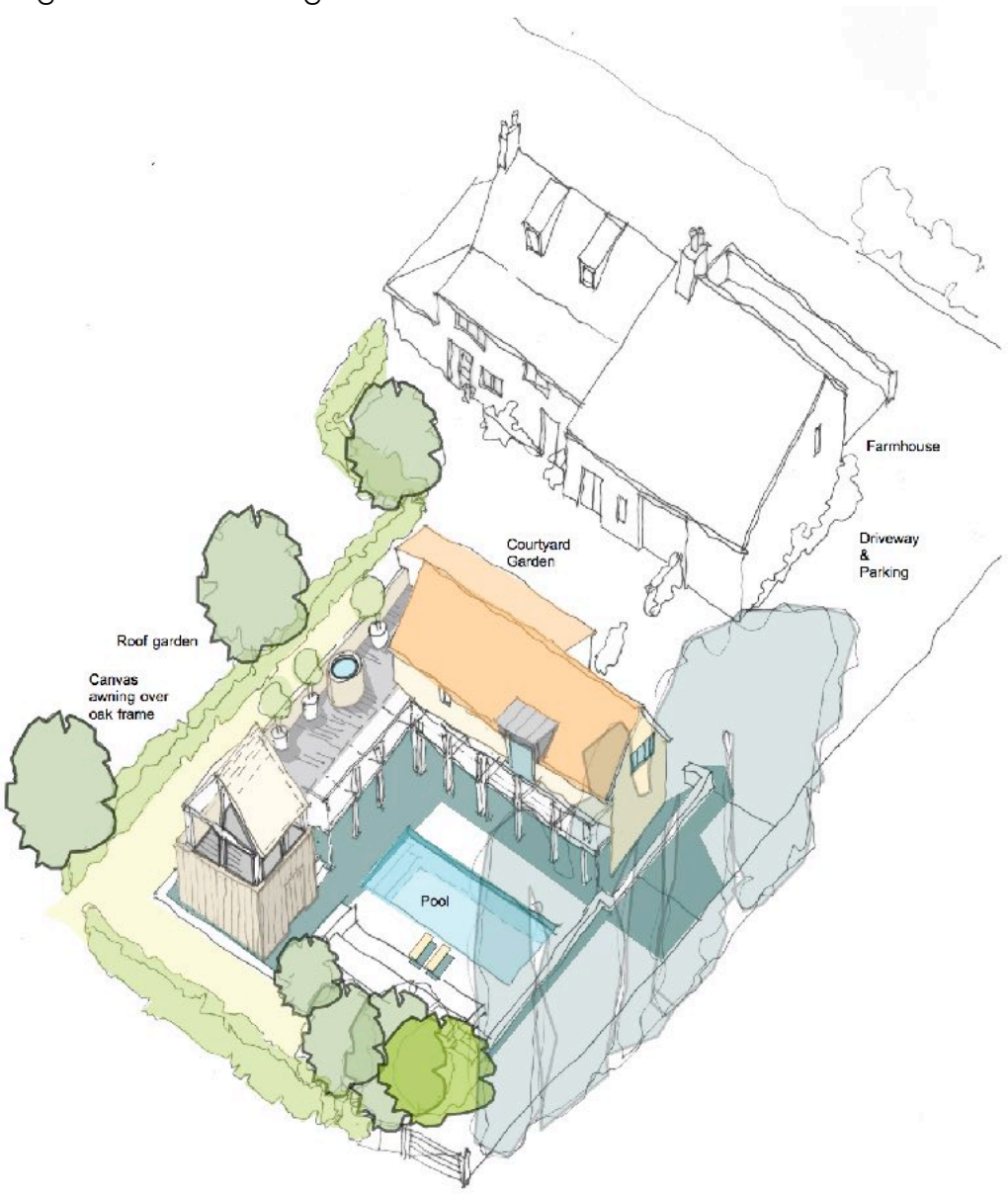
Outbuilding, Hisolmley Farmhouse, Wiltshire.

Design Access & Heritage Statement



Conversion, retrofit and extension.

August 2023

Design Access & Heritage Statement

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0 Introduction

This document has been written to support the Planning Application and Listed Building Application for Alterations and Extension to the outbuilding at Hisolmley Farmhouse, Hisolmley, Dilton Marsh, Wiltshire. The building stands to the north east of the Grade II Listed Hisolmley Farmhouse which has been the subject of recent Listed Building Applications (2021, Edward Checkley Architects)and subsequent restoration work.

The ancillary building is a substantially altered mid/late 19th Century Hisolmley stone and brick former agricultural building. The original agricultural purpose is uncertain due to the substantial alteration/rebuilding over the years and currently used as an ancillary residential building (with 1970's attic conversion/bedroom space)

It has no significant architectural historic or architectural value other than adding a traditional building form that helps to define the external farm courtyard spaces and helps retain the sense of 'traditional scale farm'. It is considered 'Listed' as a structure standing within the historic curtilage of the Farmhouse.

A brief Heritage Report by Julian Orbach was undertaken December 2021, the text of which is included as an appendix within this Statement

The proposed works consist of:

- Repairs and upgrading to the main roof areas of the original bit modified pitched roof
- Repairs to stone and brickwork envelope generally
- Full remodelling of the substantially modified interior to create better quality, thermally & environmentally responsible ancillary living accommodation
- Sensitive single storey additional accommodation to support creation of a swimming pool, and associated spaces (changing and shower room, gymnasium, kitchen, storage accommodation & plant space for ground source heat pump for main house). Roof terrace & external balcony/access.
- Landscaping and external works.

0.1 Overview

The Barn (as it is known) or outbuilding lies to the rear of Hisolmley Farmhouse and is glimpsed only from the lane that adjoins Hisolmley crossroads.

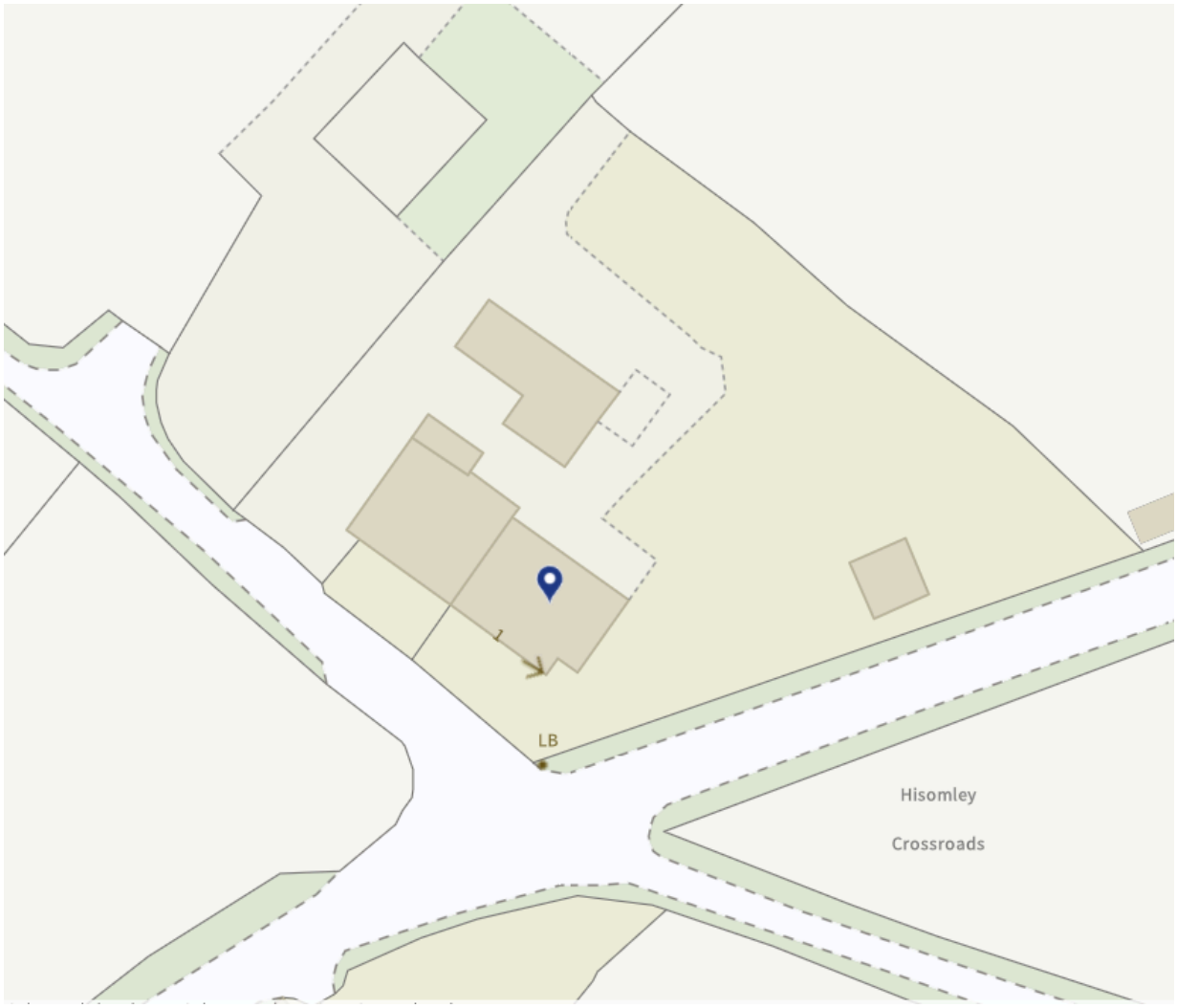
The building is a substantially altered 19th C structure (Julian Orbach report 2021) appearing for the first time on OS maps of 1887 and 1901.

Externally the remaining building is a panted roofed structure with a lean-to timber structure (c. early 20C) to the south east and an attached 20C shallow roofed garage structure on the eastern end.

Internally the 19C simple trussed roof (4 bays) survives with purlins but modern rafters and felt over. The casement windows all appear to be of 20C (1970's era) and of more domestic than agricultural purpose. Openings do not relate to a traditional barn. Metal garage (domestic) doors face north to a slightly raised area of former inner farmyard that may well have linked to the adjacent farmyard now in separate ownership to the west. Internally an upper level has been inserted to the north west end of the barn and appears to have been bedroom space with an inserted dormer window.

The end gable wall (southeast) has been rebuilt internally in concrete blockwork and floors have been replaced with concrete.

The building has been used as an ancillary residential building for some years by the previous owner following Planning Permission in 1992.



Site Layout taken from Historic England statutory Listing showing the arrangement of the Listed Building. The Outbuilding/Barn is the northern building on this plan.

