

DESIGN, ACCESS & HERITAGE STATEMENT

Change of use & Alterations of ancillary buildings (Stable 1 & Tractor shed) at:

Manor Farm, Erlestoke, SN10 5UE

For: Coprisystems Ltd

Date: Friday 30 August 2024

1. Introduction

1.1. This statement has been prepared to support an application for listed building consent (LBC) and change of use for previous agricultural buildings to ancillary residential use. It is to be read in conjunction with the appended photos and:

1. The Application Drawings as listed below:

- 22-03.02-L01-Location Plan
- 22-03.02-100-Site Plan
- 22-03.02-E10-Existing Ground floor plan
- 22-03.02-E11-Existing First floor plan
- 22-03.02-E12-Existing Roof plan
- 22-03.02-E21-Existing North East elevation
- 22-03.02-E22-Existing North West elevation
- 22-03.02-E23-Existing South West elevation
- 22-03.02-E41-Existing Section AA
- 22-03.02-E51-Existing Internal Elevations 1&2
- 22-03.02-E52-Existing Internal Elevations 3&4
- 22-03.02-E53-Existing Internal Elevations 5&6
- 22-03.02-E54-Existing Internal Elevations 7&8
- 22-03.02-P10-Proposed Ground floor plan
- 22-03.02-P11-Proposed First floor plan
- 22-03.02-P12-Proposed Roof plan
- 22-03.02-P21-Proposed North East elevation
- 22-03.02-P22-Proposed North West elevation
- 22-03.02-P23-Proposed South West elevation
- 22-03.02-P41-Proposed Section AA

2. Wiltshire Building Record Reports no. B6288 from 2013, Report B6288 from 2021

1.2. The intention of this statement is to fulfil the requirements of paragraph 200 of The National Planning Policy Framework (NPPF) (last updated December 2023).

1.3. This statement was commissioned by Coprisystems Ltd and carried out by Jonathan Marrion RIBA of Chalk Architects Ltd.

1.4. Manor Farm, Lower Road, Erlestoke is a Grade II listed farmhouse which lies to the north of Erlestoke. The farmhouse is situated to the north west of a series of former agricultural buildings laid out in courtyard formations. This application relates to buildings 2 and 3, the Tractor Shed and Stable 1. These buildings form part of the curtilage listing of the Farmhouse.

1.5. The accompanying Wiltshire Building Record (WBR) reports detail the historic development of the Farmhouse and the surrounding buildings.



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647

- 1.6. This statement outlines the design approach for the proposed works and assesses the impact on the significance of the Tractor Shed and Stables, along with the Farmhouse and the surrounding buildings.

2. Methodology

- 2.1. The history and significance of the site was analysed using the guidance and information contained within the following literature/sources:
1. Historic England's
 - Conservation Principles, Policies and Guidance (2008)
 - Advice Note 12: Statements of Heritage Significance (October 2019)
 - Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (December 2017)
 - Farmsteads Assessment Framework
 - Adapting Traditional Farm Buildings: best practice guidelines for adaptive reuse
 - Advice Note 9: The Adaptive Reuse of Traditional Farm Buildings: Historic England
 2. Wiltshire and Swindon Farmsteads Guidance : Farmsteads Assessment Framework, Wiltshire Council & Historic England
- 2.2. This statement concentrates on only those areas of the heritage asset that are affecting by the proposals and is limited in its analysis in accordance with paragraph 200 of the NPPF "The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

3. Designations

- 3.1. Stable 1 & The Tractor Shed are both considered to be a curtilage buildings to the Grade II listed Farmhouse.
- 3.2. Manor Farmhouse was given a Grade II listing on 03/04/1987 with a listing entry number of 1033870.
- 3.3. Listing Description:

