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GASPER FARMHOUSE, STOURTON, WILTSHIRE

PROPOSED ALTERATIONS TO GASPER FARMHOUSE

JUSTIFICATION AND HERITAGE IMPACT STATEMENT



November 2025

Partners

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1. Introduction

Gasper Farmhouse is located in the hamlet of Gasper in Wiltshire. In the 1990s, farm outbuildings located to the north of Gasper Farmhouse were converted to provide additional accommodation, linked to the farmhouse by a single-story flat-roof extension. Approval has been granted for the link to be demolished and for use of the former farm buildings and Gasper farmhouse as separate dwellings- PL/2025/02077 and LBC PL/2025/02464. A number of these works have commenced following consent. These are noted in existing and proposed drawings. Since these approvals were granted the proposals for the farmhouse have been modified slightly. This application covers the revised proposals which involve removal of a modern boiler room to the south-east of Gasper farmhouse and internal works to improve the building's functionality, safety, and usability.

2. Site Location and Setting

Gasper Farmhouse is located in the hamlet of Gasper in Wiltshire. The farmhouse is approximately 5 miles north-west of the town of Gillingham and 5 miles south-east of the town of Bruton.

The front façade of the farmhouse runs parallel to the public highway with L-shaped farm outbuildings to the north. There are gardens, including a lawned area to the east, a gravelled courtyard set between the farmhouse and former outbuildings with a parking area to the west.

For more information, please refer to the accompanying drawing no. 666/02/002 – Existing Site Plan

3. Building Development and Description

A date stone of 1718 is set into the stonework of the east gable, however, the remains of a stair turret, set between the two projecting wings, suggests that the origins of the farmhouse may be earlier.

Gasper Farmhouse is a detached building, originally consisting of a three-bay main (front) façade running east to west with small projecting wings set perpendicular to the main house at each end, partially infilled by a central stair turret. Adjoining the west gable of the farmhouse there was an attached open-fronted outbuilding and to the north, a separate L-shaped range of outbuildings, as shown on an 1844 – 1888 OS Map (fig.1).

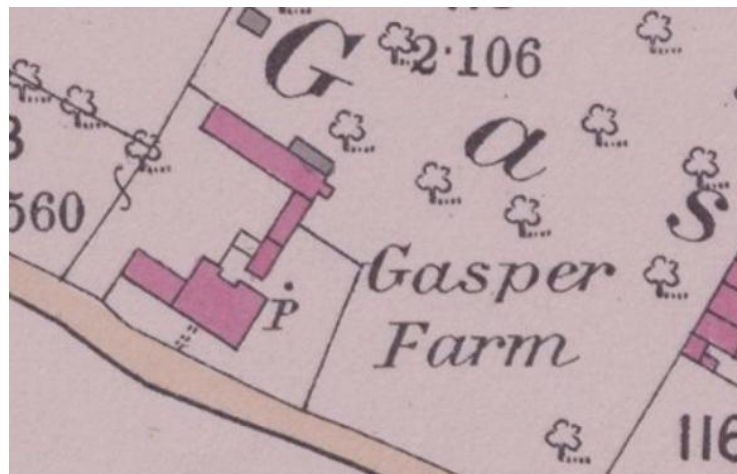
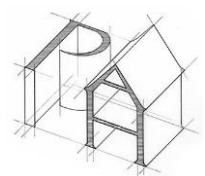


Fig. 1 - 1844 -1888 First Edition OS map

The open-fronted outbuilding was converted to living accommodation and a first floor and pitched roof were added. The L-shaped range of outbuildings was also converted and linked to the main house. This work was undertaken under LBC S/1994/1835.



List Description

List Entry Name: Gaspar Farmhouse

List Entry Number: 1198844

Location: Gaspar Street, Stourton with Gaspar

First Listed: 09.09.1987

STOURTON WITH GASPAR GASPAR STREET ST 73 SE (north side) 6/119 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. Listing NGR: ST7631133034

4. Significance

Gaspar Farmhouse is Grade II listed. It is therefore, of 'special interest' and within a listing class that makes up 91.7% of all listed buildings in the UK (Historic England, 2022).

