HERITAGE STATEMENT

Wick Bottom Barn, Rockley, Marlborough

JCH01961
Initial Assessment
Temple Farm Estate
November 2023

www.rpsgroup.com

CONTENTS

Prepared by:

Jo Evans BSc Hons MRTPI IHBC

Report Status: Draft for comment

RPS Ref: JCH01961

Issue Date: November 2023

© Copyright R P S Group Limited. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by R P S Group Limited, any of its subsidiaries, or a related entity (collectively 'RPS'), no other party may use, make use of, or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by R P S for any use of this report, other than the purpose for which it was prepared. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. R P S does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.
R P S accepts no responsibility for any documents or information supplied to R P S by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. R P S has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the prior written consent of R P S Group Limited.

CONTENTS Pages

1.0 Introduction 3

2.0 Legislative and Planning Policy Framework

2.1 Legislation and National Planning Policy and Guidance 5

2.3 Local Planning Policy and Guidance 8

3.0 Site Assessments

3.1 Site Assessment: Wick Bottom Barn 9

3.2 Current Proposals 12

Appendices

Appendix A: Statutory List Description

Appendix B: References

1.0 INTRODUCTION

This Heritage Statement provides an assessment of proposals for Wick Bottom Barn, within Temple Farm, Wiltshire.

Temple Farm is located to the north west of Rockley and is approximately 11 km (7 miles) to the north west of Marlborough. Within the farm estate there are three farmsteads and a number of isolated buildings or building groups.

This assessment considers proposals for the Grade II-Listed Wick Bottom Barn. It considers the significance of the built heritage and sets out the scope of the proposals for this site.

This report considers the impact of the proposals on the Listed barn and its setting. It seeks to identify, if appropriate, what measures, or further investigations may be required.



Figure 1: Map to show the location of the Temple Farm Estate within Wiltshire

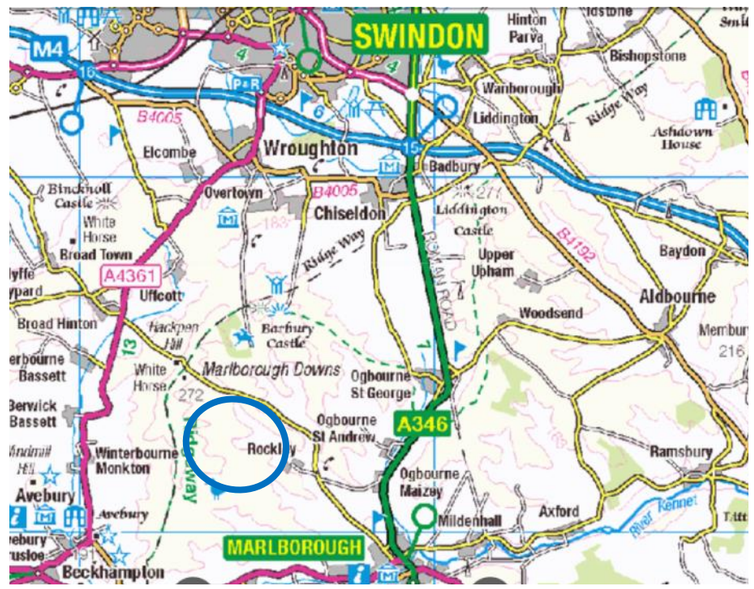


Figure 3: Location map with site shown in blue



Figure 2: OS map to show the approximate location of the site within the Marlborough Downs

1.0 INTRODUCTION



Figure 4: Aerial photograph to show the location of each site under consideration within the estate and their relationship to each other. These sites are considered within separate reports

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION, NATIONAL PLANNING POLICY & GUIDANCE

The statutory requirements and national and local policy provide a clear framework for the consideration of development proposal that affect the historic built environment. The Planning (Listed Buildings and Conservation Areas) Act 1990, provides the overarching statutory requirements in the determination and assessment of development proposals in the historic environment. The National Planning Policy Framework (NPPF) sets out the Government's policies and requirements at a national level and the Planning Practice Guidance reflects the Secretary of State's views on the way policy should be applied. It is acknowledged that matters of legal interpretation are determined in the Courts but the NPPF and the Practice Guidance set out clearly the Government's priorities and aspirations for planning nationally. The Historic England documents provide technical advice that is designed to explain and assist in the implementation of legislation and national policy. Therefore there is a clear hierarchy of statutory duty, policy and best practice and this has been used to inform the assessment of the application proposals that is included in this assessment.

One of the sites included in this assessment, New Totterdown is within the setting to the Avebury and Stonehenge World Heritage Site. The protection of World Heritage Sites (WHS) in in England is provided by a combination of individual designations and the planning system.

The National Planning Policy Framework (NPPF), and the Planning Practice Guidance (PPG) set out detailed guidance and both are material considerations in the planning process.

Works to a scheduled monument require Scheduled Monument Consent and applications for permission are made to the Secretary of State for Culture, Media and Sport. This is for works either above or below ground level. 'Works' are defined by the 1979 Ancient Monuments Act as demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or tipping material onto the monument.

Works that may affect the setting and therefore significance or special interest of a scheduled monument are assessed against policies in the NPPF and guidance in the PPG.

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 66 of the Act states that;

In considering whether to grant listed building consent for any works the local planning authority or 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.

This section sets out the responsibility of the local planning authority to protect the character and appearance of a listed building when it assesses proposals for development which might affect its special interest.

This requirement means there is an implicit acknowledgement that although a development proposal may not affect the physical fabric of a listed building, it is possible to affect its character as a building of architectural or historic interest through development that may be located within its setting.

The legislation with regard to development associated with a listed building or within its setting seeks to ensure the preservation of the special architectural or historic interest of the building, not to prevent change or alteration per se. The wording of this section implies that the building must be protected from harm (preserving it from harm).

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, September 2023)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It explains that the purpose of the planning system is support and deliver sustainable development. The Framework describes this as *meeting the needs of the present without compromising the ability of future generations to meet their own needs*. In order to achieve this, the planning system has three overarching objectives. These are an economic objective, to help build a strong and competitive economy, a social objective to support strong and healthy communities and an environmental objective which seeks to contribute to protecting and enhancing our natural, built and historic environment.

The NPPF states that these objectives are interdependent but should be pursued in mutually supportive ways and paragraph 9 explains that these *objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged.* Paragraph 11 emphasises that the Framework means that there is a presumption in favour of sustainable development.

Section 16 of the NPPF, *Conserving and enhancing the historic environment*. The policies seek to ensure that heritage assets are conserved in a manner appropriate to their significance. This broadly means that the more important the building, area or monument is, the greater the level of protection that is afforded those assets.

Paragraph 197 of the NPPF sets out the way in which local planning authorities should consider the impact of development on the historic environment. It states that;

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to 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.*

This acknowledges the positive contribution the historic environment can make to the local economy and the character of an area and implies that its continued use should be supported and encouraged.

The NPPF policy states clearly that the more important the heritage asset, the greater the level of protection is given to that asset. This means that listed buildings are afforded the highest level of protection. Paragraphs 199 and 200 states that;

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.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

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.*

Paragraph 200 notes that significance can be harmed or lost through development within the setting of a heritage asset. Paragraph 201 provides a test for assessing harm in relation to designated heritage assets: *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*; Paragraph 202 notes that where development *will lead to less than substantial harm… this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*.

National Guidance

Planning Practice Guidance (MHCLG)

2.1 LEGISLATION, NATIONAL PLANNING POLICY & GUIDANCE

The Government published the Practice Guidance to accompany the NPPF policies in November 2016. It has been updated to reflect changes to the NPPF since this date.

