



HERITAGE STATEMENT

Rebuilding and Change of Use of the Existing Dairy Barn
Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Prepared for: Kim Rivers

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Local Authority: Wiltshire Council

Conservation Area: None

Building Use: Residential (farmhouse), Agricultural (dairy barn) now redundant

Listing Status: Farmhouse: Grade II List entry no. 1022662
Dairy Barn – Curtilage Listed

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	N
World Heritage Site	N
Non Designated Heritage Asset	N

Project Overview:

Rebuilding, refurbishment and Change of Use of an existing redundant dairy barn into a short term holiday let.



Photo 1 –Existing Dairy Barn

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Photo 2 and 3 – View of the side (west) elevation of the barn (with the listed farmhouse in the background)



Photo 4 – View of the front/side elevation of the barn (southwest)



Photo 5 – View of the front elevation (south)

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Photo 6 – View of the front/side elevation (east)



Photo 7 – View of the rear elevation (north)

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Drawings and Documents provided:

-  2186 E01 Location Plan Dairy Barn
-  2186 E02 Existing Site Plan Dairy Barn
-  2186 E16 Existing Plans Dairy Barn
-  2186 E17 Existing Roof Plan Dairy Barn
-  2186 E18 Existing Elevations Dairy Barn
-  2186 E19 Existing Elevations Dairy Barn
-  2186 E20 Existing Elevations Dairy Barn
-  2186 P01 Proposed GF Plan Dairy Barn
-  2186 P02 Proposed FF Plan Dairy Barn
-  2186 P03 Proposed Roof Plan Dairy Barn
-  2186 P04 Proposed Elevations Dairy Barn
-  2186 P05 Bike and Bin Stores Dairy Barn

Schedule of Intervention:

The following outlines the proposed interventions including:

- *What is being changed, added, removed, or altered*
- *The scale and extent of the intervention*
- *Materials, design, and methods*
- *Whether the change is reversible or permanent*
- Rebuilding existing roof and stone structure.
- Reinstall existing first floor timber floor at the existing level.
- New insulating lime plaster throughout.
- New timber casement windows throughout.
- Repair floorboards where present and replace missing.
- New electrics and wet heating system throughout.
- New sanitaryware and kitchen.
- Flag paved flooring throughout ground floor.
- New timber doors and windows in existing openings. New bathroom window.
- New end glazing to gable end where no evidence of former exists.
- New metal handrail to existing external stone steps.
- New internal timber staircase.
- New external landscaping to replace broken concrete surface.
- Allocated parking spaces.
- New internal partitions.

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Setting Overview/ Context:

The site comprises a series of connected barns running east-west, situated within the farmstead of Upper Studley Farm, approximately 3km east of the market town of Royal Wootton Bassett, and 5.5km south west of Swindon. Neighbouring the farm to the west is North Wiltshire Crematorium and to the south lies the Great Western Main line railway connecting London Paddington to Bristol and South Wales (The South Wales Main Line branches off the main line at Wootton Bassett Junction, on the south west edge of Royal Wootton Bassett). North of the site lies M4 Junction 16 (Spittleborough Roundabout). The site, as with the rest of the farm, is accessed from a 375m access road connecting to Swindon Road (A3102) as the A road exits the roundabout westbound. The other side of the road, directly opposite the farm entrance, is split into 3 lanes in readiness for the junction. On the other side of the junction, industrial estates and business parks on the edge of Swindon's sub-urban sprawl, abut the motorway. Excepting this, the area surrounding the farm is sparsely populated rural land.

