

HERITAGE STATEMENT

In respect of:

**CHANGE OF USE OF BARN FROM AGRICULTURAL TO FARM OFFICE
FACILITIES AND ASSOCIATED ALTERATIONS**

At:

BUILDING 3, LOWER BRIDMORE FARM, BERWICK ST JOHN, SP7 0HG

On behalf of:

Mr & Mrs Marris

September 2025



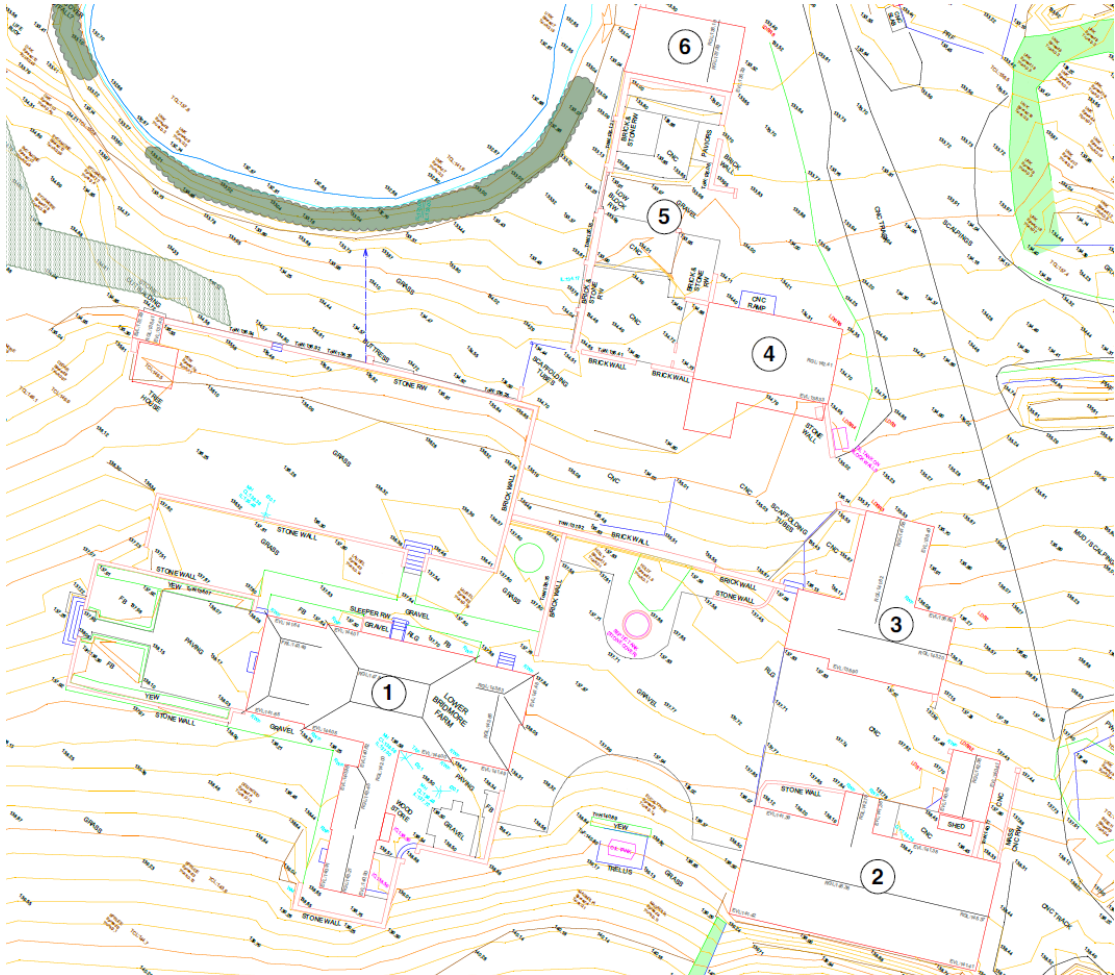
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CONTENTS

1.0	INTRODUCTION	2
2.0	HISTORY & SIGNIFICANCE	6
3.0	PROPOSALS	8
4.0	POLICY FRAMEWORK	10
5.0	HERITAGE IMPACT ASSESSMENT	13
6.0	CONCLUSION	14
	APPENDIX 1: PHOTOGRAPHS	15
	APPENDIX 2: HISTORIC MAPPING	21

1.0 Introduction

- 1.1 This statement accompanies applications for planning permission and listed building consent for the change of use of one of the redundant barns within the farmstead to the north of the Grade II listed Lower Bridmore Farmhouse, 'Building 3', to farm office facilities and associated alterations.