1 Context

1.1 Historic England Listing

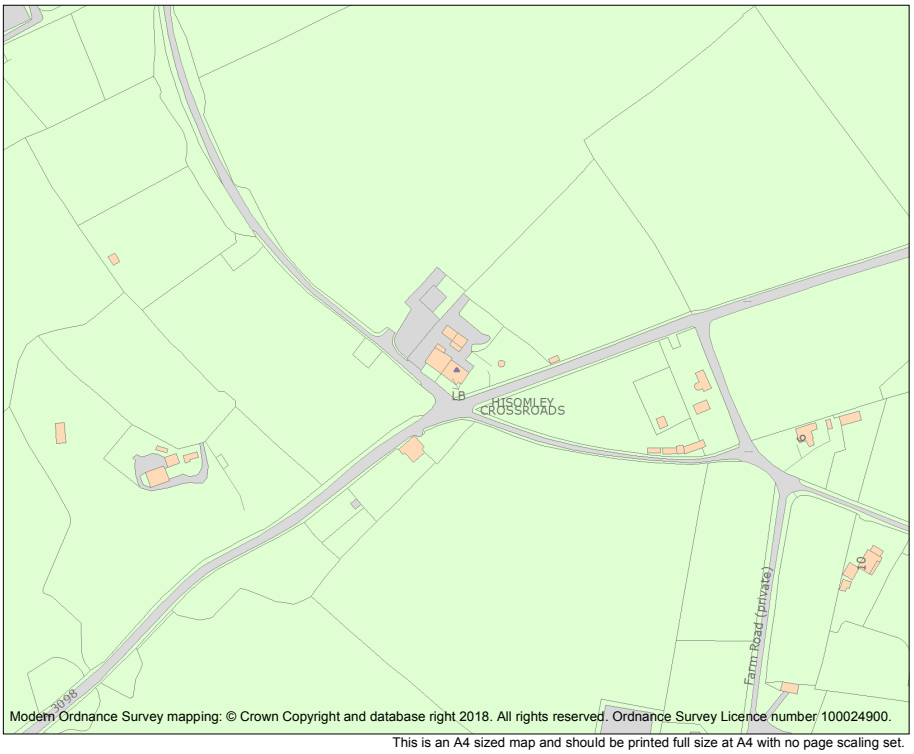
The following listing has been provided by Historic England:

Hisolmley Farmhouse with Barn and Railings

Ref. 1180720
05-Nov-1987
II

DILTON MARSH HISOMLEY ST 84 NE (north side) 8/117 Hisomley Farmhouse with barn and railings II Farmhouse. Late C18. Random rubble stone, with brick dressings, double Roman tiled roof with gable end brick stacks. Two-storey, 2-window. Door with 6 fielded panels and flat hood on cast-iron brackets to left of centre, 20-pane sash either side, with blocked window and basement window to right. First floor has two 20-pane sashes and blocked window. Right return has single-storey extension with hipped roof. Attached to left is rubble stone barn with loopholes and C20 extensions to front and rear. Attached to front are stone dwarf walls with cast-iron spear head railings with dog bars and single gate.

Listing NGR: ST8523949312



Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

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

Name: HISOMLEY FARMHOUSE WITH BARN AND RAILINGS

Heritage Category:	Listing
List Entry No :	1180720
Grade:	II

County:
District: Wiltshire
Parish: Dilton Marsh

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.

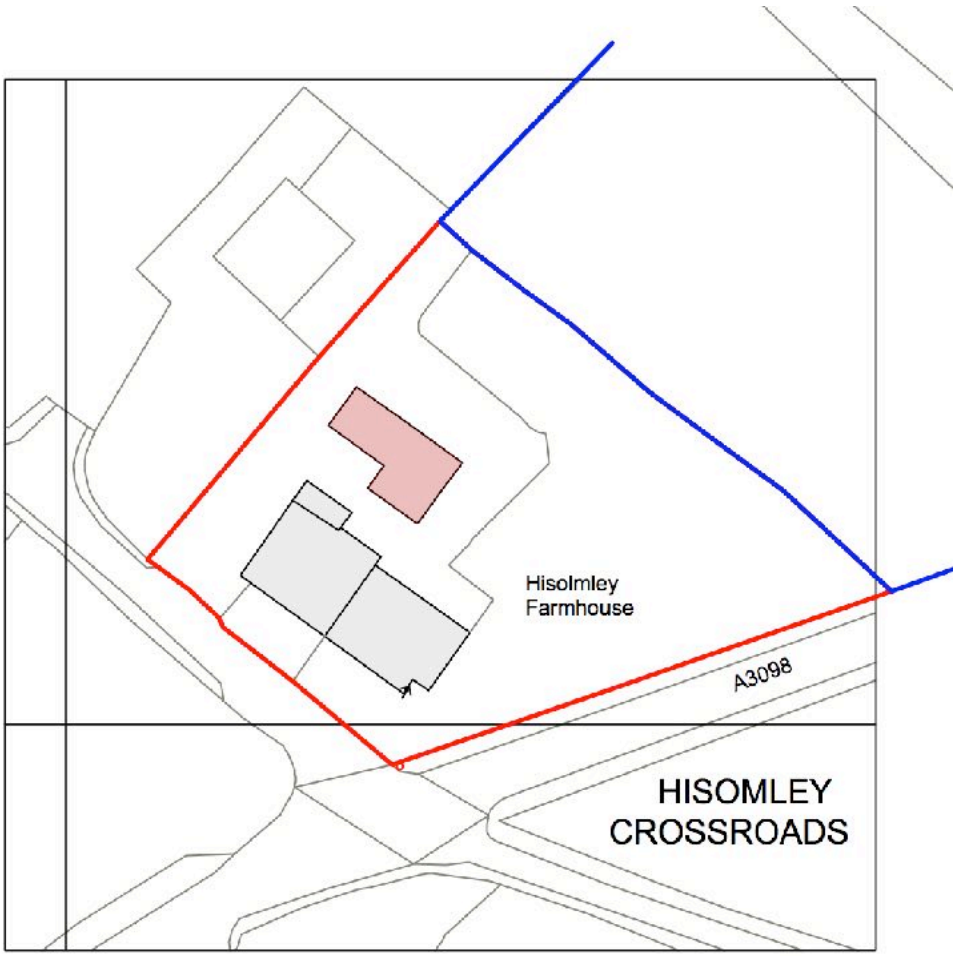
For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with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

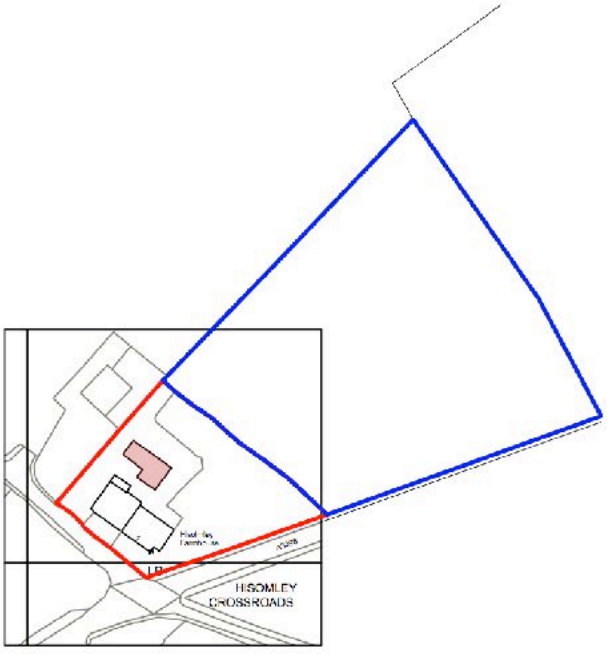
This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	ST 85239 49312
Map Scale:	1:2500
Print Date:	28 July 2023

Historic England
HistoricEngland.org.uk



Block Plan 1 500 @ A1 (1 1000 @ A3)



Site Location 1 1250 @ A1

1 Context

1.2 Historical Context

History

The history of the site and Farmhouse specifically is detailed within Julian Orbach's report February 2021 and submitted as part of the Planning and Listed Building Application for the refurbishment and alterations to the Farmhouse and attached Barn currently being implemented. (PL/2021/05854 & 06871/LBC)

The text from this statement are included in the appendix.

Hisolmley Farmhouse is the principal surviving building of the hamlet of Hisolmley, originally part of Upton Scudamore Parish in 1882 (Orbach, VCH 8 1965)

The current Farmhouse appears to date from the late 17th Century with many 18th and 19th Century alterations. Construction is in local rubble Hisolmley stone with brick detailing to openings.

The separate agricultural outbuilding/barn (distinct from the attached Barn to the farmhouse) that lies to the north, is of 19th C origin, heavily altered as previously described.

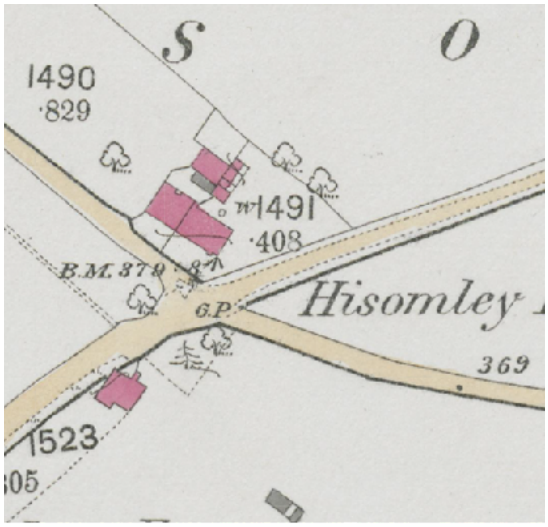
Evidence for the arrangement of the farmyard itself is scarce and part of the yard may also now be in separate ownership north west of the site where a 20C steel barn has been removed recently by the owner but shows on the OS plan extract.

The Ordinance Survey Maps of 1844 clearly shows field markings suggesting that maybe the barn had access from the north west gable and there are suggestions that the ground levels were higher on the north side similar to the current arrangement. The current lean to outbuildings to south side and east side are shown are are more extensive on all sides.

There is an enclosed farmyard to the north of the barn.

The Tithe Map of 1840 interestingly shows an earlier footprint for the farmhouse and farm, with what appear tp be wings' projecting northwards from the Farm. May have been earlier attached barns? The current 'stand alone' barn is not shown suggesting the 19C date.





1 Context

1.3 Planning Context

Records on the Wiltshire Council website reveal a list of 13 applications for Hisolmley Farm and adjoining barns dating back to the early 1990's. No records seem to exist for the works to the freestanding barn that by style and materials pre-date these documents.

