

ENQ/2025/01243

Site: GASPER FARM, GASPER STREET, GASPER, STOURTON, WARMINSTER, BA12 6PY

Proposal: Removal of modern boiler room to the north-east elevation to improve daylighting and restore historic facade.

Replacement of a modern window with glazed timber door on the north elevation reusing door from within the site.

Installation of a new internal staircase between reception 01 and the first floor to improve means of escape

Provision of a new accessible ground floor WC in reception 011 to support inclusive use

Internal alteration on ground floor, first floor and attic to improve functionality to the space

Adaptation of front boundary railings (south elevation) by reducing height to comply with highway visibility requirements set out in condition of application PL/2025/02077

Officer: Jonathan James

SUMMARY

No objection in principle. A good amount of detail has been supplied by Philip Hughes Associates. I would ask that a heritage impact assessment is provided in support of a future application and that this includes photos, particularly of doors to be moved/removed, and evidence of the construction of partitions to be either removed or modified.

Scope of comments: the following comments relate to the built historic environment.

Site and assets considered:

Gaspar Farmhouse is a grade II listed farmhouse. The list description reads as follows:

*'Gaspar Farmhouse GV II Farmhouse. 1718 on datestone to right return. Rubble stone, tiled roof with gable end brick stacks. Two-storey, 3-window. Central brick porch with segmental-headed opening, 6-panelled inner door, 2-light casement either side. First floor has three 2-light casements. Right return has two single-light casements to ground floor, single-light leaded casement to first. Left return has single-light casement to attic, attached C20 altered outbuilding. Two rear wings are single-storey with attics and casements, **central stair turret between with half-hipped concrete tiled roof. Interior said to retain original joinery.***

Whilst not specifically mentioned in the list description, the barn, or elements of the barn, were in situ before July 1948. As such, the barn is covered by the listing for the farmhouse and works require listed building consent.

The building is not in a conservation area nor in a registered park and garden.

Relevant planning History:

PL/2025/05609 (LBC) and PL/2025/05526 PP

Carry out alterations to include extensions on rear (northeast) elevation and provision of boundary railings.

Pre-application proposal:

Removal of modern boiler room to the north-east elevation to improve daylighting and restore historic facade.

Replacement of a modern window with glazed timber door on the north elevation reusing door from within the site.

Installation of a new internal staircase between reception 01 and the first floor to improve means of escape

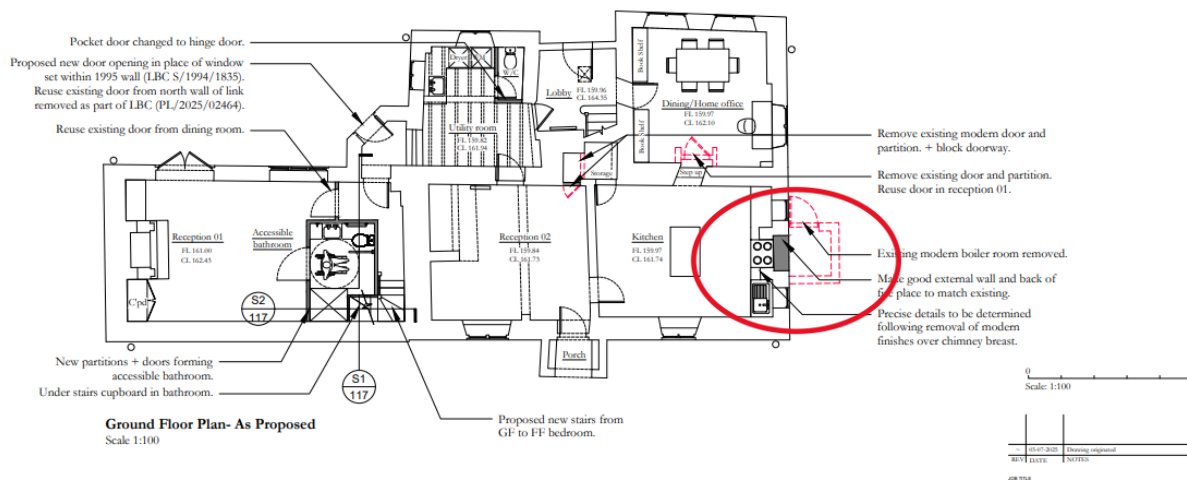
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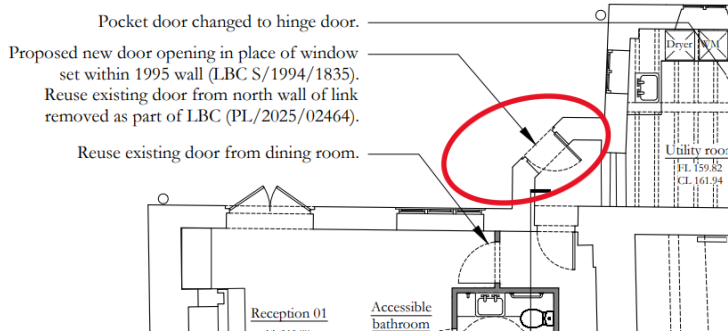
Assessment:

Removal of modern boiler room to the north-east elevation to improve daylighting and restore historic facade.



