



01 INTRODUCTION

This statement has been prepared to accompany a planning and listed building application for proposed works to an existing barn within the curtilage of No. 10 The Linleys; proposals are discussed in detail in section 05, but can be summarised as follows: the repair and conversion of the existing barn situated immediately east of No. 10 The Linleys to form ancillary residential accommodation associated with the main dwelling.

The purpose of this document is to describe the site, its heritage significance, the existing building condition, and the design approach taken to ensure that the proposals conserve and enhance the character of both the barn and the setting of the listed building.

Statutory Designation

The existing barn is located within the curtilage of No. 10 The Linleys, which is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990. The barn is not specifically mentioned in the listing but is curtilage listed.

No. 10 The Linleys was included on the list in August 1986; the listing description is copied below for reference:

CORSHAM THE LINLEYS (B3353) ST 86 NE 3/253 No 10 II

House, late C17 and C18, rubble stone with stone tiled roofs, 2 storeys. Main range to rear with west end stack and parallel longer range to street with three gables and wing running east. South front to garden has 3 dormer gables, with 2-light mullion windows and hoodmoulds, 2 recessed ovolo-moulded, one recessed cyma-moulded. Ground floor C20 door, 2-light recessed hollow-moulded window and hoodmould and 4-light C20 window. East end has truncated stack and upper 2-light recessed cyma-moulded window and hoodmould. West end has wing projecting to north, C20 windows to west end and west side of wing, one replacing a C19 shop window. Blank gable to road, second gable, to left with first floor 2-light recessed cyma-moulded window and hoodmould, third gable to left has similar upper window and ground floor similar 2-light and single light under renewed hoodmould. Range continues east with side wall stack and one-window range of C18 two-light flush cyma-moulded windows with ashlar panels below. Low Bridgwater-tiled east end outbuilding.

Listing NGR: ST8789768897



Areal view of No.10 The Linleys

02 SITE AND CONTEXT

No. 10 The Linleys is a Grade II listed dwelling located on the northern edge of the village of Gastard, within the parish of Corsham. The property is located south of the B3353, which connects Gastard to Corsham. The property occupies a generous plot extending east–west, enclosed by traditional stone boundary walls and mature vegetation.

The Barn lies approximately 10 metres east of the principal house, within the same curtilage. Together, the house, linking boundary wall, and outbuildings form a loose courtyard arrangement typical of historic rural properties in this part of Wiltshire.

