

HERITAGE STATEMENT

In respect of:

REPAIRS TO BARN AND CHANGE OF ROOF MATERIAL

At:

LOWER BRIDMORE FARM, BERWICK ST JOHN, SP7 0HG

On behalf of:

Mr & Mrs Marris

June 2025



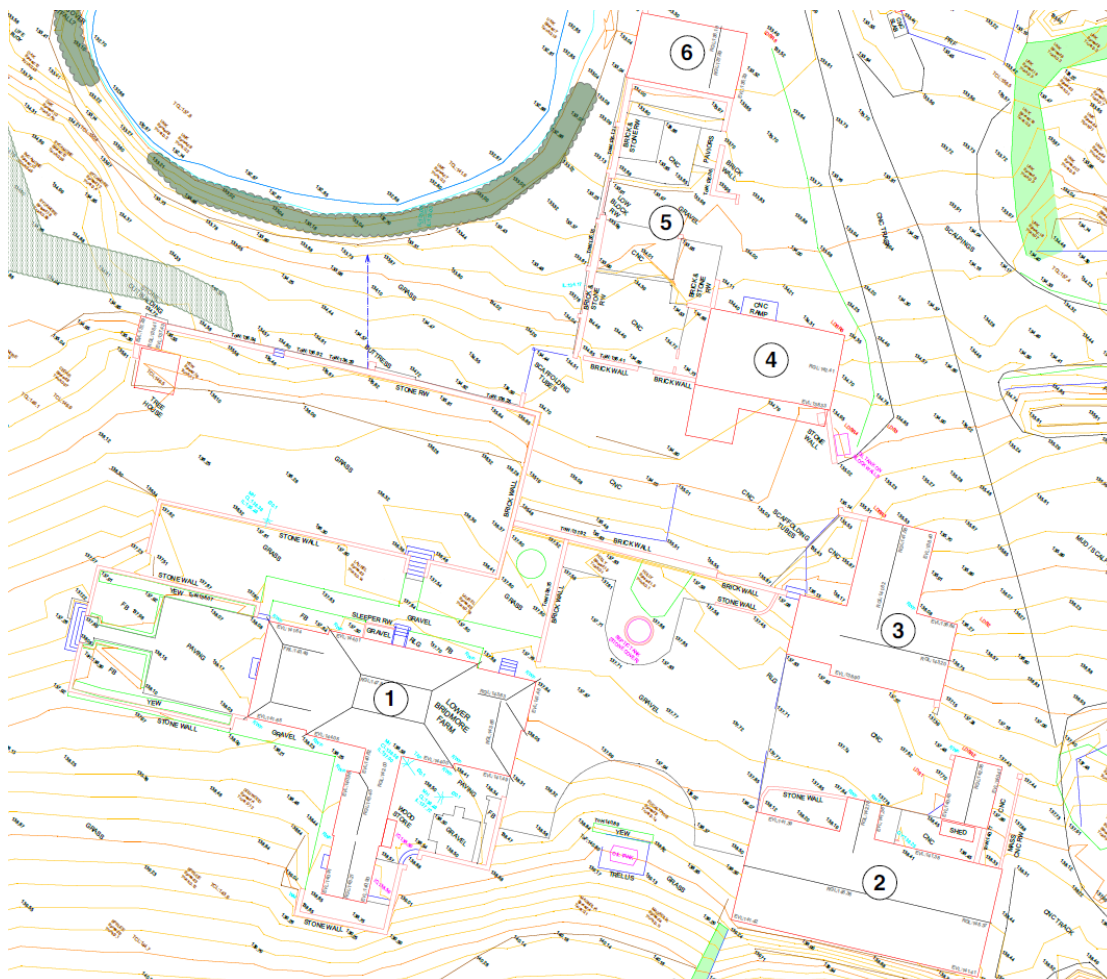
ELAINE MILTON
HERITAGE & PLANNING LIMITED
t: 07979 942042
e: emilton@emhp.co.uk
w: www.emhp.co.uk

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1.0 Introduction

- 1.1 This statement accompanies applications for planning permission and listed building consent for the repairs and the change of roof material of one of the redundant barns within the farmstead to the north of the Grade II listed Lower Bridmore Farmhouse (application references PL/2025/03809 & 03669).



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

- 1.5 Barn 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.