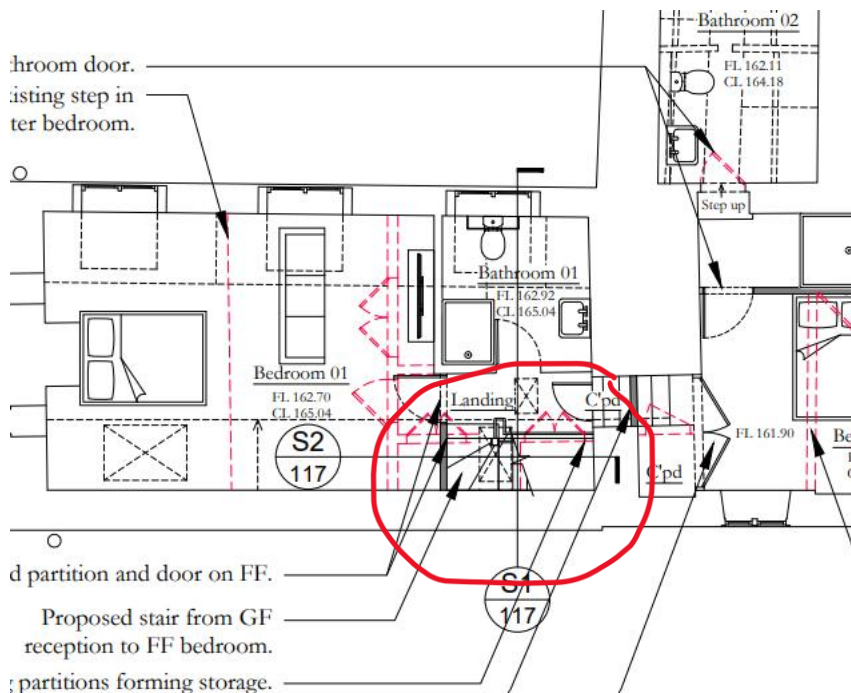
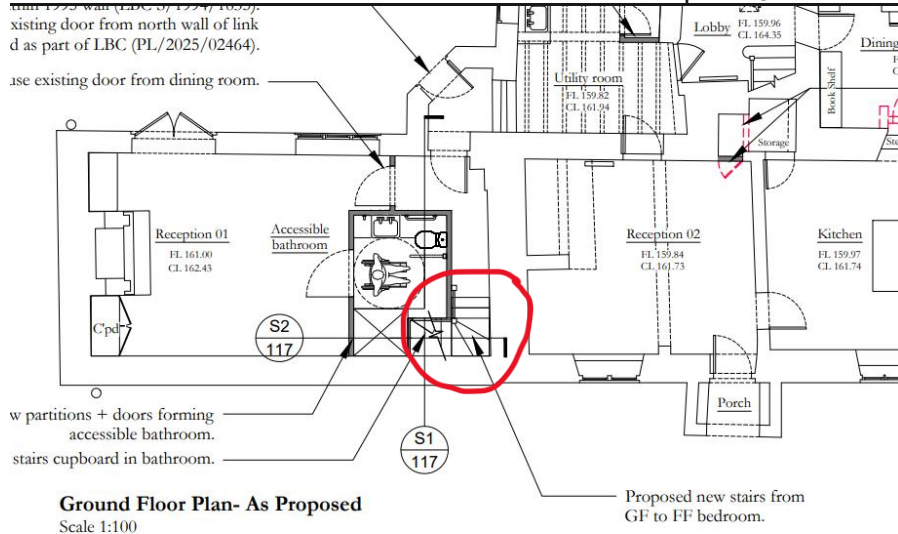
No objection. This is clearly a modern structure which detracts from this part of the façade, as noted in the heritage statement.

Replacement of a modern window with glazed timber door on the north elevation reusing door from within the site.



This is within a modern extension to the original farmhouse. As such, I have no objection.