W99/01877/LBC Internal alterations for a new door and window openings and demolish part of lean to structure. Approved 31st January 2000

W/91/00313/FUL Conversion of redundant barn into residential accommodation with supplementary extension Refused 30th April 1991 (no information)

W/0100740/FUL & W/01 00913/LBC Extension of dwelling into adjoining barn & internal alterations. Approved with conditions 12th March 2001

W/92/00108/LBC Extension to unlisted Barn to provide residential accommodation associated with Change of use. Approved with Conditions 3rd December 1992

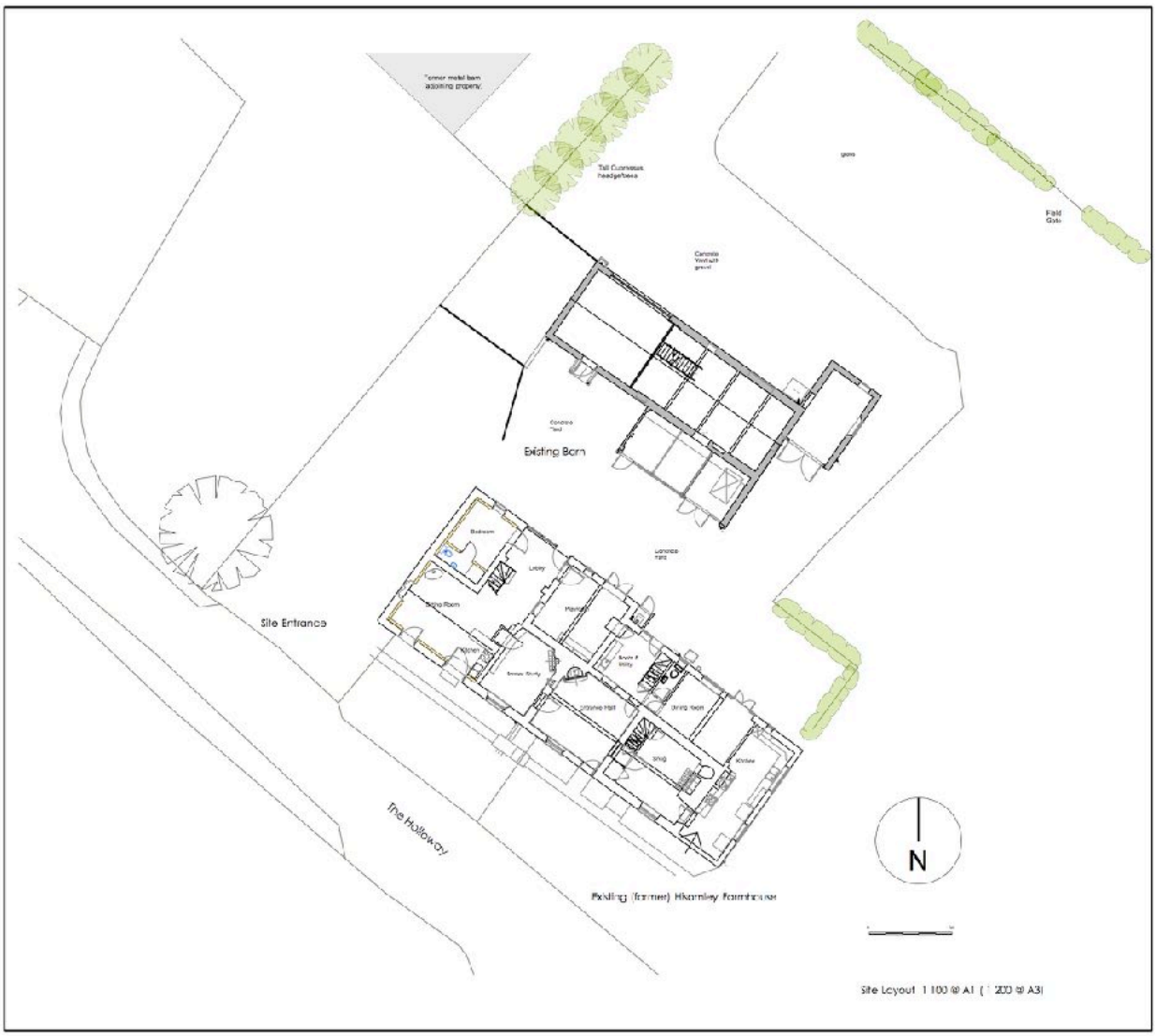
PL/2021/05854 & 06871/LBC Conversion of redundant Victorian Barn into ancillary accommodation. Approved 6th October 2021

The past planning history indicates attempts to make use of redundant buildings on the site and it is the application from 2021 that is currently being implemented.

The application referring to the unlisted barn approved in 1992 relates to the current proposals and indicates Approval and Change of Use. No details available on the website.

1 Context

1.4 Existing Buildings

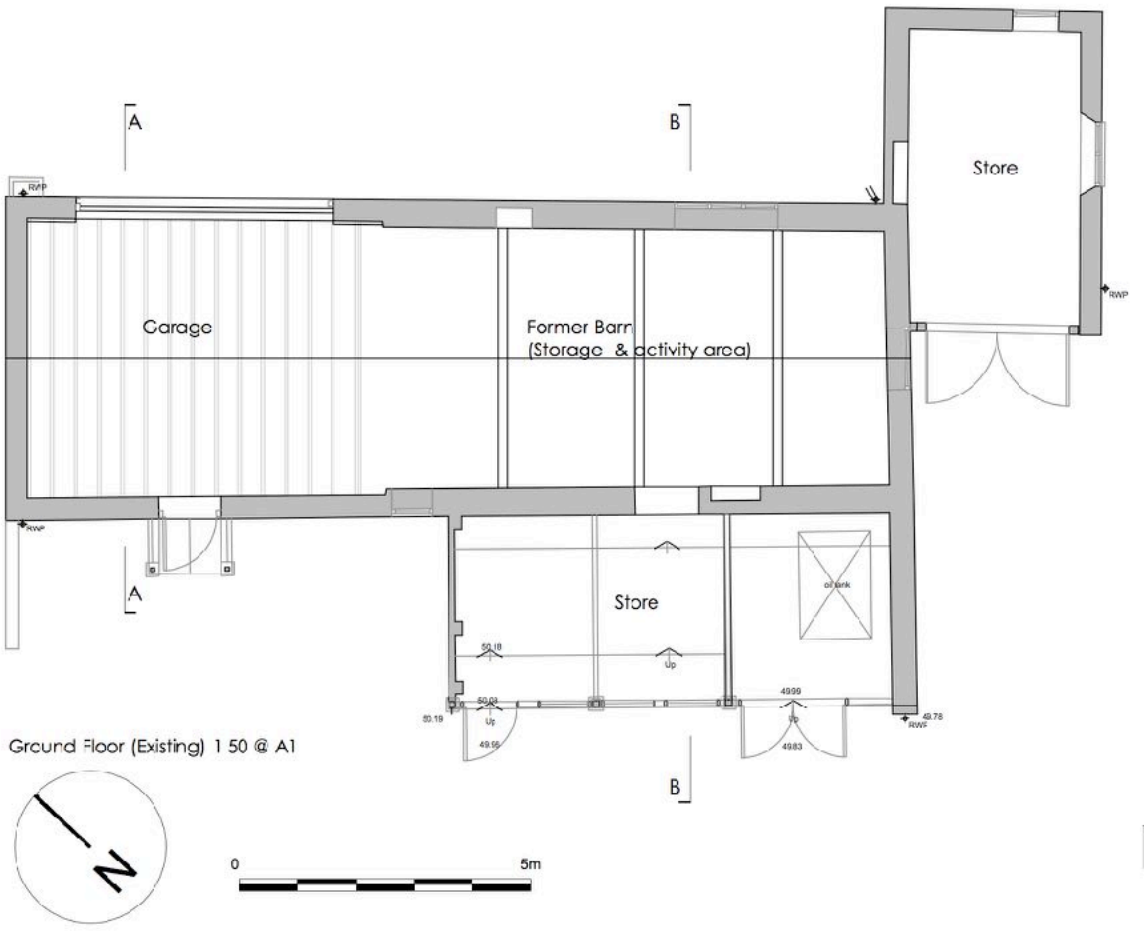


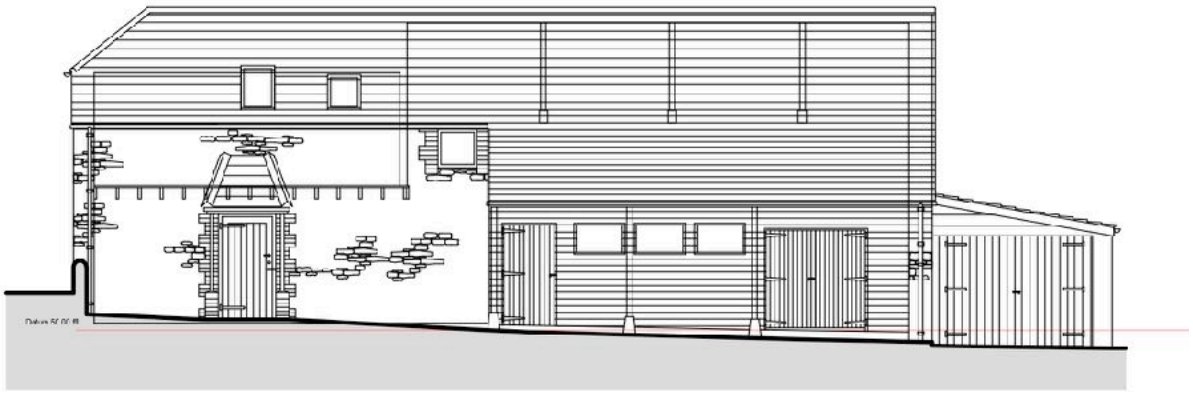
There are two principle buildings that form the property. The former farmhouse to the south and the former (freestanding) barn to the north. It is this barn that is the subject of this Application. To avoid confusion, Planning and Listed Building Consent has recently been granted (2021) for the conversion of the 'attached' barn to the west end of the farmhouse into further residential accommodation. See Elevation below which shows the Farmhouse from the north side.