Site plan – Lower Bridmore Farmhouse marked '1' and subject building marked '3'

- 1.2 The farmhouse was listed on 27 July 1985 and is noted for its group value. The list description reads:

'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 bolection-moulded fireplaces.'

- 1.3 One of the barns within the farmstead (labelled Barns 4 & 5 on the site plan) is separately Grade II listed as 'Barn and cowshed at Lower Bridmore Farm'. The listing describes it as an 18th century 6-bay barn with attached 4-bay cowshed, formed in timber-frame on a rubble stone plinth and with roofs having tie-beam trusses with raking struts, collars, curved bracing and jowl posts.¹
- 1.4 Building 3, the subject of the application, is not individually listed, but as a former farm building associated with the listed farmhouse and having formed part of the land since before 1 July 1948 it is protected under the listing of the farmhouse as a curtilage listed building.

Description of Building 3

- 1.5 Building 3 comprises a large T-plan building of masonry construction with full-height gables (see photographs in the appendix). It is of three distinct elements: a main two-storey range aligned roughly east-west, a smaller double-height western room and a single-storey range on the north side. The walls of the main and western ranges are Chilmark rubble stone except for the east gable, which has an oak timber-frame with horizontal feather-edged boarding above eaves level. The north range is constructed in orange-coloured brickwork laid in English bond set on a stone plinth. The whole roof is covered in flimsy corrugated iron sheeting.
- 1.6 In terms of openings, the main range has a wide opening in the west wall for access between it and the western room and a single door-width opening in the north wall with the north range. There is an external single doorway in the north side and two two-light casement Crittal windows with horizontal glazing bars under large stone lintels on the east gable. Within the timber-clad east gable is a boarded loft door. The western room has a single large opening in the south wall, covered with a canvas roller door. There is evidence of a former loft window in the west gable (filled in with blockwork and with a timber lintel). The north range has a double door-width opening under a concrete lintel and a high-level two-light timber casement window under a

¹ The 6-bay element and one bay of the cowshed has collapsed leaving a 3-bay timber-frame structure that has recently been assessed by the structural engineer as 'in good order'.

timber lintel, with four-pane casement on the right but no glazing in the left. The west elevation of the north range

- 1.7 Internally, the main space has an inserted first-floor comprising timber boarding supported on timber floor joists on a pair of sawn softwood beams that have been bolted together and span north-south between the outer walls; the western beam has a central supporting timber post. The first-floor joists have diagonal timber bracing on the underside at mid-point, presumably for additional strengthening. The internal faces of the walls of the main range have been painted in the past. The western room has a mix of exposed brickwork and blockwork walls internally. The internal faces of the brick walls in the north range are boarded, held in place by iron uprights and raking struts. The floors are concrete.
- 1.8 The roof of the main space is of modern light-weight softwood timbers that have been nailed together. The roof to the western room is of scantling – mainly modern softwood timbers but with some reused timbers – mostly nailed together, with a few members held with pegs. Part of the corrugated roof is missing on the northern slope of the western room. The roof of the north range comprises two slender softwood queen-post trusses with central iron rod ties on top of which rest three rows of full-length slender softwood purlins.

Previous Consents for the Building

- 1.9 Applications for planning permission and listed building consent were recently approved for repair and re-roofing of Building 3 (references PL/2025/03809 & 03669). The approved works included re-roofing in plain clay tiles to match the farmhouse and other buildings within the farmstead, repair and repointing of the stonework, replacement fascias and bargeboards and reinstatement of cast iron rainwater goods. Plain oak doors were proposed for the openings and repairs were proposed to the structural timbers. The conservation officer commented on the applications:

‘In this case the significance of the building lies largely with its form, layout and architectural expression which contribute to the group value of the farmstead.’