Project Outline

- 1.9 The main objectives of the proposals are to preserve and make weather-proof Barn 3 as well as improve the building's external appearance.
- 1.10 The conservation officer has provided initial comments on the current applications, summarised below:
- The proposals will potentially improve the dilapidated condition of the building and enable it to become functional
 - Further information is required on the existing roof structure and the impact of the works
 - Further information is required on the proposals for the windows and doors
 - A schedule of works, a heritage impact assessment and a structural engineer's report should be supplied.
- 1.11 This report describes the significance of the barn 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.

- 1.12 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.
- 1.13 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.

Barn 3

- 2.4 Historical map regression appears to show that Barn 3 was constructed or significantly rebuilt between 1840 and 1887 as the farmstead grew 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 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 historic 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. It is missing in places, is not waterproof and 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 in the east gable above ground level, which is clad with horizontal feather-edged weatherboard cladding.
- 2.10 The recent structural survey from AWA Associates reports for Barn 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

Roof

3.1 The proposal is for the replacement of the flimsy corrugated iron roof with a handmade plain clay-tiled roof in accordance with the structural engineer's recommendations. In more detail:

- Removal of corrugated iron roof
- Main range and W room roof – replace roof structure completely with a traditional double-purlin roof structure and a new, intermediate floor supported on the truss chords
- N range – augmentation of existing roof structure (retention of the 2 No. C20 trusses) with the addition of new rafters and purlins
- Installation of handmade plain clay tiles (to match the house and the adjacent barn)
- Insulation is to be installed above the rafters but the new roof structure is to be brought in slightly to enable the eaves and ridge heights to remain the same
- Reinstatement of cast iron gutters, timber fascias and timber bargeboards

Openings

3.2 It is being proposed to reuse the existing barn openings (no new ones are proposed). In more detail:

- N elevation – replace the existing high-level timber window with a new one to match, install new timber plank double-doors and a new half-glazed timber door
- E elevation – replace the 2 No. Crittal windows with 2-light timber casements having central glazing bars and replace the loft door with a plank door to match
- S elevation – install oak plank double-doors in the large opening
- W elevation – reopen blocked opening at high level and install plank double-doors and replace timber casement window with one to match

Floors

3.3 The existing concrete floors are to remain unaltered.

External Walls

3.4 The stone and brick walls of the barn would be repaired and re-pointed. In more detail:

- E gable – the horizontal feather-edged boarding would be made good
- Main range, W room and N range – the masonry walls would be re-pointed in a lime mortar (mortar to match the historic Greensand mortar that exists).

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.

Development Plan Policy

- 5.6 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

- 5.7 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 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.
- 5.8 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.
- 5.9 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*'.
- 5.10 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.

- 5.11 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.
- 5.12 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 proposals would improve the condition of Barn 3, secure its preservation and enable it to become functional. They have been developed in line with the structural engineer's assessment and recommendations.

Roof

- 5.2 The replacement roofing would improve the building's weatherproofing, particularly at the western end where part of the roof is missing.
- 5.3 Given that the roof structure in the main range and western room is modern and note of value, there would be no harm/loss to significance from its replacement.
- 5.4 The 1930s trusses within the brick north range would be preserved and augmented with new timbers to support the heavier, clay-tiled roof.
- 5.5 The proposed handmade plain clay tiles would have a high-quality, traditional finish that would be compatible with the character of the building and would match the listed farmhouse and the adjacent barn.
- 5.6 The proposal would see the restoration of the barn's cast iron gutters, timber fascias and timber bargeboards.
- 5.7 The proposed insulation would future-proof the building while not resulting in any visually discernible change to the external envelope of the barn (ridge and eaves heights unaltered).
- 5.8 Overall, the proposals for the roof would improve appearance of the barn, and the group value and setting of the listed buildings would be enhanced.

Openings

- 5.9 The existing openings would be retained and reused thereby preserving the agricultural character of the building. The proportions of the larger openings would be preserved with full-height doors of traditional design and materials. The proportions of the replacement windows would replicate the existing. Retention of the loft doors would maintain the legibility of the building.

Floor

- 5.10 No change/impacts.

External Walls

- 5.11 The making good of the horizontal feather-edged boarding in the east gable would preserve the fabric (historic framing) and character of this element of the building.
- 5.12 The re-pointing of the masonry walls would improve the barn's weather-proofing, especially at low levels where pointing is missing and causing dampness. The use of a lime mortar with Greensand combined would be appropriate in terms of material (breathability) and appearance.