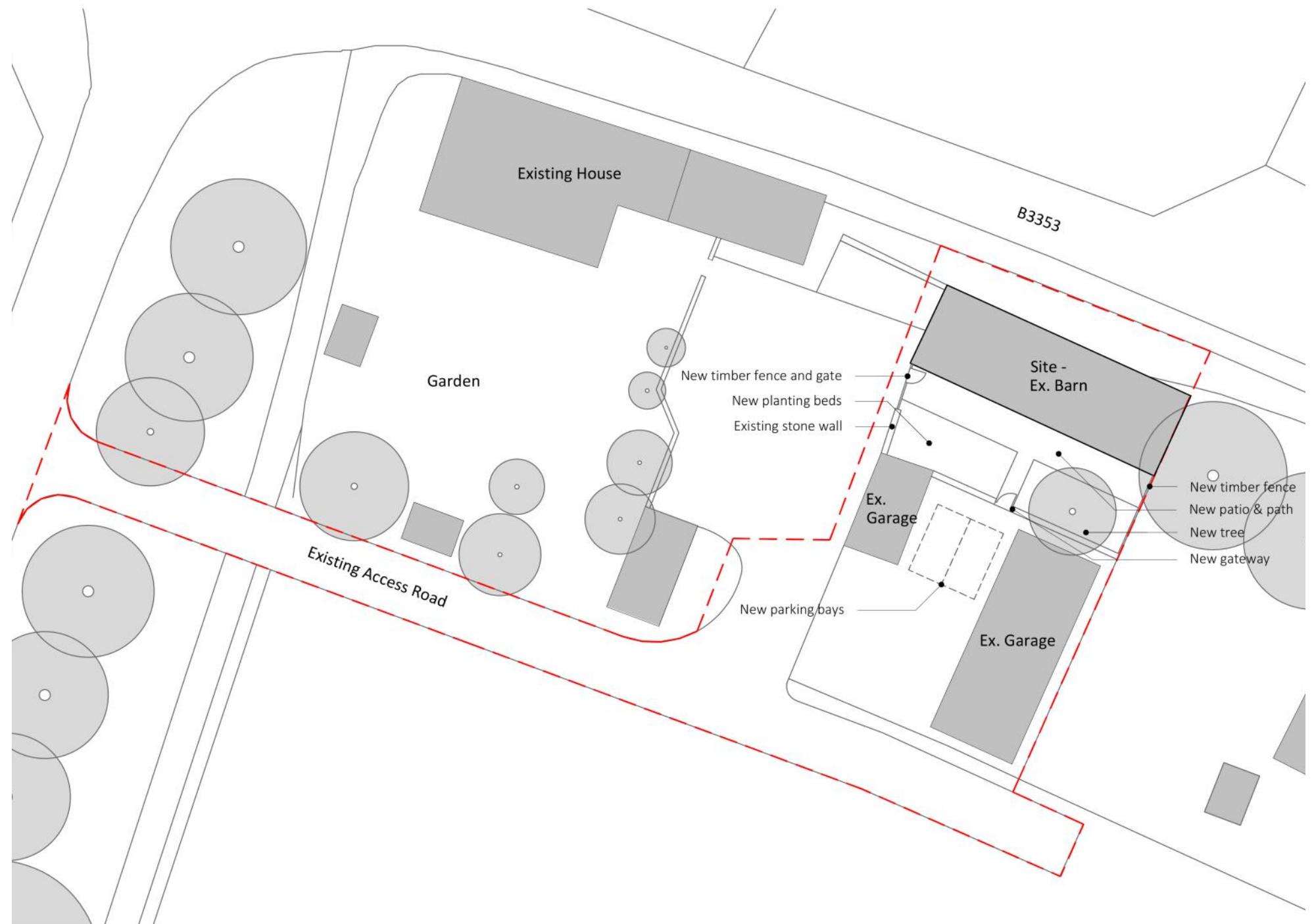
A stone wall runs along the northern boundary connecting the house to the barn and incorporating a pedestrian gate, visually enclosing the yard. Two small sheds stand to the south of the barn and are likewise curtilage structures.

The barn shares the same local vernacular materials as the main house; rubble limestone walls, timber frame roof structure, and a double-Roman clay-tiled roof finish.

Access to the site is via the existing private drive from the west, shared with No. 10. The wider setting remains rural and verdant, with open fields to the north and south, and scattered development along the B3353.

Before developing the proposals and preparing the planning and listed building applications, the client appointed a structural engineer to undertake a structural survey the barn due to a large crack in an external wall and part of the structure being propped up.

The client also arranged a preliminary ecology assessment on the barn which led to 2 further evening surveys to assess the potential for bats within the building. The report concluded that no bats were found.



03 HISTORIC SIGNIFICANCE

STATEMENT OF HISTORIC SIGNIFICANCE

Listing Context

Although not individually listed, the Barn is situated within the curtilage of No.10 The Linleys, which is grade II listed dwelling. The barn is therefore treated as curtilage-listed under Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Description of the Barn

The barn is a modest, single-storey, stone structure of 4 open bays on the south elevation. The building fabric is typical of 19th-century agricultural construction, the walls are built of roughly dressed limestone with lime mortar and simple detailing; the south elevation and roof structure is constructed of oak posts, beams and trusses; with timber rafters and double roman clay tiles on the roof

It is believed that substantial interventions have taken place over the years; part of the external walls have been reconstructed and most of the roof does not appear to be original.

