

Proposed Works to Purton House, Church End, Purton. SN5 4EB

Planning, Design, and Access Statement including Heritage Impact Assessment V.1

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1. Introduction

James Slater & Company have been instructed by Mr T. Buchanan to prepare a Design and Access Statement, incorporating Heritage Impact Assessment, to inform the Listed Building Consent application for the “Refurbishment, internal alteration and landscaping” to the *Purton House, Church End, Purton. SN5 4EB*.

The Design and Access Statement highlights the various elements of the property within the application scope, explains the strategy behind their alteration, and supports the drawing pack with supplementary detail.

The Heritage Impact Assessment identifies the Heritage Assets and settings that are affected by the proposals, appraises their significance, and makes recommendations for mitigation/potential enhancements to maximise significance of the affected Heritage Assets.

This report is prepared as part of a Listed Building Consent Application to Wiltshire Council, as the dwelling is designated Grade II Listed.

2. Location

The dwelling is located on Church End and set back from roadway by a private driveway to the East of the village of Purton, West of the town of Swindon.

What3words location: ///cats.dreamers.contrived

Purton House comprises the original house c.1840, the building extends by 3 bays set back from original façade and then a later rear extension of service buildings around a yard.

The site is currently accessed from Church End with a private drive leading to parking for the house and looping back on to Church End past other properties which will have access rights along this drive.



Figure 1. Aerial View of Purton House

3. Description & History

The Applicant is Mr T Buchanan,

Purton House was once the residence of James Brooke, the first white Rajah of Sarawak in Borneo. The house provides accommodation over three floors, cellar, ground floor and first floor with three staircases serving all floors. Towards the front of the house is a grand staircase historically for use by the master of the house, their family and guests, the other two staircase primarily for serving staff.

The cellar comprises five storage areas generally not considered tall enough for living accommodation and as such is used for plant and storage. The area is served by one internal staircase and a second leading directly externally.

At ground floor level there are four reception room accessible from a main hallway and the grand staircase. A second hallway leads to a later addition with four additional rooms and then on through to the yard and addition ancillary rooms.

The first-floor houses nine bedrooms five bathrooms and additional ancillary rooms. There are distinct changes in floor level between the original house the later extension and the courtyard building.



Figure 2. OS 25 Inch, 1840-1880s (county layers)

4. Historic England Listing Text

Purton House is listed due to its special architectural or historic interest. It was first listed on the 17-Apr-1986 and was designated Grade II listed, List Entry number: 1023172

Historic England Description

'House in own grounds. c.1840. Stucco with slate roof. Two storeys, 3 x 1-bays. Central double 3-panelled doors within Ionic portico in antis. Central bay set slightly forward. Twelve and 15-pane sashes with moulded architraves and bracketed cornices. Top cornice and parapet. Building extends left by 3-bays set well back, 2 storeys with hipped slated roof behind parapet, and to rear extensive service buildings, around a yard. The original entrance lay to the east.'



Figure 3. OS 25 Inch, 1892-1914

5. Proposed Works

The works can be summarised as follows and as shown on the drawings:

❖ 5.1 Remedial & Repair Works

5.1 Remedial & repair works

Since its original construction, there have been multiple alterations to the house through the intervening centuries.

5.1.1: Overall, the proposals seek to renew some of the deteriorating structure to ensure watertightness and prevent further damage to the historic fabric.

5.1.2: The cleaning of the exterior stonework will not only enhance the overall appearance of the building but permit closer inspection of the facades to ensure no defects are hidden from view should they require further investigation and repair.

5.1.2: The addition of permanent features or unobtrusive changes to permit access to the roof for regular inspections.

5.1.3: The provision of modern sanitary accommodation to ensure the wellbeing of family, guests, and staff at the house.

5.1.4: Re-assessment and adaptations to the rainwater goods to ensure the swift conveyance of rainwater away from the building and lessening the potential damage caused by the retention of water against the fabric of the building.

5.1.5: New services such as heating appliances to ensure the adequate heating of the building preventing damp and subsequent mould growth which would be both detrimental to the health of the building and those in occupation of the dwelling.

5.1.6: Some timber elements are in need of a little tender loving care, necessitating striping and decoration of paintwork.

5.1.7: The replacement of non-fire doors with fire doorsets will ensure the compliance of the structure with modern safety standards whilst ensuring the safety of the occupants should the worst ever occur.

5.1.8: The external changes are to ensure that the accommodation of modern transport habits will not be detrimental to the overall appearance of the property in its setting.