6.0 Conclusion

- 6.1 The application relates to a curtilage listed barn that is of value for its external appearance and the contribution this makes to the historic farmstead at Lower Bridmore Farm.
- 6.2 The application proposals would improve the condition of the barn, secure its preservation and enable it to become functional.
- 6.3 The proposals have been developed in accordance with the structural engineer's assessment and recommendations.
- 6.4 The proposals would preserve the barn's historic fabric and would be sympathetic to the agricultural character of the building.
- 6.5 The contribution to group value and the setting of the listed farmhouse and separately listed barn would be preserved and enhanced.
- 6.6 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

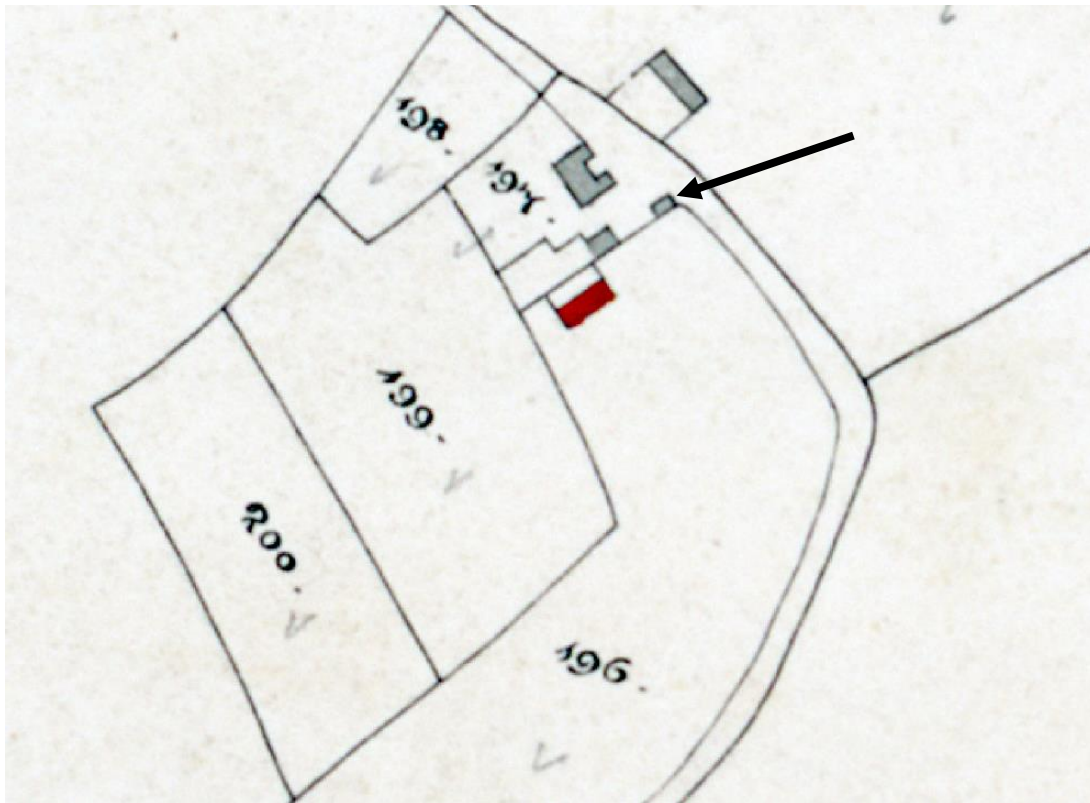


Interior of the north range of Barn 3 – internal boarded lining

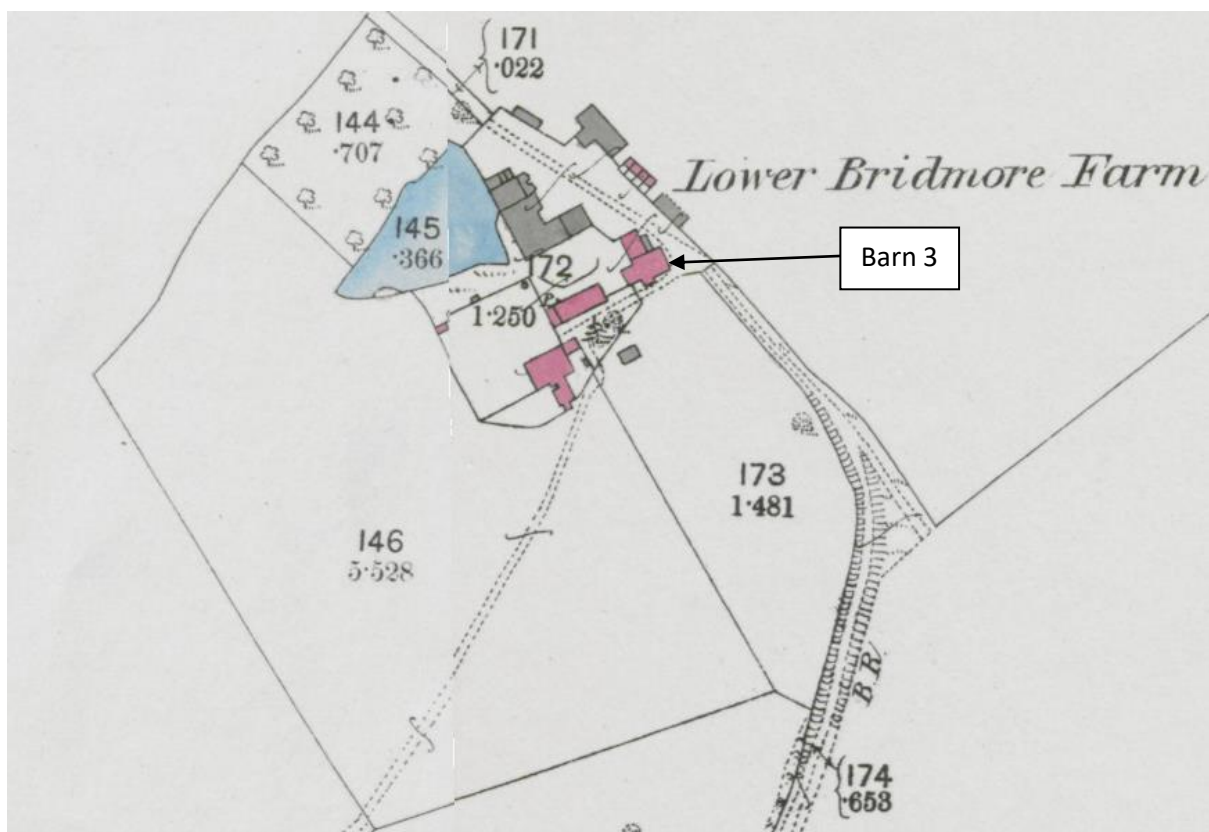


Softwood trusses in the north range (probably 1930s)

