



Appendices to

Planning, Design & Access Statement

Proposal:	Repairs to Grade II Listed Barn (retrospective)
Site:	Shrub Farm Barn, Shrub Farm, Castle Combe, SN14 7JA
Our Reference:	2517_Appendices

Appendix 1; Context plan

Appendix 2; 'Repairs to Barn at Shrub Farm, Castle Combe SN14 7JA' prepared by Mr R. Munnings

Appendix 3; Letter to Enforcement Officer from Mr R. Munnings, 5th February 2025.

Appendix 4; Official List Entry for Barn at Shrub Farm

Appendix 5; Aerial images



Appendix 1;

Context plan

Context Plan

Write a description for your map.

Legend

- Castle Combe Visitor Car Park
- Feature 1
- Shrub Farm Barn
- Shrub House Farm
- The Manor House





Appendix 2;

‘Repairs to Barn at Shrub Farm, Castle Combe SN14 7JA’ prepared by
Mr R. Munnings, January 2025

REPAIRS TO BARN AT SHRUB FARM, CASTLE COMBE SN14 7JA

Introduction

This commentary is set out under the following headings

- Introduction
- Summary
- Background
- State of Barn on Acquisition
- Process of Repair
- Eventual total Work Carried Out to date
- Work outstanding
- Materials Used

Background, State of Barn on Acquisition, Process of Repair, and Work Outstanding are included to give, hopefully, helpful context to the request for the Schedule of Works and Materials Used.

Summary

We are fairly near completion of repairing the old barn at Shrub Farm, Castle Combe. Certain areas had become dangerous and, having acquired contiguous pasture and woodland for a small farming business, we are in the process of restoring the barn to its original agricultural purpose. The barn had been out of use since we acquired it in 2009. The pasture and woodland came on to the market unexpectedly in late 2021.

The repairs needed have been much more extensive than first envisaged and have evolved as we progressed further into the work. We now have a wholly repaired roof and with some strengthened rubble stone walls and some small areas which have been taken down and rebuilt. There are still some areas of work to finish

We have used a small firm of builders from Bath. They have experience in working on historic buildings but our main reason for involving them is that, in our experience, they work with attention to detail and great care for the process and result. They have consulted a structural engineer when necessary.

Our instruction has been to make safe and make good the barn replacing materials only where necessary, using like for like replacement materials where possible and other appropriate materials where not.

It should be made clear that, where there have been choices on work to be carried out or on material to be used, I have made them myself, after talking matters through with the builders.

Background

The Shrub House and Shrub Farm area was acquired by Roger and Karen Munnings in three separate transactions. This section aims to explain how the approach to the old barn evolved.

Shrub House was purchased in March 2004. The house had two paddocks in front of it and a small paddock behind and to the east of it, making, in total, roughly twelve acres..

The adjacent old barn, a modern barn, derelict farmyard and Pinetum Cottage were acquired in 2009 and a further 200 acres of pasture and woodland behind and around the house were acquired in late 2021.

Roger and Karen Munnings and their two daughters lived in Moscow until 2008 where Roger was responsible for KPMG Russia and CIS Region practice as well as KPMG's Global Energy and Natural Resources practice. After retiring from KPMG in 2009, Roger was invited to join the Boards of various Russian companies which required him to travel to Moscow for three or four days approximately every two weeks. He resigned from those directorships in March 2022.

The reason for the acquisition of Shrub House was for our family home in the UK after the birth of our daughters. The original reason for acquiring the barn and farmyard had been to maintain the residential quality of Shrub House and to have a further dwelling nearby – Pinetum Cottage.

In terms of maintaining the residential quality of Shrub House, when we were considering the acquisition of the barn and farmyard, a Senior Conservation Officer at Wiltshire County Council (I think, a Ms Judy Enticknapp) visited with our then solicitor, Martin Lang of Goughs, at our request so that we could ask whether, if anybody else bought the barns and yard, they would be able to successfully seek permission to convert it to residential use. She stressed that any such request would have to follow due process but that, in her view, it was a distinct possibility. With that in mind, we bought the barns and farmyard. Since the acquisition, we have also from time to time, considered the possibility of

seeking permission for change of use ourselves as we were not using the area but the thought has never progressed beyond brief consideration.

Unexpectedly in 2021, the opportunity to acquire the pasture and woodland arose and we bought it. The reason for its acquisition was our decision to build a small farming business which would also allow rehabilitation of the neglected pasture and woodland behind and around the house and facilitate its full potential as a sort of wildlife sanctuary while protecting the wooded nature of the parts adjoining the village of Castle Combe. At that stage it became the firm intention to use the acquired barns and yard in the farming business and, effectively, to reunite them with their original purpose.

At the time of acquisition of the pasture and woodland, , there was projected cash flow from Roger's directorships in Russia to invest in the improvement of the farm and land. The cash flow ceased unexpectedly shortly after the land acquisition resulting in a much slower pace of repairing and rehabilitating and a more careful spend.

State of Old Barn on Acquisition in 2009

The barn (in which, during the current repairs, we found a stone with 1794 inscribed) was in a poor state on acquisition with an almost fully dismantled squash court in its northern section.

It had a corrugated metal area of roofing covering approximately a fifth to a quarter of the west facing roof with the rest of the roof including the roofed entrances being tiled approximately 40% with clay pantiles and 60% with clay double roman tiles.

Of the four main barn entrances, the two on the east side facing Shrub House were blocked with rendered breeze blocks and the two facing west were open with one remaining wooden door open but unclosable as its base was surrounded by concrete.