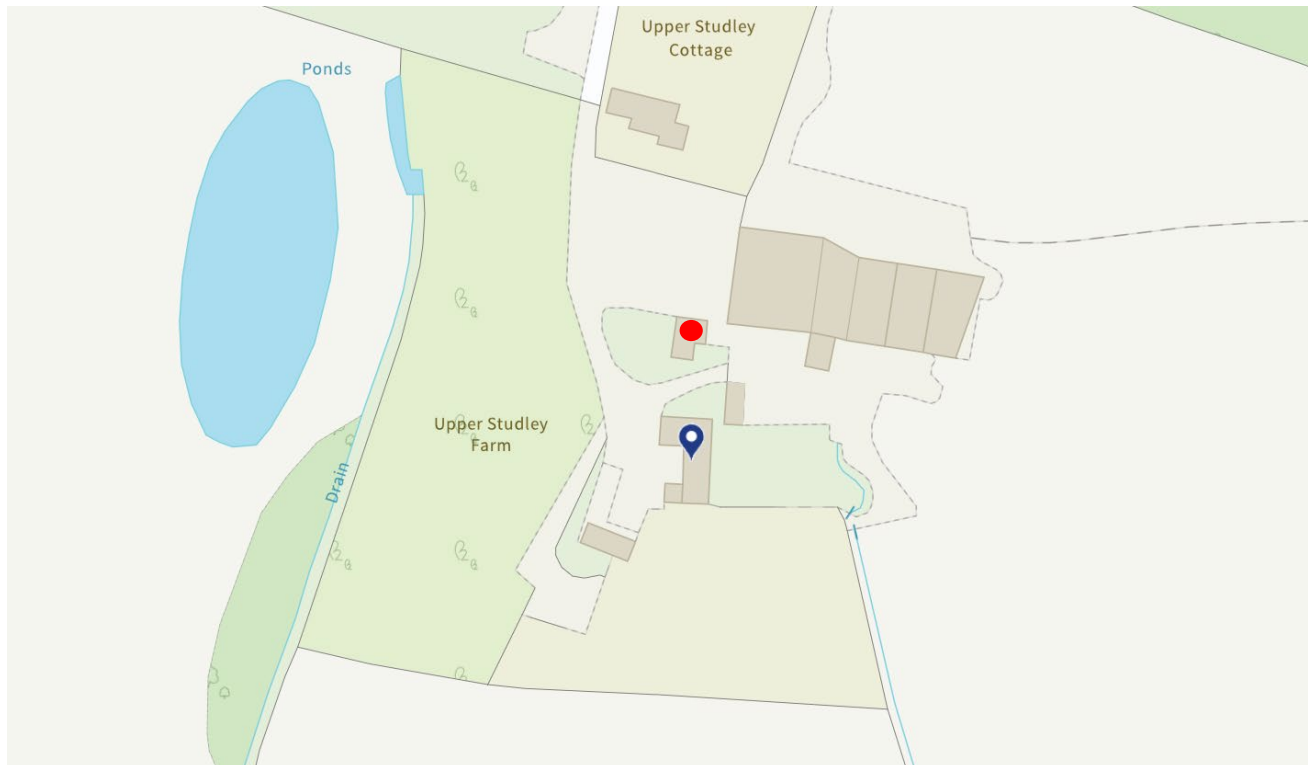
The A3102 connects Melksham to Swindon, passing through the centre of each town and village on route, and forming the high street in Royal Wootton Bassett. Between the towns and villages, the road is lined on both sides with mid height hedges.

The dairy barn in question is a simple stone structure with a slate roof located close to the main Grade II Listed farmhouse. No rainwater goods are present. Part of the structure has collapsed and the building is in an extremely poor state of repair.

We would consider the dairy barn to be curtilage Listed as part of the Grade II Listed Farmhouse.

Setting: Rural Farmstead

Topography: Flat



Map taken from Historic England Listing Database. Property shown with a red dot.

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Impacted Heritage Assets:

Impacted Heritage Assets:

The farm sits neither within nor just outside a Conservation Area.

The barn is curtilage Listed.