"Farmhouse, early C19, probably on earlier core, red brick with slate roof, ridge and end stacks. 2 storeys and attic. Original front to garden has English bond brickwork, 3 window range with matching bay to left and late C19 projecting addition with pyramid plain tile roof beyond. Main range has glazing bar sashes with cambered heads, the upper windows with gauged brick heads. 6-pane to first floor centre, 8-pane each side. Ground floor 6-panel door flanked by 16-pane sashes. Bay to left has matching 8-pane above and 12-pane below. The road front has door flanked by 16-pane sashes, casement pair over door. Straight joint to right 2-window range; casement pair and 6-pane sash above, C20 matching 16-pane sash and casement pair below, all with cambered heads"

4. Planning History

16/11793/FUL - Repair of curtilage listed cart shed and its conversion from agriculture to office; closing of existing access and provision of a new drive and access; parking provision for proposed office use. Approved with Conditions May 2017.

16/12210/LBC - Repair of curtilage listed cart shed. Approved with Conditions May 2017.

21/00305/FUL - To install 1no. double door & 2no. Dorma windows & 1no. Velux window. Refused May 2021.

21/01200/LBC - To install 1no. double door & 2no. Dorma windows & 1no. Velux window. Refused May 2021.

21/01737/LBC - Demolish existing building and rebuild to use as a dwelling. Refused May 2021.

21/01067/FUL - Demolish existing building and rebuild to use as a dwelling. Refused May 2021.

PL/2022/01545 - LBC Conversion of former Grain store to C3 short term holiday let. Approved with conditions Aug 2022.



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647

PL/2022/01247 – FUL Conversion of former Grain store to C3 short term holiday let. Approved with conditions Aug 2022.

PL/2022/06461 – LBC – Retrospective permission for change of use for previous agricultural barns to B1 Offices use. Approved with conditions Aug 2022.

PL/2022/06126 – FUL – Retrospective permission for change of use for previous agricultural barns to B1 Offices use. Approved with conditions Aug 2022.

PL/2022/07528 – HH Planning – Alterations to fenestrations, new dormer windows, addition of a new driveway and retrospective consent for works to the Farmhouse and Outbuildings. Refused 17.01.23.

PL/2022/07797 – LBC – Alterations to fenestrations, new dormer windows, addition of a new driveway and retrospective consent for works to the Farmhouse and Outbuildings. Refused 17.01.23.

PL/2023/04280 – LBC – Alterations to fenestrations to Listed Farmhouse. Refused 25.07.23.

PL/2023/04347 – HH Planning – Alterations to fenestrations, the addition of a new driveway & for retrospective consent for works to the farmhouse & outbuilding. Approved with conditions 3.11.23.

PL/2023/04757 LBC – Alterations to fenestrations, the addition of a new driveway & for retrospective consent for works to the farmhouse & outbuilding. Approved with conditions 3.11.23.

PL/2023/07289 – LBC windows – Alterations to fenestrations to Farmhouse. Approved with conditions 8.11.23

PL/2024/04328 – LBC – Increase width of terrace doors, additional internal door, insulate section of suspected timber floor, panelling. Approved with conditions 28.06.24

5. Historical Context

- 5.1. Please refer to Section 10 of the Historical Building Study Report no. B6288 by Wiltshire Buildings Record.
- 5.2. Manor Farm lies in the Avon Vales character area. The farmstead developed suddenly from the very loose T shaped plan in 1832, to a series of open courtyards in 1889, see Section 6 Wiltshire Buildings Record report: June/July 2021.
- 5.3. As detailed in pages 57 and 58 of the Wiltshire Building Records Report B6288, the farmstead is a typical 19th century example of loose courtyard formations where the buildings were set close together to allow efficient care of the animals, feeding and removal of muck. This loose courtyard form is typical of the Avon Vale character area.
- 5.4. The 1832 Erlestoke Estate Map (WBR 2021 Report p.6) shows the Farmhouse, Stable 1 and Stable 2. The Tractor Shed is first shown on the 1889 OS Map.