Site Section & Elevation (Rear of Farmhouse) as Existing B3 | 1:100 @ A3

1.4 Existing Buildings

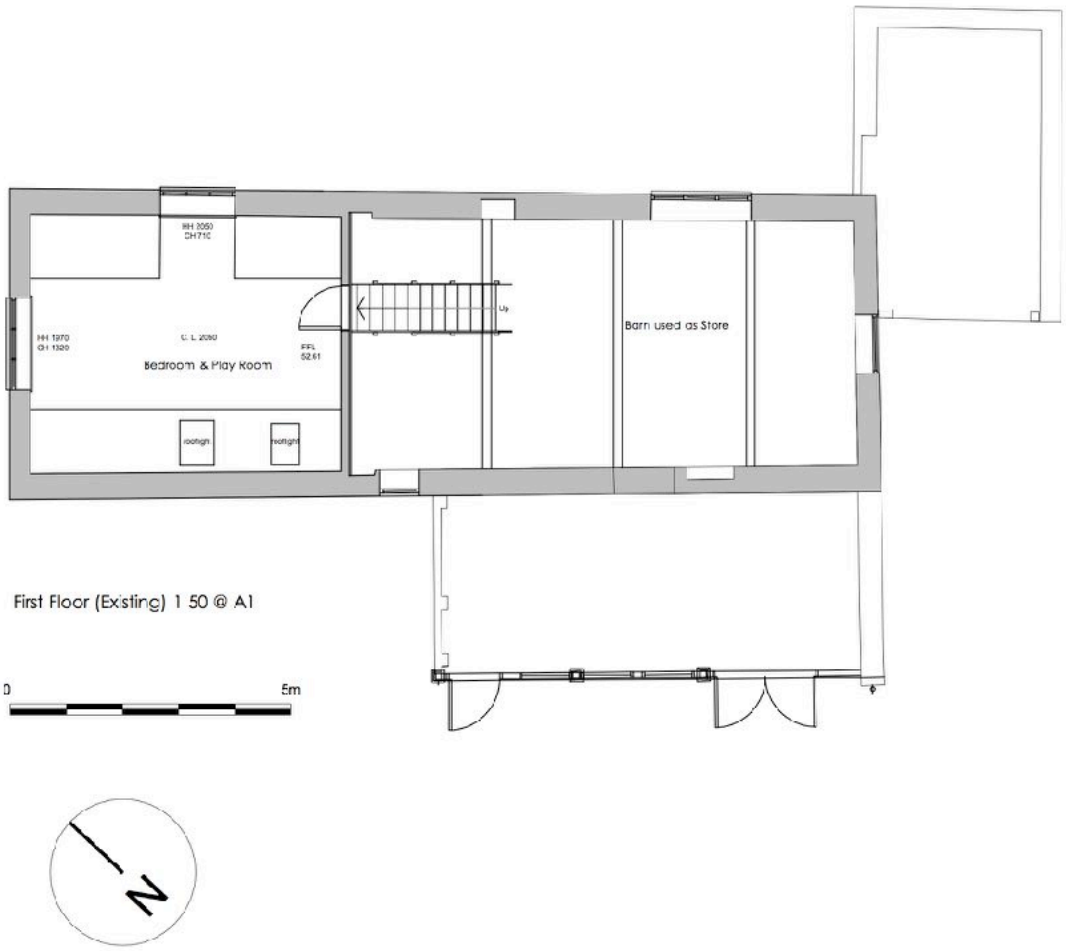




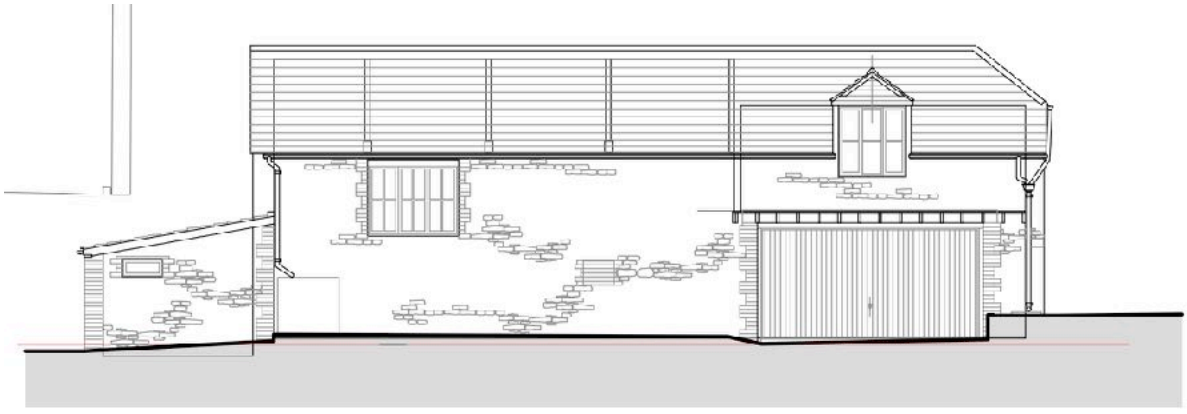
The Barn has two floor levels. Ground floor (Garage/Storage/ activity spaces) with a mezzanine over the Garage area top form an upstairs bedroom space/ancillary residential games room. The building which is described in detail within the Heritage Report is substantially altered from its 19th Century origins and features many 'domestic'

changes from the 1980's/90's and possibly earlier 20C. Dormers and porches have been added and areas used for garaging. The domestic heating system oil tank is contained within the southern lean-to.

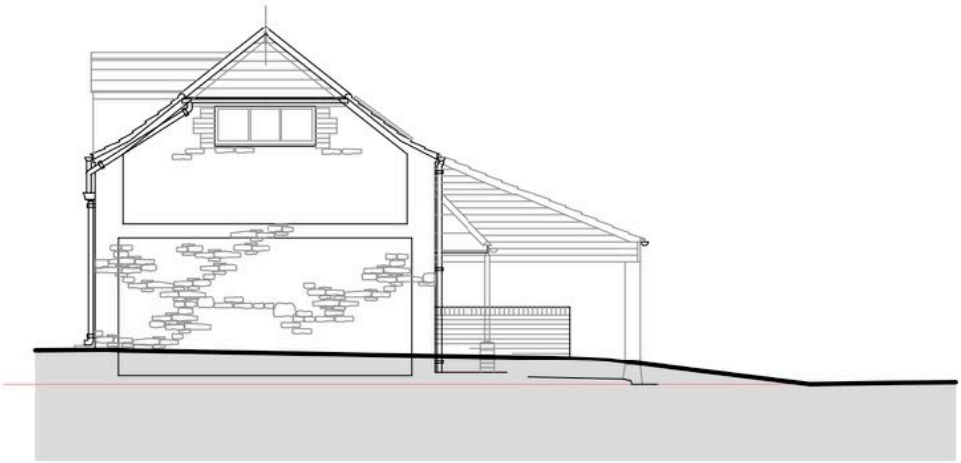
Roof areas have been substantially rebuilt retaining clay pantiles and reusing 19C timber trusses. Originally 6 (estimate) but with two missing over the upper bedroom area.



The Bedroom/Play Room is reached by an open staircase. Dormer window and gable window are recent (20C) insertions.



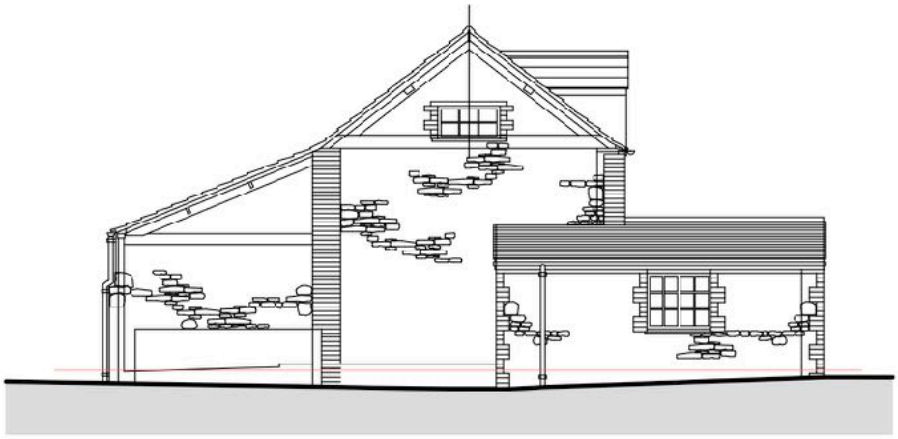
Modern (20C) windows and garage door openings characterise the north east elevation



North West (Existing) Elevation 1 50 @ A1

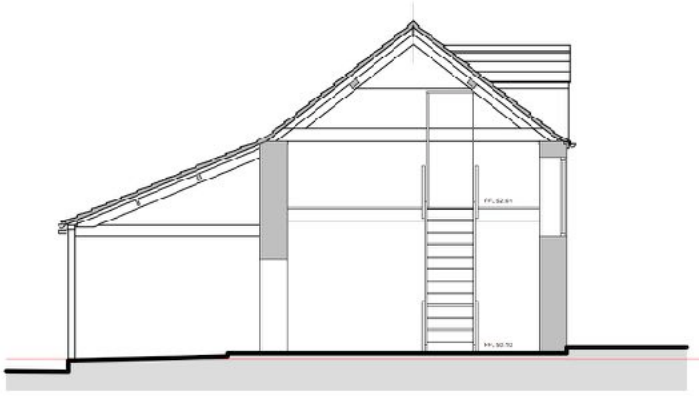
0 5m

The North West Elevation shows how the ground levels change around the western side of the site. The Elevation faces the neighbouring boundary some 8 meters away and lined with tall cuppressus leylandii trees.



South East (Existing) Elevation 1 50 @ A1

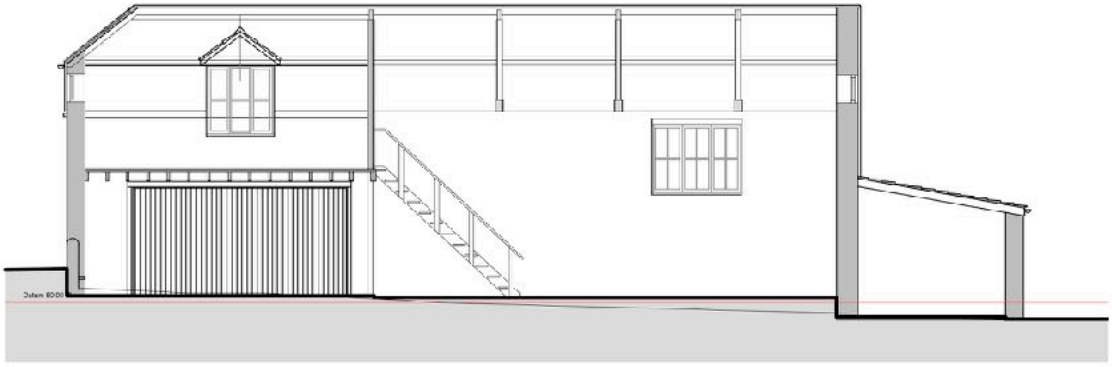
The South Eastern Elevation has lowered ground levels and the main two storey height barn appears to have two brick piers supporting the roof; possibly the open end of the former barn with layer concrete block/stone infilling (20C). Thew high level window is modern. A small lean-to possibly garage structure is attached. The lean-to to the south side is probably an open fronted cart shed - no evidence of feeding troughs or animal use remains. Windows are all late 20C and very 'domestic' in character.



Section B - B (Existing) 1 50 @ A1

0 5m

The internal sections again show the effect of 20C alterations as well as the suitability of the double height space for residential use. The dormer is a recent 'domesticification'.

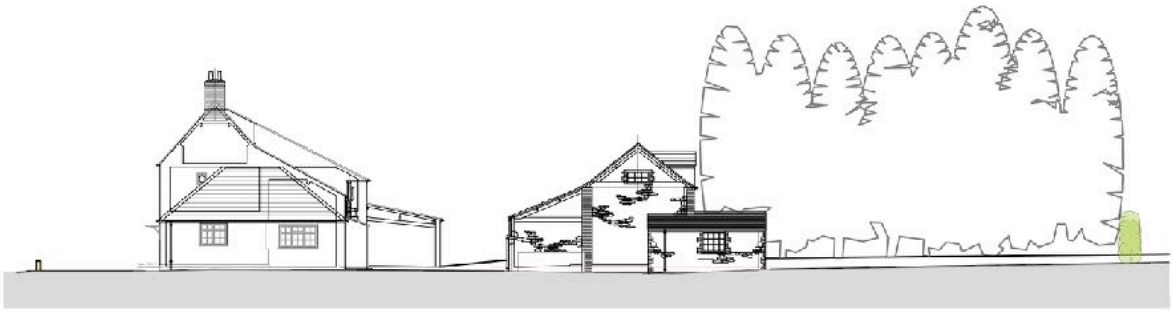


Section C - C (Existing) Elevation 1 50 @ A1



Site Section & Elevation as Existing AA 1 100 @ A3

The site section looking west is dominated by the tall cuppressus trees.



Site Section & Elevation as Existing CC 1 100 @ A3

1.5 Existing Building - Photographs



Photograph of the detached barn viewed from the south west corner. The image shows how the ground levels rise on the gable end, and the high level end window (a residential insert) The Porch and velux roof lights also appear to be 'residential' additions.