And:

‘There would be no loss of significance, or loss of historic fabric or plan form to the heritage asset through this proposal. As such it is acceptable subject to conditions for joinery, rainwater goods, details of stone repairs and repointing’

Purpose of the Report

- 1.10 This report describes the significance of Building 3, the nature of the proposals and the impact of the proposals on the heritage assets to fulfil the requirements of the National Planning Policy Framework (NPPF, revised December 2024), and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.11 The report was commissioned by the applicants, Mr & Mrs Marris, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by paragraph 207 of the NPPF. A site visit was undertaken on 7 May 2025.
- 1.12 The significance of the site was identified using the guidance contained within the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019) and *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017).

2.0 History & Significance

Listed Buildings

- 2.1 Lower Bridmore Farmhouse is a Grade II listed building of special interest as an early 18th century vernacular south Wiltshire farmhouse constructed in the local stone. The farmhouse is located to the south of the farmstead and forms part of the historic farm group.
- 2.2 The separately listed barn within the farmstead is individually of significance as an 18th century farm building illustrating the vernacular building tradition of the area and reflecting its historic function as a barn for the storage of hay or animal feed.
- 2.3 The loose courtyard group are discernible as a historic farm group and for its reflection of local farming practices and traditions through its form, layout and materials.

Building 3

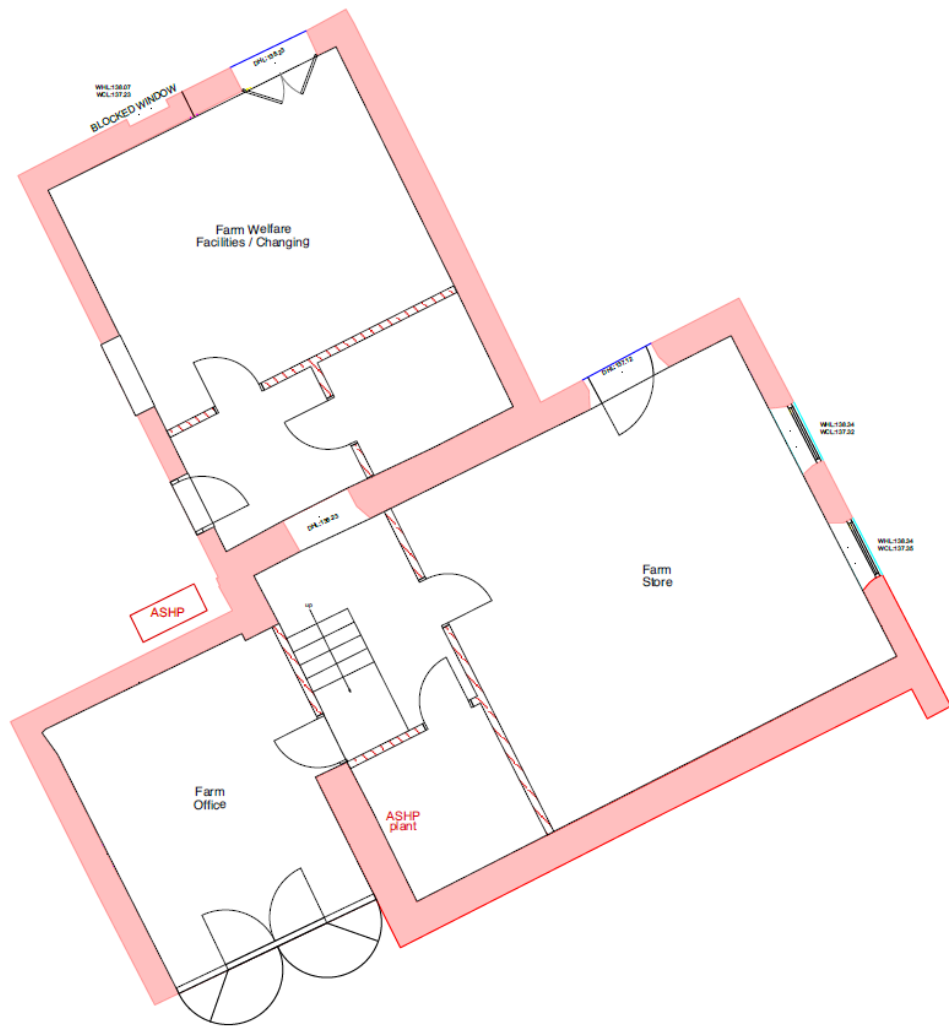
- 2.4 Historical map regression appears to show that Building 3 was constructed or significantly rebuilt as a storage barn for the farm 1840-1887 and as the farmstead grew along with outer farms in the region in the 19th century. It is therefore of some historic value for as a traditional farm building within a historic farmstead and for its role in national farming practices of the period of 'high farming' in the late 19th century.
- 2.5 The discernible ranges of the barn suggest it evolved in two or three stages up until 1887, with the main stone-bult element likely to have been constructed first, perhaps for the storage of hay or grain at ground floor and within the loft, and with the single-storey western room and north range added by 1887. The north range was believed to have been used as stables.
- 2.6 Although now redundant, the barn retains its agricultural character externally through its form, materials and method of construction, and it contributes to the historic farm group and the setting of the farmhouse.
- 2.7 Apart from the outer stone and brick walls, little original fabric of the barn has survived. While the openings in the east gable are probably original (as evidenced by the large stone lintels) the windows themselves are mid-20th century Crittal