6. Description of the Heritage Assets (Stable 1 & Tractor Shed)

- 6.1. Please refer to Pg 60 of Historical Building Study for a detailed description of the Tractor Shed (building 3).
- 6.2. Please refer to Pg 61 of Historical Building Study for a detailed description of the Stable 1 (building 2).
- 6.3. The bonding of the brickwork reflects the development timeline shown on the historic maps. English Bond is used in the Stable, with some later repairs and adjustment, particularly around the openings, in Garden Wall Bond. The gable end of the Tractor Shed is also Garden Wall Bond, whilst the front (road side) wall is Flemish Bond. See the elevation drawings for details of the brickwork bonding.
- 6.4. Stable 1 (building 2) has undergone several changes, as detailed on the sections and elevations. Most notably, the floor has been raised. The openings have also been adjusted, with some being added after the floor was raised.
- 6.5. The current Tractor Shed (building 3) roof is lightweight corrugated metal (see Figure 2), and not of the quality or permanence of Stable 1. The Tractor Shed rafters are propped on the front wall of the Tractor Shed and the side wall of the Stable, with timbers lapped to extend up to the ridge of Stable 1.



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647

- 6.6. Unfortunately, the rafters have been removed from Stable 1 below the Tractor Shed roof (see Figure 15), as to have the purlins, weakening the trusses. Further, the additional size of the Tractor Shed roof has created additional weight bearing on the Stable roof trusses and walls below.
- 6.7. The variation in brick bonding suggest that although the footprint of the Tractor Shed and possibly the gable wall, dates to 1889, the front is more recent fabric. The front may have been constructed when the current tractor shed roof was built, and the Stable roof structure adjusted to suit the Tractor Shed.
- 6.8. Since 2012 the buildings have not been in agricultural use. Stable 1 is currently used for storage and the Tractor shed for a wood store although, due to its current condition, is considered unsafe to access.
- 6.9. In the 2013 WBR report the buildings were in a similar state of repair. Some recent wind damage has occurred to the Tractor Shed roof. Whilst the Stable roof has been relaid in part.

7. Existing property, condition

- 7.1. Both buildings are in poor condition and are considered at risk of collapse. Several emergency repairs have been carried out over the last few years by the current owners.

Stable 1

- 7.2. There are some cracks to the masonry in the north west corner that need repairing, and possibly require underpinning of the foundations.
- 7.3. The roof covering is incomplete and is currently covered with tarpaulin to prevent any further water ingress (see Figure 16).
- 7.4. The roof structure needs significant repair and stabilisation through the replacement of removed members and augmentation of existing failed members.
- 7.5. Roof leaks have caused damage to some of the boarding on the intermediate floor (see Figures 13 & 14), the structural timbers (other than the main beams) appear in relatively good condition from what is accessible and visible.
- 7.6. Repairs have been undertaken to several beams where they bear onto the south wall. Metal strapping added. Further repair work will be needed in order to stabilise these and allow the removal of the temporary props (See Figures 11 & 12)

Tractor Shed

- 7.7. Brickwork to the front is bowing significantly
- 7.8. Wall plate to the east has rotten and the brickwork above is collapsing.
- 7.9. The principal trusses are also bowed most likely evidence of them being undersized to take the load and span of the roof.

8. Significance : Heritage Interest & Values

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

Annex 2: Glossary, National Planning Policy Framework, Ministry of Housing, Communities & Local Government, June 2019

- 8.1. Our assessment, based on the above suggests the historical significance of this heritage asset derives from:
- 8.2. The buildings forming part of the setting and form of the GII Farmhouse and wider Farmstead. They are the closest buildings to the house, and some of the most visible from the road.
- 8.3. Stable 1 was originally of good quality construction and has a strong relationship to the courtyard to the south.
- 8.4. The character and style of Stable 1 is typical of the setting. It also retains some original features such as the stable partition which have evidential value of its former use.
- 8.5. The Tractor Shed is of lower quality, and a more recent construction.
- 8.6. The large openings adjacent to the road do offer some narrative on its former use, and it is one of the few buildings of the Farmstead that face the road, giving it some street presence.



