barn located at the northern boundary of the site would be converted into a warehouse with a loading dock to the rear. The barn at the south east of the site, adjacent to the existing access, would also be converted to a warehouse and would contain the visitor entrance and ancillary office space. Additional parking and a turning area to service the warehouses would be located to the east of the site. The barn at the centre of the site would be converted into space for two small businesses under Use Class E.

6.3 The requirement for this report stems from Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty upon the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building or its setting.

6.4 To comply with these statutory duties and national planning policy, as set out in the NPPF 2021, the designated heritage asset that would be affected by these proposals have been identified and their significance described proportionately as part of this report (**Sections 2-4**). Accordingly, the design approach has been informed by a clear understanding and appreciation of the heritage interest and relative sensitivity of the listed building and its role within the surrounding area.

6.5 Section 5 provides a review of the application proposals for the Site and their likely impact on the significance of the designated heritage asset. This is undertaken in light of the heritage significance we have described and also in consideration of the relevant statutory duties, national and local planning policy and guidance.

6.6 It is considered that the heritage interests and significance are sustained, and in some cases enhanced, due to the sensitive design which compliments the historic building. In particular, the removal of the modern bay to the north warehouse is considered to be a heritage benefit where it will better reveal the historic rear elevation of the curtilage listed barn and reinstate the historic plan of the building.

6.7 In conclusion, the application proposals would be in accordance with the principles of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990; national policy set out in the NPPF 2021 (paragraphs 194,195, 196, 197, 199, 200, and 206) and supported by NPPG; and local policy and guidance, including the Wiltshire Core Strategy 2015 (Policy 58).

Appendix 1: Heritage Legislation, Planning Policy and Guidance

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for;

> *'(s.7) … any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest …'*

In determining such applications the following duty is placed upon the decision maker:

> *'s.66(1) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

Recent case law[21] has confirmed that Parliament's intention in enacting section 66(1) of the 1990 Act was that decision-makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings, where "preserve" means to "to do no harm" This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. Case law has confirmed that this weight can also be applied to the statutory tests in respect of conservation areas[22]. The Secretary of State has confirmed[23] that 'considerable importance and weight' is not synonymous with 'overriding importance and weight'.

Importantly, the meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.

National Policy

National Planning Policy Framework (NPPF) 2021

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. A revised National Planning Policy Framework was published in July 2018. A further revision was issued in 2021, which replaced the previous versions published in 2012, 2018 and 2019.

[21] Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

[22] The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

[23] APP/H1705/A/13/2205929

Chapter 16 of the NPPF outlines the Government's guidance regarding conserving and enhancing the historic environment in more detail.

The glossary of the NPPF (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Paragraph 194 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.

Paragraph 195 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be.

Paragraph 200 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Paragraph 201 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied.

Paragraph 202 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 206 states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance), should be treated favourably. It outlines that local planning authorities should also look for opportunities for new development within conservations areas and the setting of heritage assets to enhance or better reveal their significance.

Development Plan

Local Policy: Wiltshire Core Strategy Adopted January 2015

This Core Strategy is to be replaced by the new Local Plan, a draft is expected in Q3 of 2023. The new Local Plan Review will set out a positive vision for the future of Wiltshire for the period to 2038 and a framework for addressing housing needs and other economic, social and environmental priorities.

Core Policy 58 Ensuring the conservation of the historic environment states:

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains
ii. World Heritage Sites within and adjacent to Wiltshire
iii. buildings and structures of special architectural or historic interest
iv. the special character or appearance of conservation areas
v. historic parks and gardens
vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Other Material Considerations

National Planning Policy Guidance (NPPG) 2021

National Planning Practice Guidance was first issued in 2014 by the Government as a web resource, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF. It has been updated as a living document and web resource, most recently in 2021.

NPPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle[24]. NPPG states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach[25]. NPPG notes that where changes are proposed to heritage assets, the Framework sets out a clear basis

[24] Paragraph: 003 Reference ID: 18a-003-20140306

[25] Paragraph: 002 Reference ID: 18a-002-20190723

for decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development[26].

Department for Digital, Culture, Media & Sport Circular: Principles of Selection for Listed Buildings, 2018

The Principles of Selection for Listed Buildings sets out the statutory criteria and general principles for assessing the special architectural or historic interest of a building in paragraphs 16 and 17, as below:

'Architectural Interest:

- *To be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms. Engineering and technological interest can be an important consideration for some buildings. For more recent buildings in particular, the functioning of the building (to the extent that this reflects on its original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.*

Historic Interest:

- *To be able to justify special historic interest a building must illustrate important aspects of the nation's history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.*

17. When making a listing decision, the Secretary of State may also take into account:

- *Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.*

- *Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.*

[26] Paragraph: 003 Reference ID: 18a-003-20140306

- *The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.*

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types were first published by Historic England in 2011 and later updated. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015

GPA Note 2 provides information to assist in implementing historic environment policy in the National Planning Policy Framework and the related guidance given in the National Planning Practice Guidance (NPPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

1.' Understand the significance of the affected assets;

2. Understand the impact of the proposal on that significance;

3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;

4. Look for opportunities to better reveal or enhance significance;

5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;

6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.'

Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017 (2nd Edition)

GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets, and also now views analysis. This also provides a toolkit for assessing the implications of development proposals affecting setting and views. A series of stages are recommended for assessment, these are:

- *Step 1: identifying the heritage assets affected and their settings*
- *Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*
- *Step 3: assessing the effect of the proposed development*
- *Step 4: maximising enhancement and minimising harm*
- *Step 5: making and documenting the decision and monitoring outcomes.*

Historic England: Advice Note 1: Conservation Area Appraisal, Designation and Management 2019 (2nd edn)

This advice document sets out a series of conservation principles and guidance regarding the management of conservation areas. It outlines the fundaments of designation, and, importantly, puts in place processes for character appraisals which may be used to manage development in the area moving forward. It sets an over-arching objective for character appraisals as documents which understand and articulate why the area is special and what elements within the area contribute to this special quality and which don't. Having done this, it outlines an approach to assessments of special interest which uses desk and field-based inquiry.

Historic England: Advice Note 2: Making Changes to Heritage Assets 2016

This document provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. It is intended to be useful to owners, developers, local planning authorities and others in considering works to all heritage assets.

Historic England: 'National Farmstead Assessment Framework' 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

Historic England: The Adaptive Reuse of Traditional Farm Buildings' in 2017

This advice is aimed at owners of farm buildings, building professionals and local authority planning and conservation officers. It explains how significance can be retained and enhanced through well-informed maintenance and sympathetic development, provided that repairs, design and implementation are carried out to a high standard.

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