Heritage Significance

The barn derives its significance primarily from its historic association, vernacular character, and group value within the curtilage of No. 10 The Linleys.

Historic Value

The barn holds historic associative value as a surviving component of the domestic and agricultural ensemble historically linked to No. 10 The Linleys.

Its form and materials reflect the modest agricultural activity that once supported the household. Despite later repairs and partial rebuilding, it retains sufficient original form to illustrate its 19th-century origin and rural function.

Aesthetic Value

Architecturally, the building has modest vernacular interest. Its simple construction, low profile and visible oak trusses are typical of Wiltshire's small agricultural buildings and contribute to the architectural rhythm of the settlement.

Group and Setting Value

The barn makes a positive contribution to the setting of the listed dwelling. Together with the boundary wall and adjacent outbuildings, it defines a courtyard arrangement that reinforces the historic domestic-working relationship of the site. Its scale and materials complement the principal house and strengthen the site's traditional rural character.

Summary

While the barn is of limited standalone significance, it contributes meaningfully to the overall heritage value of No. 10 The Linleys through its historic association, materials, and setting. Its preservation and sensitive repair will therefore sustain the legibility and integrity of the listed property's historic curtilage.

04 EXISTING CONDITION

The existing barn is in a poor and deteriorating state of repair. Vegetation and water ingress are accelerating the decline of the structure, which remains repairable but requires intervention to prevent further loss of fabric.

- The roof covering of double-Roman clay tiles is incomplete, with several areas of slipped or missing tiles exposing the interior to the elements. The timber roof structure is compromised and part of the structure is currently being propped up from below.
- The north wall is heavily overgrown with ivy, leaving much of the masonry damp and mortar joints open and friable.
- There is visible cracking and movement to the northeast corner, consistent with differential settlement or outward thrust from the roof.
- The south elevation is open, formed by a series of oak posts and beams with no enclosure. This elevation, and the adjoining floor area, are overgrown with weeds and vegetation.
- The floor surface is uneven and largely earthen, with some areas of historic stone or concrete.
- The immediate surrounding yard is partially overgrown vegetation and self-seeded scrub limiting access.



05 DESIGN PROPOSALS

Proposal seeks to repair and convert the existing barn to create ancillary residential accommodation associated with No. 10 The Linleys. The conversion will be carried out with minimal alteration to the existing envelope, following a fabric-first approach to conservation. The design respects the building's agricultural simplicity, ensuring new interventions are clear and do not alter the form of the building.