6.0 Legislation and Planning Policy

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislative instrument addressing the treatment of Listed Buildings through the planning process.

Section 16 (2): In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 (1): In considering whether to grant planning permission [F1 or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 16 of the National Planning Policy Framework (NPPF - updated Feb 2019) considers the Historic Environment, with Paras. 189, 193 and 194 in particular, detailing the obligations with respect to those applications concerning designated heritage assets, including listed buildings. *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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”.*

Significance is defined in Annex 2 of the NPPF as *“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”. The ‘significance’ of Pound Farm as a designated heritage asset is presented in **Section 7**.

The importance of heritage assets is also referred to in PPS5, Planning for the Historic Environment. PPS5 advises on the information to be submitted with planning applications and the principles guiding the assessment of proposals for change to designated heritage assets. Relevant key policies are as follows:

HE1 Local authorities are encouraged to set out how heritage assets may be modified to improve their environmental performance without compromising their significance and to support homeowners to find solutions that minimise harm to the asset’s significance.

HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

HE7.2 In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

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HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced, and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification.

Partial change of use of existing C3 dwelling, to provide D1/D2 space for weddings/events, together with associated D1/D2 use of land and provision of parking

Ref. No: 19/06908/FUL| Status: Approve with Conditions

Through research on the Local Authority's website has brought the following relevant applications to the property:

Installation of Solar Panels

Ref. No: N/07/01975/LBC| Status: Application Approved with Conditions

Replacement of Roof Lantern with Alternative Design & Material Plus Internal Alterations.

Ref. No: N/11/01444/LBC| Status: Application Approved with Conditions

Reconstruction of Existing Conservatory.

Ref. No: 14/02982/FUL| Status: Application Approve with Conditions

Reconstruction of Existing Conservatory

Ref. No: 14/03195/LBC| Status: Approve with Conditions

Erection of greenhouse

Ref. No: 17/00330/FUL| Status: Withdrawn

7.0 Design and Access Statement Summary

Proposed Use	The structure will remain as a house
Amount of Development	The majority of development, within this application, is commensurate to the contemporary living requirements of a family life.
Layout	The fundamental layout will not change, proposed alterations include at ground floor, the relocation a door including the blocking up of the previous door opening and the replacement of a non-fire door with a fire doorset. The reopening of a previous doorway to ease circulation around the main hallway. The sub-division of a room to provide a disabled persons compliant cloakroom facilities and the addition of a new personnel door externally on the west elevation of the courtyard structure for means of escape as otherwise this room will remain as an inner room of an inner room hindering evacuation. Five of the first-floor bedrooms will have lightweight partitions erected within them to provide ensuite facilities to each room. The single long corridor will be subdivided into separate fire enclosures isolating the staircases from one another. There will be no changes to the cellar layout.
Scale	The scale will not change.

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Appearance	The external façade will be enhanced with the provision of replacement timber doors and windows. Two ground floor external doors will be replaced on the eastern elevation and one on each of the south, west and yard elevations. Three doors to the yard elevation will be repaired, eased and repainted. At first floor, the south facing door on to the balcony along with the side screens will be replaced. Four windows to the ground floor will be replaced, two to the north elevation one to the west and one to the yard all at ground floor. At first floor level both the east and west elevations will have a window replaced. The lantern light over the main staircase will be replaced, and the dormer window in front of the second lantern light will be replaced to have an opening casement for ease of access on to the roof. Gutters and down pipes will be replaced and reconfigured as required to maintain efficient drainage of the roofscapes. Stainless steel cowls are to be fitted to all chimney pots to prevent the dropping of a foreign objects down any flue. Repairs will take place to the coping stones of the balcony as well as cleaning of stonework to remove vegetative growth and other deposits
Landscape	Modern paving will be removed alongside a small area of lawn to facilitate parking on a newly gravelled area.
Access	There are no alterations to the current access.
Setting	The property is located within its own large private amenity space.

8.0 Heritage Impact Assessment

8.1 Assessing Heritage Significance

Assessment of the heritage significance (value) of a site sets out to identify the ways in which particular parts of a place and different periods in its evolution, contribute to, or detract from, the identified heritage values associated with the asset.

Significance (for heritage policy) is defined in the Framework (Annex 2) as *“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historical. Significance derives not only from the physical fabric of a heritage asset, but also from its setting”*.

The significance of heritage assets is articulated using the following criteria described by Historic England in the guidance Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008). Within this document, significance is weighed by the potential for the asset to demonstrate the following heritage values:

Evidential value derives from *“the potential of a place to yield evidence about past human activity”*. Primarily relating to physical remains or historic material.