Process of Repair

It was clear on acquisition that the barn would need repairs at some stage. It was in a poor state but not a dangerous one and, at that stage, we had no plans for using it.

In around 2015 a hole appeared in the southern part of the northern section of the barn's roof on the east side due to the collapse of three or four rotten battens. This hole slowly increased in size but was not considered dangerous.

Then in 2022 an A frame in the southern section of the barn collapsed with battens, rafters and tiles falling inwards. At this stage it became clear that the process of repair needed to be started. The southern section of the barn had become dangerous and the collapsed section was in danger of causing problems elsewhere in the building. We also wanted to use it in the fledgling farming business.

We asked a builder who had been doing some work for us in a flat in Bath to visit to assess what was necessary and to decide if he would carry out the repair work for us. We were keen that he did as, from experience, we knew that he and the one or two people he worked with to be good craftsmen and to care about the process and the result.

We had bought a cherry picker to help, amongst other things, with the analysis and work and on arriving the builder set about stripping the tiles around the collapsed area. At that stage, we had expected to repair the collapsed A frame and the surrounding area and to use the opportunity to repair the hole in the northern section of the barn.

In the event, the process then became evolutionary due to the gradual discovery, as work progressed, of more and more areas needing or which would benefit from attention.

As we stripped more tiles in the southern section, it became clear that earlier repairs to the structure had been done poorly or with insufficient regard to the forces created by the roof. We also focussed on the fact that certain parts of the barn's wall in the southern section were bowing outwards. At this stage we decided to engage a structural engineer on how best to deal with the bowed area and to advise on whether our developing plans for the roof were structurally sound. It also became clear that more parts of the timber work were rotten or woodwormed than we had originally thought.

One area where the west wall looked particularly bowed was around the two loading entrances either side of the central wall so we took the decision to replace the broken ashlar lintel by taking down the rubble stone above it and then rebuilding using the original rubble stone and lime mortar.

This development took us to the northern section of the barn where the walls seemed much sounder and the roof in better repair. Detailed investigation proved us correct on the walls but wrong on the roof. Layers of cladding had been placed either side of the roof rafters on the north section, perhaps as part of the squash court construction, and the gap between the two layers had been permanently damp resulting in the rafters and some of the A frames rotting.

Eventual Total Work carried out to date

Following the slow process of problem discovery, the eventual work carried out to date has been

- the eventual stripping all tiles on both the northern and southern sections of the barn and replacing, where necessary, with clay double romans for stability. This process involved replacing some A frames and purlins, retaining and using old wood where sound, replacing all rafters with deeper rafters and replacing all battens with top quality battens. The rotted wall plates and ridge plates have been replaced throughout and the wooden wall plates have been bolted with stainless steel bolts into a concrete layer inserted into the rubble stone wall to give further stability to the old A frames on the advice of the consultant engineer who was helping with the repair requirements. He also advised us to use 22mm plywood for firmness on the peaks of the A frames and metal plates on each side of the bases of the A frames. The ply and the metal can be seen from below.
- the external walls on either side of the wall which divides the northern and southern sections of the barn had moved outwards by about eight to ten inches on the west side and three to four inches on the east side, probably due to the weight of the roof on rotten wall plates We took down the west side wall about six feet to where the splay started and rebuilt using the original rubble stone, hidden helical bars to reinforce tying into the central wall and lime mortar
- the face of an ashlar half lintel on one of the two loading entrances on the west side of the barn had cracked away due to water ingress and frost. We replaced the half lintel with ashlar. The rubble stone area above the lintel had bowed outwards. We removed the rubble stone in an area of about 6' by 6' and rebuilt using the same stone and fresh lime mortar. Similarly we

rebuilt the top three or four layers of rubble stone in a 12' length on the west wall of the barn by its central wall using the same rubble stone and lime mortar.

- a hole of some 4'x5' existed below the loading entrances on the west side of the barn. Its purpose was unclear and, as it had no lintel, it seemed to be causing a lack of solidity in the wall. We closed it using rubble stone and lime mortar
- the south wall of the south barn entrance on the west side of the barn was bowing outwards at its furthest end from the barn. We took a part of it down and rebuilt using the same rubble stone and ashlar and lime mortar.
- the oak lintels on all four of the main barn entrances were in danger of failing. We replaced all four with new oak lintels of the same size.
- the walls in various parts of the barn and, in particular the south wall, were bowed or had cracks running down them. We scraped out existing lime mortar inserted strengthening stainless steel helical bars and re-mortared using lime mortar.
- the entrance to the barn on the east side (facing Shrub House) comprised the two main 11'x14' barn entrances with a small 6'x3' side door on the north side of each entrance. All were blocked with rendered breeze blocks. We opened the small door on the southern entrance to facilitate working. The two main barn entrances remain blocked up,

Work outstanding

Work outstanding is as follows

- completion of lower sills on loading entrances on west and south side of barn
- various areas of lime mortar repointing

- location of guttering and down piping to be decided and cast iron guttering and downpipes to be fitted.

To make the barn fully useable for the farm we also have to consider

- building ramps to the floor levels on the western side
- whether to re-open the blocked up main entrances on the eastern side
- whether to fit barn doors and loading entrance doors to the barn.