The farmhouse is Grade II Listed.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1022662

Date first listed: 15-Aug-1985

List Entry Name: UPPER STUDLEY FARMHOUSE

Statutory Address 1: UPPER STUDLEY FARMHOUSE, A420

Statutory Address 2: UPPER STUDLEY FARMHOUSE, SWINDON TO CHIPPENHAM ROAD

Location

Statutory Address: UPPER STUDLEY FARMHOUSE, A420

Statutory Address: UPPER STUDLEY FARMHOUSE, SWINDON TO CHIPPENHAM ROAD

District: Wiltshire (Unitary Authority)

Parish: Lydiard Tregoze

National Grid Reference: SU 10113 82431

Details

SU 18 SW LYDIARD TREGOZE A420 SWINDON TO CHIPPENHAM ROAD

6/32 Upper Studley Farmhouse

II

Farmhouse, c1625. Coursed limestone rubble with ashlar quoins, Roman tiled roof. 2-storey, 3-bay on L plan, the 2 bays extended by further bay as agricultural space, also C17. Gable stacks to the 2-bay block, door in right bay. 3-light ovolo moulded stone mullioned windows, ground floor replaced with early C19 18-pane sashes. Relieving arches over. Mid wall hollow moulded string course Single light ovolo windows to gable. Rear windows blocked. Recent rear extensions. Interior: Cross ceiling beams with barred run-out stops to main rooms. Large blocked fireplaces. Stair in re-entrant angle. Roof, 5 bays with double purlins.

Listing NGR: SU1011382431

Legacy

Legacy System number: 316720

Legacy System: LBS

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

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 – NPPF

We have used the following levels and definitions within this report to grade 'Significance':

Level	Meaning
Exceptional	National or international importance
High	Strong regional or national value
Moderate	Local importance with some wider interest
Low	Limited heritage value but still contributes
Neutral/Negative	No heritage value or detracts from significance

Evidential/ Archeological: *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

A Heritage Desk Based Assessment in 2016 by Wessex Archaeology ref 114411.01 was carried out on adjacent land. Wessex Archaeology was commissioned by Crematoria Management Ltd to prepare a Heritage Desk-Based Assessment for land at Upper Studley Farm, Lydiard Tregoze, Wiltshire (centred on National Grid Reference 409923, 182453). This study is intended to inform a planning application for a proposed crematorium and memorial parkland for the interment and scattering of ashes, to be submitted to Wiltshire Council.

The report concluded that there was an archaeological interest within the site since relatively few archaeological investigations had been carried out in the study area, the full character and potential is relatively unknown, although there is considered to be particular potential relating to the post-medieval and Romano-British periods.

The proposals in this instance however do not involve substantial ground disturbance and instead involve the rebuilding and repair of an existing building so in this instance further evaluation has not been included within this reporting.