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. The guidance states that the historic environment is an irreplaceable resource and that effective conservation of heritage assets will deliver wider social, cultural, economic and environmental benefits. Conservation is defined within the guidance as,

an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archaeological interest. (paragraph 2)

The guidance sets out to explain how proposals can avoid or minimise harm to the significance of a heritage asset or the wider historic environment. It states that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, or specialist investigation can help to identify constraints and opportunities arising from the asset and such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way. (paragraph 8)

It is crucial that the significance of a heritage asset is understood and consideration of this incorporated into decision making. Paragraph 7 of the guidance explains that heritage assets may be affected by,

direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

The guidance reiterates that the crucial issue in the assessment of proposals is whether development would cause substantial harm to the significance of the heritage asset (para 18) and explains that significance derives not only from a heritage asset's physical presence, but also from its setting. It states that,

In general terms, substantial harm is a high test, so it may not arise in many cases. (paragraph 18) And further, that, *works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.*

The guidance addresses the sometimes-confusing policy in the NPPF that relates to substantial or less than substantial harm as set out in paragraph 200 of the Framework. Paragraph 200 notes that where development *will lead to less than substantial harm… the public benefits should be weighed against the loss.*

The guidance does seek to explain the concept of "public benefits" and what are the practical implications of this test. In paragraph 20 of the guidance and its reference to paragraph 8 of the NPPF. It states that,

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

Historic Environment Good Practice Advice in Planning

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), *GPA1: Local Plan Making* (March 2015), *GPA2: Managing significance in Decision-Taking in the historic Environment* (March 2015) and *GPA3: The Setting of Heritage Assets* (December 2017) and *GPA4: Enabling Development and Heritage Assets* published in 2020.

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. As advised in the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information which is as follows:

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 NPPF;

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.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision-taking. The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets

found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting 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*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

1) Identify which heritage assets and their settings are affected;
2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4) Explore ways to maximise enhancement and avoid or minimise harm; and
5) Make and document the decision and monitor outcomes.

Historic England Advice Notes in Planning

In addition to the above documentation, Historic England has published Historic England Advice Notes (HEANs) that provide detailed and practical advice on how national policy and guidance is implemented.

HEAN2: Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that '*an unreasonable, inflexible approach will prevent action that could give a building new life…A reasonable proportionate approach to owners' needs is therefore essential'.* Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset's compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- restoration;
- addition and alteration, either singly or in combination; and,
- works for research alone.

HEAN7: Local Heritage Listing (January 2021)

This document how local heritage lists can help to identify and acknowledge local distinctiveness and character to ensure that local heritage is considered as part of the planning system. This means that local heritage can be taken into account when changes affecting the historic environment are proposed.

The guide draws on good practice from across the country to advise councils and local groups or societies how to develop a new local heritage list, or to improve an existing one and includes a number of case studies that set out the key components of the process. The guide does not recommend any one particular approach but is rather, intended provide a starting point, to allow for some flexibility in the way the lists are drawn up or the local heritage identified.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide guidance about the way in which the significance of a heritage asset should be assessed. It sets out how this can be achieved as part of a staged approach to assist decision-making.

The advice note identifies that that the first stage is to in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.

This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

2.2 LOCAL PLANNING POLICY & GUIDANCE

Local Planning Policy

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

In Wiltshire, the Development Plan includes the Wiltshire Core Strategy incorporating saved policies from district local plans, Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan, Minerals and Waste Plans and made Neighbourhood Plans.

Core Policy 58 Ensuring Conservation of the Historic Environment

Ensuring the conservation of the historic environment 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.

3.0 SITE ASSESSMENT

3.1 SITE ASSESSMENT: WICK BOTTOM BARN

This site is located within the northern half of the Temple Estate. It is accessed via a long driveway from the Marlborough to Broad Hinton Road.

The barn lies in an isolated location in a valley to the east of Wick Down Farm. The building is listed Grade II and was added to the statutory list in 1986. It comprises three ranges in a U-shaped configuration.

The list description dates the building to the early-mid 19th century and it is not shown on the 1814 OS drawing shown at Figure 10. The OS map of 1886 shows a square range of buildings around an enclosed yard. By the time the building was listed (1986) the south east side of the group had been demolished. A full measured survey of the full quadrangle of barns had been made prior to the demolitions, in 1983.

The southern end of the barn is a modern reconstruction with a rebuilt gable end, granted listed building consent in 1998. This includes a large chimney, expressed on the exterior of the building and built on a stone plinth.

The list entry states this is *an increasingly rare outfield barn*. It lies within an isolated position within a shallow dry valley at on the southern side of the ridge of Rockley Down to the north. The immediate landscape setting to the barn is secluded and intimate, with the buildings sitting within an enclosed area, surrounded by trees. This means that although it is within open landscape, the site is not as sensitive in visual terms as it might usually be expected given the isolated character of the site. From outside the farm group, there is a view of the upper sections of the barn and outbuildings from the access driveway from the north and the building is seen in a wider view from the south east, from the driveway access.

A sales document for the estate dated 1920 (Figure 9) refers to a *Freehold Landed Estate*, known as Wick Down and Rockley. The sales details include Wick Bottom and describe the buildings as *Capital set of farm buildings.* The auction brochure describes the site as follows,

Stone and Timber-built and Slated, comprising STABLING for 8 horses; well built BARN with two mows and floor; enclosed Yard, in which is a 13-bay open CATTLE SHED on two sides, the whole sheltered by a belt of trees. There is a good Pond of Water close to the Yard.

The Victoria County History includes a short description of the Rockley Estate. The early history is not relevant to this site as the barn is of comparatively late date. The later history of the sale or transfer of the land is useful to place the barn in context. The Rockley estate comprised approximately 538 hectares (1,330 acres) in 1839, according to sales documents and tithe records at the time. This was divided between 258 hectares (637 acres) of downland on either side of the road from Marlborough to Wootton Bassett.

Within the Rockley estate the proportion of pasture to arable had always been high, compared to other estates and farm in the area although in the 19th century further fields were ploughed and cultivated.



Figure 5: Map to show the location of Wick Bottom Barn



Figure 5: The main elevation to Wick Bottom Barn, seen from the south east *(photo: Richard Parr Assocs)*



Figure 7: Wick Bottom Barn, seen from the north, from along the access drive. The building is set into a dry valley at the base of the ridge, surrounded on two sides by a belt of trees



Figure 8: Aerial view of Wick Bottom Barn, looking south east *(photo: Richard Parr Assocs)*

PARTICULARS.

Lot 1.

(Edged PINK on Plan).

The Desirable—

Freehold Landed Estate,

— KNOWN AS —

"WICK DOWN" and "ROCKLEY,"

— COMPRISES —

A VERY SOUND PASTORAL AND GRAZING FARM,

situate about 5 miles from Marlborough, 7 miles from Wootton Bassett, and about 8 miles from Swindon, within 3 miles of the village of Broad Hinton, Church and Telegraph Office.



The Excellent Farm House

which is approached by a Private Road, is Stone built, with brick courses and dressings and tiled roof, stands amidst pretty surroundings with a south aspect, and possesses a well laid-out TENNIS LAWN at the front and good KITCHEN GARDEN.

The Accommodation afforded is as follows:—

Ground Floor—Porch, Entrance Hall, 2 Reception Rooms, Kitchen, Scullery, Dairy and Storeroom.

First Floor—Six Bedrooms, Bathroom (h. and c.), Airing Cupboard, Lavatory and W.C.

Second Floor—Three Attics.

In the Basement—Good Cellarage.

THE HOMESTEAD

comprises Brick and Stone-built and Slated NAG STABLING, consisting of 2 stalls, 3 Loose Boxes, with Loft over, Harness room and Coach-house; Brick and Tiled CART-HORSE STABLE for 8 and skilling, with Loft over; Brick and Stone and Tiled WELL-HOUSE and 2 PIGSTYES; Brick and Stone and Corrugated-iron 4-stall COW-HOUSE and FOWL-HOUSE adjoining; Brick and Tiled COW SHED for 12 cows and STORE HOUSE under same roof, and adjoining, Brick and Stone and Corrugated-iron COW SHED for 5; Brick and Stone and Timber-built, Tiled and Slated CART SHED; Brick and Stone and Slated LOOSE BOX; BARN, with 2 mows and floor; GRANARY, with 3 bins; Range of 4 Timber and Corrugated-iron PIGSTYES.

THREE ENCLOSED YARDS,

Pond of Water, large Water Tank close to the Cow Pens, Sheep Dip and Rick Yard.