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647

9. Proposals

- 9.1. We propose to bring both buildings into ancillary accommodation for the Farmhouse. This will give them a viable use, whilst not requiring any changes to the surrounding access.
- 9.2. Several key objectives were set to inform the proposal, these included:
 1. Keeping all the sound, good quality fabric.
 2. Maintaining the agricultural character of the buildings and their relationship to their surroundings.
 3. Reducing the structural load on the Stable.
- 9.3. We propose to rebuild the roof and front wall of the Tractor Shed, using the same palette of materials. The materials will ensure the new fabric sits comfortably in the setting, whilst the detailing will allow historical clarity.
- 9.4. The existing fabric will be insulated internally, and the boarding to the Stable floor removed (this is modern sheet material in poor condition).
- 9.5. The open layout of the Stable is to be retained including the historical partition to leave a palimpsest of its former use. This partition will be used to divide the living space from the proposed kitchen / diner.
- 9.6. The layout of the tractor shed is to be divided to provide two bedrooms and a bathroom.
- 9.7. Rooflights are proposed to the new Tractor Shed roof, to light the Stable from the north, meaning a well lit space can be created with no additional openings in the fabric of the Stable.
- 9.8. A new vapour permeable insulated floor (recycled glass aggregate) is proposed throughout.

10. Impact of the proposals on the significance

- 10.1. As stated above, the significance of the two buildings lies predominantly in their form, character and relationship to their surroundings. The proposals will maintain all three of these, with minimal alterations to the external appearance.
- 10.2. The works will include repairs to the fabric, and will improve the longevity of the Stable by reducing the structural load upon it. Some existing fabric will be lost, but this is mainly to elements that are of low quality and in poor condition.

11. Justification & Mitigation

- 11.1. Making Changes to Heritage Assets Historic England Advice Note 2 states: "The best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation"
- 11.2. There is no longer a requirement for stabling and/or storage of large materials as the agricultural used was lost once the land was separated from the Farmstead. As these buildings are adjacent to the Farmhouse it was considered the most viable use for them would be ancillary residential accommodation.
- 11.3. The front wall of the Tractor Shed is beyond repair. It is considered this is modern fabric with little or no historical significance. The roof of the Tractor Shed is of low quality modern fabric and not viable to reuse.
- 11.4. Removing these two elements created a question – should we alter the massing of the Tractor Shed to reflect the other buildings of the farmstead with a simple dual pitched roof? We concluded that a lean-to form, as existing, was the most appropriate massing, being truly agricultural, and telling the narrative of the 'ad-hoc' evolution of the two buildings together. It would also allow us to keep the older gable end of the Tractor Shed intact. The lean-to form could be created with a new cantilever framed structure to reduce the loading on the Stable (see section drawing P41)

12. Impact of the proposals on Residential Amenity

- 12.1. There will be no impact on residential amenity of adjoining properties due to their distance and aspect.



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647

13. Ecology

- 13.1. Please refer to separate Preliminary Ecological Appraisal and Bat Activity Surveys from Chalkhill Environmental Consultants.
- 13.2. There is a known summer roost of lesser horseshoe bats above the adjacent building (No.9) which is currently accessed through Stable 1. A new roost access is proposed between buildings 8&9 which forms part of a separate Planning and LBC application.
- 13.3. All other recommendations of section 7 of the Bat Activity Surveys will be carried out.
- 13.4. A full mitigation licence application will be submitted to Natural England following granting of planning permission.

14. Access

- 14.1. As the buildings will be linked to the house, there will be no new traffic created, with only pedestrian access coming from the Farmhouse.