The building's significance as a heritage asset lies principally in its aesthetic and historical values:

a) Aesthetic Values:

Gaspar Farmhouse holds aesthetic value in its vernacular style, the craftsmanship of its construction and its materials, all of which contribute to its special character. The element which holds the most aesthetic value and therefore contributes the most to the building's significance is the front (south) elevation which faces the public highway.

b) Historic Values:

Gaspar Farmhouse holds historical value in aiding understanding of the development of the Hamlet of Gaspar and the wider Stourhead Estate. The Farmhouse also helps to illustrate the living conditions of its inhabitants in the past. The elements which hold the most historic value and therefore contribute the most to the building's significance are features such as external walls, partitions, openings and fireplaces. The building's style and construction materials also provide historical information.

5. Proposed Works

Notes:

- i) For more information on the proposed changes, please refer to accompanying existing and proposed drawings.
- ii) For more information on previous works, please refer to consent ref: LBC S/1994/1835, PL/2025/02464 and LBC PL/2025/02077.

a) Removal of modern boiler room

It is proposed to remove the existing modern boiler room located on the south-east side of the farmhouse. The boiler room was added during 1990s alterations. The structure detracts from the appearance of the house and therefore has a negative impact on the overall significance of the house.

Following the separation of the two dwellings (Ref. dwellings PL/2025/02077 and LBC PL/2025/02464) heating in the house will be electric so there is no longer a requirement for a boiler room.

b) Remove modern window within 1995 wall and replace with new half glazed timber door

It is proposed that a modern window in the north elevation set within a 1995 wall be replaced with a new half glazed timber door.



c) Provision of new staircase

Proposal includes provision of new stairs in reception 01 connecting the proposed bedroom 01 above almost directly to a new doorway out.

d) Internal alterations

i) *Ground Floor- (refer to proposed drawing 666/02/111)*

Replace previously proposed pocket door to the WC (approved under PL/2025/02464 and LBC PL/2025/02077) with a standard hinged door. (Please note that the proposal to install a pocket door to the WC is not yet implemented.)

- Reconfigure use of rooms. Reception 03 to be used as the kitchen.
- Existing kitchen to become dining and home office space.
- Remove modern partition and door to proposed dining area and reuse the door in Reception 01. Refer to Appendix A- Door 1 to see existing door.

ii) *First Floor- (refer to proposed drawing 666/02/112)*

The following changes are proposed to optimise the use of space and improve the means of escape.

Bedroom 01

- Proposed staircase to provide direct access to ground floor.
- Remove modern partitions forming built-in cupboards in bedroom 01.
- Proposed new partition and door in opening through gable wall, forming a cupboard. The steps beneath would be retained but floored over in case required at a future date. For the new cupboard on landing, re-use the existing door from proposed bathroom 03. Refer to Appendix A- Door 5 to see existing door.

Bedroom and bathroom 02

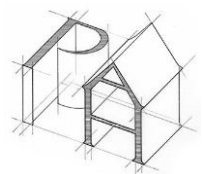
- Adapt modern partition walls and reposition existing door to enlarge bedroom 2 and reposition door. Further, add new partitions to form shower outside bathroom 02. Refer to Appendix A- Partition 1 to see evidence of modern plasterboard and stud partition and Door 2.

Bedroom and bathroom 03

- Remove existing modern partition and insert new partition along beam line to enlarge bedroom 03. Refer to Appendix A- Partition 3 to see evidence of modern plasterboard and stud partition and Door 3.
- Merge existing bathroom and bedroom to north to form a large bathroom for bedroom 03 and remove existing cupboard within and re-use the cupboard door for new cupboard on landing. Refer to Appendix A- Partition 4 to see evidence of modern plasterboard and stud partition and Door 4,5.

iii) *Attic Floor- (refer to proposed drawing 666/02/113)*

- Remove the modern cupboard and form ensuite with new partition and door behind on west side of the truss line.