Close to the Farm are situated

Two Pairs of Cottages,

each Cottage affording the following accommodation:—

Living-room, Larder, and 3 Bedrooms.

At the back of each pair is a Wash-house. Water is laid on from the system to one pair of Cottages, and water for the other pair is obtained from a rain water tank.

About a mile from the Homestead is situated a

CAPITAL Set of FARM BUILDINGS,

KNOWN AS

- "WICK BOTTOM," -

Stone and Timber-built and Slated, comprising STABLING for 8 horses; well-built BARN with 2 mows and floor; enclosed Yard, in which is a 13-bay open CATTLE SHED on two sides, the whole sheltered by a belt of trees. There is a good Pond of Water close to the Yard. On the south-west boundary is another

RANGE OF FARM BUILDINGS,

KNOWN AS

- "TEMPLE BOTTOM." -

Built of Brick, Stone and Timber, and principally Thatched, and comprising STABLING for 7 horses, with Loft over and Chaff House at end; 3-bay CART SHED; FOWL HOUSE; 2 BARNS, with mows; range of 13-bay CATTLE SHEDS, with 2 LOOSE BOXES at end, forming Yard. There is also a good Pond of Water adjacent, and this part of the farm is also watered from the main supply.

Figure 9: Extract from sales document dated 1920

3.1 SITE ASSESSMENT: WICK BOTTOM BARN

From the late 18th century until the mid 19th century Rockley House, together with an associated land holding of between 16 hectares (40 acres) and 32 hectares (80 acres) was kept in hand or leased separately and the remainder of the estate which comprised 522 hectares (1,290 acres) was leased as Rockley Farm to members of the Canning family in 1845. The Cannings were a local landowning and farming family who also had land in Ogborne St George. They were clearly an important local family as there is reference to a charitable fund in the parish called the Cannings Trust set up to administer a bequest invested for the poor in the parish in the late 18th century. The trust was responsible for the oversight of the funds.

The Cannings worked the land within the Rockley estate in hand between 1867 and 1911. The land was then worked from Rockley Farm and farmsteads in Temple and Wick Bottoms. The land in the western part of Rockley was later worked with land in Preshute as Temple Farm, in 1980 by Mereacre Ltd. It was part of an extensive mixed farm with a principal farmstead in Rockley called Temple Farm, formerly Temple Bottom Farm. The sales document of 1920 describes Rockley as a cattle and sheep farm of 330 hectares (750 acres), made up of approximately 240 hectares (600 acres) of pasture and 54 hectares (133 acres) of arable land. A farm of 182 hectares (450 acres) was attached to Rockley House in 1980.

The involvement of the Canning family working the land in hand may be connected to the construction of the barn. The involvement of a local farming family may have increased the efficiency and management of the estate and their investment prompted the construction of the barn and the shed for the stock. However no direct refences to the construction of the barn have yet been sourced.



Figure 10: OS drawing 1814. This show that was no farm or farmstead in this location at the time this map was produced

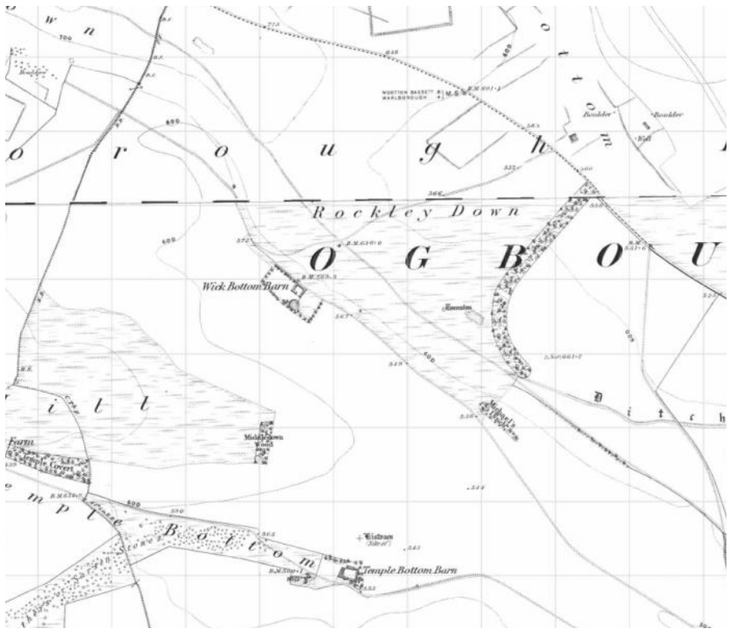


Figure 11: OS map of 1887. The barn is in situ but the paths and tracks around it are similar to those shown on the 1814 OS drawing

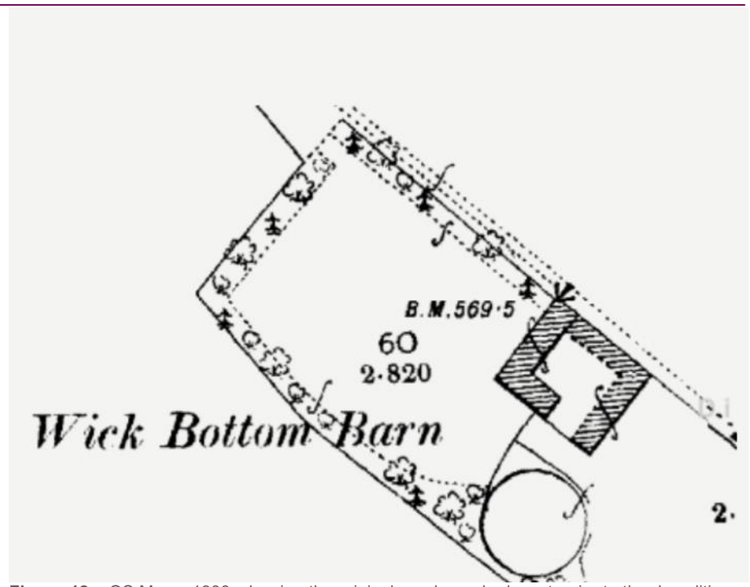


Figure 12: OS Map c.1900, showing the original quadrangular layout, prior to the demolition

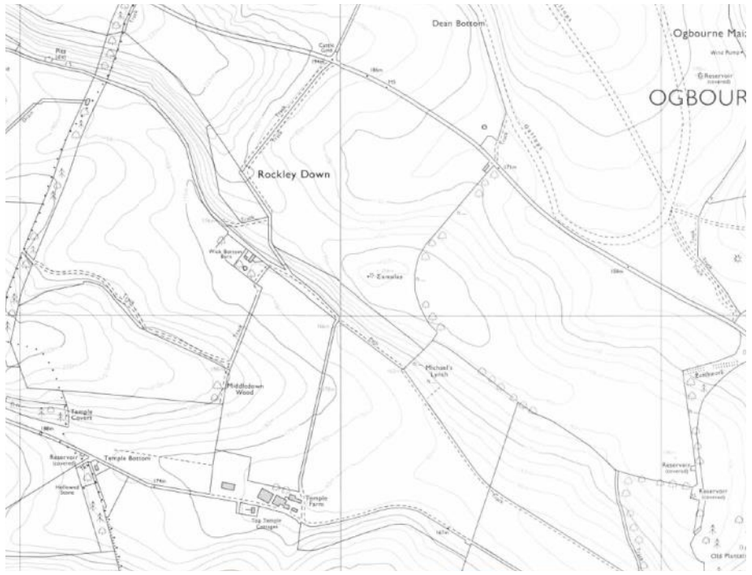


Figure 13: OS Map 1981. At some point in the 1960s the paths and trackways within this part of the estate were altered to provide a more efficient route to the barn from the Marlborough