15. Flooding

- 15.1. The site is in Flood Zone 1, it has a low probability from flooding from rivers and the sea.
- 15.2. There is a long standing issue of rainwater from the road washing into the front of the Tractor Shed. A French drain will be added to negate this, along with additional gravelled surface. Further the new cavity plinth wall will also be more robust than the existing timber doors and solid masonry that are vulnerable to the flow of water.

16. Conclusion

- 16.1. It is considered that the proposals have a positive impact on preserving the significance of the heritage asset as their intention is to bring back as much of the buildings as possible into a viable use.
- 16.2. We therefore believe the proposals comply with all local and national planning policies and guidance and should subsequently be given LBC.



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647



DESIGN, ACCESS & HERITAGE STATEMENT

Change of use & Alterations of ancillary buildings (Stable 1 & Tractor shed) at:

Manor Farm, Erlestoke, SN10 5UE

APPENDIX A : SUPPORTING PHOTOS



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647



Figure 1: South Elevation of Stable 1 from courtyard showing temporary tarpaulin roof



Figure 2: North elevation of Tractor shed from road



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647



Figure 3: West elevation of Tractor shed, note Farmhouse to the right

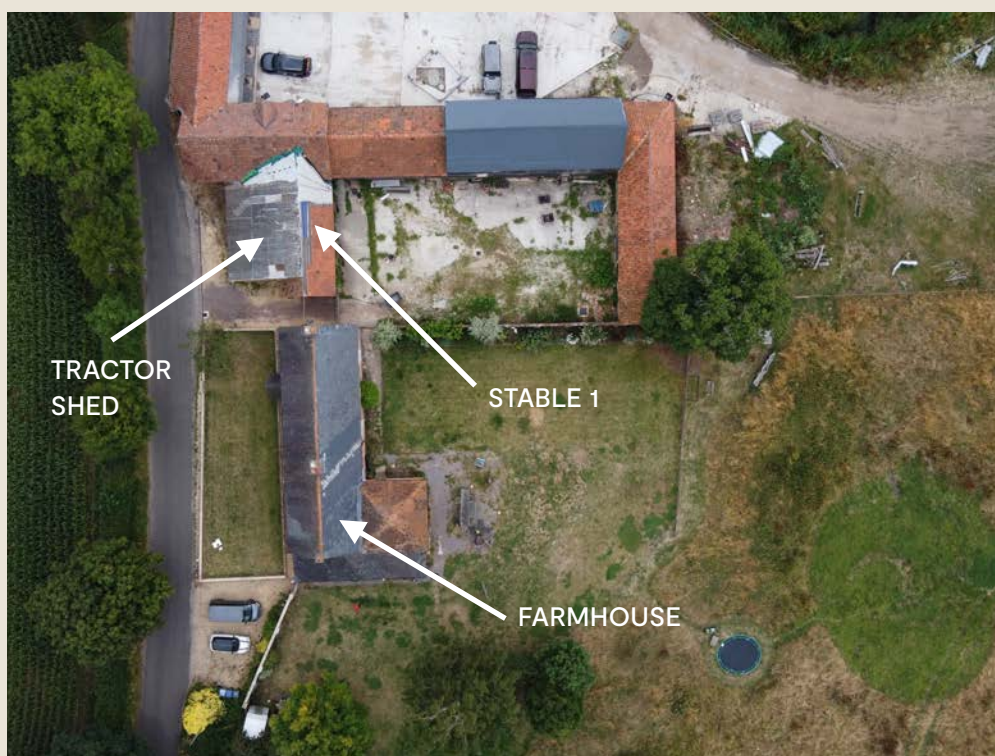


Figure 4: Aerial photo showing relationship of Stable & Tractor shed to Farmhouse



