HERITAGE STATEMENT REV A 7th December 2023

Statement of Significance and Impact Assessment

Conversion of portion of existing attached store/workshop into boot room/shower room and form opening into existing kitchen. External alterations to change existing door into window and provide new door opening.

at 'The Barn', 2 Church Street, Market Lavington, Wiltshire, SN10 4DT

Rev A revisions/ additions are in blue text

The Barn, 2 Church Street is a curtilage grade II listed building to a former Inn located to the east and as such is a designated heritage asset. It is located within the Limit of Development of Market Lavington and the Conservation Area.

Number 2 Church Street (the Former inn and host dwelling) forms a corner property at the crossroads between Church Street and Parsonage Lane. It is registered in the English Heritage Listing:

> *MARKET LAVINGTON CHURCH STREET SU 0054-0154 (north side) 12/122 Volunteer Arms GV II Inn, formerly The Angel. Late C18-early C19. Brick with some stone, tiled roof. Pebbledashed to rear. Two storeys and cellar, 3 bays. Entrance on west side, under tiled pent roof extended to cover C20 forward extension of bar. Sixteen and 20-paned sashes with segmental brick arches. Roof hipped to right where former rear wing stood along road, now demolished. C19 two-storey 2 bay pantiled rear block with central stack, and 4-paned sashes. Important in its setting in the centre of the village. Interior has open fireplace in central bay, a stone stack with brick piers and large timber fire lintel. Chamfered spine beam.*

The front of the host dwelling faces west into a courtyard where 'the Barn' forms an opposite boundary to the courtyard. The gables of both buildings face onto the adjacent highway.

'The Barn' has been previously converted into a dwelling and subsequently altered under previous planning and listed building applications. It is now under separate ownership to the host dwelling.

It is not known the age of the buildings subject to this planning and listed building application, ('The barn' and the attached workshop/store) however their detailing suggest they were constructed at some point in the 19th century. The buildings are shown on the first edition OS map. These buildings were outbuildings associated with the former public house opposite. The significance of these curtilage listed buildings lies mainly with the historic fabric, form, and simple architectural detailing which contribute to the character of the conservation area.

The proposal is for the enlargement of the ground floor accommodation by forming a boot room and shower room within a small part of the footprint of the attached store/workshop to the north. This will involve forming a new single door width sized opening in the existing solid brick internal wall to connect the existing kitchen to the new boot room. In addition, a new external doorway will be formed in the East elevation to serve the boot room. The existing external door serving the

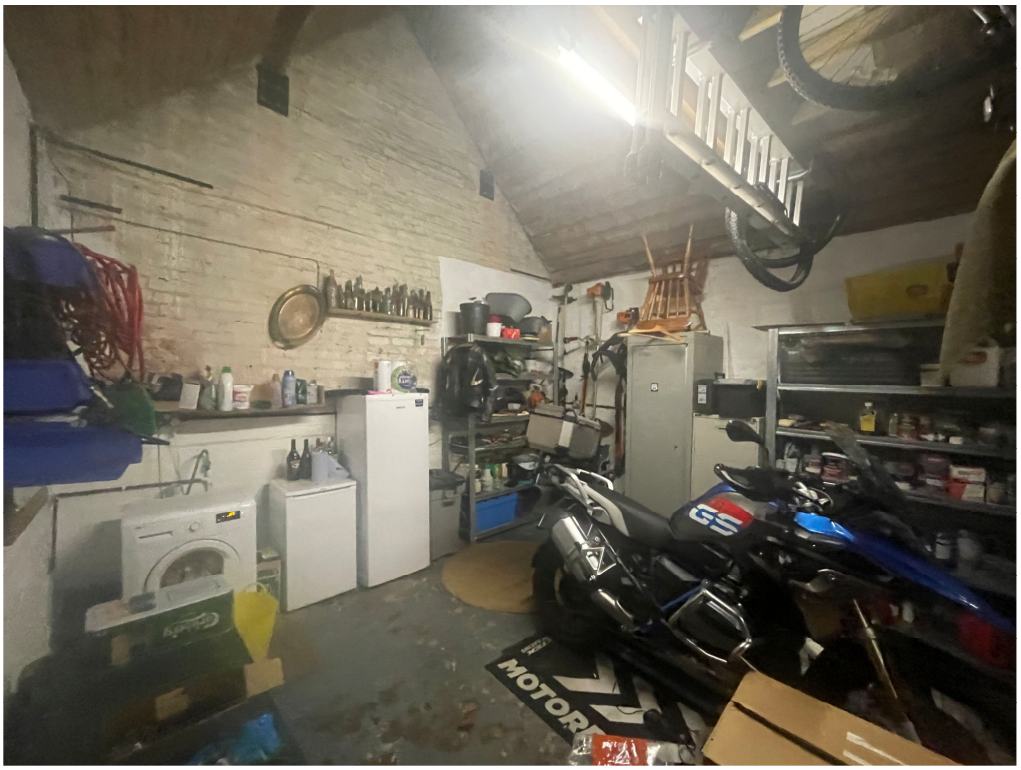
kitchen will be partially bricked up (with reclaimed bricks to match existing) and the existing oak door will be removed and installed in the new opening. A new oak framed window will be installed in the partially bricked up former kitchen door opening. The window joinery will match the existing adjacent oak framed window (see image below).