3.1 SITE ASSESSMENT: WICK BOTTOM BARN

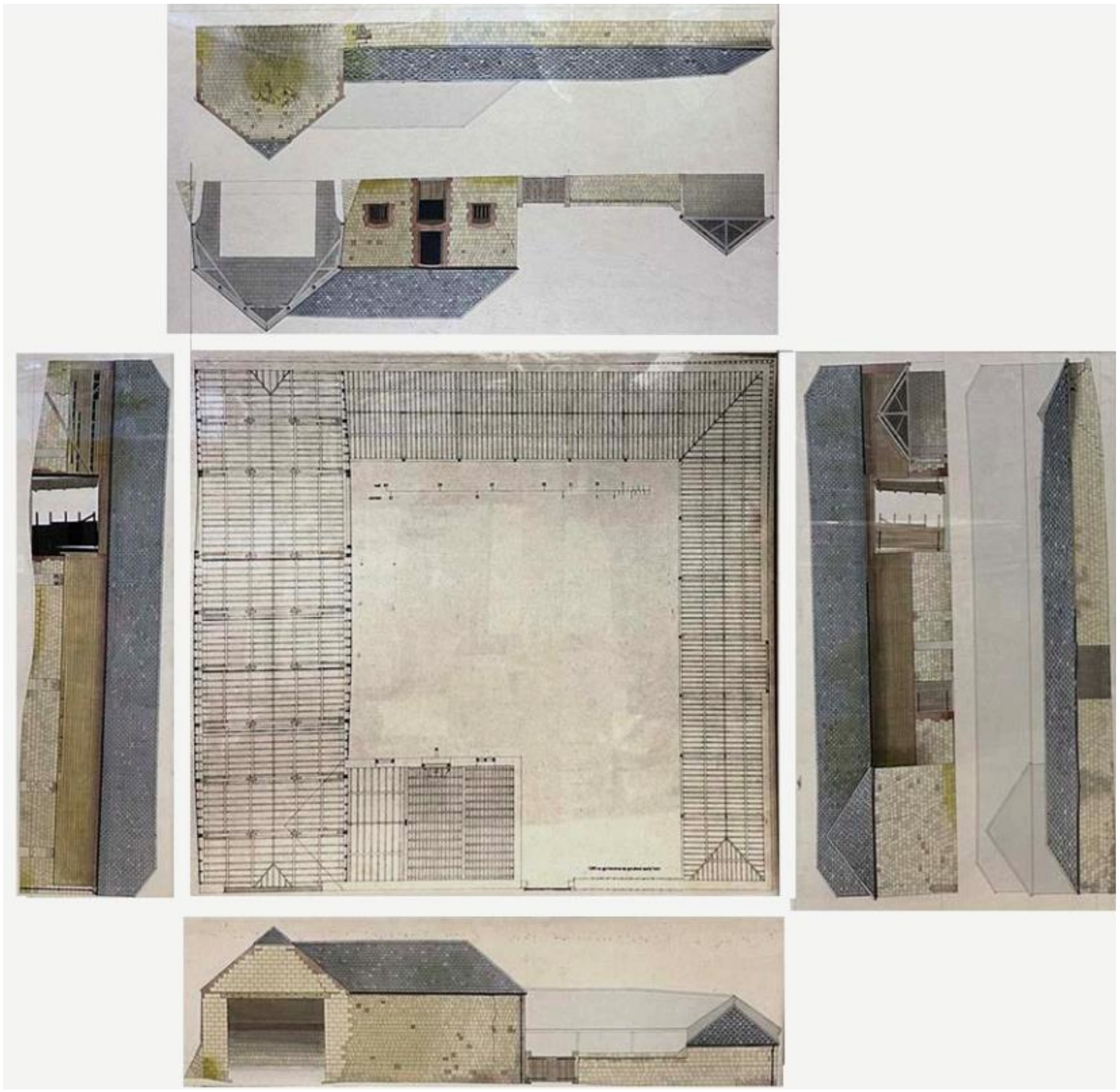


Figure 14: Historic building record of Wick Bottom Barn, created in 1983, prior to the demolition of the south-east range

3.1 SITE ASSESSMENT: WICK BOTTOM BARN

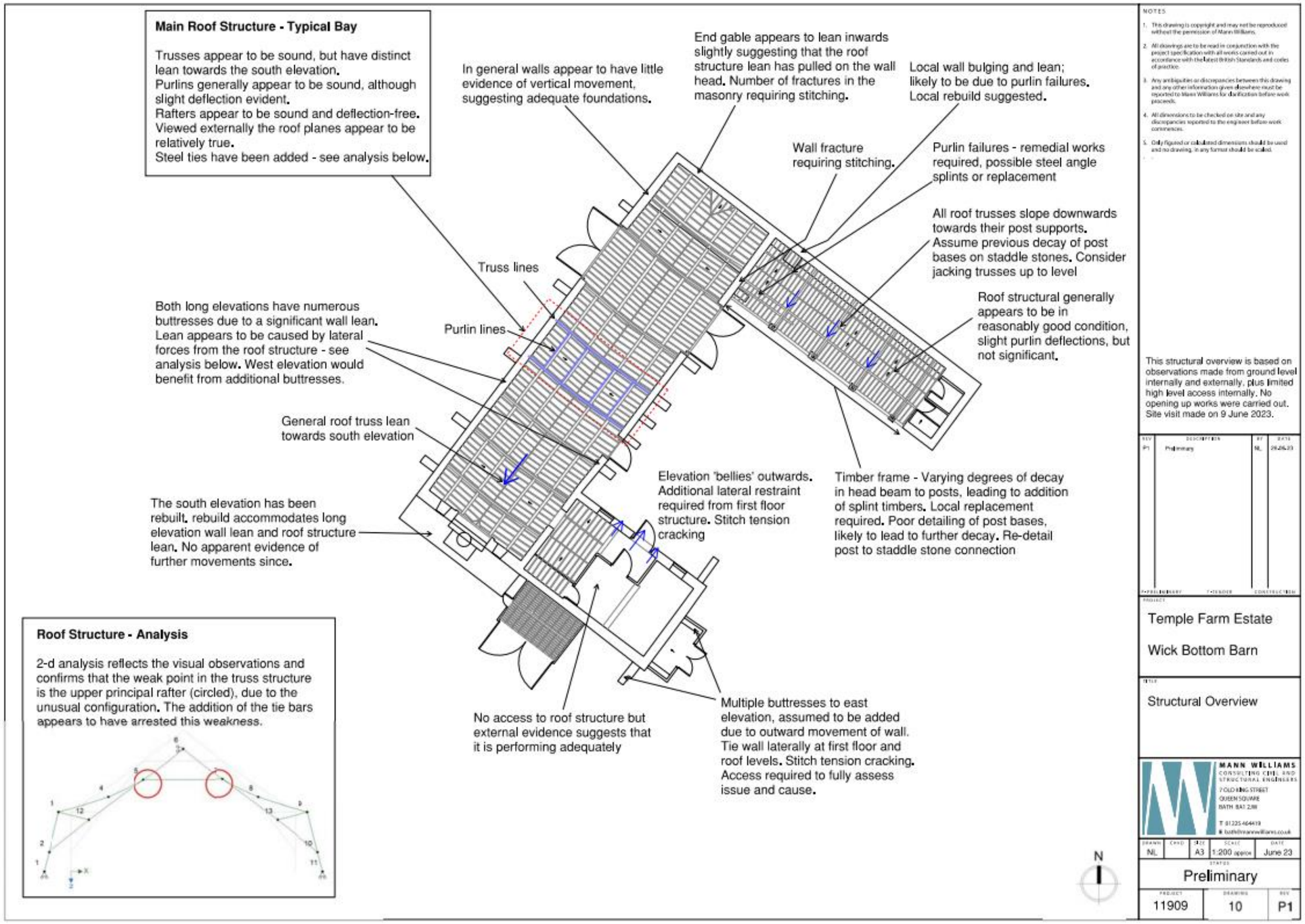


Figure 15: Structural overview

3.1 SITE ASSESSMENT: WICK BOTTOM BARN



Figure 16: View of the barn from the south-east



Figure 17: View of the barn from the entrance driveway *(from the north-east)*



Figure 18: There are a number of modern alterations and additions to the barn, principally on this south western corner of the building range



Figure 19: View from the south-west, showing the concrete-block gable and chimney stack



Figure 20: View of the barn from the north east. From this point, and from the driveway approach, the building and its immediate enclosed setting is visible



Figure 21: The view north east from the barn. This shows that there is a view to the landscape beyond the barn, in this direction, to the wider landscape setting to the barn, and similarly, views to the barn from this part of the landscape surrounding the building

3.2 THE PROPOSED DEVELOPMENT

The proposals are intended to improve the facilities at Wick Bottom Barn, It is intended to continue its current use as a wedding venue and shoot barn.