Materials used

The underlying requirement was only to replace materials where necessary and to use the same or similar materials where possible. Materials used have been as follows;

Timber

- Douglas Fir beams for A frames and purlins to replace what we think was mainly elm. Where the timber from existing A frames was useable for purlins we have done so.
- Oak lintels to replace the oak lintels on all four barn entrances
- 2"x5" rafters to replace all 2"x3" rafters on whole roof and entrances
- All new top of the range battens
- 22mm marine ply at point of roof to strengthen roof structure on all A frames but deemed necessary for the old A frames

Metal

- Reinforcing steel plates at the base of each side of A frames immediately above wall plates on advice of engineer to strengthen retained A frames and, for consistency, on new ones,
- Stainless steel helical bars inserted into walls in scraped out areas where it was felt important to embed for structural solidity. Areas then re-pointed with lime mortar
- Stainless steel bolts - to hold metal and plywood reinforcing plates in place and to bolt the wall plates into the concrete strip on the tops of the walls.
- Lead to replace old lead in gutterings between the main body of the barn and the four entrances.

Mortar

For re-laying small areas of rubble stone where deemed necessary, to hold the new ashlar lintel and for pointing where necessary

- 2 parts chard stock
- 1 part Wareham sand
- 1 part NHL 3-5 lime mortar

Cement

- To 9" depth at top of walls to allow wall plates to be firmly anchored. Not visible at all from below and shielded by lime mortar
- To fix ridge tiles on roof and entrances

Tiles

- Pre-used clay double roman tiles purchased and remaining from existing used for whole roof and all entrances. The barn receives a lot of wind and weather from the south west and double romans were considered much more solid en bloc than pantiles. It was in the pantile area that the A frame failure and crumpling of tiles took place.
- Round pre-used clay ridge tiles purchased and existing



Appendix 3;

Letter to Enforcement Officer from Mr R. Munnings, 5th February
2025.

Shrub House
Castle Combe
Chippenham
Wiltshire
SN14 7JA

John Langdown esq
Planning Enforcement Officer
Wiltshire Council

5th February 2025

Dear Mr Langdown,

Repair of roof on the barn at Shrub House

Thank you for your e mail of 4th February, for your visit of 29th January and for your comments and further questions.

Roof Covering

You asked for evidence of the historic roof covering and of the composition of the roof tiles currently in situ.

On the question of historic roof covering, we bought Shrub House in 2003 and although I knew the property vaguely before then, my detailed knowledge starts at the time of purchase. We bought the barn, and the farmyard and Pinetum Cottage, both to the west of the barn, in 2009 and knew it as an immediately adjoining property from 2003.

The roofings of the barn, adjoining stables, annexe cottage, garages and woodshed have been unchanged since 2003 until we needed to carry out repairs to the barn roof, starting in September 2023.

Attached as P1, for orientation, is an annotated photocopy of a photograph of the area and buildings around the old barn, taken commercially from the air about five years before the barn roof repair work started. The various buildings are identified together with the roof covering of each.

In a summary, the stable block, garages and woodshed have pantiles. They are dark red and of concrete. Pinetum Cottage to the west and the Shrub House annex known as Shrub House Cottage both have clay double romans. The old barn, before repair, had an estimated 60% clay double romans on its roof, including as the predominant covering on the four entrances, a significant strip of corrugated steel on the west side and the balance of clay pantiles.

Also attached are

- photographs (P2 to P) to enable comparison of the barn before and after the roof repair split between the east and west sides of the barn. I have made the distinction between east and west sides because the west side, as mentioned, was part covered with corrugated steel.
- commentary and photographs (P to P) on the composition of the tiles now in situ.

East Side of the Barn

Attached are:

- a photograph (P2), taken in September or October 2023 as we were mending the original collapsed area, of the length of the barn from above the southern entrance on the east side to the northern end which shows clay pantiles in the foreground and clay double roman tiles from approximately midway to the north end and clay double romans on the northern entrance.
- a photograph (P3), taken in October 2023, of the length of the barn on its east side as we progressed along its length finding issues as we went.
- a photograph (P4) taken today of the east side of the barn with clay double roman tiles along its full length
- a photograph (P5) taken today of the north end of the barn with the shed with corrugated roof

P2 includes the annex (called Shrub Cottage) to the house which has clay double romans on it and which I understand was converted from cattle sheds in the late 1990s.

P3 includes the edge of the stable adjoining the barn which, as your Conservation Officer says, has pantiles on it. As mentioned, the pantiles are of concrete.

P4 shows the edge of the garage next to the annexe which is roofed with concrete pantiles as is the woodshed in the foreground of the photograph. It also shows the shed adjoining the north end of the barn which has a corrugated roof.

West Side of the Barn

Attached are

- a photograph (P6) of the west side of the barn, taken in November 2023 which shows where the double romans were on the northern half, the corrugated section and the double romans on the southern entrance. Pantiles covered from the south end to the corrugated steel.
- a photograph (P7) of the barn taken today
- a photograph of Pinetum Cottage (P8) which is about 100 yards to the west of the barn and which has clay double roman tiles.

Composition of tiles now in situ

The tiles now in situ on the old barn are all clay double romans. Some are sound ones which we took off and others were bought second hand from a reclamation dealer and matched, as far as possible, to those we already had. The purchased tiles are, at the moment, slightly darker than the originals which we put back on due to ingrained pollution which we were assured would wash down overtime and which appears to be gradually doing so. We power-hosed one before buying the batch and it was considerably lighter after the hosing.

Photographs P10 and P11 taken today from the cherry-picker show close ups of the tiles on the roof including the clay ridge tiles. I hope the composition of the tiles is clear from the photographs – but if there is doubt, please visit again and the tiles can be viewed close up along the length of the barn using the cherry-picker.