The higher level ground is artificial and creates problematic damp issues. A free draining french drain would help here.



Photograph of the detached barn viewed from the south west The porch appears to be a residential domestic addition. Maps suggest the lean to cart shed continued along this elevation.



The Barn from South East with the timber clad lean to. Small swaddle stones support timber posts (19C) and it is assumed was once open as a tool or cart shed. Roof pitch is at a lower angle (clay pantiles). The roof has been retiled and roof felts are modern



The Barn from South East with the attached lean to garage structure used as log and materials storage for house.



The Barn from North East with the attached lean to garage structure. as last photo. The 'rear' north elevation is much altered with dormer window, other 'residential' window and metal up and over garage doors. below the dormer.

Ground levels have been raised on this side of the building. The Cupressus trees to the north west boundary clearly dominate the boundary area.



The Barn from South East . The wall has been completely rebuilt and is lined with concrete blocks on the inside. The window is 1970 -80's 'recent'

The brickwork to either side of this gable elevation create brick piers and the barn may well have been fully open on this elevation for carts vehicles etc..

The Barn from North East shown in context with the Farmhouse to the South.

The design importance is retaining the agricultural 'link' and 'feel' between the two spaces whilst minimising any impact on the Listed Building.



1.6 Heritage Significance

"OUTBUILDING at Hisomley Farm, Dilton Marsh, Wiltshire. Report by Julian Orbach 16 December 2021 for C. Jupe Esq." is attached as an appendix to this report and provides fuller detail of the barn and history, with probable alteration/adaptation.

In terms of heritage significance, the barn has very little to offer in terms of age or historical importance. It is, as described elsewhere, a heavily altered building with features relating to its adaptation to ancillary domestic use.

Internally and to the rear the building has been heavily altered in the 1970/80s with few if any period features surviving. Perhaps the trusses, although altered, are in part 19th C original but survive for only part of the structure.

The Listing statement does not mention the barn in the context of the farmhouse but its value is very much in the context of the 'farm group'. Its was by virtue of the historic curtilage and dating before 1948 considered as part of the Listed Building but its significance other than form is minor.

2 Design Proposals

2.1 Brief

The Clients brief is to extend the use of the ancillary residential building (former Barn) so that it can be better suited for use by for family and friends.

The Clients are professionally involved in performing arts so 'arts' references on drawings relate to interests/family activity.

The building whilst currently upgraded at first floor with bedroom accommodation and staircase, remains rudimentary at Ground Floor level as a single open plan space with no insulation.

- overhaul all of the building fabric - upgrading wall and roof fabric
- upgrading lower ground space to create a large multi-purpose flexible Living space
- upgrading of first floor bedroom are to include a bathroom facility
- conversion of lean-to to south side of property to create a small home office studio space/flexible additional occasional sleeping space
- extension to east and north side of 'Barn' to create a single storey accommodation containing:

    - ancillary Kitchen space;
    - shower/changing room (for Swimming Pool)
    - fitness gymnasium
    - furniture & swimming pool storage
    - plant room for equipment associated with Ground Source Heat Pump

- creation of small domestic swimming pool
- Associated Landscaping & External works associated with the above.

2.2 Design Considerations

The Barn has previously been granted approval for ancillary residential use and has been partially refurbished and altered historically (20th C) to reflect that use.

The building retains its historical presence as a barn and its relationship with the ma9n house is important.

Design proposals were to consider the space between the house and barn as garden space with ease of connections between the two buildings and the placement of the small ancillary Kitchen close to house main kitchen to enable the function of the Barn for family parties and events.

The obvious location for the small swimming pool is on the north side of the Barn where it can be located in what was potentially a former farmyard space; invisible from the main road or principle Listed Building

The accommodation to support the swimming pool (Changing, WC , Plant etc) again naturally forms the eastern boundary to the site where it can replicate the form of an agricultural courtyard, create a wind break to very open countryside and create a private garden feel

The client expressed a strong desire for the main first floor guest bedroom to enjoy the views across the owners property including adjoining field, to the north towards Westbury White Horse and distant Marlborough Downs and access to the poolside garden.

Another strong design consideration was to build/repair as sustainably as possible.

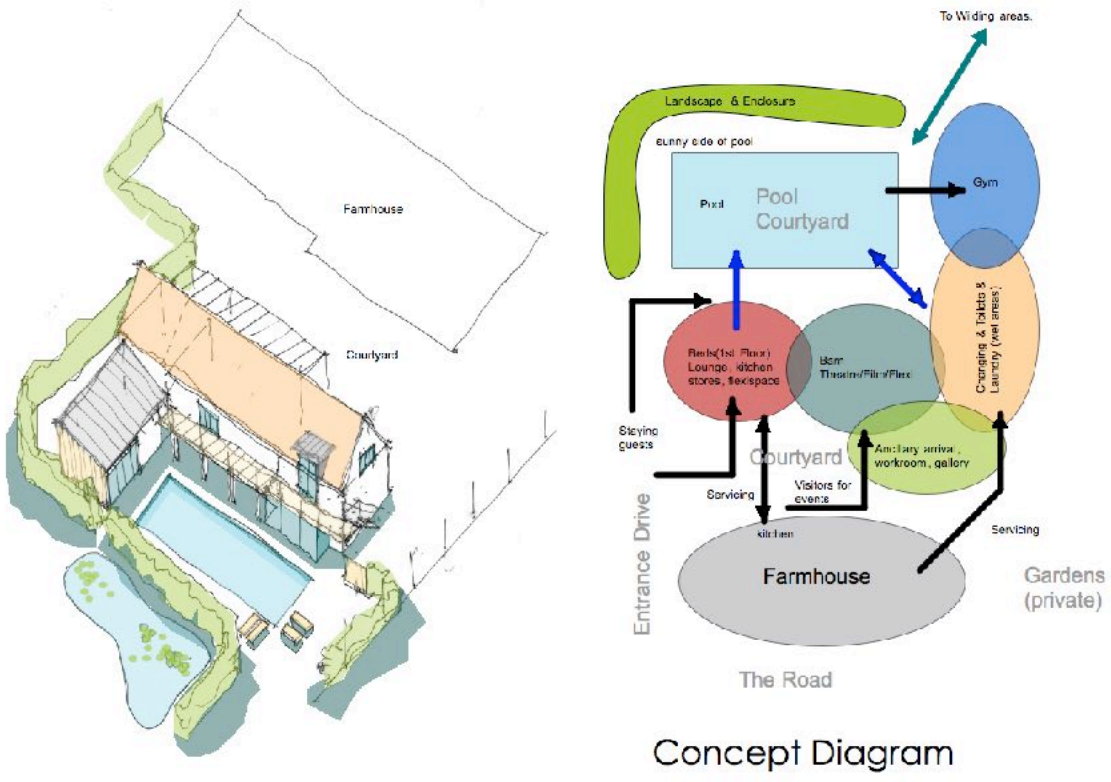
2.3 Design Approach

Various design approaches were considered but concluded on a simple 'rustic contemporary' addition using natural materials, timber cladding to create a clearly 'contemporary' addition to the barn in a subservient manner allowing the original building to read, and forming a 'new' courtyard to the north of the barn. (See concept diagram)

Changes to any openings on the south side are minimal to maintain the original 'feel' of the relationship between the main house and barn

To the north the 20C openings are adjusted, principally the bedroom dormer is replaced in a slightly altered location to create a pair of french doors opening onto a lightweight upper terrace/walkway that connects to a roof garden over the swimming pool accommodation.

No original building openings are altered.



Concept Diagram

The Barn from North West . The original idea was to create an additional first floor area at the east end of the barn where the last bay has been heavily altered. The revised idea misses this out and keeps the main barn as it currently exists with all new accommodation kept to single storey projecting slightly further north than the initial sketch.

The pool was originally considered as a natural swimming pool with a 'regenerating/filtering 'wild' pond adjacent to the formal swimming area.

2.4 Design - Sustainability

The 'new build' aspects of the project are formed using a deep section timber frame system (Steico or similar) that will form a very low energy building form using wherever possible 'natural' materials. Floor construction will use a limecrete rather than a cement based concrete to minimise use of high carbon cement. Subject to engineering analysis, the foundations for the walls will also use if possible a concrete free approach.

The existing barn will be upgraded thermally and appropriately for the historic single skin structure using fully vapour permeable 'natural' insulation linings and finishes ensuring that the permeable outer stone walls can breathe.

There are no 'historic' floor finishes remaining within the barn area. Where possible any modern concrete will be removed and a breathable 'limecrete flooring system installed to avoid the problems associated with concrete and 'rising damp'caused by impermeability.

At the western end if the barn it is intended to move the entrance track away from the end gable wall to prevent water movement from the ground into the stone gable.

Roof insulation will again be based on a woodfibre type method re-insulating the modern 20C roof envelope' but retaining the existing 19C trusses.

The swimming pool will use (if possible) a concrete-free construction and will use least harmful water filtration/chemicals. Heating will be via a ground source heat pump.

2.5 Design - Materials

Materials are all selected on the basis of their sustainability/carbon/low impact credentials. They are also selected to match up with and compliment existing materials on the Listed Building and site generally.

Roof tiles - Clay tiles already existing on site include clay roman tiles and traditional clay pantiles. Proposal includes reuse of the barns existing clay tiles relating with new where tiles are at end of life.

Stone - stonework using the local stone and any repairs required will be sourced locally. Gabion baskets are proposed for low retaining structures around the rear courtyard and against the driveway. Local rubble stone to match existing will be used to fill these structures.

Timber - external cladding used vertically form the external rain screen weather cladding to the new single storey structure and the lean-to retained building to the south elevation of the barn. English Larch using a traditional 'hit and miss' arrangement provides a typical material used in a way that is distinctively of its time and distinguishes the new buildings from the original.

Doors and Windows - Door and window joinery will be constructed from high performing wood using simple profiles and high thermal efficiency. There are no 'original' windows within the barn building as all are replacement 1970's/80's softwood. The drawings describe these in more detail.

Gutters - half round coated traditional profile galvanised steel will replace existing plastic.

Internal materials - walls will be finished in a skim finish over appropriate internal boards to a breathable insulation lining

External materials - paving around the swimming pool will use a limestone flagstone in immediate vicinity of the pool. Areas surrounding the paving and to the junctions with buildings will be a South Cerney (Cotswold) 20mm down rounded river gravel. This will provide good drainage and a porous surface near walls. This will be combined with a 'French Drain' type system where walls will benefit from de-watering e.g. next to raised farm track at west end gable.

First Floor decking - the scheme proposes a timber pergola structure to give the first floor bedroom an external access and views as well as access to the roof garden on top of the single storey gymnasium/swimming pool extension. The structure is a combination of douglas fir with a free draining galvanised steel grating for walkways.

The roof garden will be a series of liftable timber 'duckboards' laid over the single ply rubber membrane roof covering.

2.6 Design - Ecology

The majority of works to the external areas take place where the main overlying material is concrete or closely mown grass used for vehicle parking. Generally the area is away from hedgerows, trees and watercourses. Very simple garden landscape proposals including the stone gabion walls will improve habitats around the buildings. Elsewhere within the ownership, adjoining field is being specifically improved to encourage wildlife.