Assessment of the building indicates that some structural intervention is required to address ongoing issues with the fabric of the building and existing services requiring upgrading. There are a number of unsuitable additions and alterations that have been carried out to the building which were granted consent but which might not be considered best practice in historic building terms today. The demolition of the south east wing of the barn range was undertaken before the building was listed and the modern chimney and rebuilt south west gable end to the main barn was granted consent in 1998 (ref K/35869/L). The description of the alterations covered by that consent is *Repair of lower building gable, provision of 2 toilets. Repair of main barn gable, provision of chimney buttress & high level windows. Construction of timber lean-to generator .*

There are several issues that need addressing as part of the proposals. These include:

1. Multiple areas of the sarking boards are rotten and require repair or replacement.
2. Structural repairs are needed to ensure the stability, safety and continued use of the building.
3. The slate roof tiles need refurbishing and some may need replacing to prevent leaks and maintain the historical appearance.
4. The modern feather edge boarding is of poor quality and should be upgraded or replaced as necessary.
5. The modern lean-to sheds are of poor quality and needs removal or refurbishment.
6. The entire building lacks insulation. To improve energy efficiency, comfort and continued use of the building, it should be thermally upgraded in a sensitive manner.
7. There are several incongruous blockwork buttresses, which need to be replaced as they are not in harmony with the building's character.
8. The incongruous blockwork at the south-west end of the main barn is a C20 rebuild of poor finish and is not sensitive to the listed building. Sensitive and minimally invasive remedial action is needed.
9. The 5-bay shelter to the North East has poor-quality, rotten, and failing roof and wall elements from its C20 rebuild. It requires renovation and reconstruction to preserve its integrity.
10. The enclosing south-east side of the barn was demolished in the 20th century. This should be reconstructed to restore the historic, and increasingly rare, arrangement of outfield farm buildings enclosing a yard.
11. There is no link from the kitchen area to the back of house and servicing zone. This creates clashes between guest and staff routes during events.
12. There is no access to the first floor of the beast house. A sensitive and discreet stair should be incorporated to enable this

The proposed works for Wick Bottom Barn, a Grade II listed heritage asset, encompass several key aspects:

1. Removal of Incongruous Structures: In line with the principles of heritage preservation, as outlined by Historic England, the removal of the modern lean-to shed and replacement of the incongruous blockwork buttresses will serve to restore the barn to its original architectural integrity.
2. Structural Repairs and Roof Restoration: Addressing the structural issues and refurbishing the slate roof tiles will ensure the longevity of the building, while respecting its historic character. The proposed insulation strategy for the main barn is above the sarking board. This will harmoniously integrate energy efficiency without compromising the visual character within. Although this raises the roofline, given the scale and free standing, isolated nature of the building this is not deemed to be significant as the change is 150 mm in height. Coupled with sensitive verge and eaves detailing the marginal roof line adjustment will not result in an unacceptable change in appearance.
3. Wall Insulation Strategy: Utilizing insulative lime plaster between the existing exposed wall studs will preserve the historic fabric and external alignment with the sarsen stone wall. This approach is sensitive to the building's character, as it avoids external insulation that would alter its appearance.
4. Functional Enhancements: By addressing the current limitations, such as inadequate space, conflicts in circulation routes, and insufficient facilities, the proposals optimise the functionality of Wick Bottom Barn. This, in turn, will facilitate its year-round use as a wedding and conference/education venue, while still accommodating country sports activities during the appropriate seasons. As the proposals secure the future use and public benefit of the building, the less than substantial harm of removing a minimal amount of fabric to improve the use of the building, is proposed to be acceptable.
5. Recreation of Historic Yard Arrangement: The reinstatement of the previously demolished south-east side of the yard in a sensitive manner will revive the historic yard arrangement, contributing to the overall significance of the site.

The removal of incongruous additions, structural repairs, thermal upgrades, roof restoration, enhanced access and yard arrangement reinstatement seek to preserve and enhance the barn's historic character and heritage significance. These renovations will enable year-round, financially viable use and are vital for breathing new life into this historic building and ensuring it is a vibrant and sustainable asset for future generations to appreciate and enjoy.

Itemised list of works:

- Removal and replacement of modern lean-to shed
- Repair of rotten sarking boards
- Structural repairs to the sarsen walls and timber structure
- Thermally upgrading the walls, floor and roof in an appropriate and sensitive manner
- Refurbishment and replacement of slate roof tiles
- Removal of modern feather edge boarding and replacement with traditional, waney-edge timber boarding.
- Removal of the incongruous block work buttresses, to be replaced with stone buttresses.
- Replacement doors and a new timber and slate threshold covering to the large doors.
- Lime rendering and timber cladding to incongruous blockwork of the south west end of the main barn.
- Creation of a link through to the timber lean to from the beast house.
- Removal of the poor quality, rotten and failing roof and wall elements of C20 rebuild of the 5-bay shelter to the North East, with appropriate and sensitive replacement.
- Recreation of the historic yard arrangement by reinstating the enclosing, previously demolished south east side in an appropriate and sensitive manner.
- Construction of a discrete stair to the beast house to facilitate access to the first floor level.