We did consider using pantiles for some or all of the covering and we investigated new artificially aged clay pantiles as well as trying to find a reclamation dealer with the numbers of second-hand pantiles we needed, The new clay pantiles, which we looked at, do have a better locking together system in their structure but when we received samples to consider, they looked too artificial and too new. We still have the samples if you would like to see them

The factor which eventually determined the decision to use all double romans was that the prevailing wind is strongly from the south-west and, in the opinion of builder friends, old double romans lock down more securely than old pantiles. The higher uncovered end of the pantiles on the west side of the barn would have faced into the prevailing wind as they had done historically. It had also occurred

to me that this may have been a cause or contributory cause of the failing of the roof on the southern end of the barn.

All in all, because we already had double romans on the roof, because of the view that they locked together more securely and because there were double romans on other buildings on both sides of the barn, I took the decision to use second hand double romans for the whole barn replacing the pantiles and the corrugated area.

Future Work on Barn and Yard

I mentioned in the paper I sent to you ahead of your visit that there were some areas to be completed in our current work on the barn and I note the comments from the Conservation Officer on barn doors and the concrete blockwork extension on the southern end of the barn.

As suggested. we will remove the blockwork extension where it abuts the barn, which will make the southern elevation of the barn visible in its entirety.

We also plan to replace the blockwork blocking the entrances on the east side with wooden doors when funds permit. We have one dilapidated door from the western side (which had been trapped open by concreting before our acquisition) to use as a guide for the new doors. Until we are ready to construct the doors, we would like to keep the blockwork for reasons of both weather and of a measure of security for Shrub House.

Would we be permitted to brace the planned new doors and door frames with non-visible steels?

I did not mention it in my last paper to you but, until we open the entrances on the east side of the barn, we would like to build temporary ramps to the entrances on the west side of the barn to allow access to it for machinery and crops so that we can restore it to it being used for the farm.

Finally, and in the future:

- I would eventually like to replace the corrugated roof on the shed at the north end of the barn and could re-cover with second hand double romans or the old pantiles we have from the barn. In this case, the more open edge of the pantiles would be protected from the prevailing wind by the barn. Would I need consent from Wiltshire Council to do that?

- I would also, if funds permit, like to replace the concrete pantiles on the stables and the garage, with old clay tiles – double romans or pantiles. Would I need consent from Wiltshire Council to do that?

Thank you for your time on this and please get in touch if you need further information.

Yours sincerely,

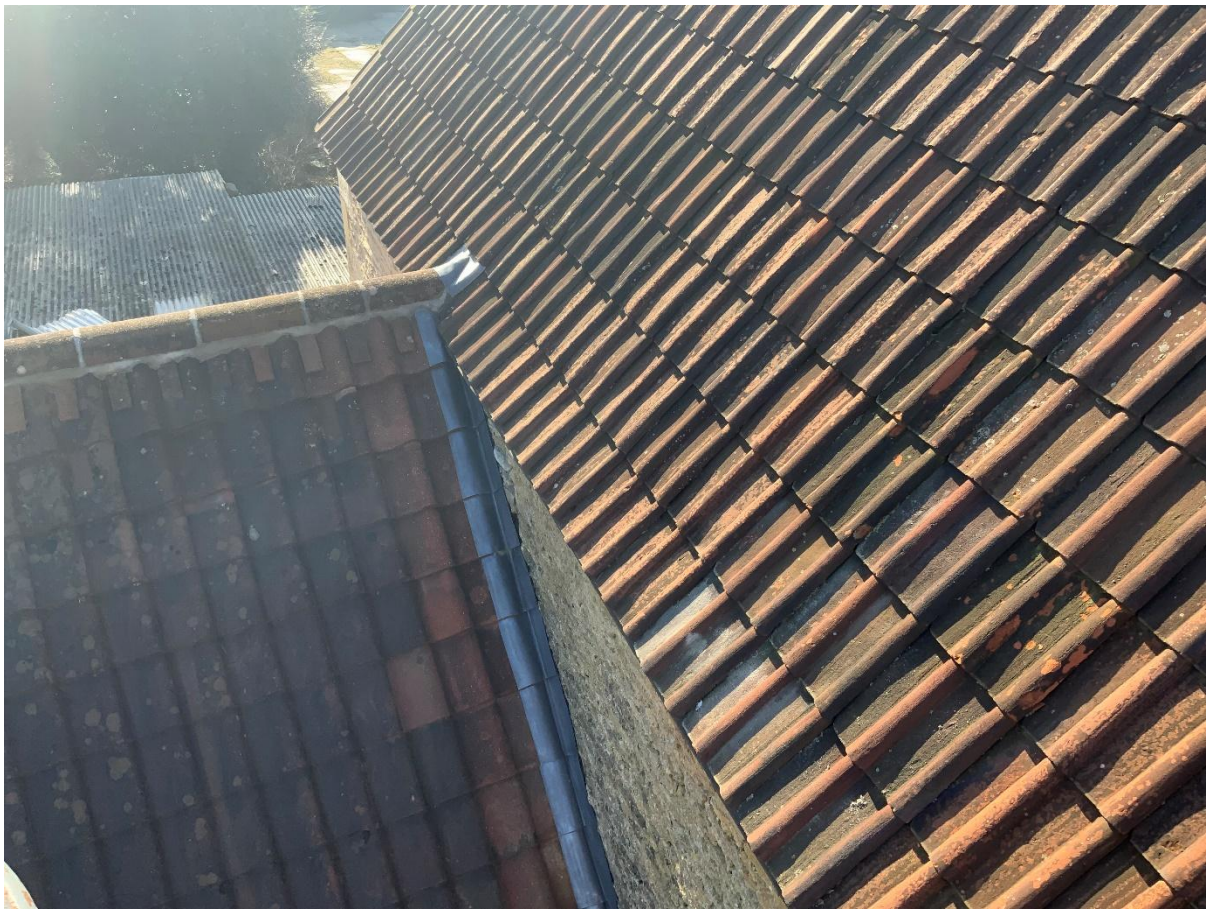
Roger Munnings













Appendix 4;

