Design & Access/Heritage Statement

At

Malt House Barn in Grounds of 13 South Street, Aldbourne, Marlborough, Wiltshire, SN8 2DW

For

Proposed Replacement Tiled Roof Covering

This design, access and heritage statement relates to a Listed Building and Planning Application within a conservation area and area of outstanding natural beauty.



Photo 1 – Roadside elevation



Photo 2 – Garden side elevation

The application site and surroundings

The proposed works relate to the Malt House 'barn' which is located within the grounds of the Old Malt House 'Farmhouse' No. 13 South Street. Both the main house and barn are grade 2 listed. The site is located on the edge of the Aldbourne conservation area and is within an A.O.N.B.

The site is located off South Street which runs through the village (B4192). There is a public footpath adjacent to the south-west side of the barn.

Brief and proposal

The proposal is to repair and preserve the existing barn. As part of a previous Planning and Listed Building application (ref: PL/2023/00743 and PL/2023/00784), permission was obtained to carry out various structural repairs to the barn due to the condition of the barn becoming unsafe. Work is proposed to commence on the necessary structural repairs in 2024. As part of the upcoming works the owners of the barn feel there is some benefit to consider incorporating re-roofing the tiled section of the barn at the same time. Mainly due to temporary scaffolding already being in place and that it will help with the practicalities of the roof strengthening works that have already been approved.

The barn roof is made up of roughly 70% thatch and 30% handmade plain clay tiles. On further inspection of the barn roof, it appears that the tiled section seems to be in poor condition. The majority of the tiles have been damaged by frost and are beyond repair. Therefore, it is proposed to replace the tiled section of the roof in full using new Tudor Handmade clay tiles (colour to match) with new bonnet hips and half round ridge tiles, both bedded on with mortar. This will be a like for like replacement that will not affect the appearance of the building. It's unlikely that any of the existing tiles will be salvageable in this instance. A specialist roofing contractor has also taken a look at the roof to advise on a suitable tile and colour to be used and has concluded that the existing tiles are not able to be re-used (please see appendix 1).

Heritage statement

Highlighted below are the listed building information for both the Malt House 'Barn' and for the Old Malt House 'Farmhouse'. The application relates to works to the Malt House 'Barn' which is located within the grounds of the Old Malt House 'Farmhouse'

The proposals will not detract from the original building and the materials used will be in keeping. Due to the nature of works being repairs only the impact on neighbours will also be minimal.

The following is an extract from Historic England Website:-

A) MALT HOUSE IN GROUNDS OF NO 13 SOUTH STREET, SOUTH STREET

District: Wiltshire (Unitary Authority)

Parish: Aldbourne

National Grid Reference: SU2664275520

Heritage Category: Listed Building Grade: II

List Entry Number: 1034162

Date first listed: 06-Mar-1985

ALDBOURNE SOUTH STREET (east side) SU 27 NE 9/66 Malt House in grounds of No. 13 South Street

Malthouse and attached kiln. C19. Sarsen rubble with brick quoins and dressings. Roof part tiled, part thatch, renewed 1984. 2-storey, 7 bays, small openings to street all but one blocked. Cart access to rear. Roof hipped both ends and with circular tile hung flue of kiln emerging from tiled section, capped with revolving cowl, the vane being a standing maltster, 1828 or earlier, but renovated. Interior: Malting floor removed but rendered white band on red painted stonework survives. Queen strut truss with 2 tiers of butt purlins. Kiln does not survive and support for flue renewed.

The barn was the setting for Charles McEvoy's production of 'The Village Wedding' attended by George Bernard Shaw, Edgar Wallace and others in 1910, a notable village event.

Listing NGR: SU2664275520

B) THE OLD MALT HOUSE, 13, SOUTH STREET

Heritage Category: Listed Building Grade: II

List Entry Number: 1034161

Date first listed: 22-Aug-1966

Statutory Address 1: THE OLD MALT HOUSE, 13, SOUTH STREET

ALDBOURNE SOUTH STREET (east side) SU 27 NE 9/65 No 13 (The Old Malt House) 22.8.66

Farmhouse, early C19 refacing of C18 outbuilding. Brick with tiled roof, sarsen rubble to rear and sides. 2-storey, 3 bays extended right by further bay. Central entrance hall leading to rear stair tower, and front reception rooms, rear service rooms. 6-panelled and fielded door, upper panels glazed, in wide fluted doorcase and bracketed canopy over. 16-pane sashes with painted gauged brick flat arches. Dentilled eaves. Hipped roof with left gable stack and 2-flue stack to 3rd bay. Interior has panelled doors.

Listing NGR: SU2665775544

Access

Access implications of the proposal will not affect the existing arrangement. The proposal will not increase traffic movement at the property.

Conclusion

The proposed re-roofing of the tiled section of roof is necessary to preserve the building and protect it from the elements for many more years to come. It's a like for like replacement and within a short period of time the new tiles will weather and blend in with the rest of the building. The proposal will not cause any harm to the character of the building or the locality.

The information within this Design & Access Statement should be read in conjunction with the attached email report from a specialist roofing contractor.

Appendix 1 – Report from roofing contractor

Ashley Amor

From: Mark Tolman <Mark@wilkinsbuilders.co.uk>
Sent: Monday, October 16, 2023 4:35 PM
To: Ashley Amor <ashley@tuttlearchserv.co.uk>
Subject: RE: Malthouse Barn

Hi Ashley

Received this from Daylan roofing, Is this what you were looking for.

Further to my site inspection of the Barn roof coverings at the above site, the following was noted.

The tiles are clay handmade with purpose made bonnet hip cappings.

A very high percentage of the tiles were delaminating through frost damage and will not be of a standard needed to salvage and reuse.

I would propose a new handmade tile to match the original which would be no problem to source.

If you require any additional information please let me know.

Regards,

Daylan.

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