replacements. The high-level multi-pane timber window in the north range could be original although is in poor condition.

- 2.8 The 20th century corrugated iron roof probably replaced handmade plain clay tiles. The iron roof is missing in places, causing water ingress, and it lacks insulation.
- 2.9 Internally, there are concrete floors, and except for one or two reused pieces of timber in the western room, the roof structure has been replaced with modern softwood. The intermediate floor is a later insertion and is in poor condition. There is some historic oak framing that survives in the east gable above ground level, and this is clad with horizontal feather-edged weatherboard cladding.
- 2.10 The recent structural survey from AWA Associates reports the following in respect of Building 3 (described in the survey as Barn Building 8):
- Western room envelope is in poor condition; the roof is partially missing and little original roof fabric remains; the west gable shows signs of movement and cracking but could be sympathetically repaired
 - Main range envelope is in generally good order; some low-level re-pointing is required; none of the original roof survives and the existing is flimsy, inadequate and in need of complete replacement
 - Main range intermediate floor is clearly a later insertion and water ingress has led to decay of the floorboards and the supporting joists such that it is in a very poor condition and in many places unsafe to walk on
 - North range brickwork walls are generally in good condition albeit there is slight movement in the NE corner adjacent to the double-door opening where localised rebuilding and stitching should be considered; the trussed roof and purlins, likely dating from the 1930s, are lightweight in form and may need augmenting to take a clay-tiled roof.

3.0 Proposals

- 3.1 The proposal is for the change of use of Building 3 to farm office facilities with the western range accommodating the farm office, the main range accommodating the farm store, and the northern projection housing the farm welfare and changing facilities.



Proposed floor plan

- 3.2 The physical works to the building (over-and-above the previously consented works of repair and restoration) would comprise:
- Subdivision of the interior with stud partitions to form the new layout: The opening in the wall between the western range and the main range would be partly filled with stud partition and a door. The main range would be subdivided at the western end of the space. The northern projection would be subdivided at the southern end of the space.

- Application of an independent dry-lining and insulation to the inner faces of the external walls (note, insulation on the underside of the roof was previously approved)
- Formation of a new insulated floor slab to replace the existing partial slab, including provision of a damp-proof membrane
- Provision of a new green energy heating system in the form of an Air-Source Heat Pump (ASHP) and associated plant: The ASHP unit would be on the courtyard-facing (west) side of the building, and the plant would be within the building.

4.0 Policy Framework

Primary Legislation

- 4.1 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to 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.