Level Assigned: N/A

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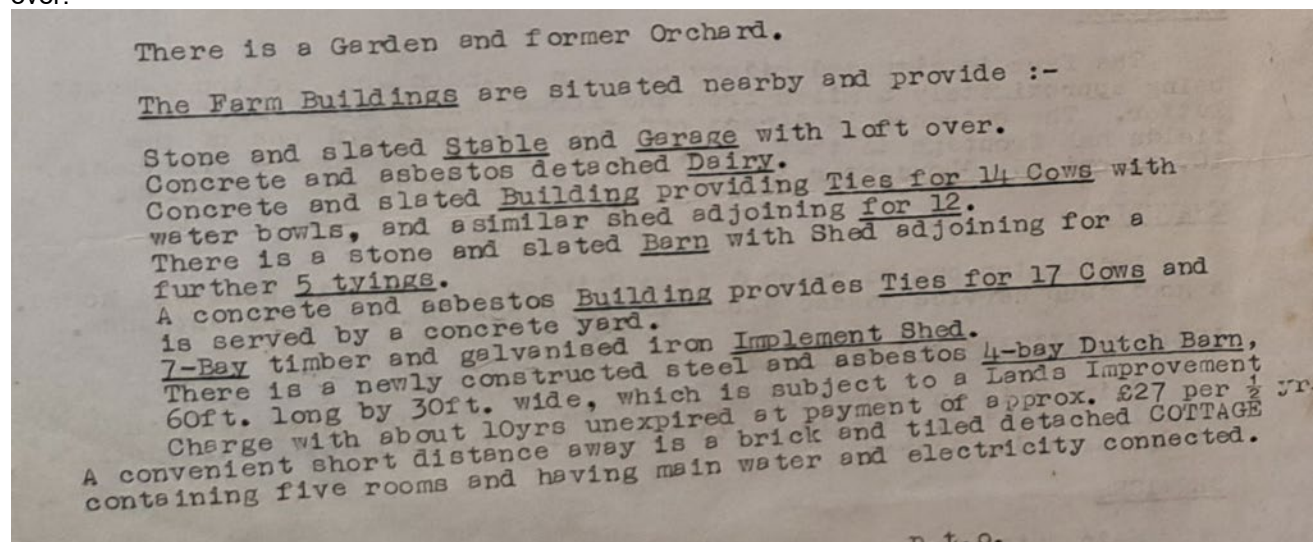
Historical: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The site is thought to have been agricultural land in the post-medieval up to the 19th century and was almost certainly built for the purposes of dairy farming given the known history of the local area. There was no Tithe apportionment found for the site however most of the surrounding land was owned by Lord Viscount Bolingbroke, a politician, in 1839 and the land in question is also highly likely to be. He was the Baron St John of Lydiard Tregoze and the farm was likely part of that original estate. Large parts of the estate were sold in the 1920s and 1930s when the state ran into financial difficulties.

The farmhouse at Upper Studley Farm is Grade II Listed and dates from the early 17th century with the earliest part being the northern stone built L shaped range. It is a two storey building constructed of limestone rubble with some later additions. The house lies adjacent to, and south-east of, the associated farmyard and agricultural buildings, comprising several large modern barns and smaller outbuildings. The HER records the farmhouse as the only surviving historic structure, however, the dairy barn in question immediately to the north can be seen on the 1886 OS map as part of a larger complex and is more clearly evident in the 1900 mapping and is of the same materiality and a similar traditional build style, albeit later in date than the farmhouse.

The farmyard was at one time much larger than it is at present with a large U shaped range of buildings shown on the mapping to the north of the farmhouse. It potentially was once part of Lower Studley Farm as a larger farm and severed by the building of the railway in 1840.

The following is an extract from the auction sale of the farm in 1963 which describes the buildings on site. The barn in question appears to be the one described as the stone and slated stable and garage with loft over.



There is a Garden and former Orchard.

The Farm Buildings are situated nearby and provide :-

Stone and slated Stable and Garage with loft over.

Concrete and asbestos detached Dairy.

Concrete and slated Building providing Ties for 14 Cows with water bowls, and a similar shed adjoining for 12.

There is a stone and slated Barn with Shed adjoining for a further 5 tyings.

A concrete and asbestos Building provides Ties for 17 Cows and is served by a concrete yard.

7-Bay timber and galvanised iron Implement Shed.

There is a newly constructed steel and asbestos 4-bay Dutch Barn, 60ft. long by 30ft. wide, which is subject to a Lands Improvement Charge with about 10yrs unexpired at payment of approx. £27 per $\frac{1}{2}$ ac.

A convenient short distance away is a brick and tiled detached COTTAGE containing five rooms and having main water and electricity connected.

D.T.O.

The dairy building is currently vacant, in an unusable condition and failing structurally. It has no current design purpose as the farm is no longer agricultural in purpose.

The buildings significance is derived from its past association with the known former use as a dairy farm.

The photos from the 2016 report seem to show the barn was once much longer than it is now and its end was rebuilt in blockwork. This part is now missing and the photos show signs of structural failure at this point also along the ridge line. The site was sold not long after this report was produced to the current owner and does not appear to have been in use for a considerable period of time.