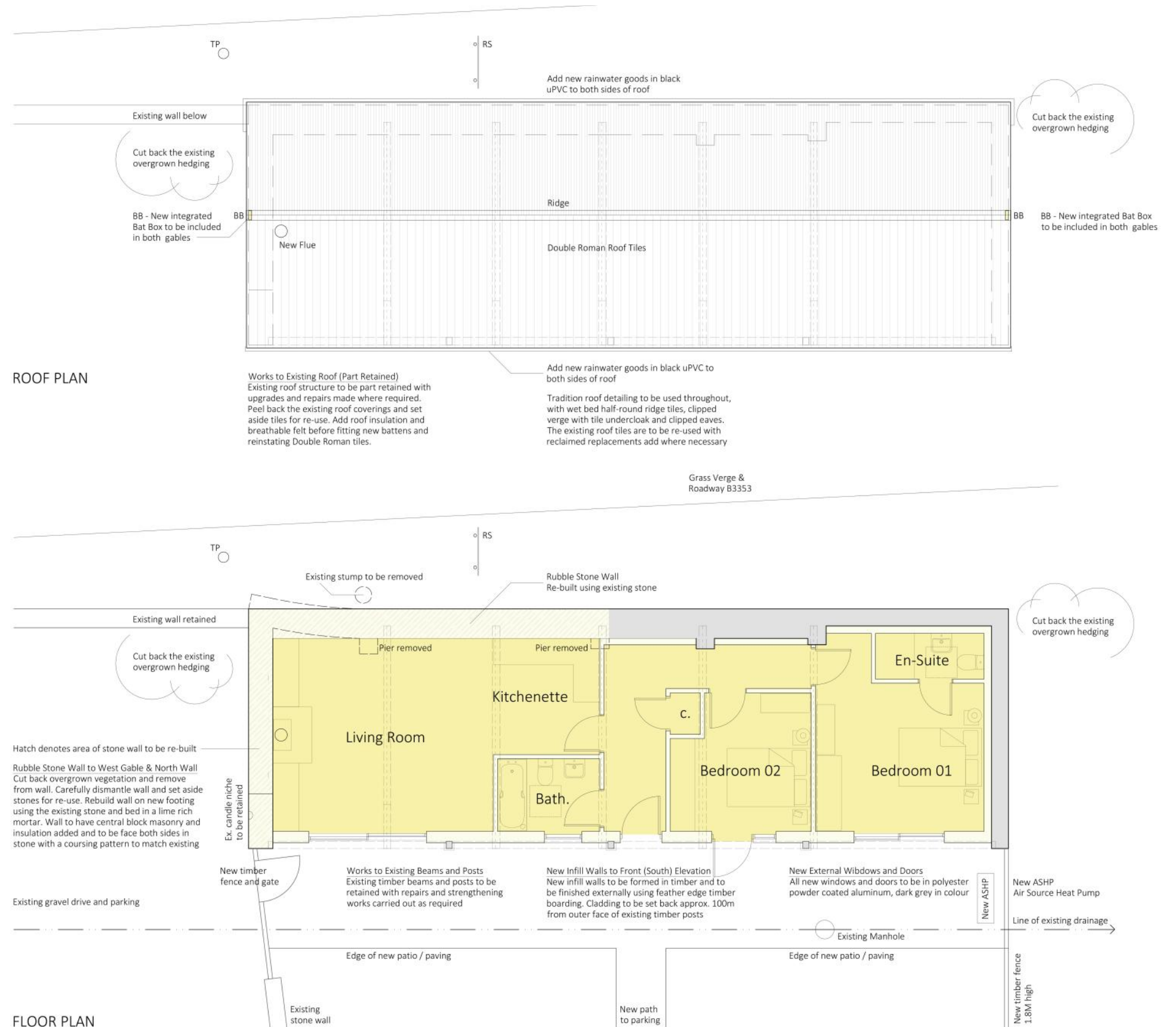
Layout and Use

Internally, the barn will accommodate: Two bedrooms; A bathroom; A modest living area; and A small kitchenette to allow flexible use by family members or guests.

The layout has been arranged to work with the existing structural bays and openings, avoiding the need for new penetrations or alterations to the structure. The accommodation will remain ancillary to the main dwelling.

Proposed Works and Alterations

- A structural report has been undertaken by a Structural Engineer and they have concluded that new footings are required along part of the north and west elevations; to address the underlying structural instability to this section of the building; refer to the structural engineers report for further details.
- The proposed drawings highlight the existing rubble stone external walls which are to be carefully dismantled and then reconstructed following the installation of the new footings.
- The sections of existing rubble-stone walls which do not require reconstruction are to be repaired locally using matching limestone and lime mortar. All stonework will then be repointed with a lime-based mix to ensure breathability.
- Works to Existing Beams and Posts - Existing timber beams and posts to be retained; with repairs and strengthening works carried out as required.
- New Infill Walls to Front (South) Elevation - New infill walls to be formed in timber and to be finished externally using feather edge timber boarding. Cladding to be set back approx. 100m from outer face of existing timber posts