Whilst the house has existed through several centuries it has undergone additional works to extend the property on several occasions to accommodate the changing needs of the owners. Its change of use in 2019 gives rise to an economic use of the ground floor. The proposed sub-division works will use lightweight material minimizing any detrimental effects on existing structure and features but once again

following the history of adaptation to accommodate changing needs of the owner.

Historical value derives from *“the ways in which past people, events, and aspects of life can be connected through a place to the present”*. Illustrative historical value depends on visibility in a way that evidential value does not. And *“has the power to aid interpretation of the past through shared experience of a place”*. Associative historical value creates resonance through felt connections with a notable family, person, event or movement.

The historical value is considered high. The proposed works will not alter the historic nature of the house but allow the house to adapt once again to the events taking place and to the needs of people in the twenty first century.

Aesthetic value derives from *“the ways in which people draw sensory and intellectual stimulation from a place”*. Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting.

The aesthetic value is considered the most significant heritage value. The proposed works seek to retain the aesthetics of the house with careful repair to items still in a salvageable state and the sympathetic replacement of items beyond their working life.

Communal value derives from *“the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”*. Communal values may be commemorative, symbolic or

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social in nature. The latter is typically “*associated with places that are perceived as a source of identity, distinctiveness, social interaction and coherence*”, and might only be articulated when the resource is under threat. Communal value is also tied to historical value and aesthetic value.

The communal value of this property is low. This was the private house of a privileged landowner and as such was for the enjoyment of his family and guests, with little or no regard to the community around the estate. The property has since become a valuable to the community as an events venue. The proposed changes will permit the community to enjoy the house for longer uninterrupted periods.

The significance of a heritage asset can be derived from a combination of some, or all, of these heritage values, and the setting of a heritage asset can contribute to, or detract from, any of these four values. Setting is relevant as it is the way in which the significance of the heritage asset is “*experienced*”.

Proposed Works to the Farmhouse at Pound Farm (V.2)

8.2 Impact on significance

Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
8.2.1 Replacement Windows	Some of the external windows are in a poor state of repair and failure to act will result in their loss either in total or at the very least part.	Replacing the windows in a heritage style, employing the similar timber profiles throughout will provide a maintain a consistent and appropriate look to the overall elevation. This is considered a positive impact.
8.2.2 Replacement Doors	Some of the external doors are in a poor state of repair and failure to act will result in their loss either in total or at the very least part.	Replacing the doors in a heritage style, employing the similar timber profiles throughout will provide a maintain a consistent and appropriate look to the overall elevation. This is considered a positive impact.
8.2.3 Repairing Decorating and Adjusting Doors	Some of the external doors require minor repairs, redecoration and adjustment to prevent them deteriorating to such an extent they require wholesale replacement.	Minor repairs, redecoration and adjustment at this time will prevent further deterioration, saving the original feature. This is considered a positive impact.
8.2.4 Replacement of Modern Paving Slabs	The existing modern pavings slabs are detrimental to the overall appearance of the courtyard.	The replacement of the slabs with Yorkstone Flagstones will enhance the overall appearance of the courtyard. The incorporation of a suitable drainage channel within the paving will enhance the life span of the Yorkstone. This action to the historic fabric can only be considered as a positive impact.

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Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
8.2.5 Insertion of a Secondary (lower) Ceiling to the Lobby	Lowering the ceiling height of the lobby will enhance the proportions of the space.	Careful and sympathetic insertion of a secondary ceiling will have a negligible net impact on historic fabric and could be considered a temporary impact.
8.2.6 Replacing Existing door with New Fire Door	The current door serves no valuable purpose to the safety of the structure or persons in it.	Replacing the door with a fully compliant fire door will permit safer quicker exit from the building in case of emergency, allowing all fire fighters to work to save the building. This should be considered a positive impact for the building and essential to the saving of life.
8.2.7 New Boilers Flues	New Boilers will provide efficient heating to the building, preventing damp, and the detrimental issues caused by it.	New flues to the boilers are an essential element to ensure efficiency of heat production. Therefore, the proposal is considered to have a minor and relatively temporary impact.
8.2.8 Replacement Windows	Some of the external windows are in a poor state of repair and failure to act will result in their loss either in total or at the very least part.	Replacing the windows in a heritage style, employing the similar timber profiles throughout will provide a maintain a consistent and appropriate look to the overall elevation. This is considered a positive impact.
8.2.9 Replacing Lawn with Gravel	The lawn has no specific historical attributes.	Replacing the modern paving slabs with a gravel surface for parking vehicles will provide adequate area for vehicles to be parked, preventing erroneous parking potentially causing damage to the setting of the heritage asset or even the asset itself. This is considered a positive impact.
8.2.10 Removal of Metal Bars to Windows	The metal bars over the windows are almost certainly not original features of this portion of the elevation.	Their removal will return the façade to its original splendour. Sympathetic repair to the stonework will leave evidence of the existence of the bars at some point. This action to the historic fabric can only be considered as a positive impact.