Official List Entry for Barn at Shrub Farm

BARN AT SHRUB FARM

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1199009**

Date first listed:**20-Dec-1960**

Date of most recent amendment:**09-Dec-1985**

List Entry Name:**BARN AT SHRUB FARM**

Statutory Address 1:**BARN AT SHRUB FARM**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

([*https://historicengland.org.uk/listing/the-list/understanding-list-entries/*](https://historicengland.org.uk/listing/the-list/understanding-list-entries/))

[Corrections and minor amendments](#)

([*https://historicengland.org.uk/listing/the-list/minor-amendments/*](https://historicengland.org.uk/listing/the-list/minor-amendments/))

Location

Statutory Address:**BARN AT SHRUB FARM**

The building or site itself may lie within the boundary of more than one authority.

District:**Wiltshire (Unitary Authority)**

Parish:**Castle Combe**

National Grid Reference:**ST 83760 76549**

Details

CASTLE COMBE - ST 87 NW 2/90 Barn at Shrub Farm (formerly listed as Barn at 20.12.60 Shrub House)

II

Barn, late C18 or early C19, rubble stone with roof part stone tiled and part pantiled. Very large 12-bay barn with opposed hipped roofed projecting cart entrances. Shallow cambered arches span inner cart entrances. On west side, centre, 2 Tudor arched openings over 4 ventilation loops. Interior divided by original full-height central wall. Double purlin tie-beam and collar truss roof. Squash court inserted in north end. Lower north end range with stone tiled roof and outside steps to loft. All east side openings blocked.

Listing NGR: ST8376076549

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**317180**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 19-Nov-2025 at 12:48:06.

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End of official list entry



Appendix 5;

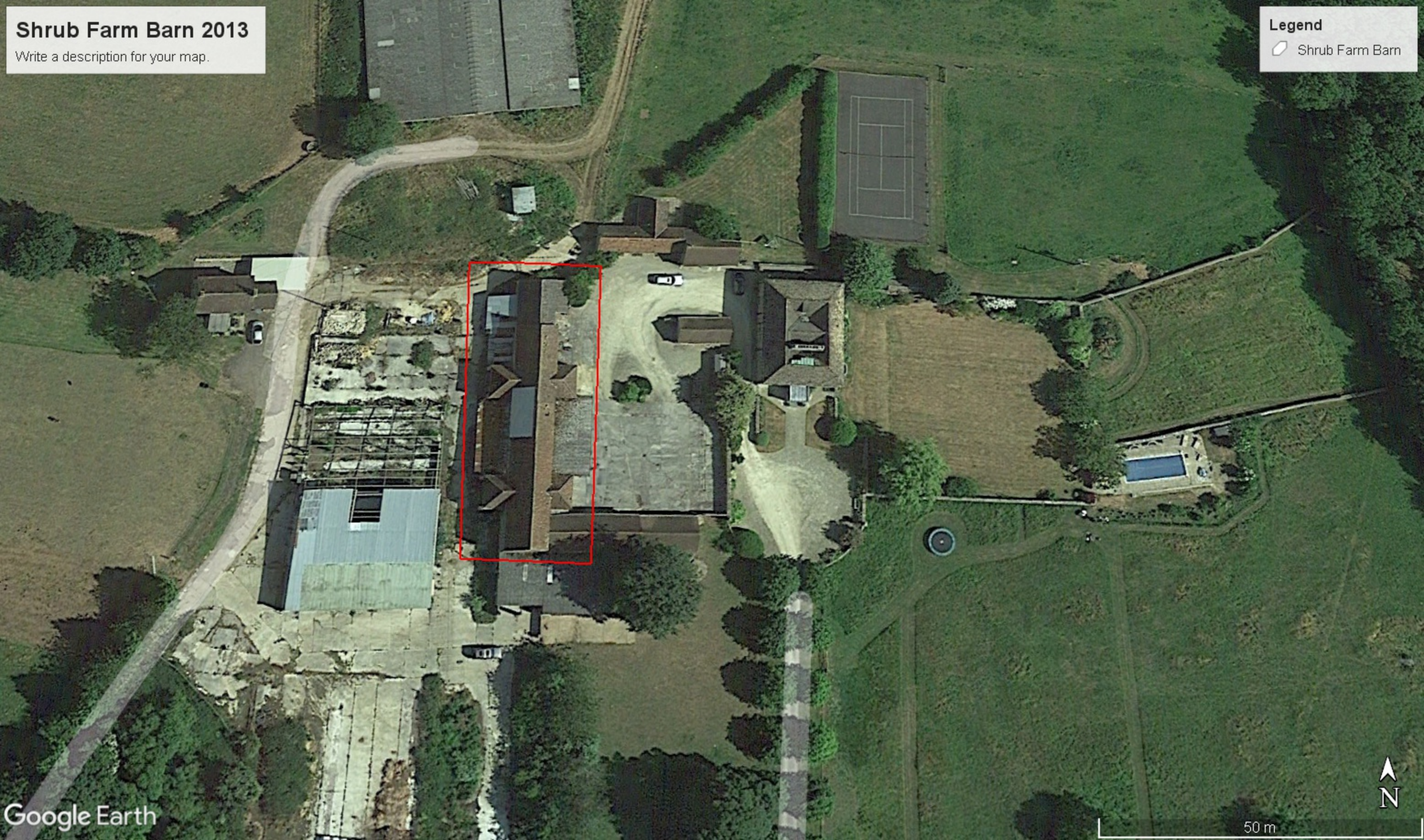
Aerial images

Shrub Farm Barn 2013

Write a description for your map.