The barn itself has been surveyed for Bats (Stark Ecology July 2022) and the survey is attached to the Application. The site lies within the core zone for Greater Horseshoe Bats Bath and Bradford on Avon SAC. The building was surveyed in accordance with Bat Conservation Trust guidelines.

The Survey Report conclusions identified that very limited roost spaces on the outside of the barn (referred to as Coach House) exist but that the clay pantiles of the roof naturally create suitable habitat and emergence surveys concluded that low numbers of whiskered bats are roosting under the tiles.

(The roof has been felted and tiled ie is modern and there are no bats present within the main volume of the ancillary residential building itself.)

The repairs to the roof will require a licence and that works undertaken by hand will require the involvement/monitoring of consultant Ecologist.

Mitigation measures suggested include the provision of a bat box on the western and eastern gables of the building.

Additionally, the design of the larch timber cladding has been successfully used on previous schemes to incorporate roost sites 'naturally' behind the boarding. (Architect Mark Ellerby was formally a Director of Wiltshire Wildlife Trust and is knowledgeable about the integration of wildlife habitats and buildings)

Repairs and upgrading of the roof areas will also be an opportune time to incorporate Swift eaves boxes

Mitigation on the adjoining Farmhouse site already includes provision for Brown Long Eared Bats.

2.7 Design - Drainage

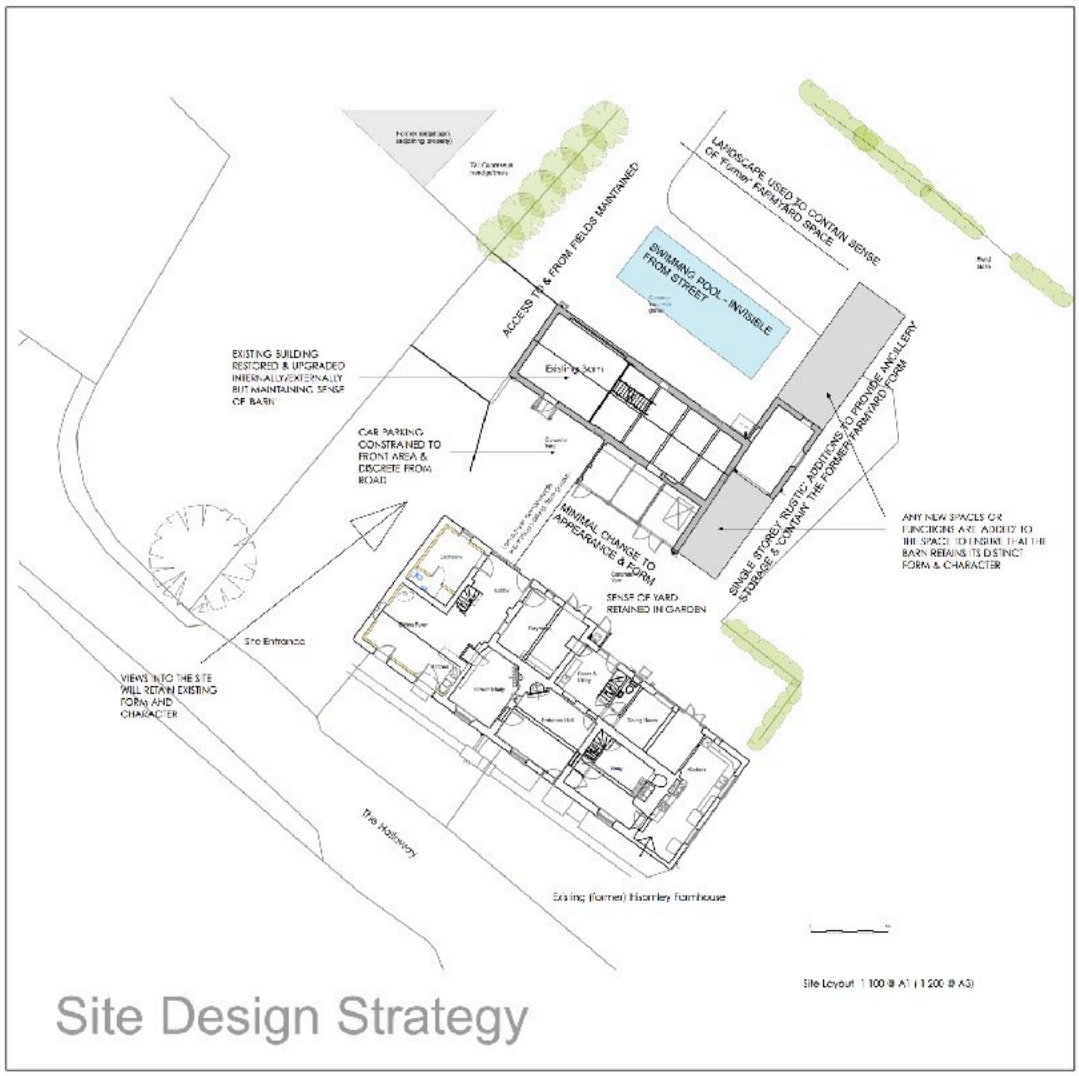
Rainwater drainage will reuse existing systems where appropriate. New rainwater drainage will retain water on site by rating to existing rainwater storage tanks associated with the Farmhouse restoration. Indicative routes and positions are shown on site drawings. Foul drainage will also use existing provision which is a new small package treatment plant associated with the recent works ti renovate the farmhouse. The location of the treatment plant is indicatively shown on the Site Drawings.

2.8 Design - Accessibility

The barn (Coach House) is approached by a level access and the main existing door is fully accessible and will be maintained. The accommodation on ground floor includes provision for sleeping as well as an accessible shower/changing/WC. Doorways are of sufficient width.

2.9 Design - Scheme Drawings

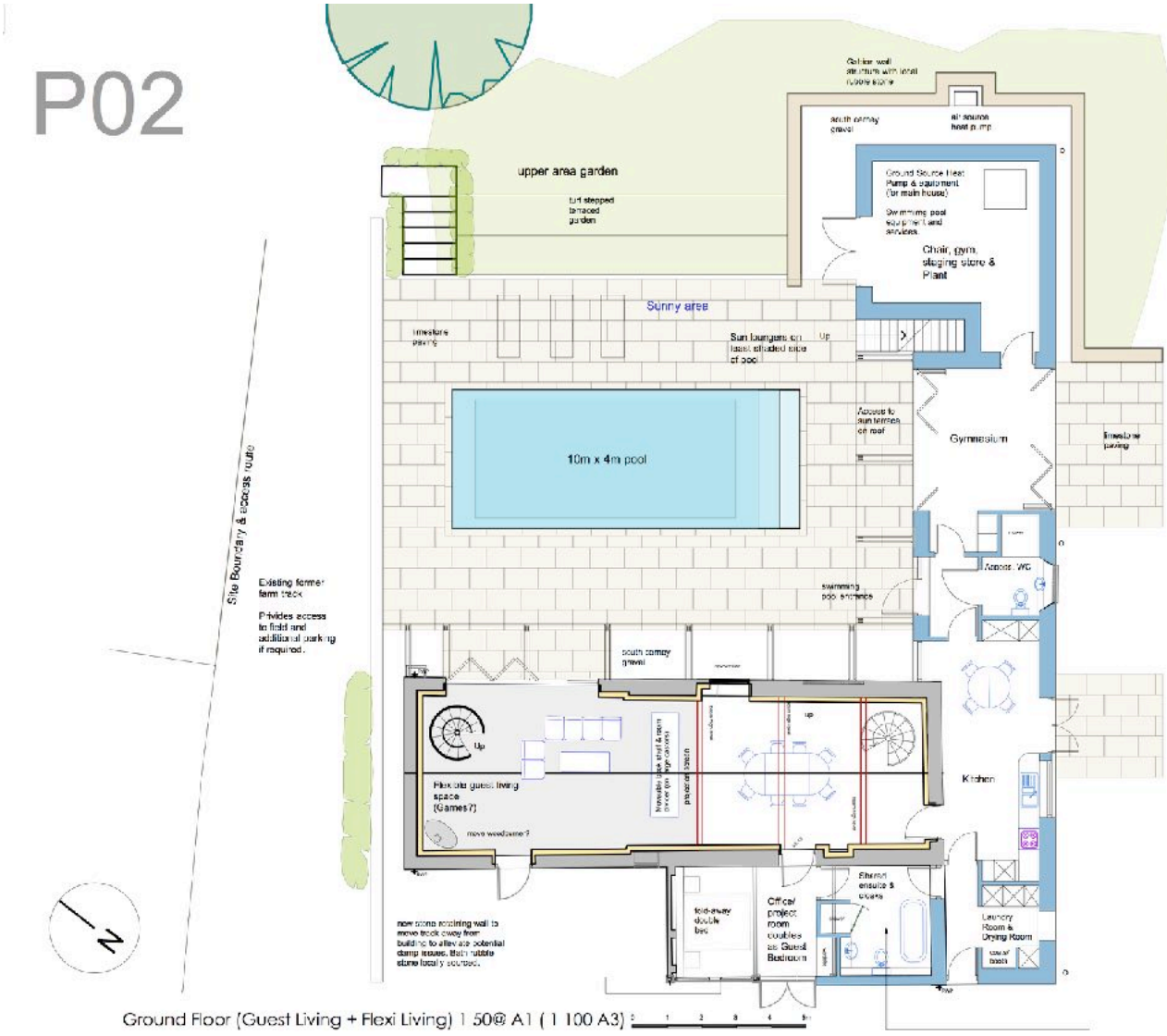
There following drawings are extracted from the Planning Drawing set. They are reduced in size to act as illustrations within the report. Refer to the A3 dressings submitted to 'scale' the information.