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Level Assigned: Moderate



This is a record photo from a report by Wessex Archaeology 2016

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Architectural, Aesthetic or Artistic: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

The stone building is traditional in its character and materiality and although showing signs of past extensive alterations and severe deterioration still contributes positively to the historic farmstead, providing a setting for the farmhouse.

The historic mapping shows that it originally formed part of a much larger structure.

Due to the structural instability of the building an internal inspection was not safe to carry out to review any internal features although a floor is clearly visible.

Level Assigned: Moderate

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 are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. The building or site may have a social or cultural importance to a community, a spiritual or symbolic meaning or a role in collective memory or identity:*

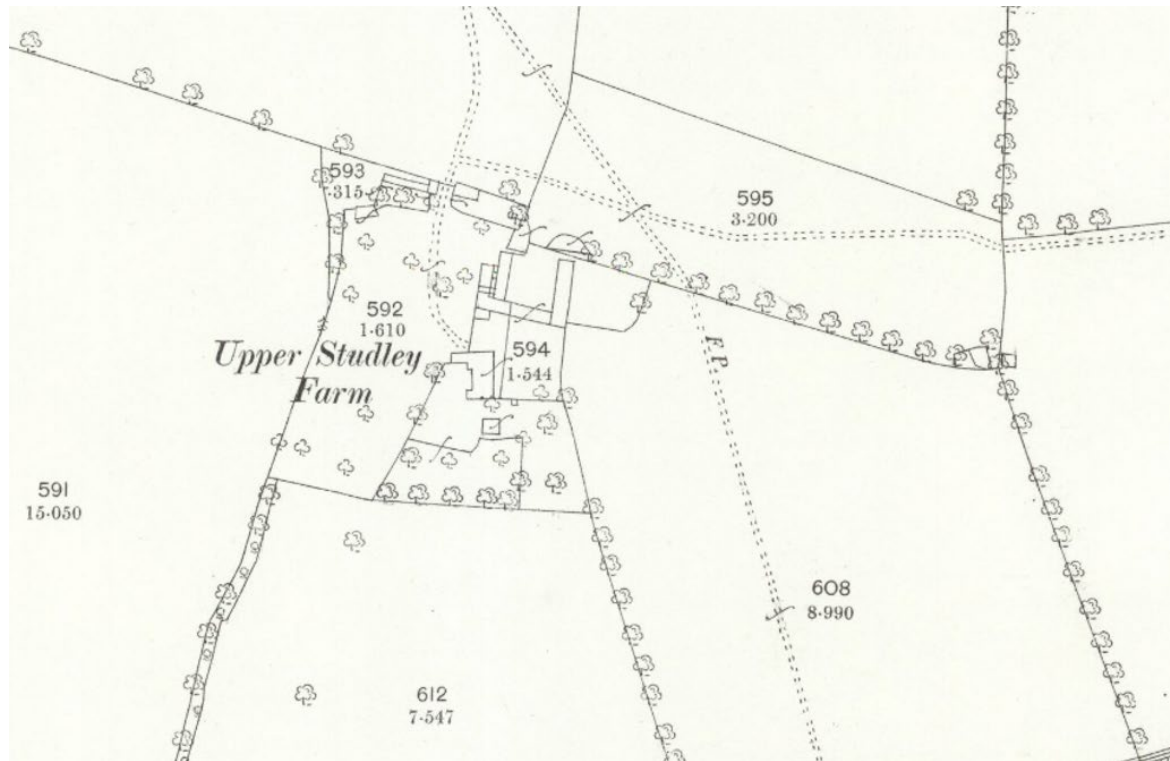
The building holds no communal value and has no known historic association with a historic event or persons. An information request has been sent to the Wiltshire Records Archive to see if there is any information available particularly in regards to a possible past connection with the Lydiard Estate, given the known build date of the farmhouse. This will be included in future applications for the farmhouse.