Existing kitchen door and window



View from inside kitchen- note proposed opening to the right hand side of oven



View from workshop/ store- note proposed opening where washing machine is currently located

NPPF (2014) states at paragraph 132 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional".

The Historic Environment Practice Guide gives guidance on assessing development in the setting of heritage assets. Paragraph 120: *When assessing any application for development within the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change and the fact that developments that materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.*

The buildings retain some historic fabric externally, for example clay brick walls and profiles roof tiles. The dwelling portion has been altered externally with the addition of dormer windows, rooflights and new windows /doors when the building was converted. The outbuilding attached to the dwelling is currently used as a store/workshop and has a sliding timber external door and brick walls which are both to be retained, albeit with the addition of a new single door opening. Internally the brick walls are painted and it has a roof structure lined with tongue and grooved softwood boarding. Its roof structure will be unaffected by the proposal as is it is proposed the boot and shower rooms (which take up approximately one third of the footprint of the store) will have a flat ledge/top over approximately 2.5 m from floor level. This will ensure that the original roof structure will be visible in its entirety and the original size of the space will be clear to see. The floor of the store is concrete. The installation of the drainage runs to serve the boot room and shower

room will be within this concrete floor which is non-historic. It is proposed that the interior face of the brick walls where the boot roof and shower room are to be located will be lined with breathable insulation in the same way as installed on the existing dwelling. The remainder of the wall structure to the store/workshop will be unaffected. The proposed new door openings will remove small areas of brickwork, however the majority of the brickwork walls will be retained.

The alterations to the existing structure are very minor in scale. The proposed new door opening and alteration of door to window is to the inner courtyard and will not be clearly visible from the public highway- see image below where the door and window are largely obscured by an existing gate.



View from Church Street

The host Grade II Listed building (under separate ownership) would remain unaffected by the proposal as such the principle listed building on site would be safeguarded. 'The barn' is not mentioned within the listing although as a curtilage building is covered by the listing and therefore also a designated heritage asset. 'The barn' has already undergone significant alterations as part of its conversion. The scale of the proposed development is very minor in scale and it would not have a significant impact on the character of the listed building or its setting or on the character of the conservation area. The proposal would result in a minimal loss of historic fabric so the historic integrity of the building would be preserved.

As the proposed development would not impact on the setting or character of the existing listed building or on the character of the conservation area and would result in only a minimal loss of historic fabric it is requested that Wiltshire Council approve this application.

Additional Photographs





Window to be replicated- external joinery





Window to be replicated- internal joinery



Existing door to be repositioned



Additional view in workshop