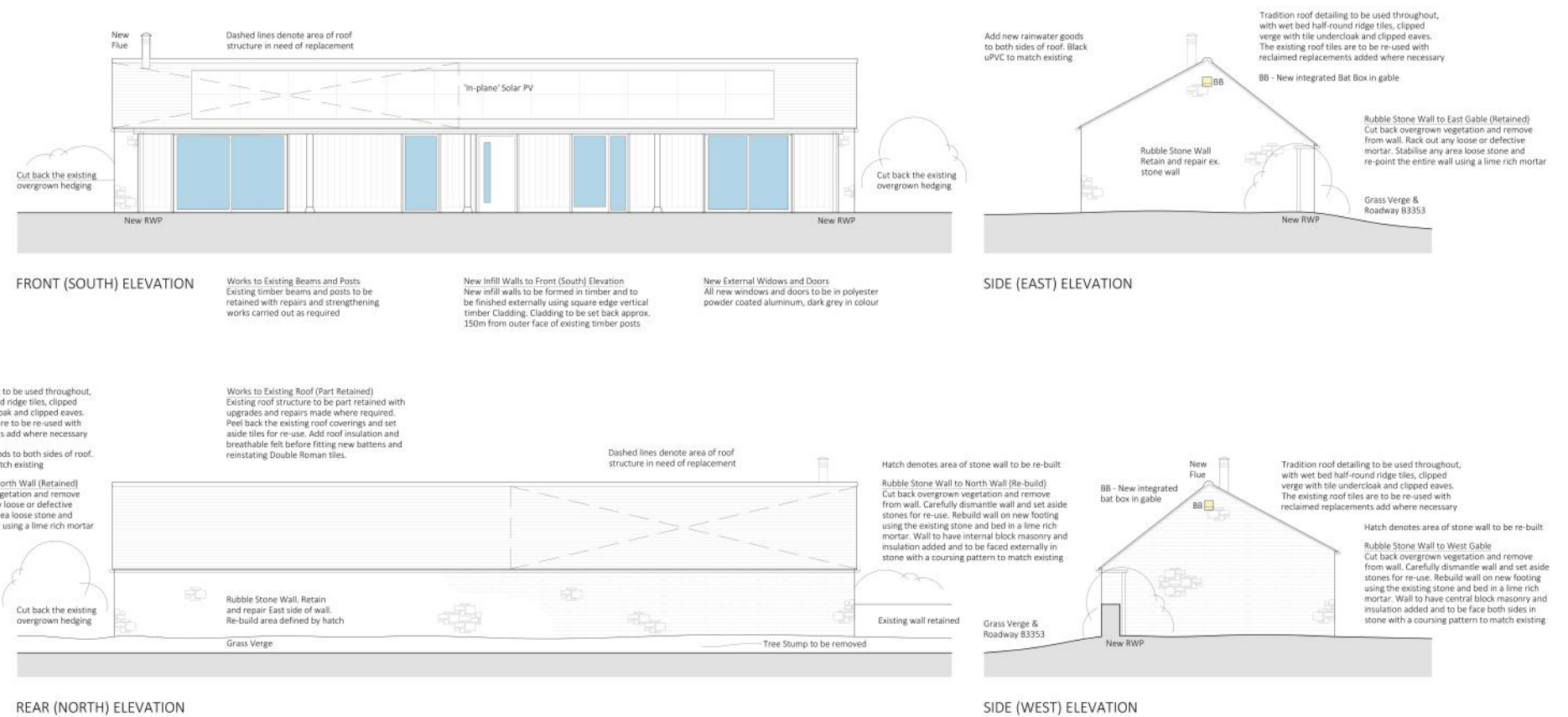


05 DESIGN PROPOSALS

- Works to Existing Roof (Part Retained) - Existing roof structure to be part retained with upgrades and repairs made where required. Peel back the existing roof coverings and set aside tiles for re-use. Add roof insulation and breathable felt before fitting new battens and reinstating Double Roman tiles.
- New External Windows and Doors - All new windows and doors to be in polyester powder coated aluminum, dark grey in colour.
- Rainwater Goods - new rainwater goods to both sides of roof ; All in black uPVC to match existing
- Solar panels are proposed on the south roof elevation (non road side), along with an air source heat pump (located on the southern wall elevation). A log burner is also proposed to support the heating system during the coldest months of the year.