6. Justification and Impact Assessment

It is recognised that any works to Gasper Farmhouse have the potential to impact both the historic fabric and aesthetics of the building and consequently, the character and significance of the heritage asset and its setting. This application proposes a series of carefully considered alterations to improve the functionality, and safety of the property, while preserving and enhancing its historic character. The majority of the works affect only modern fabric, primarily dating from the mid-1990s conversion of a former open-fronted shed into habitable space (ref: LBC S/1994/1835). Key proposals include the removal of the modern boiler room, replacement of a modern window with new half-glazed timber door, installation of a new staircase, and a range of internal reconfigurations to enhance spatial use and storage.

Overall, the interventions have been designed to be sensitive, reversible where appropriate, and to have minimal or no impact on historic fabric.

a) Removal of modern boiler room

Following the separation of the dwellings (ref. PL/2025/02464 and LBC PL/2025/02077) the boiler room will not be required. Removal of boiler room will improve daylight to internal spaces as the current boiler room obstructs natural light from two original small windows located on either side of the structure

By carefully dismantling the boiler room and reinstating the original external wall, the south-east elevation will be visually and materially returned to its pre-1990s appearance. This will enhance the building's heritage character.

b) Replacement of modern window with new half-glazed timber door

Replacement of the existing window in the circa 1995 north elevation with a door will have some visual impact, but this is not felt to significantly impact the overall character of the farmhouse. This space was created in the 1990s to link to a former open-fronted outbuilding, attached to the west elevation of the farmhouse.

Therefore, this part of the north elevation is modern in date and distinct from the main farmhouse. As the proposed change is at the rear of the farmhouse, it also ensures that there is no impact on the most picturesque and more significant front (south) elevation of the farmhouse, which directly fronts the public highway.

The proposal includes provision of a new half-glazed timber door. This door will provide direct route for escape from first floor bedroom 01 and thus improve circulation and safety. It will have negligible impact on the historic fabric, character, or significance of the farmhouse since the proposal is to the western part of the building which was created from a former open-fronted shed in the 1990s.

c) Provision of new staircase

Currently, the only means of escape from the first-floor master bedroom involves a relatively long travel route through the house. The proposed new stair significantly shortens the escape route from master bedroom improving fire safety. It also enables the winding first floor corridor space to be incorporated into bedroom 02- improving the layout of accommodation. The western part of the building was created from a former open-fronted shed in the 1990s and therefore the proposed staircase will have no impact on historic fabric, character or significance.

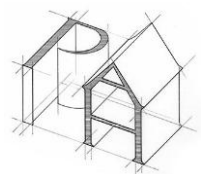
d) Internal alterations

Ground Floor

All the proposed works on the ground floor involve works to modern partitions or recent interventions. Modifying WC access, improving kitchen/dining access and enlarging storage will enhance daily functionality while avoiding impact on historic fabric or significance.

First Floor

The reconfiguration of bedrooms and bathrooms seeks to optimise space usage and improve means of escape. All partitions to be removed or altered are of modern construction. Where historic features (such as steps or



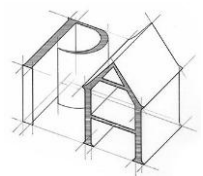
structural elements) are present, they will be preserved and incorporated into the new layout. These changes provide a more efficient use of the space without compromising heritage value.