National Planning Policy

- 5.1 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 5.2 Paragraph 212 of the NPPF advises 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. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 5.3 Paragraph 214 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 5.4 Paragraph 215 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

- 5.5 Paragraph 219 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.
- 5.6 Section 14 of the NPPF provides advice regarding the role of the planning system in helping to meet the challenge of climate change. Paragraph 161 advises the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Development Plan Policy

- 5.7 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

National Guidance

- 5.8 It is advisable that proposals for repurposing redundant farm buildings follow the Historic England guidance contained within *Adapting Traditional Farm Buildings* and *The Adaptive Reuse of Traditional Farm Buildings* (October 2017). The documents acknowledge that the sympathetic reuse of redundant farm buildings can help secure their long-term conservation. They recommend *inter alia* that consideration be given to uses that minimise the impact on significance, e.g., uses that avoid or minimise subdivision, involve light-touch physical alteration, involve works that are reversible etc.
- 5.9 The guidance advocates the retention of agricultural character through such things as the reuse of existing openings (and avoiding the formation of new openings), glazing design to maintain the sense of any large openings, by preserving the openness within the buildings where this is a characteristic feature and the avoidance/minimisation of domestic paraphernalia.

- 5.10 It is advisable that proposals for repair, restoration and alteration of heritage assets generally should follow the guidance within the *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a *‘reasonable and proportionate approach to owner’s needs is therefore essential’*.
- 5.11 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.
- 5.12 HEAN2 advises that issues to consider in respect of new additions to heritage assets are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset’s significance will usually suggest an appropriate form of any extension.
- 5.13 Also of relevance to the current proposals is *Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency* (HEAN18, July 2024). The document explains:

‘Our historic buildings must continue to change and evolve if they are to both contribute to a greener future and be fit for purpose for the people who live in, experience and care for them. If done thoughtfully and carefully, these changes can achieve the complementary goals of protecting our heritage and adapting to a changing climate. Historic England has produced this Advice Note to provide clarity on key considerations and to support consistent decision making’.

5.0 Heritage Impact Assessment

5.1 The proposed scheme would provide the redundant barn with a new use in the interests of securing its long-term conservation.

5.2 The proposed farm office use would be compatible because it would require minimal alteration to the building and would help support the farm enterprise. In terms of the impacts of the physical alterations, these are explained below.

- Subdivision of the interior with stud partitions to form the new layout: The subdivision would not result in harm to significance through changes in plan form given the lack of importance of the building's layout and proportions. The timber-frame and plasterboard stud partitions and ceilings would be light-touch and reversible.
- Application of an independent dry-lining and insulation to the inner faces of the external walls: The independent lining system would be light-touch and reversible. It would provide the levels of insulation necessary to facilitate the reuse of the building as a farm office.
- Formation of a new insulated floor slab to replace the existing partial slab, including provision of a damp-proof membrane: No loss of historic flooring would occur. The proposal would provide the levels of insulation necessary to facilitate the reuse of the building as a farm office.
- Provision of an Air-Source Heat Pump (ASHP) and associated plant: The ASHP unit would provide a low carbon form of energy as encouraged by the NPPF. The ASHP would be modest in size and in a position of low prominence where it would have minimal impact on the external appearance of the barn, the setting of the listed buildings and the group. The plant would be within the building where it would have limited impact on the curtilage listed building.

5.3 In summary, the physical works would be light-touch and would result in a low impact to the curtilage listed barn; this would be justified in enabling the building's reuse as a farm office and the preservation of the building and contribution it makes to the traditional farm group.

6.0 Conclusion

- 6.1 The application relates to a curtilage listed barn at Lower Bridmore Farm of value for its external appearance and the contribution it makes to the historic farmstead.
- 6.2 National and local planning policy and guidance acknowledge that the sympathetic reuse of redundant farm buildings can help secure their long-term conservation. The guidance also encourages the reuse of existing buildings and the use of low carbon energy.
- 6.3 The proposed scheme was developed following a recent assessment of significance and has sought to follow the guidelines produced by Historic England relating to the adaptation and conversion of redundant farm buildings.
- 6.4 The principle of reuse of Building 3 was supported at the pre-application stage.
- 6.5 The proposed farm office use would be compatible with the redundant barn because it would retain the external appearance of the building and result in minimal internal alteration.
- 6.6 The physical alterations would be light-touch, have a low impact and would be reversible.
- 6.7 The contribution to group value and the setting of the listed farmhouse and separately listed barn would be preserved and enhanced.
- 6.8 The proposals would satisfy the adopted local plan policies and the objectives of national policy and guidance.