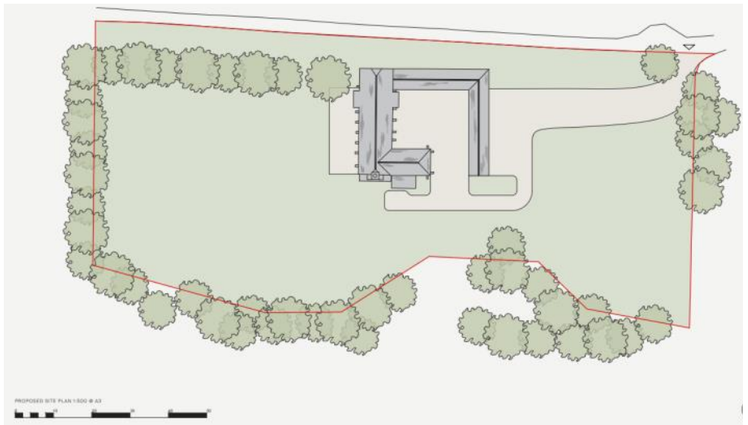


Figure 22: Proposed site plan

3.2 THE PROPOSED DEVELOPMENT

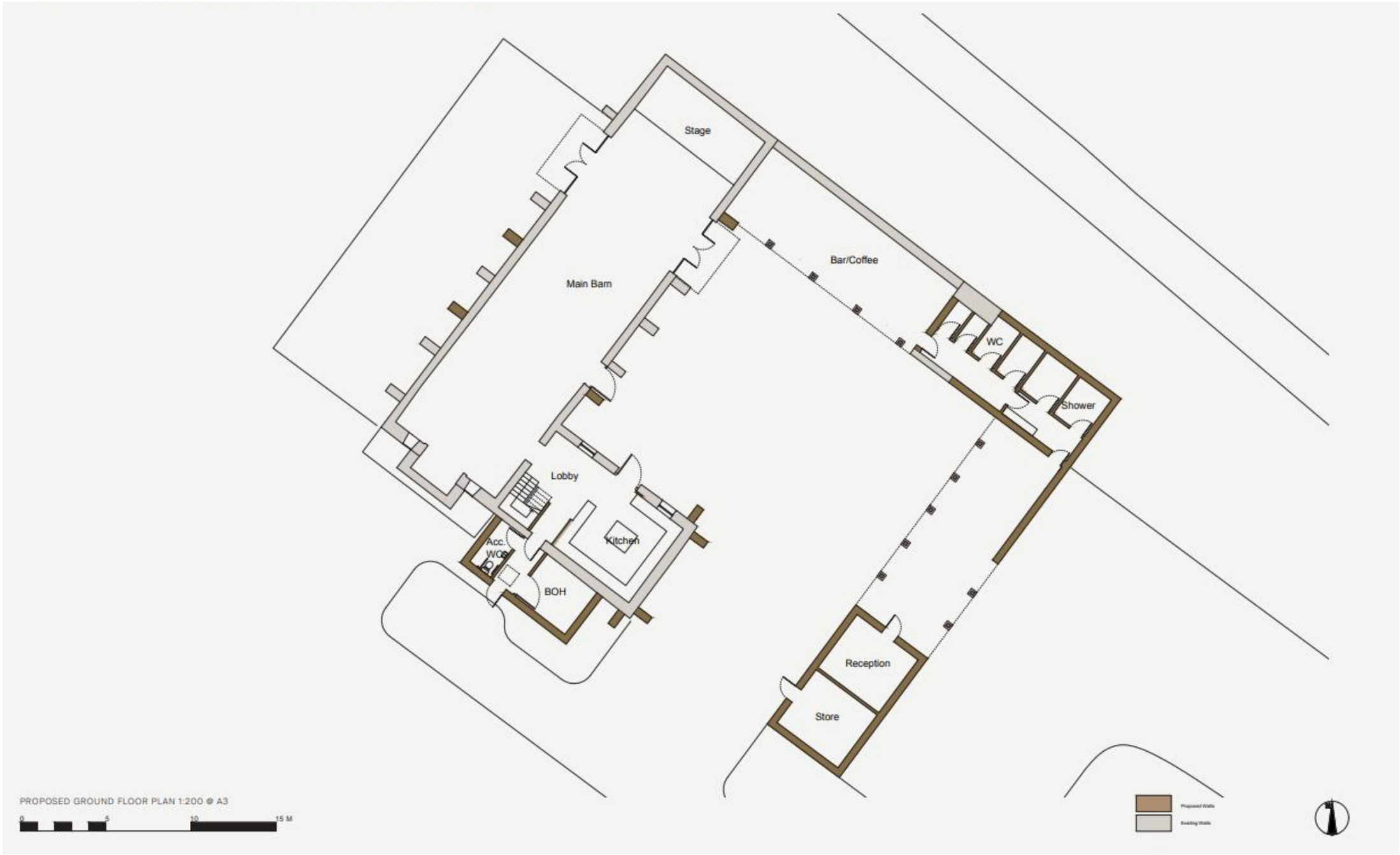


Figure 23: Proposed ground floor plan

3.2 THE PROPOSED DEVELOPMENT

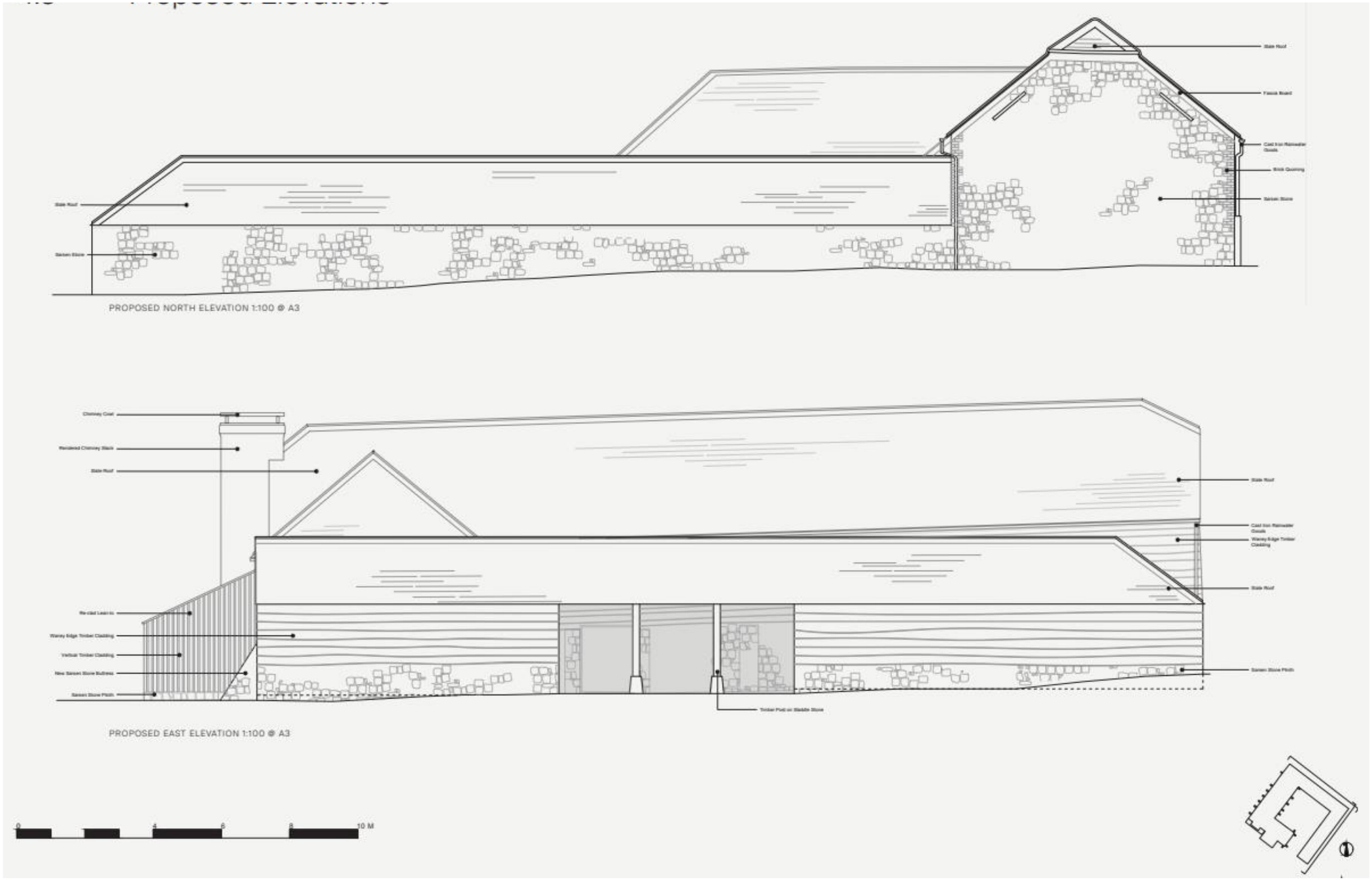


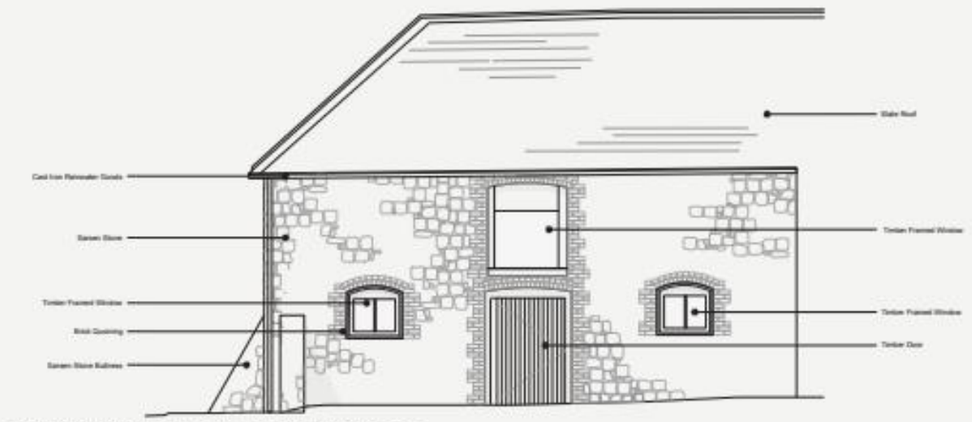
Figure 24: Proposed north and east elevations