Attic Floor

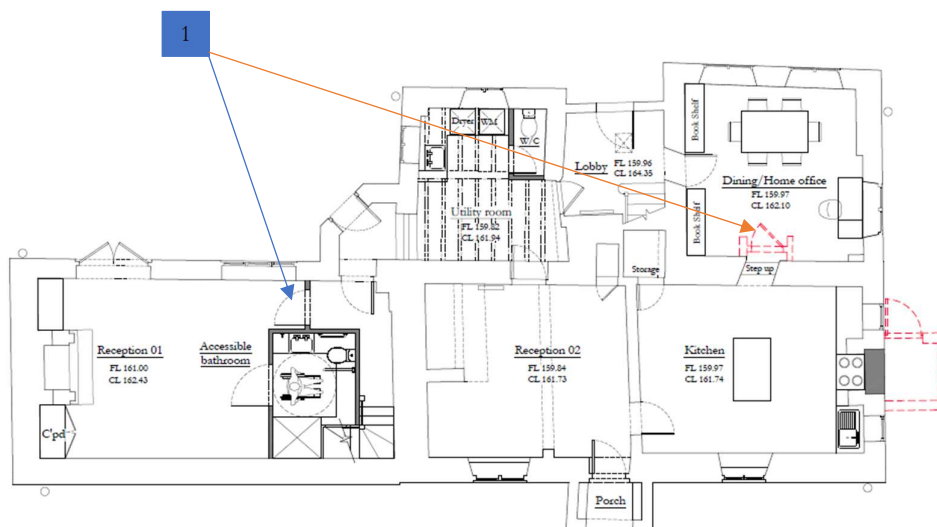
The introduction of ensuite will be carried out sensitively, with the truss left exposed to retain the character of the attic space. The new partition is carefully positioned on the west side of existing roof truss line, preserving the visual integrity of the roof structure.

7. Summary

Overall, the proposed works are primarily affecting modern fabric, and are fully reversible where necessary. The adaptations will enhance the building's functionality, safety, and usability without compromising its heritage value. The proposals respect the character of the property and support its continued, appropriate use. Removal of the modern boiler room and reinstatement of the east gable wall will improve the aesthetic value and will have a positive impact on significance.