APPENDIX 1: PHOTOGRAPHS



South front of Lower Bridmore Farmhouse



Separately listed barn (Barns 4 & 5)



South side of Barn 3



Large opening on the south side of the western room



East side of Barn 3



North side of Barn 3



Main range of Barn 3 as seen from the large opening to the western room



Ground floor of the main range looking westwards



Roof truss within the western room

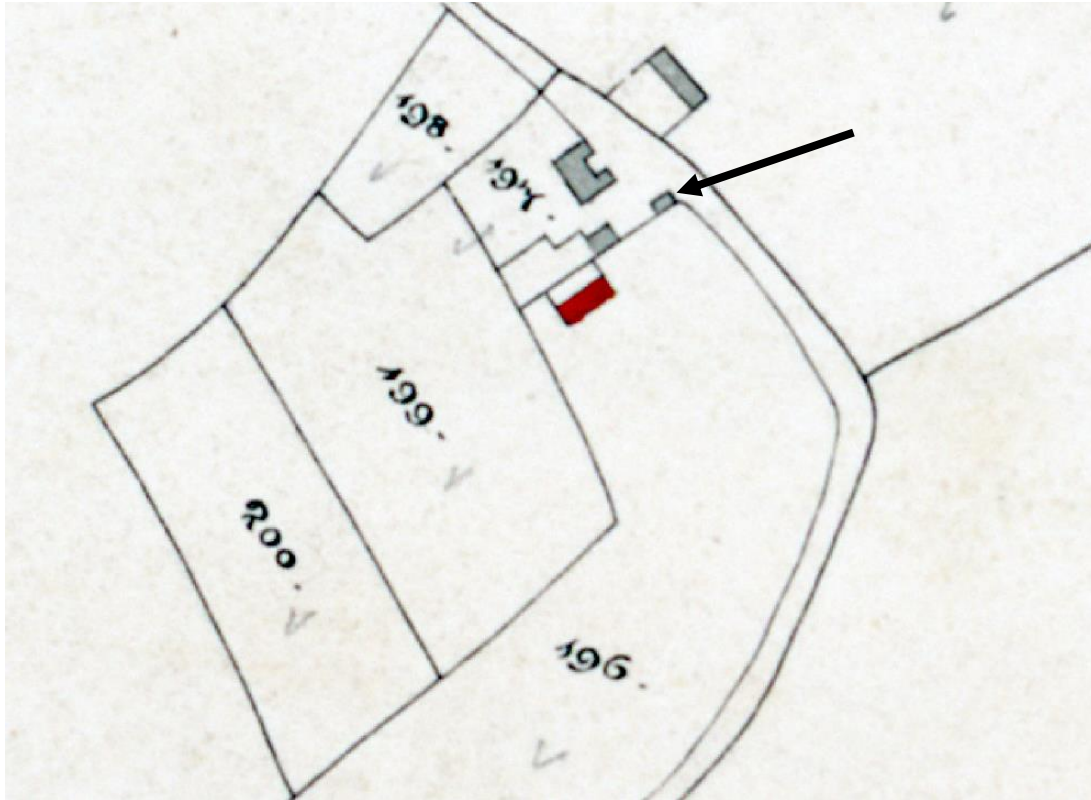


Interior of the north range of Barn 3 – internal boarded lining

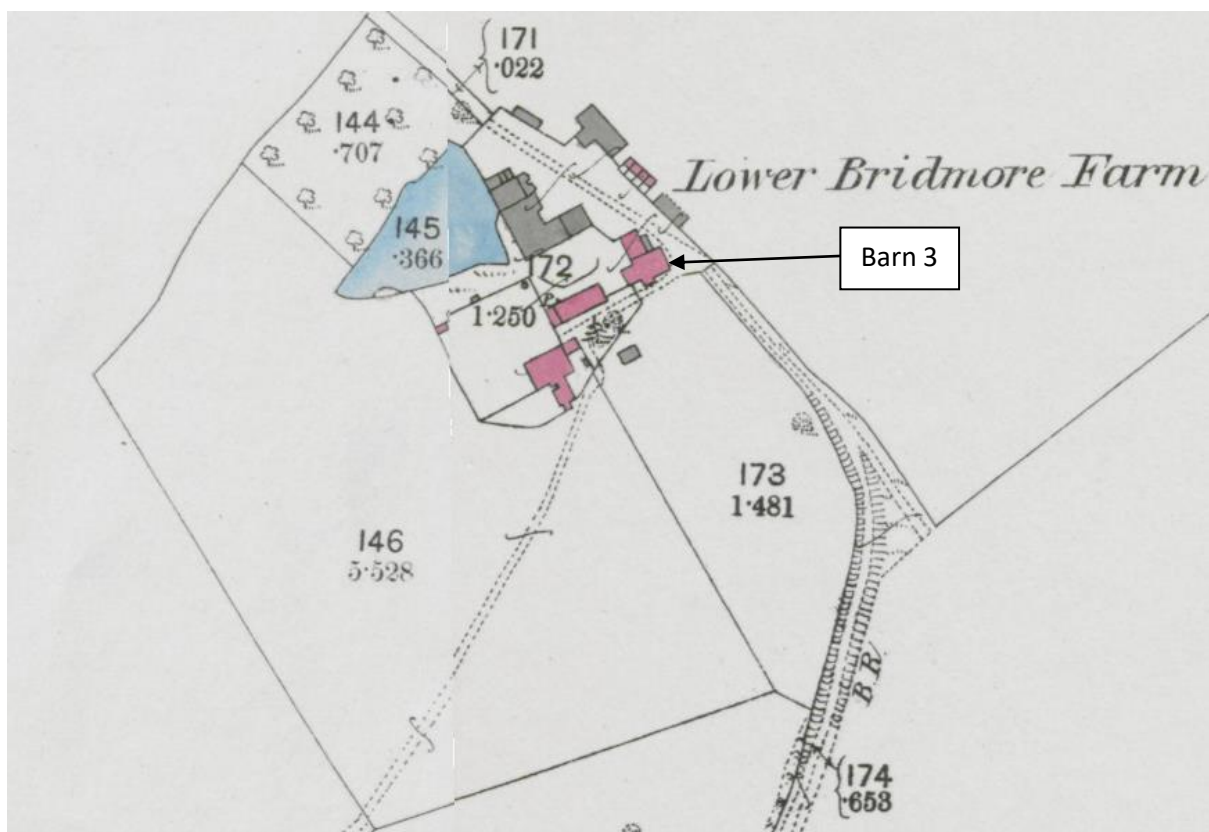


Softwood trusses in the north range (probably 1930s)