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Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
8.2.11 Replacing Modern Paving with Gravel	The lawn has no specific historical value. The existing modern pavings slabs are detrimental to the overall appearance.	Replacing the lawn with a gravel surface for parking vehicles will provide adequate area for vehicles to be parked, preventing erroneous parking potentially causing damage to the setting of the heritage asset or even the asset itself. This is considered a positive impact.
8.2.12 Construction of a Cloakroom	The room which is to be subdivided has no specific historical attributes.	At present there is only one cloakroom, and this is accessed off the main hall. The siting of the secondary cloakroom allows it to be easily accessible from the courtyard. Materials and techniques to be used to construct the partition would be removable so as to cause minimal damage to the existing structure. Therefore, the proposal is considered to have a minor and potentially temporary impact.
8.2.13 Removal of Gate and Demolition of Posts	The gate performs no useful purpose as there is no continuation of a barrier.	The removal of the gate and posts will have a negligible net impact on historic fabric.
8.2.14 Insertion of a New External Door	The door will be inserted in a plain ashlar stone wall.	The opening in the existing wall will be formed sympathetically to the existing façade and in a style in keeping with the adjacent door. This will have a negligible net impact on historic fabric.
8.2.17 Reinsertion of Door in Previous Opening	The features of the wall strongly suggest that a door was present in this wall at some previous point in time.	The careful removal of the structure closing off this previous doorway will permit its reinstatement with no impact to the historic fabric. Detailing of the door, lining and architraves should be is considered a positive impact.
8.2.18 Replacement of Glass to Doors	The glass to the doors is brittle due to age and liable to further damage due to the opening and closing of the doors.	Careful selection of glass will ensure the safety of all users and enhance the lifespan of the overall door set which considered a positive impact.

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Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
8.2.19 Taking up and Replacement of Timber Floors	The worn nature of the floors is detrimental to the heritage of the structure, the thinning of material is of a safety concern to all users.	Timber to replace the floor will be of the same species as existing, with boards cut to the same strip width and depth as existing and with the same joint profile as existing. This will have a positive net impact on the historic fabric.
8.2.20 Removal of an Existing Doorway	The door in its current location appears constricted by surrounding walls.	The door in its current location compromises the fire safety of the staircase enclosure. This will have a negligible net impact on historic fabric.
8.2.21 Insertion of New Doorway		The proposed location of the new doorway replicates the arrangement further down the corridor of doorways being directly opposite one another either side of the corridor. The relocation will have a positive net impact on the historic fabric.
8.2.22 Installing a New Wood Burner	A wood burner will once again permit the safe use of the fireplace as a feature to heat the space.	An open fire is an inherent fire risk to the dwelling the adaptation of a wood burner
8.2.23 Taking up and Replacement of Kitchen Floor	The worn nature of the floors is detrimental to the heritage of the structure, the thinning of material is of a safety concern to all users.	Materials to replace the floor will be of the same dimensions in all regards as existing. This will have a positive net impact on the historic fabric.
8.2.24 Replacement of the Kitchen Ceiling	The constant production of moisture through the cooking process has infiltrated the ceiling structure and weakened the key of the plaster to its backing.	The existing ceiling will be carefully removed with the intention of retaining all lathes that may be present. Any loose or damaged laths will be refixed or replaced and covered with a lime-based plaster to match existing. This action to the historic fabric can only be considered as a positive impact.
8.2.25 Addition of Loft Ladder to Access Door	The access hatch door is already in existence.	The provision of an access ladder to the access door will ease access to the loft space with no impact on the historic fabric.