Level Assigned: Low

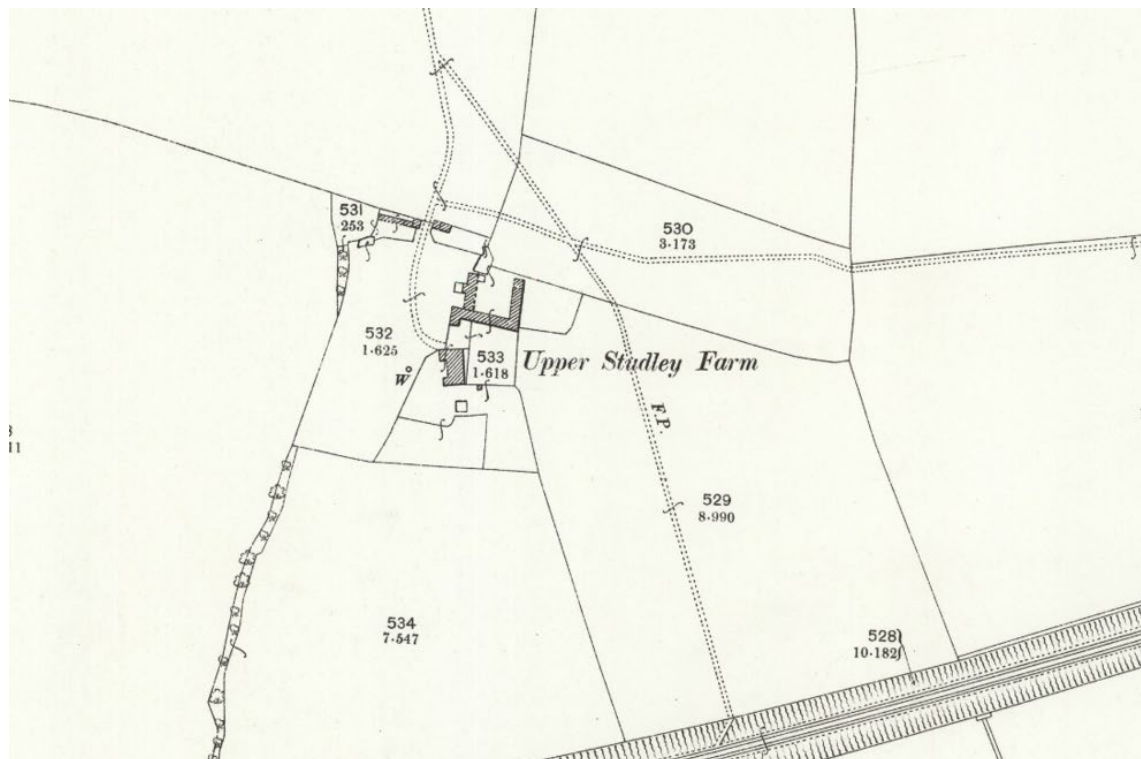
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Historic Mapping – For reference dating only, not for reproduction