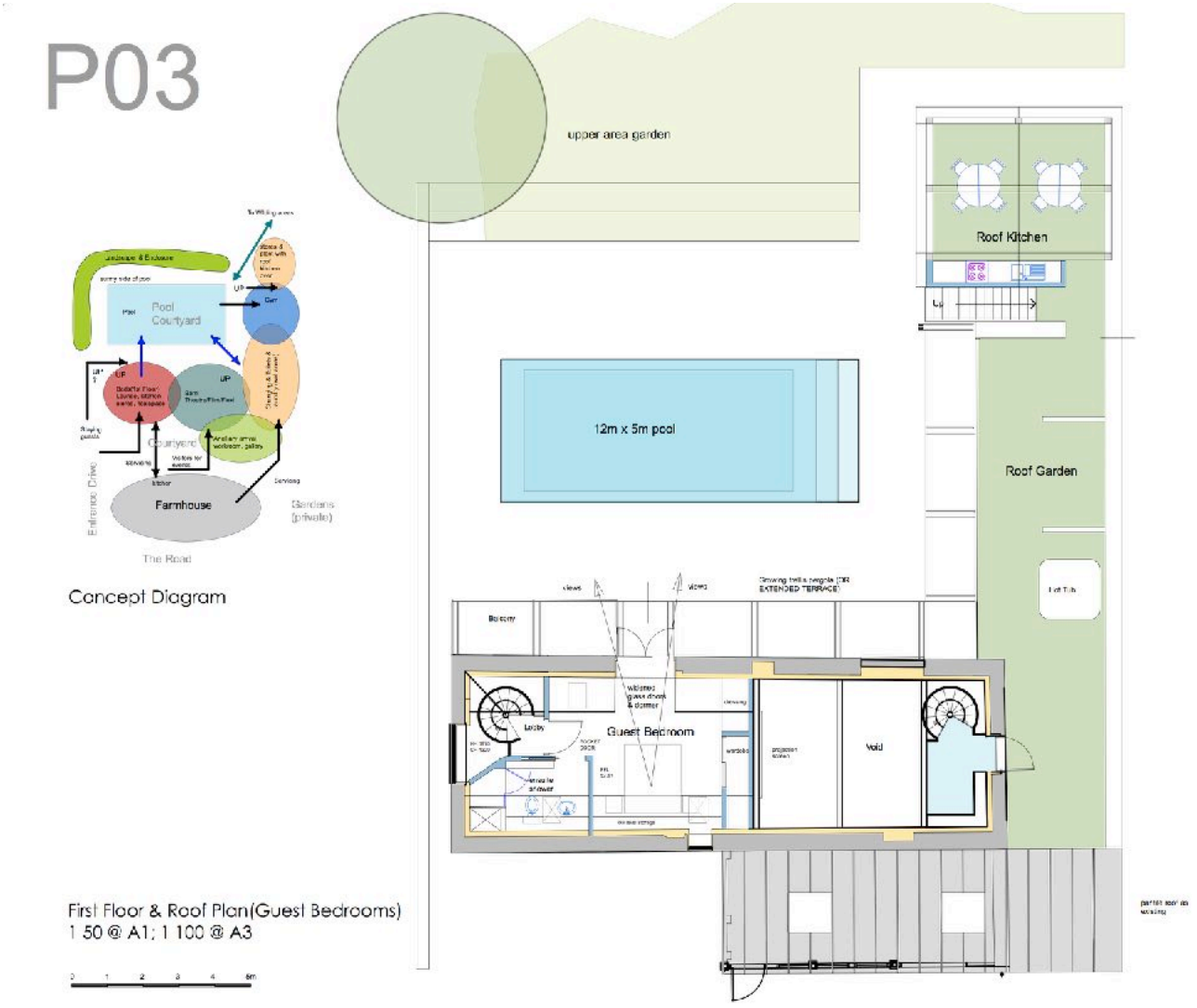
The Site Layout follows the concept set out in design strategy.Blue areas are new timber frame single storey areas partly incorporating a modern 'garage stricture' on the southeastern end of the Coach House/Barn

The new 'blue' areas enclose the northern courtyard containing the swimming pool. There is no 'impact' on the main listed farmhouse structure.

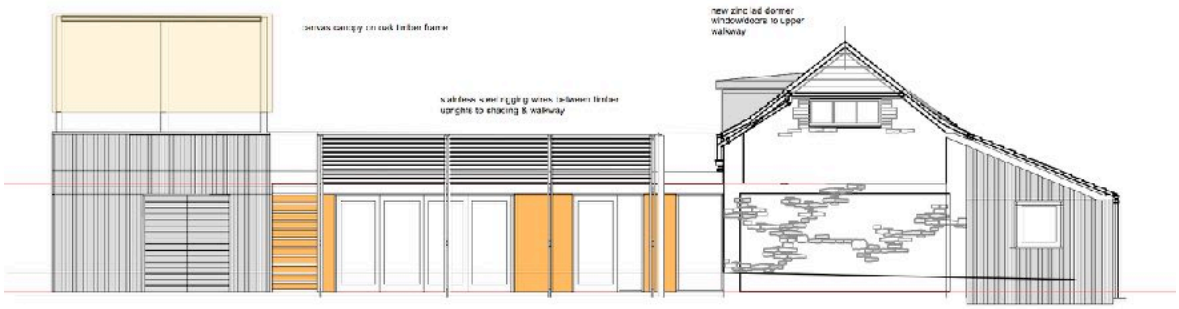


Ground Floor (Guest Living + Flexi Living) 1 50@ A1 (1 100 A3)

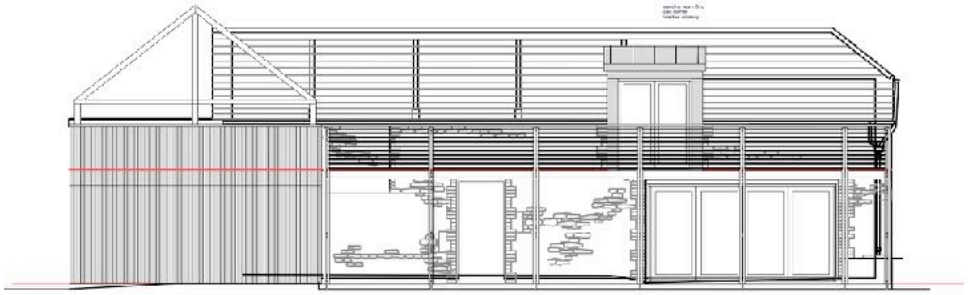
The Layout also indicates the hard landscaping around the Coach House/Barn. Concrete to the north of the building is removed and levels set down to give a level access from the ancillary building ti the swimming pool. The retaining wall to the track is provided to relieve the pressure of water and damp soil from the northwest elevation/gable



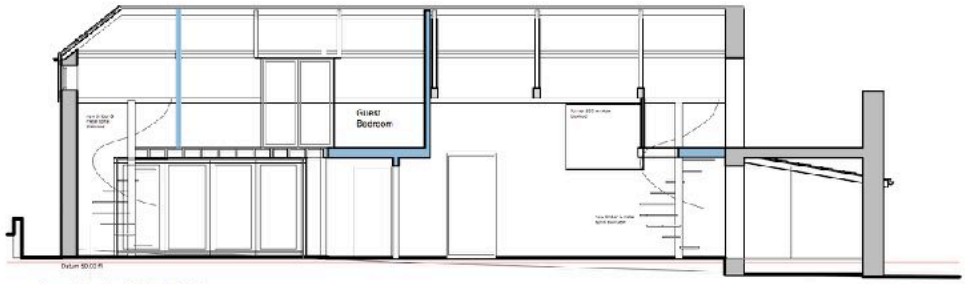
The First Floor Plan shows the improved guest bedroom arrangement with internal spiral staircase access. The existing double height 'barn space' is retained and a new mezzanine is provided at the south east end of the building t give access to a roof terrace over the top of the swimming pool 'wing'



North West (Proposed) Elevation 1:100 @ A3



North East (Proposed) Elevation 1:100 @ A3



Long Section 1:100 @ A3

Elevations and Section describing the swimming pool/courtyard side of the building

Key features of design :

- *Single storey addition kept low and subservient to main building*
- *Glazed oak doors replace garage doors*
- *Glazed opening to north east elevation at ground level replaces 1970's window at first floor level*
- *Dormer window replaced by zinc clad dormer and a pair of doors*
- *Timber and metal balustrade and walkway*
- *Lightweight oak/douglas fir frame structure over single storey building to provide seasonal canvas cover to upper terrace for outside eating.*
- *Simple profile door and window joinery*
- *vertical cladding distinguishes new building from original*

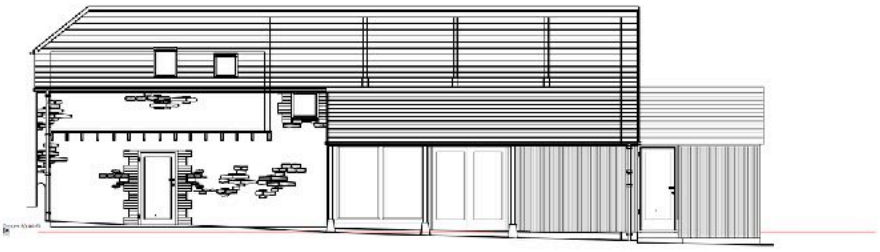


North West (proposed) Elevation 1:50 @ A1 (1:100 @ A3)

0 1 2 3 4 5m

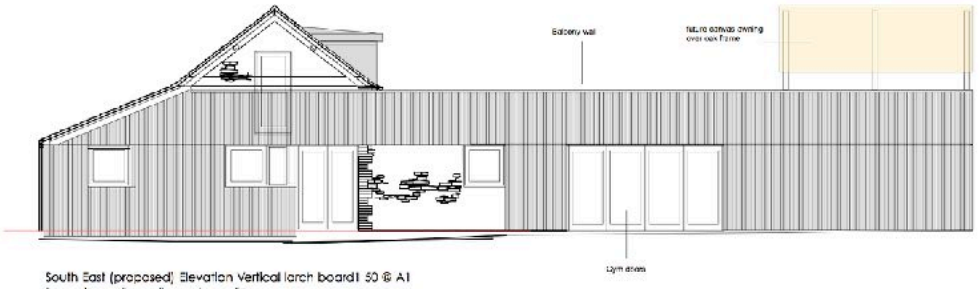
The vertical 'hit & miss' boarding used this way is traditional, also makes the alterations look 'new' contemporary in a way distinguishing the new work from the old building.

The materials are both local and sustainable



South West (proposed) Elevation Vertical larch board 1:50 @ A1

0 1 2 3 4 5m



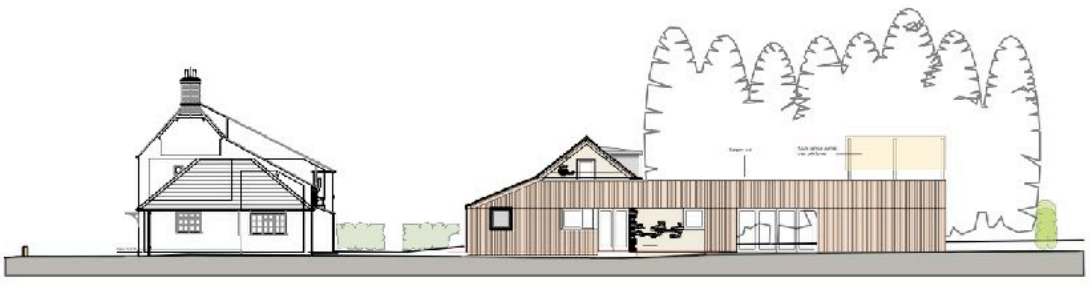
South East (proposed) Elevation Vertical larch board 1:50 @ A1