APPENDIX A



Ground Floor Plan- As Proposed

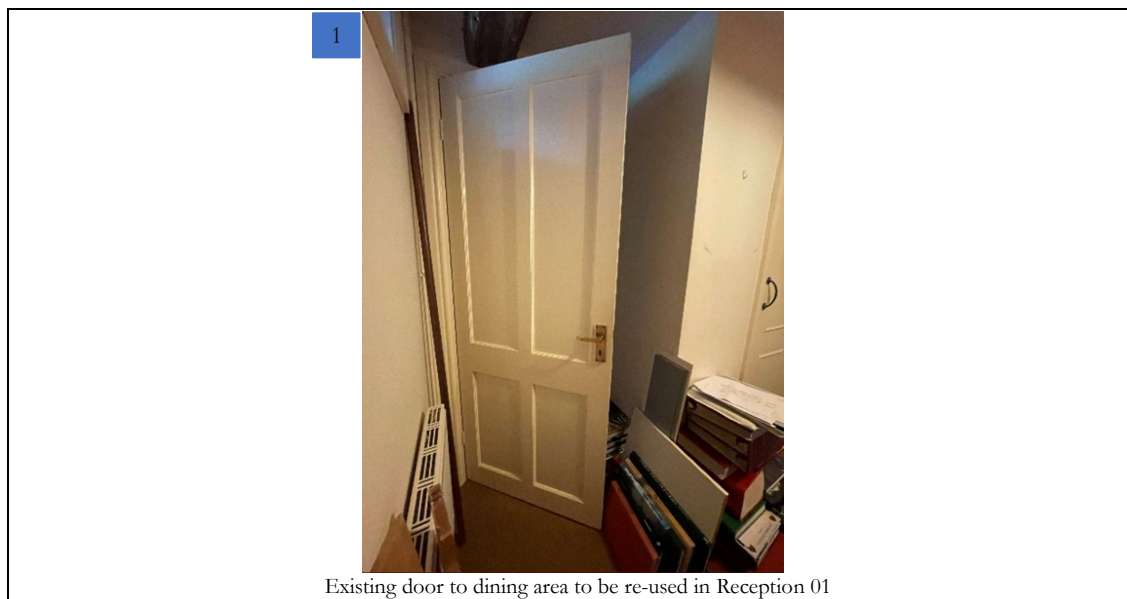
Key

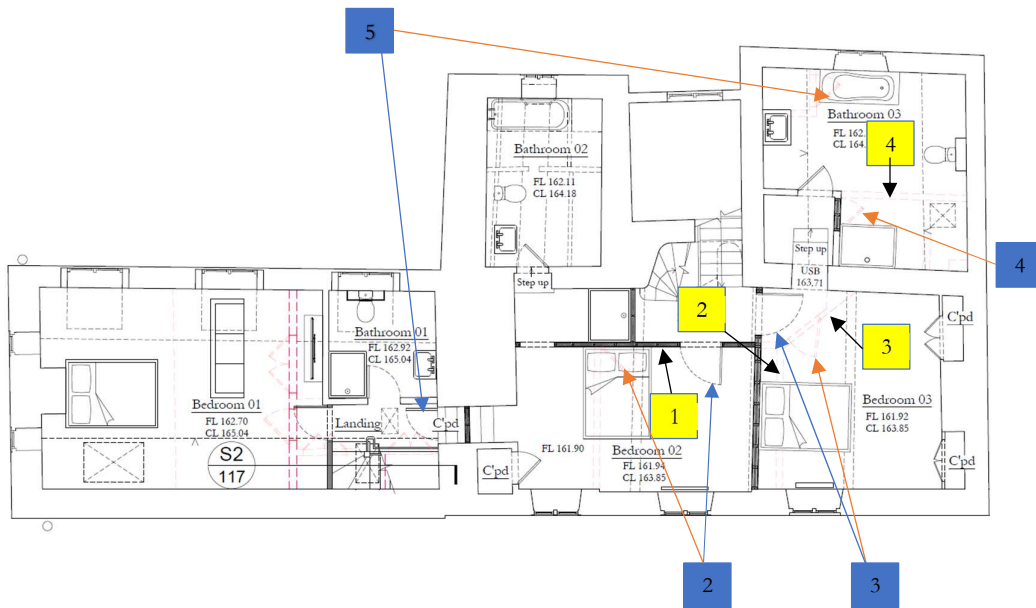
Orange arrow indicates- Door removed.

Blue arrow indicates- Position where door is re-used.

0 Door

0 Partition





First Floor Plan- As Proposed

Key

Orange arrow indicates- Door removed.

Blue arrow indicates- Position where door is re-used.

0 Door

0 Partition

Evidence of modern partition 01- Bedroom 02



Modern partitions in Bedroom 02 + Door 2 to be re-positioned



Plasterboard and timber studs

Evidence of modern partition 02- Bedroom 02



Modern partition in Bedroom 02



Plasterboard and timber studs

Evidence of modern partition 03- Bedroom 03



Modern partition in Bedroom 03 + Door 3 to be re-positioned

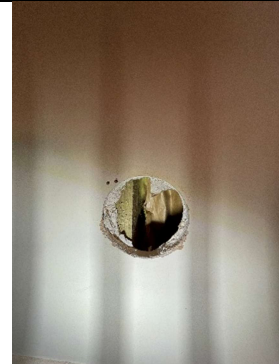


Plasterboard and timber studs

Evidence of modern partition 04- Bathroom 03



Modern partition in Bathroom 03



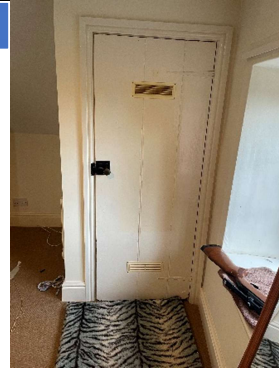
Plasterboard and timber studs

4

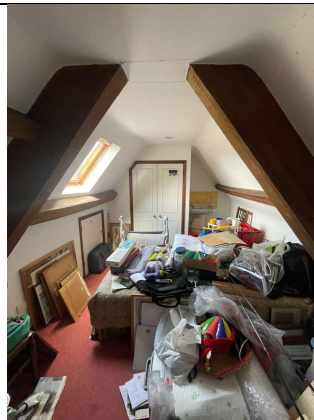


Existing modern door removed

5



Existing door re-located to new cupboard on landing



Existing Attic Space