Installation of a new internal staircase between reception 01 and the first floor



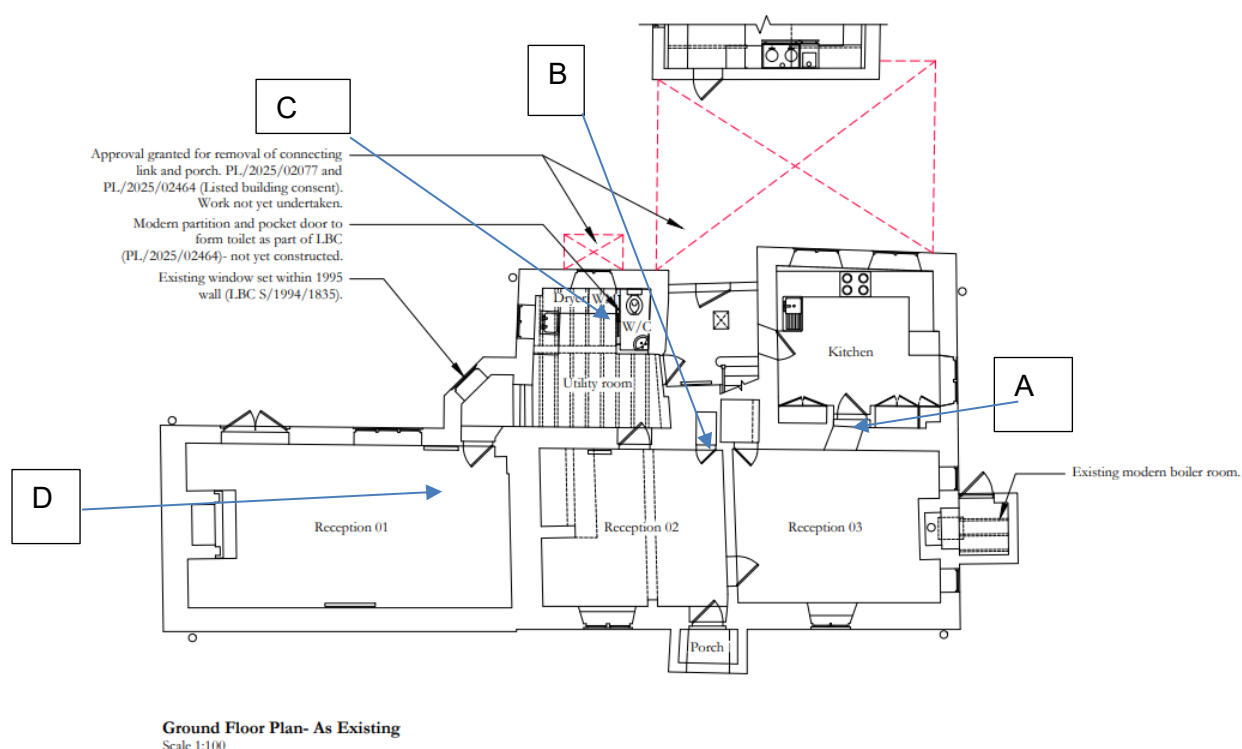
Installing a new staircase is often a problematic area of work ie impact on the floorplan (ground and the loss of historic fabric in the form of joists, ceiling, floorboards. However, this structure was formerly an open-sided barn (open to the north) and has been converted to residential in the past. As such, it will have lost its simple barn like character and as such, I have no objection.

The agent says to 'improve means of escape'. This is rather disingenuous. The new staircase is required as they also propose blocking off the current access to the existing staircase. The opening to be blocked is within the original gable wall of the farmhouse.

Provision of a new accessible ground floor WC in reception 011 to support inclusive use

In light of the above, ie that this is an open sided barn converted to residential, I raise no objections.