0 1 2 3 4 5m



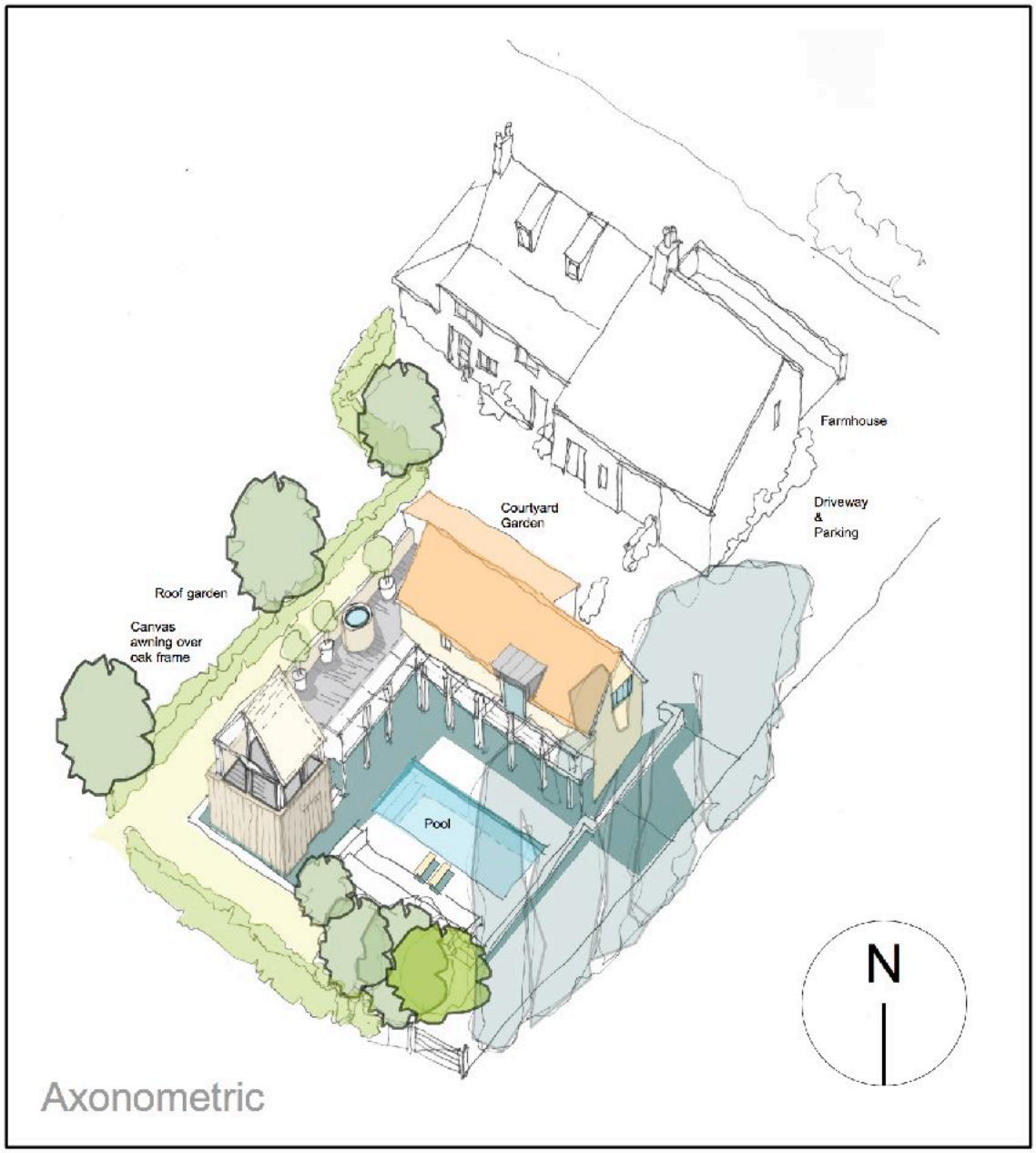
North West (Proposed) Site Elevation 1:200 @ A3

0 1 2 3 4 5m



South East (Proposed Site Elevation 1:200 @ A3

0 1 2 3 4 5m



The Axonometric sketch illustrates the feel of what is proposed :

- *An ancillary building retaining the agricultural feel of related buildings and courtyards*
- *provision of ancillary facilities ie pool and changing as well as guest bedrooms*
- *retention of the Coach House/Barn as the dominant building and*
- *minimal design changes on south side facing main Listed Farmhouse*

3 Heritage & Other Impact

3.1 Roof

All roof works are being undertaken as 'like for like' repairs. There is no alteration to any historic fabric or asset as the roof has been previously considerably modernised and significantly altered in the past.

Improvements to the breathability nd thermal performance of the roof will improve the longevity of the building.

All works are being undertaken by competent professionals with an understanding of the materials and building being worked on

There is no impact to the heritage asset.

Work will be undertaken with licenses obtained from Natural England/involvement of Ecologist as identified in Survey Report July 2022

Not withstanding this the Protected Species Legislation covers all eventualities for discovery of Bats and other species.

3.2 Stonework

As with the roof and considered as part of the roof repairs, the historic stonework has been poorly repaired in the past with inappropriate cement mortars etc. Remedial work will be undertaken by a stonemason where required.

This is like for like repair. There is no impact on the Heritage Asset.

3.3 Internal Alterations

All internal alterations are to the 1970's altered building and do not effect the original Heritage Asset. Addition of breathable natural insulation's with internal boards for finishes will improve the thermal efficiency and prolong the useful life of the building.

1970s/80's dormer window replaced with better quality dormer and simple joinery door structures

Addition of timber mezzanine gallery with spiral staircase to provide upper reading area/ library and access to roof terrace. This alters the internal appearance a little but retains the full open height 'feel' of the barn

Removal of 1970's/80's domestic staircase to bedroom space improves the ground floor main space. (A new spiral staircase is introduced at north west end of the building to better serve bedroom.)

Removal where possible of modern concrete floor with a limecrete insulated 'vapour open' floor will improve thermal performance and reduce any rising damp issues on external stone walls. This will benefit the building structure

New openings. A new opening is created for a doorway from the mezzanine landing to the roof terrace. Thus opening is made through a wall that is built from concrete

blockwork and 'faced' with stone externally. It is a modern wall infilling what was once an open bay (see Heritage Report)

A new door sized simple gazed opening is created in the north east wall to give daylight to the lower level barn in the double height area. This opening replaces the inappropriate 1970's opening at high level.

3.4 External Alterations

The addition of the new single storey swimming pool changing wing will have a visual impact on the former coach house. However it replaces the 20C garage structure at the south east end and is a visually subservient building providing useful functions for the swimming pool area and use of the ancillary main building. It also provides a plant area for the ground source heat pump ad storage/other plant for the main farmhouse ensuring that these facilities DO NOT impact the main Listed Building.

The external alterations generally follow the form of buildings that were indicated on the 1840's OS map and helps recreate that 'setting'.

3.5 Impact on Farmhouse

The majority of the work to the Coach House/Barn take place on the side of the building away from the Farmhouse and have no visual impact

On the south side the works are limited to improving the thermal envelope and cladding of the single storey 'lean-to' structure and the creation of a small extension 'continuing' the line of the lean-to roof. Materials will match the existing roof and the timber cladding is a sympathetic material.

Modern farmyard concrete between the two buildings will be removed and a courtyard garden will link the two buildings, but the essential 'space' between the two will remain.

There is minimal impact on the Farmhouse Listed Building.

3.6. Flood Risk

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



Hisomley Farmhouse and site lies within Flood Zone 1 and is 0.26HA site area. This is less than the 1HA threshold for requiring a Flood Risk Assessment. There is no risk of surface water flooding at this location.

No FRA is therefore required.

4 Conclusions

All the works being undertaken are either straight forward and timely maintenance repair of the historic structure and or improvements to former 1970's accommodation.

All work is being undertaken by specialist trades and construction personnel to web considered specifications supported by professionals experienced in historic buildings work.

The much of work is like for like replacements and repairs or replacement of poor 1970's alterations.

The low key sustainably constructed designs enhance the provision of ancillary accommodation and bring the building into a good state of repair and full use ensuring its future. There is minimal impact on the setting of the Farmhouse

A1 Appendix 1 - Heritage Statement

The attached a-document was created by Julian Orbach Associates and has been pasted into this document for convenience.

OUTBUILDING at Hisomley Farm, Dilton Marsh, Wiltshire.

Report by Julian Orbach 16 December 2021 for C. Jupe Esq.

This report follows one of February 2021 on Hisomley Farmhouse, in which the history of the site is set out.



SW view of the building with padstones for the posts of the lean-to visible.

The outbuilding in question stands to the NE of the former barn attached to the NW end of the farmhouse. It is not marked on the Andrews and Drury map of 1773, nor on its revision of 1810, nor on the first Ordnance Survey of 1811. It is present on the Ordnance Survey maps of 1887 and 1901 as a relatively short building opposite the N side of the barn.

Only the south-eastern part, rather more than half, is of any age, the north-western part being an extension in matching style of the later twentieth century. A ragged stonework joint between the original and the extension may mark the extent of the original, the outline shown on the 1887 and 1901 maps being the roughly square plan of the main building with the lean-to along the SW front.





The roof showing an original truss and original purlins.

The original building comprises a barn-like structure with a four-bay roof of pantiles carried on three tie-beam trusses of late eighteenth to early nineteenth century type, with single purlins.



The S end, showing the brick piers of the main building and stone end of the lean-to

The walls are of local Hisomley stone, roughly squared, the NW end wall removed for the modern addition, the SE end wall originally open between full-height red brick piers, suggesting a cart-house. This open end may not be primary, from the slightly ragged joint of the brick pier with the stonework of the rear NE wall. The SE end opening has been infilled with stone, to half-height relatively soon after construction and to the top in the twentieth century, this infill being stone cladding on blockwork.

A wooden window set high on the rear wall, of three big casement lights, does not appear to be original, from the joining of the brick jambs with the stonework. A brick patch low on the same rear NE wall corresponds with a small recess inside, splayed and brick lined, that may have been a small window.



The rear wall showing the ragged joint to the r. with the modern extension

The 'front' wall of the building is now internal, the external face within a lean-to running across almost all of the original front, except for a small section of stonework to the left of the lean-to with an upper level window under the eaves, with brick sides.

The square outline as marked on the 1887 and 1901 maps shows that the lean-to had been added by that date. The lean-to has a stone SE end wall abutting the brick pier of the original building externally, and abutting stonework internally. The NW end of the lean-to is of red brick laid in stretcher bond, replacing timber boarding or infilling an open end. The front has twentieth century wooden boarding right across what was originally an open front of wooden posts on stone padstones. Three posts survive, one at the NW corner and two marking the first two bays. The spacing suggests a third where there are modern double doors, so a lean-to of four bays. The lean-to roof is a continuous catslide from the main roof, at a lower pitch. Inside, on the main wall, widely spaced wooden stubs project that could have carried the horizontal top member of a lower lean-to roof, but there is not evidence for a differently pitched roof in the stone SE end wall. The roof trusses are a mixture of replaced and older timbers.

The main structure had two pedestrian doors in the front wall, into the lean-to, which means that the entry for carts was through the open S end, though it is not possible to know what happened at the N end, which has entirely gone, fully open now into the twentieth-century addition. The addition fits fairly well with the original, maintaining the roofline, and with the very garage opening set in the rear wall.

CONCLUSION

The Hisomley Farm outbuilding is probably of earlier rather than late nineteenth century date, because of the rough sawn roof trusses, but is very much altered probably in the sequence of a lean-to addition across the front, the SE end altered to a full height opening and a large window put in the rear wall, and finally the NW end wall taken down for a twentieth century addition. The original purpose of the building is hard now to ascertain. The tall end opening suggests a cart house and the lean-to along the front is also more likely to have been for vehicles than animals because of the lack of yard space outside (and also no evidence of mangers).