

Idover Demesne Farm, Dauntsey, SN15 4JJ

Design and access statement for reinstatement of the retained building fabric and rebuilding of the lost parts of Idover Demesne Farmhouse.

December 2025

1.0 Introduction

- 1.1 This statement has been prepared to accompany a planning and listed building application for repairing and re-building the Grade II listed Idover Demesne Farmhouse following a catastrophic fire in May 2023. The interiors, stone slate covered roof structure, window frames and glazing of the building have been destroyed with only the external masonry remaining intact, although also damaged from the effects of the fire.
- 1.2 James Mackintosh Architects prepared a Heritage Statement in August 2023, which summarises the history and context of the site to better understand its significance. An assessment is made by considering the history and evolution of the site from the research undertaken. The Heritage Statement has been submitted to accompany and supplement this application for rebuilding the farmhouse and is based on a visual inspection and desktop study.
- 1.3 A previous Listed Building Consent application for partial removal of external and internal walls was submitted on the 23rd of December 2023. The consent was granted on the 8th of May 2024 and approved works have since been completed. A further site visit with senior conservation officer, Alex Marsh, on the 13th of August 2024, resulted in agreement that further removal of the unsafe building fabric is required, taking the walls down to the first floor level and retaining the ground floor plan. This work was approved under planning and listed building applications PL/2025/06817 & PL/2025/07144 were approved on 3rd November 2025.
- 1.4 A further pre-application meeting was held on 21st May 2025 to discuss the proposed reinstatement of the building, which this application seeks to formalise.

2.0 Listing

- 2.1 Grade: II
List Entry Number: 1363753
Date first listed: 25-Nov-1987
Statutory Address IDOVER DEMESNE FARMHOUSE, IDOVER LANE DAUNTSEY IDOVER LANE ST 98 SE 3/198

Idover Demesne Farmhouse II Farmhouse, early C19 remodelling of earlier building, roughcast with flush ashlar dressings, stone slate roof and end stacks. Two storeys. Three-window front

range with thin ashlar angle strips and plain surrounds to openings. Tripartite 4:12:4-pane sashes each side, 12-pane sash to centre over door with overlight. Re-used studded oak plank door. Parallel rear range with outside stack on north end. Interior: front range has late C16 or C17 Tudor-arched fireplace with moulded shelf on scroll brackets. Rear range has mid C18 closed string stair.

3.0 Context

3.1 The house was multi-phased, the core being late C18, square plan, symmetrical in composition with additional ranges at the rear and sides already in place by the late C19, though probably subject to several phases of rebuild since then. Despite the destruction of wall surface fabric an older phase hinted at in the list description is not apparent, however the condition of the building is such that a more forensic analysis of the fabric is not tenable. The plan form is double pile with chimneys at gable ends and a central passage, partitions in brick. An additional three-stage chimney stack was added to serve the kitchen on the west gable, rebuilt C20 and various other single chimney stacks served the rear range. Built in a local rubble stone brought to course with ashlar quoins and plain window dressings, stone slate tiles to the main house and side extensions. Later additions introduce brick and slate to the vernacular palette of materials used externally. Charred trusses in the rear ranges suggest that they were exposed but in the main range of the house the beams were concealed within the floor ceiling voids consistent with its C18 build and status. The three light sash windows with plain mullions on the front elevation are an unusual form but clearly meant the interior was very light and probably were designed to avoid the window tax pre-1851. Evidence of changes to the window form on the side elevations sees a change from vertical emphasis to horizontal at attic level, and changes in the stonework on the rear indicate that the height was raised either through the addition of an attic storey or rebuilt for some other reason. The slightly disproportionate wall height to eaves level above the first floor windows on the front elevation suggests the former may be the case. It is understood that one of the fireplaces mentioned in the list description has survived but the other totally destroyed.

3.2 The characteristic L-plan range attached on the west elevation has survived superficially intact, the return now neatly terminating to enclose a small courtyard. Previously this range extended westwards linking the house to the farmyards at the far end of the compound, destroyed by fire in 1929. A garden room with a hipped roof on the west is similar in form to an open shelter on the east and was probably adapted from similar as indicated by historic maps which suggest that the east one was an animal pen.

4.0 Proposal

4.1. The proposal sets out to repair building fabric that is retained after the previously approved demolition works and rebuild the remaining farmhouse based on the original layout incorporating any of the original materials that are salvageable.

4.2. Layout and Use

4.2.1. The original layout will closely follow the pre-fire layout, closely following the pre-fire floor plan, with the addition of Ensuite Bathrooms at first floor level and a WC being added into the Workshop area. For economy the modern lean to extensions to the rear of the property are proposed not to be rebuilt, as these were not part of the original structure. The building's use will remain unchanged as a private residence.



Fig. 01. East Elevation capturing modern lean-to extensions built from brickwork (marked in red).



Figs. 02-03. Remains of modern lean-to extensions built from brickwork (marked in red). Photo taken on the 22nd of July 2024, after approved demolition works have been completed.

4.3. Massing and Scale

- 4.3.1. The reconstructed building will match the scale of the original farmhouse, maintaining the same footprint, except for the removal of the previously mentioned lean-to extensions.

4.4. Finishes

- 4.4.1. It is proposed that the walling materials will match those previously used.
- 4.4.2. The front roof of the main house is proposed to be stone slate from reclaimed sources and any stone slate salvaged from site, while the remaining roofs of the farmhouse and extensions are proposed to be reconstituted stone slates. Sarnafil or similar single ply membrane is proposed for the valley between the two gable roofs.

4.5. Fenestration

- 4.5.1. Windows and doors will be installed in the same locations as the original layout. The proposed elevation drawings that accompany the application show the proposed fenestration which is a mix of painted timber, double glazed sash and casement windows.

4.6. Landscaping and access

- 4.6.1. There are no proposed changes to the existing landscaping or site and building access.

5.0 Conclusion

- 5.1 The proposal seeks to rebuild the farmhouse closely following the pre-fire footprint and layout to the best of our knowledge and evidence, with the exception of the ground floor WC and First floor Ensuites. The house is to be re-built in traditional materials to match what was previously used on the elevations except the North elevation which will be cavity wall construction finished in rubble Cotswold stone to appear as the original wall.