Legend

 Shrub Farm Barn

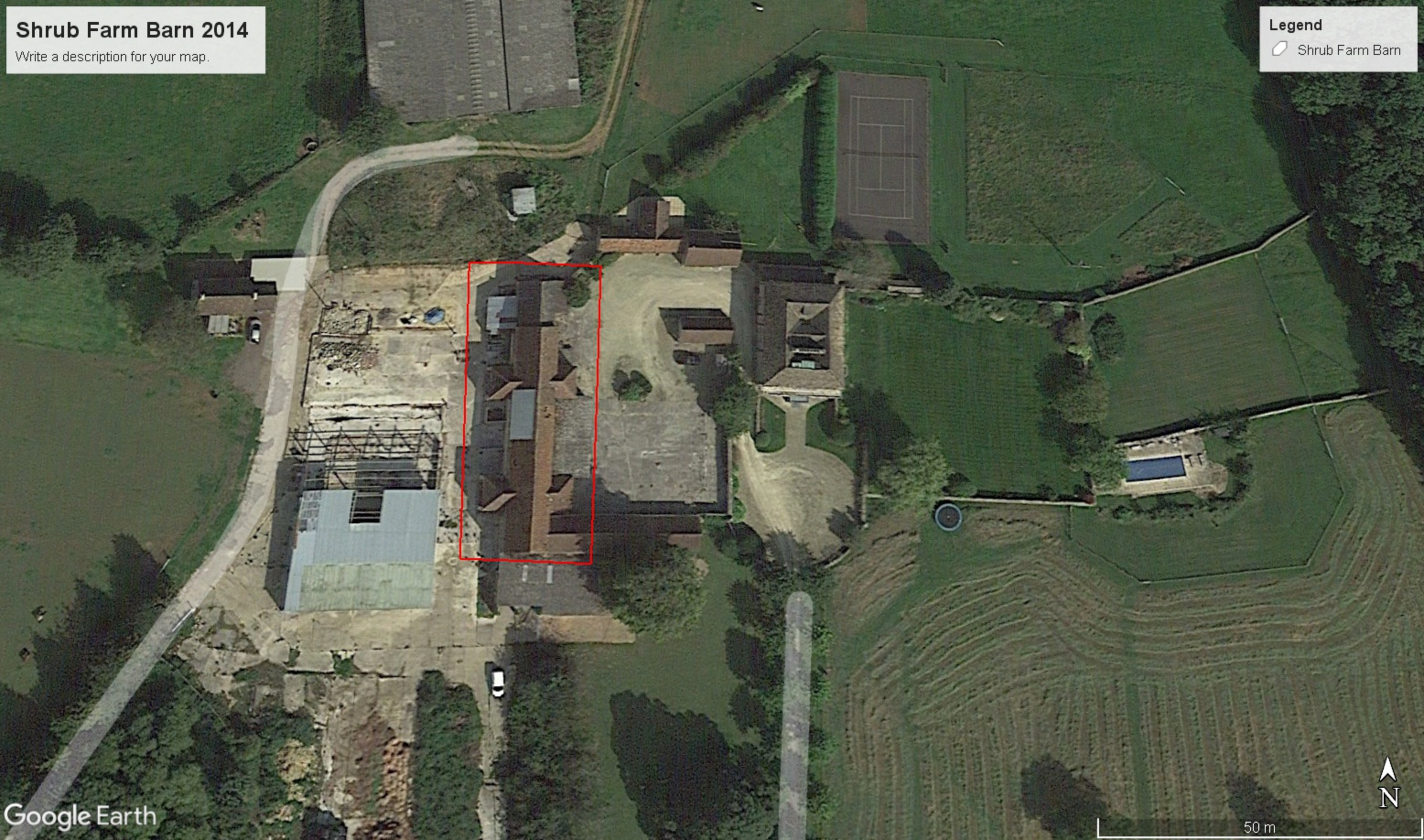


Shrub Farm Barn 2014

Write a description for your map.