3.2 THE PROPOSED DEVELOPMENT

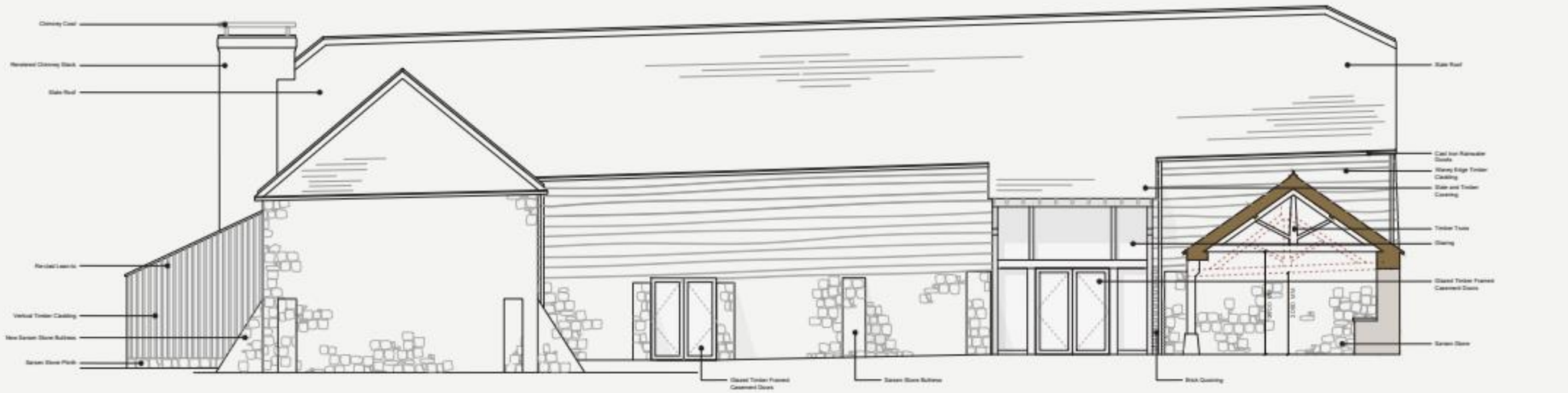


Figure 25: Proposed south and west elevations

3.2 THE PROPOSED DEVELOPMENT



PROPOSED NORTH ELEVATION - COURTYARD 1:100 @ A3



PROPOSED EAST ELEVATION - COURTYARD 1:100 @ A3

Figure 26: Proposed north courtyard and east courtyard elevations

3.2 THE PROPOSED DEVELOPMENT

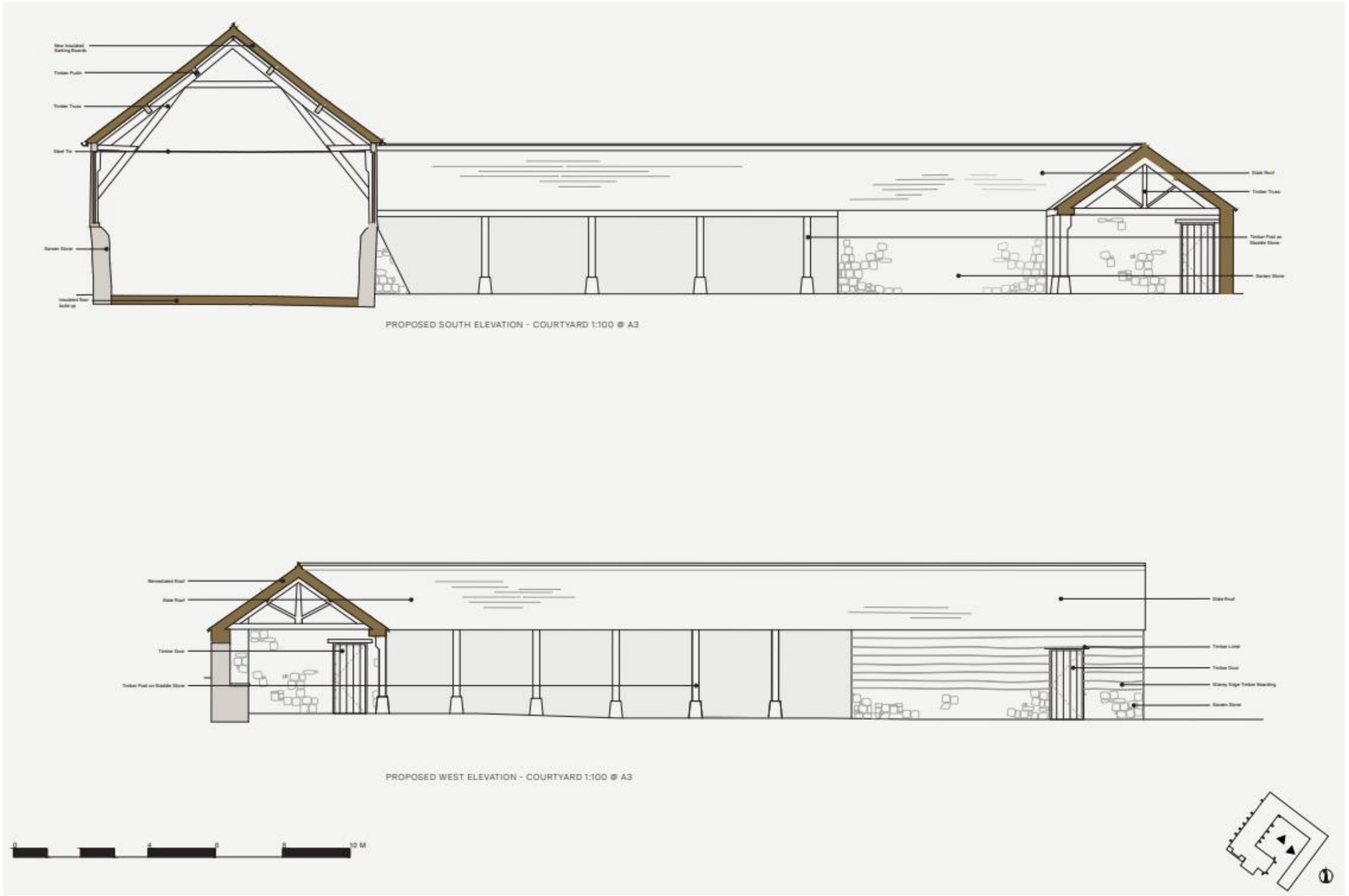


Figure 27: Proposed south and west courtyard elevations

3.2 THE PROPOSED DEVELOPMENT



Figure 28: Proposed sections AA and BB

3.2 THE PROPOSED DEVELOPMENT

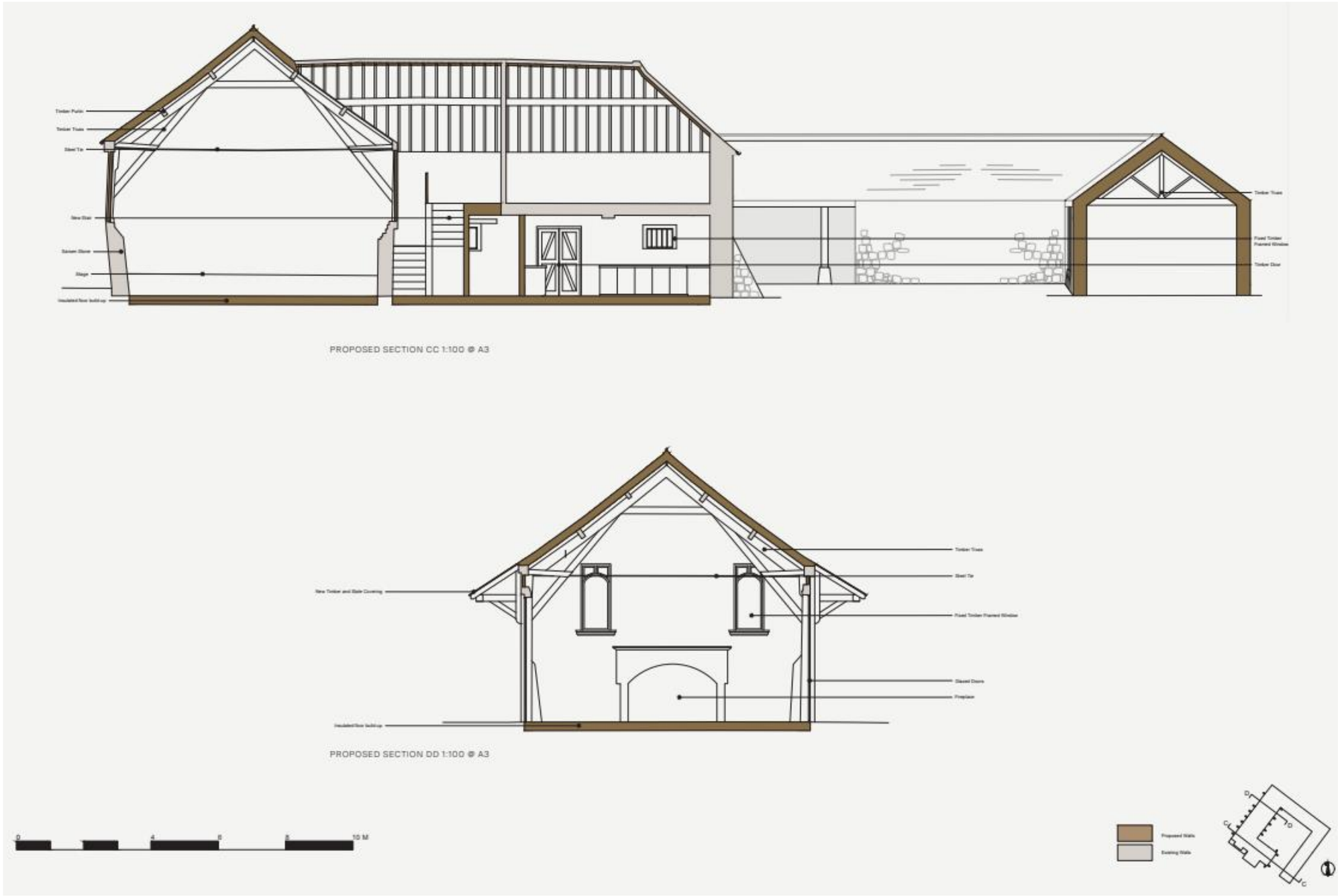


Figure 29: Proposed sections CC and DD

3.2 THE PROPOSED DEVELOPMENT



Figure 23: Proposed sections EE and FF

3.2 THE PROPOSED DEVELOPMENT



Figure 24: Insulation strategy

3.3 ASSESSMENT OF EFFECTS

The principal alteration proposed is the reconstruction of the former south east wing of the historic courtyard group, based closely on the remaining part of the former north east range and the historic building record of 1983. The new south east range will differ from the original in that it will have four open bays within the outer wall facing the car-parking, rather than the single opening of the demolished range. Despite this change, the restoration of the historic courtyard plan is regarded as a significant benefit to the historic and architectural interest of the Listed barn.

Another significant change is the thermal insulation of the roofs and timber -clad walls of all of the key enclosed spaces. This placement of the roof insulation over the sarking boards and the placement of the (lime-based) wall insulation between the timber studs of the wall-framing means that the historic carpentry and character of the internal spaces remains apparent. This method will raise the ridge by 150mm, but coupled with sensitive verge and eaves detailing, the marginal roof line adjustment will not result in an unacceptable change in appearance.

All of the existing late-20th-century external softwood clapperboarding is to be replaced with overlapping waney-edge sawn boards. This boarding will be continued over the concrete blockwork of south western gable of the main barn (to be rebuilt). The concrete-block chimney stack of this gable is to be rendered in lime. All of the late-20th-century concrete-block buttresses are to be replaced in sarsen stone.

Apart from localised replacement of sarking boards where they have decayed due to water ingress, none of these changes will physically impact any historic fabric. They will nevertheless greatly improve the sustainability of the Listed barn and enhance its appearance and historic character.

Another significant alteration proposed is the removal of the existing late-20th-century timber lean-tos. These have the appearance of temporary buildings in construction and appearance. The proposals include a replacement lean-to on the south west elevation. This will provide a small addition for staff toilets and back of house activity. This required the insertion of a connecting doorway through the outer wall of the beast house, but it is considered that this intervention into an area of plain walling is more than offset by the restoration of the courtyard plan and other improvements.

The existing open-fronted north-east range has structural issues and will require significant replacement of timber, to be carried out like-for-like. This work appears to be required to prevent this range from collapse.

Addressing the building's structural issues and refurbishing the roof-and wall-cladding will ensure the longevity of the building, while respecting its historic character. The proposed insulation strategy will harmoniously integrate energy efficiency without compromising the visual character of the Listed building.