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647



Figure 5: W.06 of Stable 1



Figure 6: W.05 of Stable 1



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647



Figure 7: D.07 of Stable 1

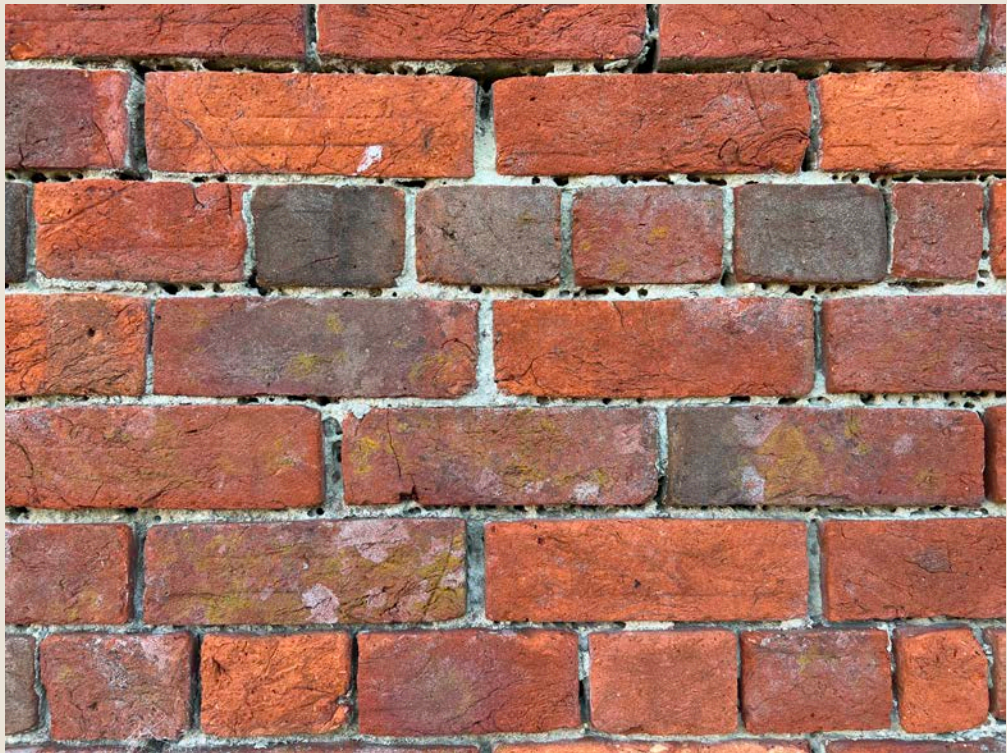


Figure 8: Brickwork condition



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647



Figure 9: Roof structure of Tractor shed



Figure 10: High level timber partition between tractor shed and Stable 1



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647