Legend

 Shrub Farm Barn

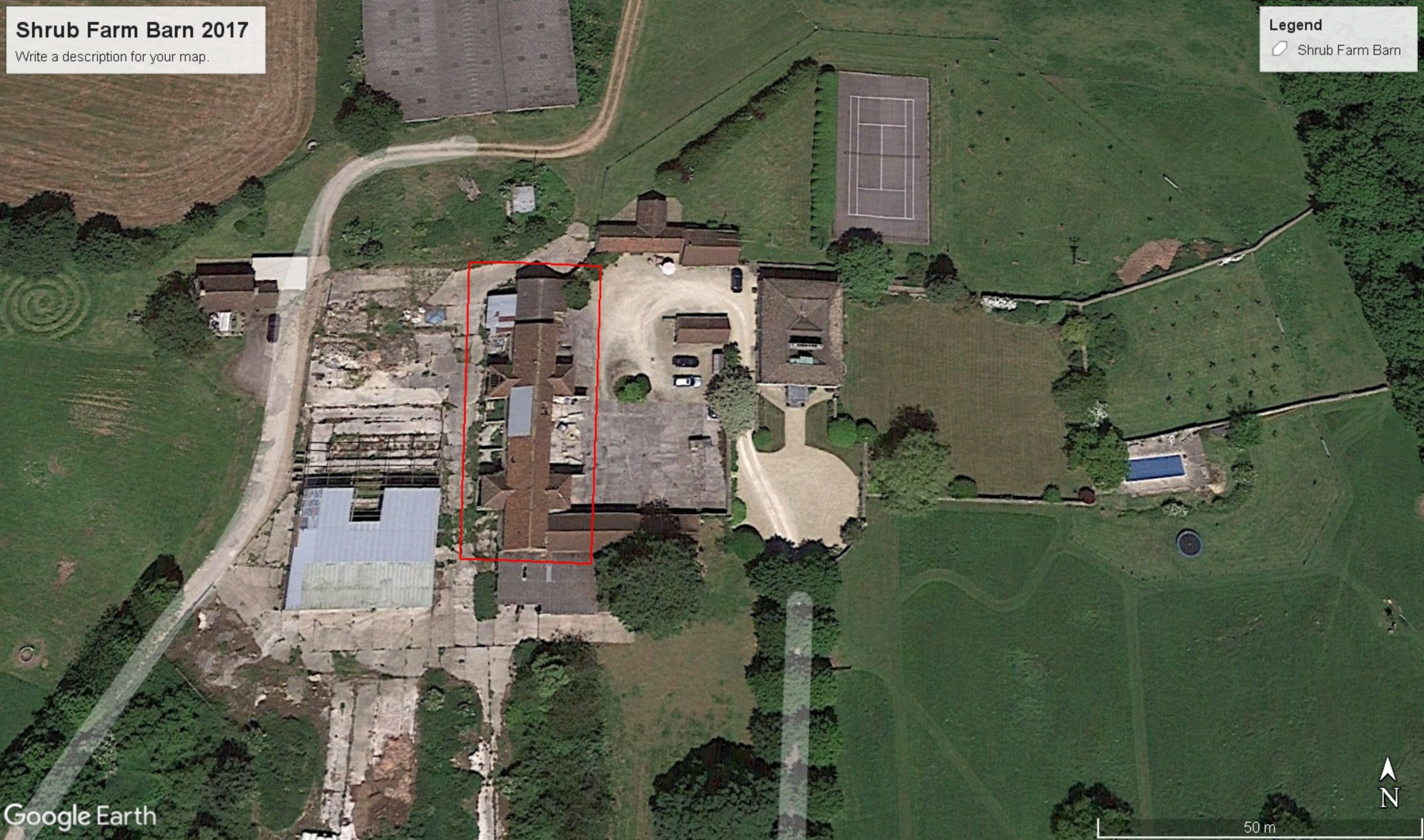


Shrub Farm Barn 2017

Write a description for your map.