By addressing the current limitations, such as inadequate space, conflicts in circulation routes and insufficient facilities, the proposals optimise the functionality of Wick Bottom Barn. This, in turn, will facilitate its year-round use as a wedding and conference/education venue, while still accommodating country sports activities during the appropriate seasons. As the proposals secure the future use and public benefit of the building, the less than substantial harm of removing a minimal amount of fabric to improve the use of the building, is considered to be acceptable.

In conclusion, the proposed work to the barn appears to be justified as a reasonable level of alteration to achieve the improvements needed to maintain the viability of the building in its current role. As such the proposals are compliant with national and local planning policies and guidance and may be viewed positively.

APPENDICES

APPENDIX A: STATUTORY LIST DESCRIPTION

Wick Bottom Barn

Heritage Category: Listed Building

Grade: II

List Entry Number: 1033847

Date first listed: 02-Sept-1986

List Entry Name: WICK BOTTOM BARN

Statutory Address 1: WICK BOTTOM BARN

Location

Statutory Address: WICK BOTTOM BARN

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

District: Wiltshire (Unitary Authority)

Parish: Ogbourne St Andrew

National Grid Reference: SU 14696 73186

Details

SU 17 SW OGBOURNE ST ANDREW - 6/40 Wick Bottom Barn II Outfield farm yard with barn, beast house and shelter. Early-mid C19. Sarsen, tiled roof. Building arranged round a yard, to north-west a barn of 9 bays with through cartway in bay 7 and secondary entrance to yard. South-west gable end rebuilt C20 to admit large machinery. Collar trusses with raking struts to base of wall posts, and stub ties to top plates of timber framed and weatherboarded walls, raised on high sarsen 'sills. Later raking buttresses externally. Attached to south-west, a beast house of 3 bays, with 2-bay tallet over, central entrance and window vents. Opposite, a 5-bay shelter open to yard front, rebuilt in C20. Enclosing south-east side demolished. An example of the increasingly rare outfield farm buildings.

Listing NGR: SU1469673186

Legacy

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

Legacy System number: 311292

Legacy System: LBS



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: WICK BOTTOM BARN

Heritage Category: Listing
List Entry No : 1033847
Grade: II

County:
District: Wiltshire
Parish: Ogbourne St. Andrew

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and 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 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR: SU 14696 73186
Map Scale: 1:2500
Print Date: 23 August 2023

Historic England
HistoricEngland.org.uk

APPENDIX B: REFERENCES

Wiltshire (Pevsner Buildings of England), Nikolaus Pevsner; Bridget Cherry, Published by Penguin Books, 1976

Wiltshire and Swindon Farmstead Character Statement, Historic England and Wiltshire Council, 2017

Berkshire and Marlborough Downs Farmstead and Landscape Statement, Historic England 2020

A History of the County of Wiltshire: Volume 11, Victoria County History, London, 1980

Illustrated Handbook of Vernacular Architecture R W Brunskill, Faber and Faber 1971

A Topographical Dictionary of England. S Lewis, London, 1848

Principles for Selection of Buildings for Listing Buildings DCLG March 201 *(https://www.gov.uk/government/publications/principles-of-selection-for-listing-buildings)*

Designation Selection Guide : Agricultural Buildings Historic England April 2011 (*https://content.historicengland.org.uk/images-books/publications/dlsg-agricultural-buildings/agriculture_final.pdf/*)

For more information contact:
Jo Evans

T +44 20 3691 0500
E jo.evans@rpsgroup.com

www.rpsgroup.com