Figure 11: Stable 1 interior, showing propped beam



Figure 12: Stable 1 interior, concrete floor



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647



Figure 13: Stable 1 interior, water damage

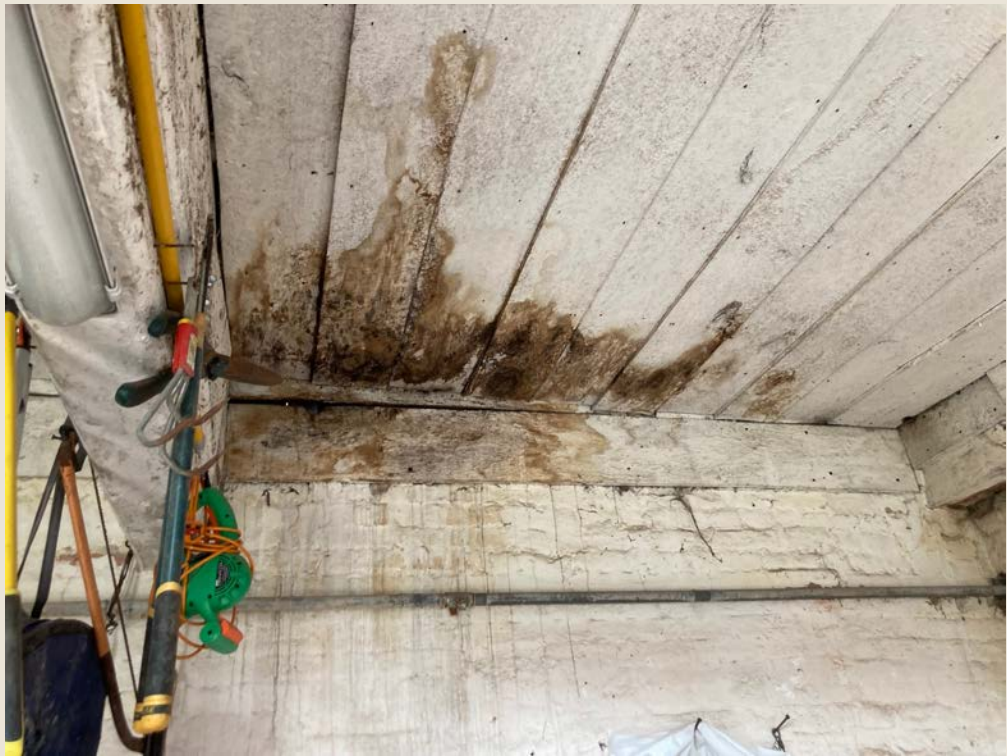


Figure 14: Stable 1 interior, water damage



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647



Figure 15: Stable 1 roof structure

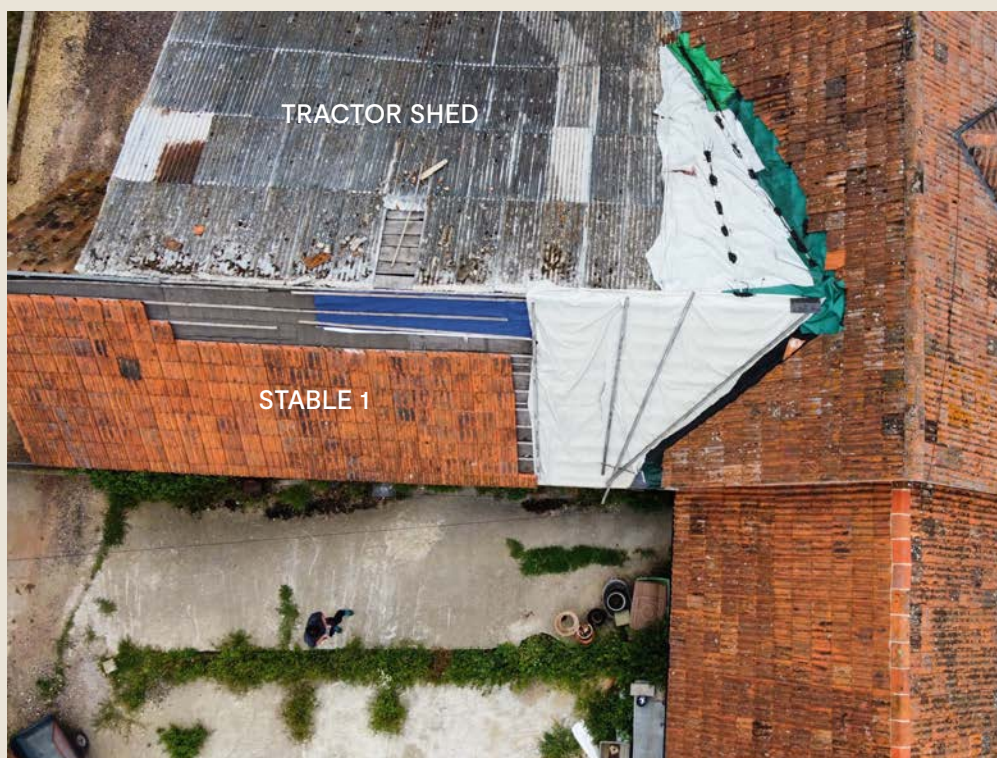


Figure 16: Roof



Chalk Architects Ltd
2-3 St Johns Alley
Devizes
Wiltshire
SN10 1BG

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647