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Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
8.2.26 Insertion of Ensuite Facilities and accompanying drainage runs	The rooms which are to be subdivided have no specific historical attributes.	At present there are no rooms with ensuite facilities. Materials and techniques to be used to construct the partitions would be removable so as to cause minimal damage to the existing structure. Therefore, the proposal is considered to have a minor and potentially temporary impact.
8.2.27 Cleaning of Stonework	Dirt and debris on the stonework can mask issues detrimental to the structure.	Cleaning the stone will enhance the appearance of the historic fabric and potential expose defects that can be scheduled for appropriate action. This is considered a positive impact.
8.2.28 Repairs to Coping Stones and Piers of Balcony	The balcony frontage is an historic feature of the house and should be maintained	The coping stones and piers form the safety barrier around the balcony and must be maintained in full order so as to offer the protection required. Ensuring the stonework is in good order with appropriate drips will all so prevent accelerated deterioration of the stonework. This is considered a positive impact.
8.2.29 Block up Existing Window	This window is compromised and looks to have been modified when the recessed extension was first constructed.	The blocking up of the window externally will be achieved in stone to match existing set back slightly from the face so as to honour the existence of a window opening. Internally the wall finish will be lime-based plaster on a concrete block wall base. The cavity should be fully filled with insulation material. This will have a negligible net impact on historic fabric.
8.2.30 Renew Guttering and Reconfigure Downpipes	Simple half-round/round rainwater goods are at odds with the age of the asset.	The use of black aluminium guttering around the structures forming the courtyard will ease the flow of water efficiently away from the building fabric.

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Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
8.2.31 New Stainless-Steel Cowls to Chimney Pots	At present there are no cowls to chimney pots.	The lack of cowls to the chimney pots is permitting the resting of birds on the edge of pots, with the resultant faeces detrimental to the fabric of the building. The potential is also for birds to drop twigs etc down the chimney in an attempt to form nests, and potential blocking the flue. The placing of cowls will have a negligible net impact on historic fabric.
8.2.32 Replacement/ reforming of Rainwater Hoopers Relocation of Downpipes	Damage to hoppers and poorly located downpipes is causing water to escape the rainwater system with the resultant overflow causing increasing damage to the heritage asset.	The refabrication of lead hoppers will enhance the historic fabric. The relocation of downpipes will have a negligible net impact on historic fabric.
8.2.33 Replace all lead to parapet gutter.	The lead gutter is an historic feature of the house.	Renew of all the lead guttering and flashings behind the parapet walls will be completed in accordance with the details and specifications of the Lead Development Association thus maintaining the historic fabric.
8.2.34 Replacement Dormer Window	Currently the dormer window is in a poor state of repair and failure to act will result in its loss either in total or at the very least part.	Replacing the window in a heritage style, employing the similar timber profiles but forming a casement window will permit easier and safer access to the roofscape for inspection and minor repairs thus maintaining the integrity of the roofs for years to come. This is considered a positive impact.
8.2.35 Replace existing lantern rooflight	The lantern rooflight was replaced after permission was granted in 2011.	This is not an original feature of the house and to replace it again would have a negligible net impact on historic fabric.
8.2.36 Replace existing stock fencing with 'Estate' fencing	The existing fencing is not original in either design or materials.	The existing fencing is not original, is in a poor state of repair and incapable of restraining livestock. The proposed new fencing is traditional in design and sufficiently robust to contain livestock. This will have a negligible net impact on historic fabric.

9.0 Summary

It is important to keep historic buildings in a good state of repair and to ensure the historical fabric does not deteriorate through the use of incorrect materials, inappropriate alteration, or through a lack of ongoing upkeep.

This application seeks to undo some of the negative elements of the modern refurbishment, whilst retaining and improving what historic fabric does remain.

Some visual changes such as the landscaping will protect the appearance of the asset. Over all these changes should be considered acceptable, as they maintain the correct vernacular.

The proposed work respects the historic nature of the property and when considered as a whole, offer a positive impact on the significance of the heritage asset. This application should be treated favourably and positively determined in accordance with the adopted Core Strategy and National Planning Policy.

10.0 Supporting Documents

- ❖ 25-168-001 Location Plan
- ❖ 25-168-002 Block Plan
- ❖ 25-168-200 Cellar Plan As Existing
- ❖ 25-168-201 Ground Floor Plan As Existing
- ❖ 25-168-202 First Floor Plan As Existing
- ❖ 25-168-203 Roof Plan As Existing
- ❖ 25-168-204 Elevations As Existing
- ❖ 25-168-205 Elevations As Existing
- ❖ 25-168-301 Proposed Cellar Plan
- ❖ 25-168-302 Proposed Ground Floor Plan
- ❖ 25-168-303 Proposed First Floor Plan
- ❖ 25-168-304 Proposed Roof Plan
- ❖ 25-168-305 Proposed Section
- ❖ 25-168-306 Proposed Elevations
- ❖ 25-168-307 Proposed Elevations