Legend

 Shrub Farm Barn

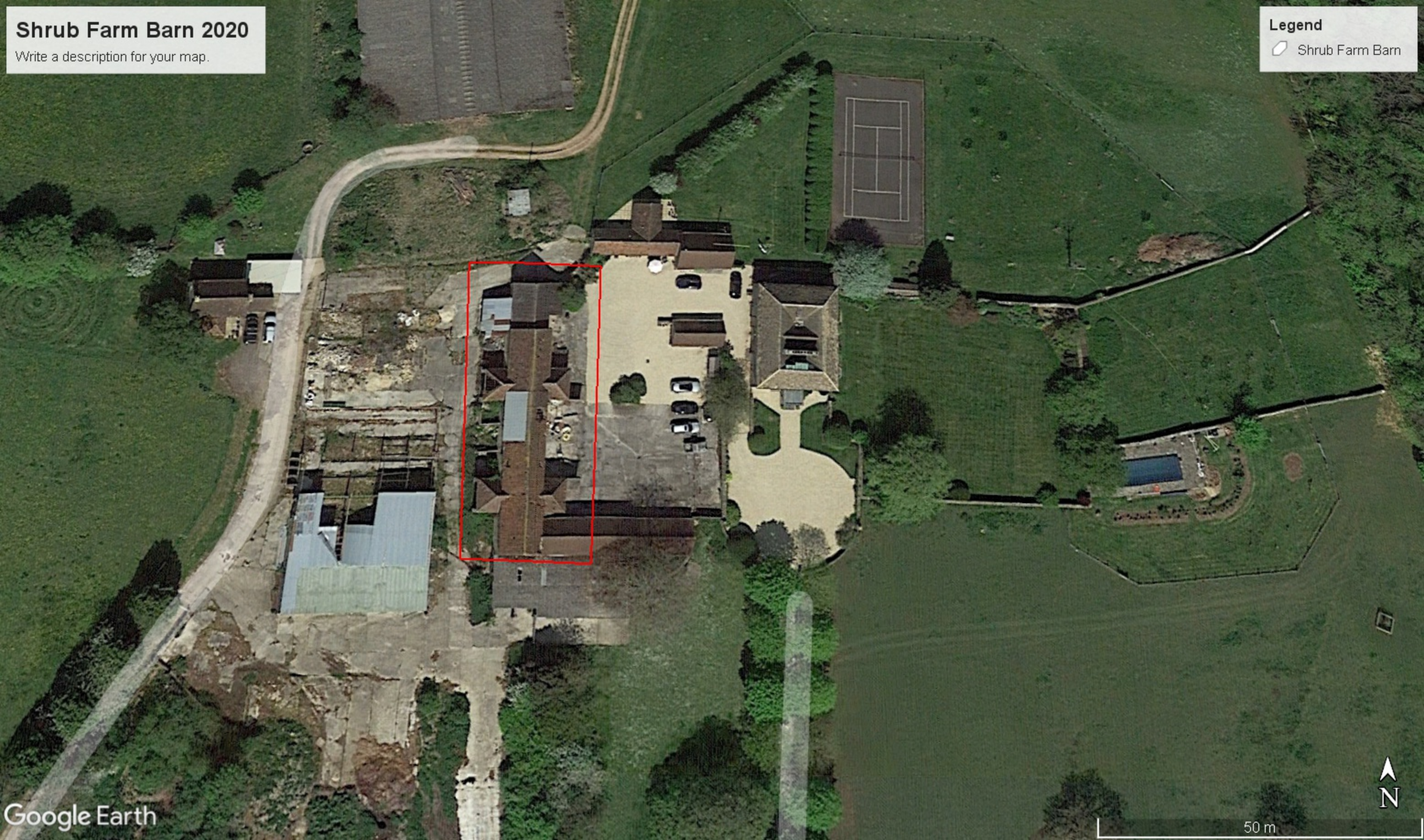


Shrub Farm Barn 2020

Write a description for your map.

Legend

Shrub Farm Barn

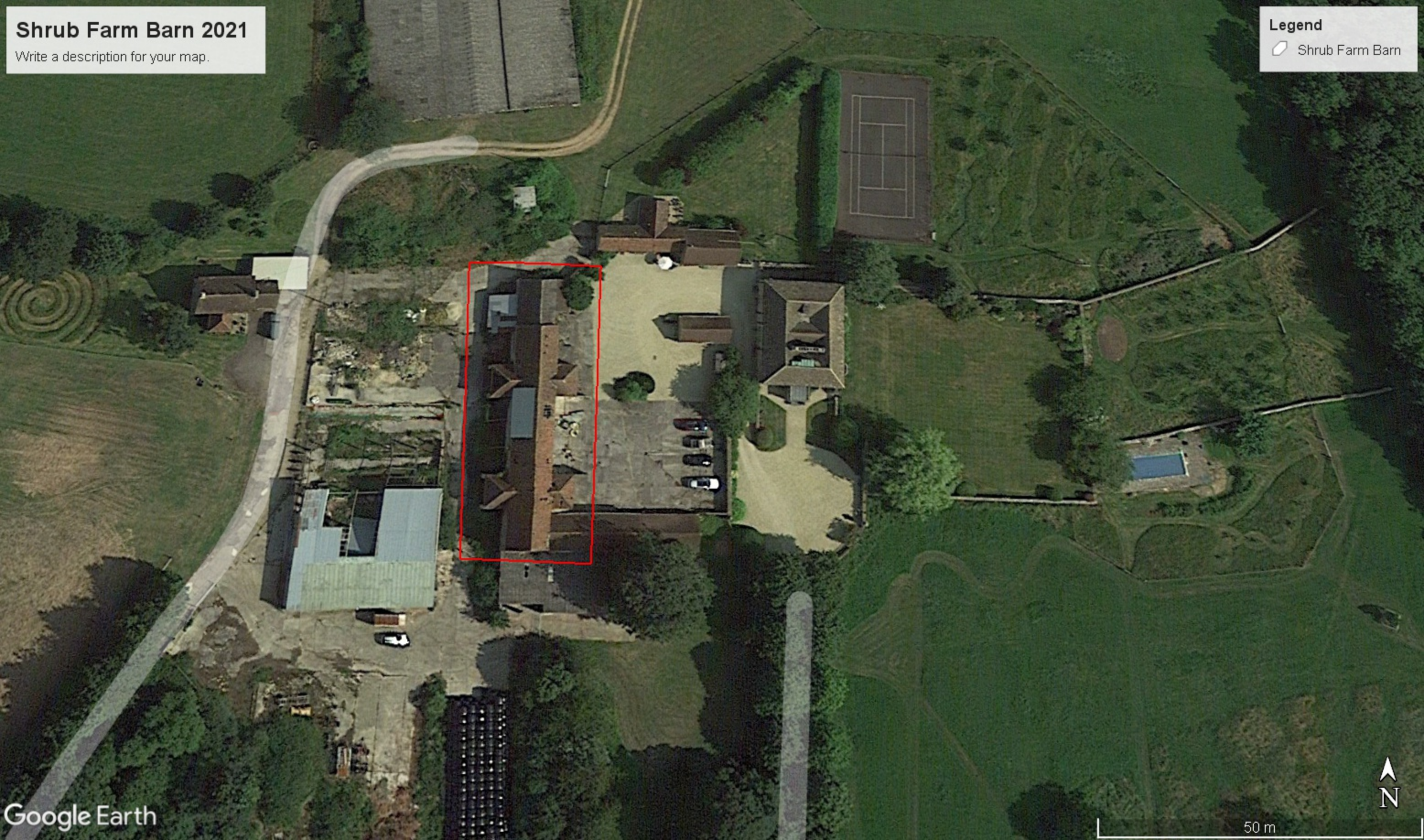


Shrub Farm Barn 2021

Write a description for your map.

Legend

 Shrub Farm Barn



Shrub Farm Barn 2025

Write a description for your map.

Legend

 Shrub Farm Barn