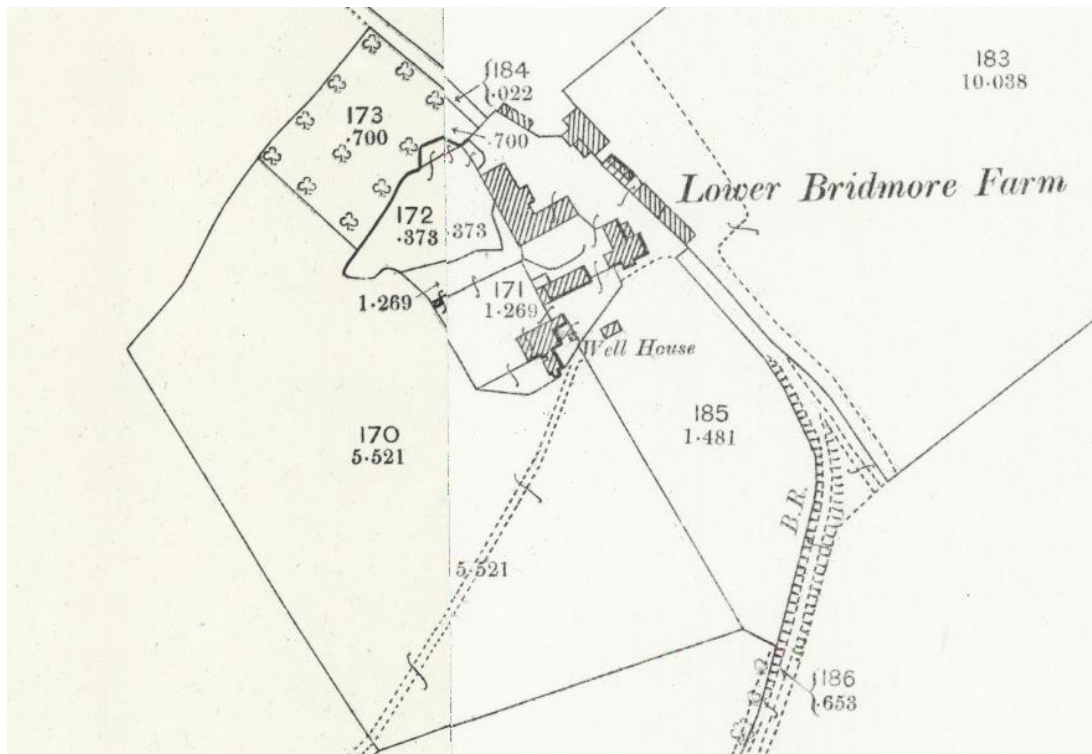
APPENDIX 2: HISTORICAL MAPPING



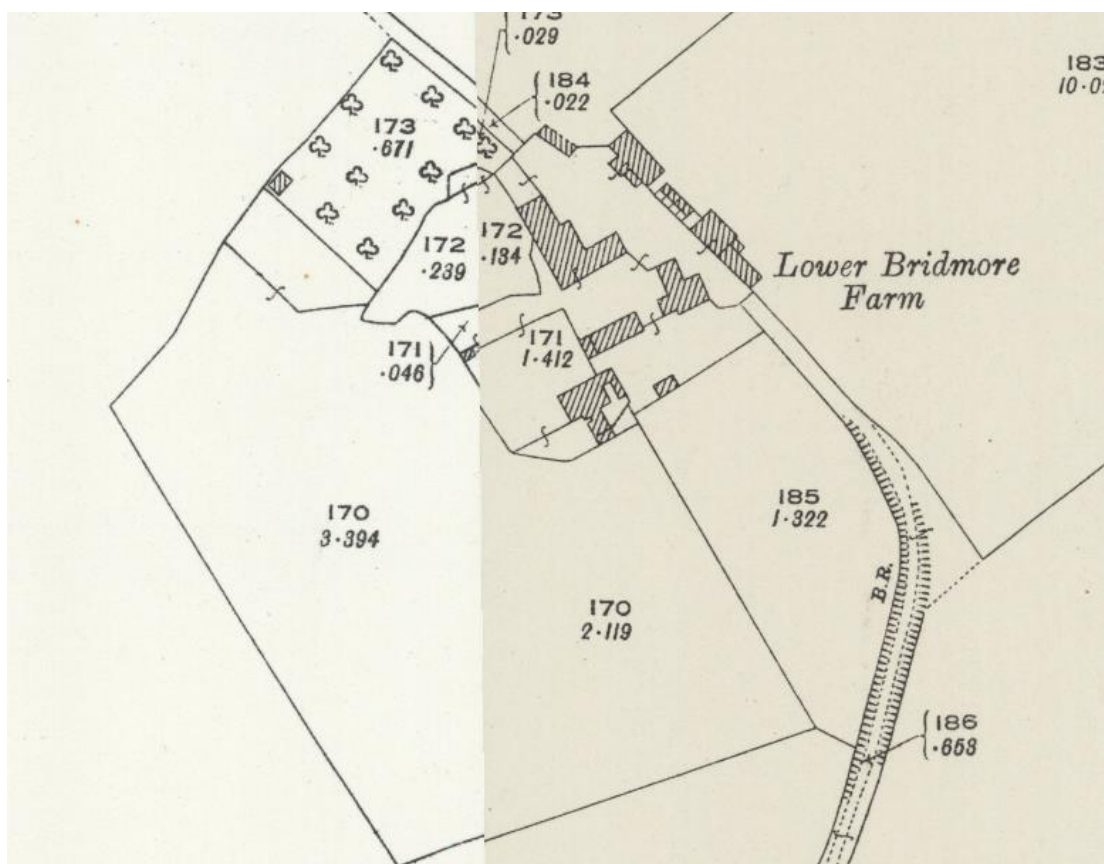
1840 Tithe map – small building illustrated on the site of Barn 3



1887 OS Map – Barn 3 appears



1901 OS Map – no discernible change



1925 OS map – no discernible change