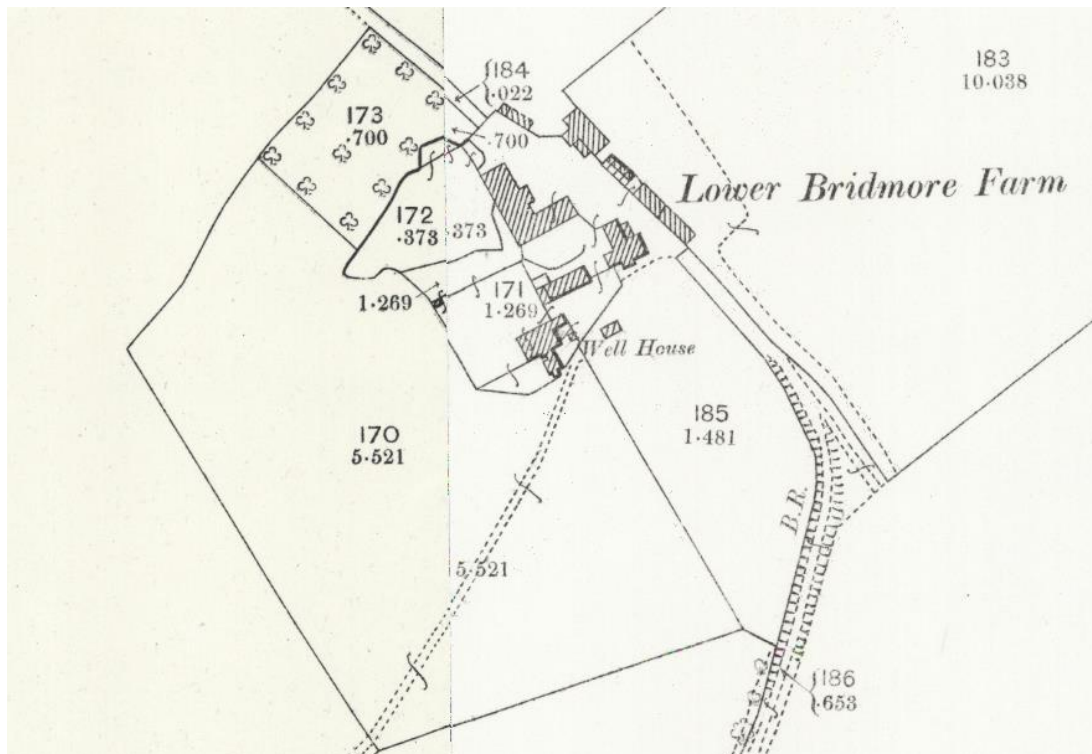
APPENDIX 2: HISTORICAL MAPPING



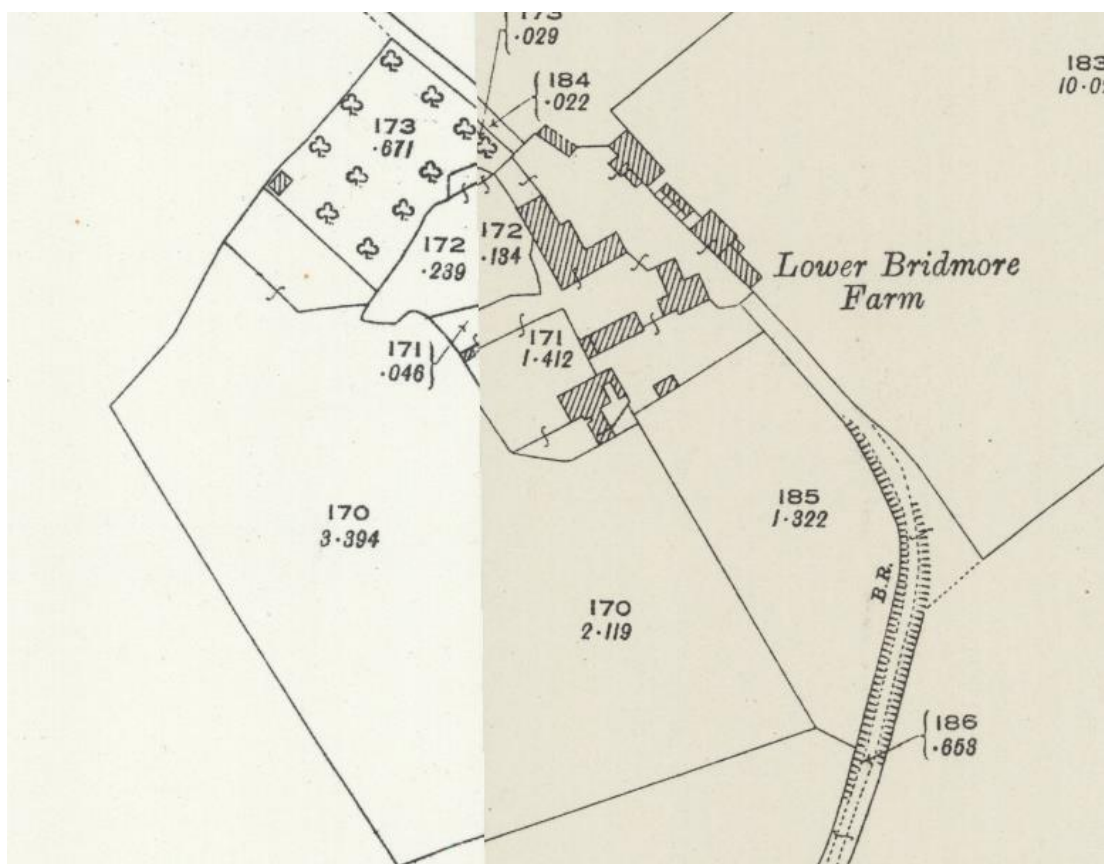
1840 Tithe map – small building illustrated on the site of Barn 3



1887 OS Map – Barn 3 appears



1901 OS Map – no discernible change



1925 OS map – no discernible change