External Works

- Access to the barn will be via the existing driveway to No. 10 The Linleys
- Two parking spaces will be formed immediately south of the barn on existing hardstanding.
- A modest patio and small area of soft landscaping will provide amenity space, enclosed by timber post-and-rail fencing and a simple timber gate.
- Existing stone walls and mature planting will be retained wherever possible, maintaining the established courtyard character.
- The existing tree root in the verge by the footpath is to be removed as part of the works and made good.



06 PLANNING CONTEXT

Planning Context and Response to Pre-Application Advice

This section provides an overview of the site’s planning background and relevant policy context.

Pre-application advise was sort years ago, prior to the Planning and Listed Building approved works were undertaken on the main house. The pre-application response mainly related to the main house, but the barn was discussed during a site visit where is was agreed the principal of conversion could be acceptable.

Planning History

The planning history for the main house is well documented, however it does not appear any planning application have been submitted relating to the barn. The applications for the house and wider plot reflect its gradual transition from agricultural to equestrian and small-scale rural uses.

Planning Policy

The proposals have been developed with regard to the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2023), and the Wiltshire Core Strategy (2015).

Under Sections 16(2) and 66(1) of the 1990 Act, special regard must be given to preserving a listed building and its setting. Although the barn is not individually listed, it lies within the curtilage of No. 10 The Linleys (Grade II) and is therefore treated as a listed structure. The design approach has been informed by this duty, ensuring that the building’s contribution to the setting and character of the main house is conserved.

National Policy

Section 16 of the NPPF promotes the conservation of heritage assets as an irreplaceable resource. Paragraphs 199–202 require that any harm to significance be weighed against public benefits. The proposal causes no harm to the heritage asset and instead delivers public benefit through the repair and long-term reuse of a deteriorating structure. It also aligns with NPPF objectives to make effective use of land and to achieve high-quality, context-sensitive design.

Local Policy

Relevant Wiltshire Core Strategy policies include:

CP57 – High Quality Design: The proposals respond positively to local character and reinforce the traditional hierarchy between dwelling and outbuilding.

CP58 – Historic Environment: The works conserve the curtilage-listed barn and preserve the setting of the listed house.

CP48 – Supporting Rural Life: The conversion represents sustainable reuse of an existing building compatible with its rural character.
Planning Rationale

The development secures the long-term preservation and viable use of a neglected curtilage building through minimal, reversible alterations. The barn remains functionally linked and visually subservient to the main dwelling, ensuring compliance with both heritage and design policies of the development plan.

07 CONCLUSION

The proposed repair and conversion of the barn east of No. 10 The Linleys represents a sensitive and sustainable form of development that will secure the long-term preservation of a deteriorating curtilage-listed structure.

The works are modest in scale and carefully designed to retain the building’s historic fabric and agricultural character, introducing only limited and reversible interventions necessary to enable its continued use.

By reinstating traditional materials and reinstating the open elevation with a simple composition of timber and glazing, the scheme preserves the barn’s legibility and its functional relationship with the main dwelling.

The resulting accommodation will remain ancillary to No. 10 The Linleys, maintaining the established hierarchy and ensuring that the building remains part of the historic domestic group.

The proposals are fully consistent with the objectives of the NPPF (Section 16) and Wiltshire Core Policies 57, 58, and 48, delivering heritage, environmental, and social benefits through conservation-led reuse.

In summary, the scheme will:

- Conserve and enhance the setting of the listed dwelling;
- Retain and repair historic fabric using appropriate traditional materials;
- Secure the viable long-term use of the curtilage structure; and

Sustain the special architectural and historic interest of the site as a whole.

Accordingly, the proposals are considered to preserve and enhance the significance of No. 10 The Linleys and its setting, meeting the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.