

Lower Bridmore Farm Barn, Berwick St John - Design Access and Heritage Impact Statement for the proposed works to Barn (Outbuilding 3).

Agent: TFH Reeve

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Lower Bridmore Farm Barn, Berwick St John, Wiltshire:

Historic Listing:

ST 92 SE BERWICK ST. JOHN -

6/43 Lower Bridmore Farmhouse

GV II

Farmhouse. First quarter C18. Coursed dressed limestone, hipped tiled roof, limestone and rendered brick stacks. 2 storeys with basement and attic, 3 windows. Central 6-panelled door up stone steps with panelled reveals in chamfered stone case, 3-light recessed chamfered mullioned window either side. Basement has chamfered plinth and 5-light mullioned window to right of door. Plat band to first floor; 2-light mullioned window with 3-light either side. Two hipped dormers with 2-light casements to steeply pitched hipped roof with coved cornice. Right return has 2-light casement to ground and first floors. Left return has blocked chamfered mullioned window to left. Rear has 3-light recessed chamfered mullioned window to either side of central C19 porch attached to earlier outhouse, first floor has plat band and three 2-light mullioned windows, one C20 dormer to roof. Interior has chamfered beams with stepped stops, open fireplaces with chamfered lintels, 6-panelled doors. First floor has bolecion-moulded fireplaces.

Grade: II

Listing Entry: 1130717

NGR: ST9601622006

Date of Listing: 27th July 1985

Background:

This is a greenstone barn, with a later brick extension (please see attached Site Plan, Location Map and survey plans - labelled as Outbuilding 3). It forms part of an upper courtyard set of buildings adjacent to the listed farm house. It is curtilage listed.

Long out of agricultural use, abandoned, it has been allowed to seriously deteriorate. Its replacement corrugated roof is part complete. It has unsealed openings and inappropriate infills. The rainwater drainage is missing or defunct.

Proposals:

Following a successful application and received consent to restore, re-roof, repair, waterproof and weather proof the building as an important part of the setting of the farm house itself, this permission seeks to apply for a change of use of the Building 3 from an agricultural store to a Farm Office, Farm Store and Farm Employee welfare facilities.

Access:

There are no changes to services to the building, nor to the pedestrian and vehicular access, parking or turning on the site.

Refuse collection will remain as existing, providing both general waste and recycling collection to the site, as well as storage for both on site.

AONB Dark Skies statement:

External lighting is to be minimal, bat and barn owl friendly, and AONB compliant, as described: All proposed external lighting will meet the AONB Dark Skies light pollution requirement. Light pollution in rural areas is becoming a common problem. Following good practice here it is proposed to provide only lighting essential for access and security and to use modern bulkhead fittings with downward pointing LED bulb max 3000 Kelvin and with passive infra-red switching and daylight sensing. Units will incorporate a baffle or shield to avoid upward or sideways displacement of light. Sample fittings have been appended.

Sustainability:

Following the consent to make essential repairs to a building in need, this proposal aims to give this building a role within the revived farm operation. This will provide the building with a new lease of useful life, preserving it for the future.