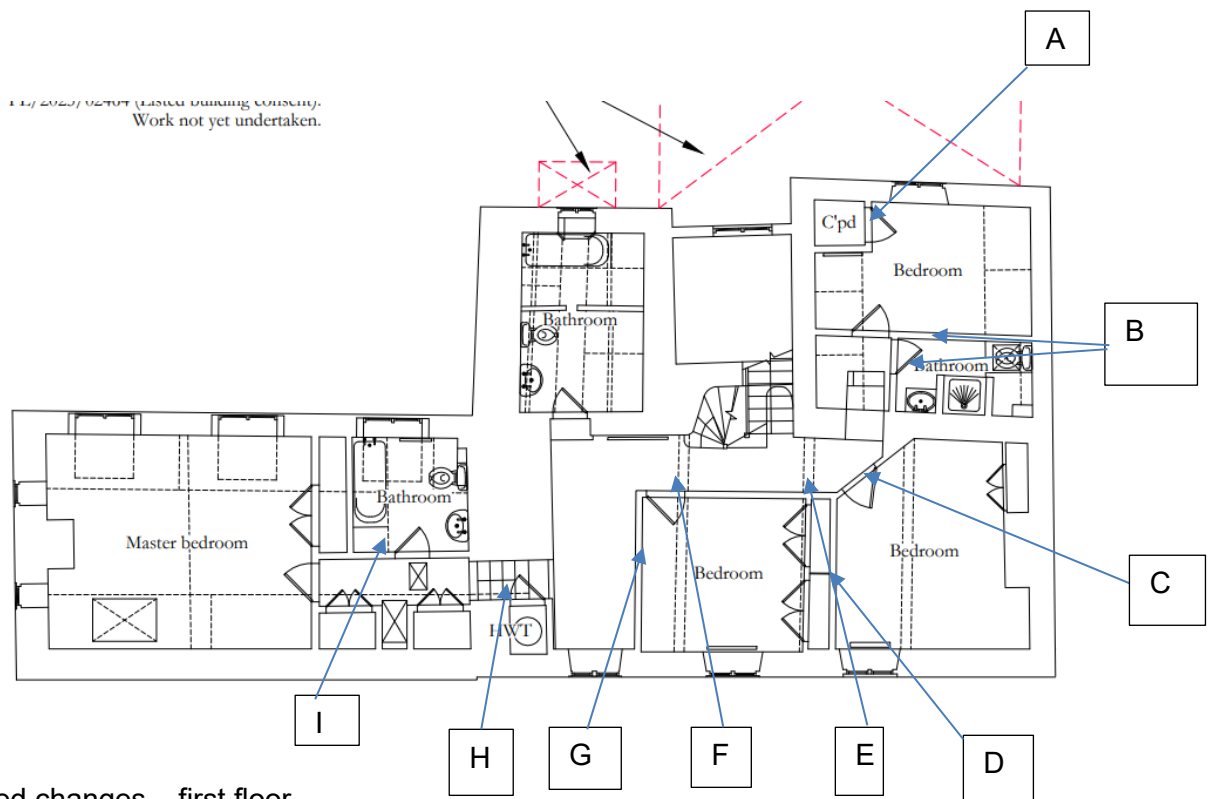
Internal alteration on ground floor, first floor and attic to improve functionality to the space



Proposed changes – ground floor

- A – remove existing door and partition
- B – remove door and block opening
- C – pocket door to hinge door
- D – re-use existing door from dining room (in conjunction with new downstairs WC)

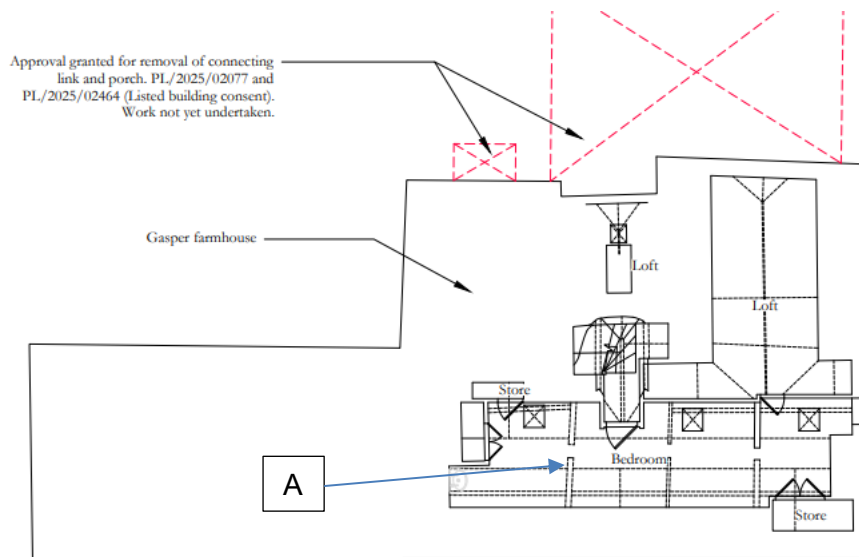
I have no objection in principle, however, a heritage impact assessment should include photos of doors A and B to evidence whether they are of historic interest.



- A – existing cupboard removed
- B – existing door and partitions removed
- C – existing partition removed and door repositioned
- D – modern partition removed (and cupboard)
- E – new partition
- F – proposed new partitions and door
- G – remove existing modern partition
- H – form new cupboard in bedroom (existing steps retained)
- I – reconfiguration of this area as this is location for new staircase and also new bathroom at FF

I have no objection to the proposals in respect of the first floor of the former outbuilding (ie highlighted yellow). In respect of the removal of partitions and doors, I have no objection where they are modern ie D and G, however, **the Heritage impact assessment should include evidence that these are indeed modern and photos.** If some small opening up works are required to establish whether the partitions are historic or not, this should be undertaken.

Proposed changes – attic



Attic Floor Plan- As Existing
Scale 1:100

A – proposed partition and door to back of truss to form bathroom

Isn't there a partition there already? What is the nature of this partition? I note the PHA justification says 'Form ensuite with new partition and door behind the truss line'. It doesn't mention the existing ie whether it is historic. I would require further justification of this.

Adaptation of front boundary railings (south elevation)

No objection.

Suggested amendments/justifications

A heritage impact assessment should support a future application and should include evidence of the construction of the various partitions that are to be demolished, altered and photos of any joinery to be removed or relocated.