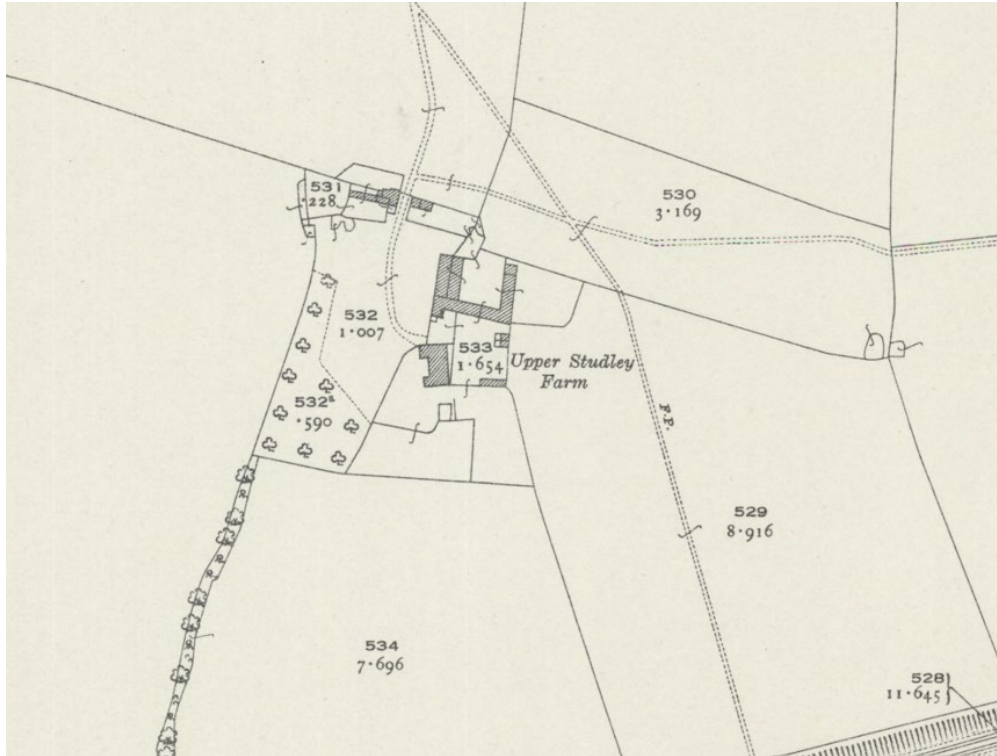
Extract from Wiltshire XV.10 1886



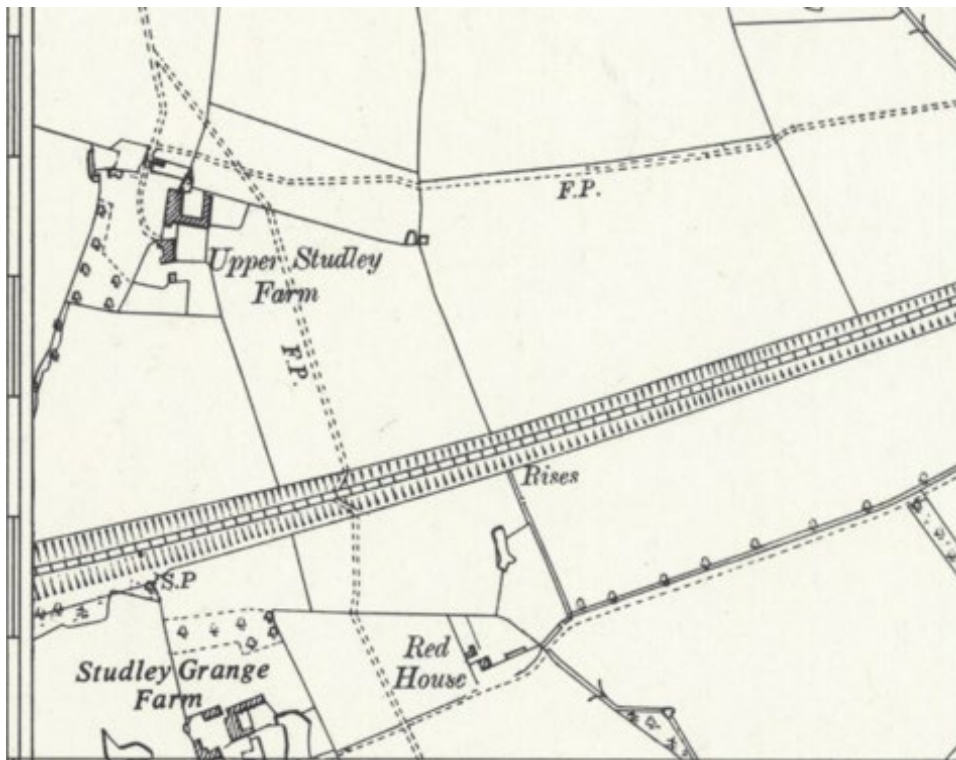
Extract from Wiltshire XV.10 1900

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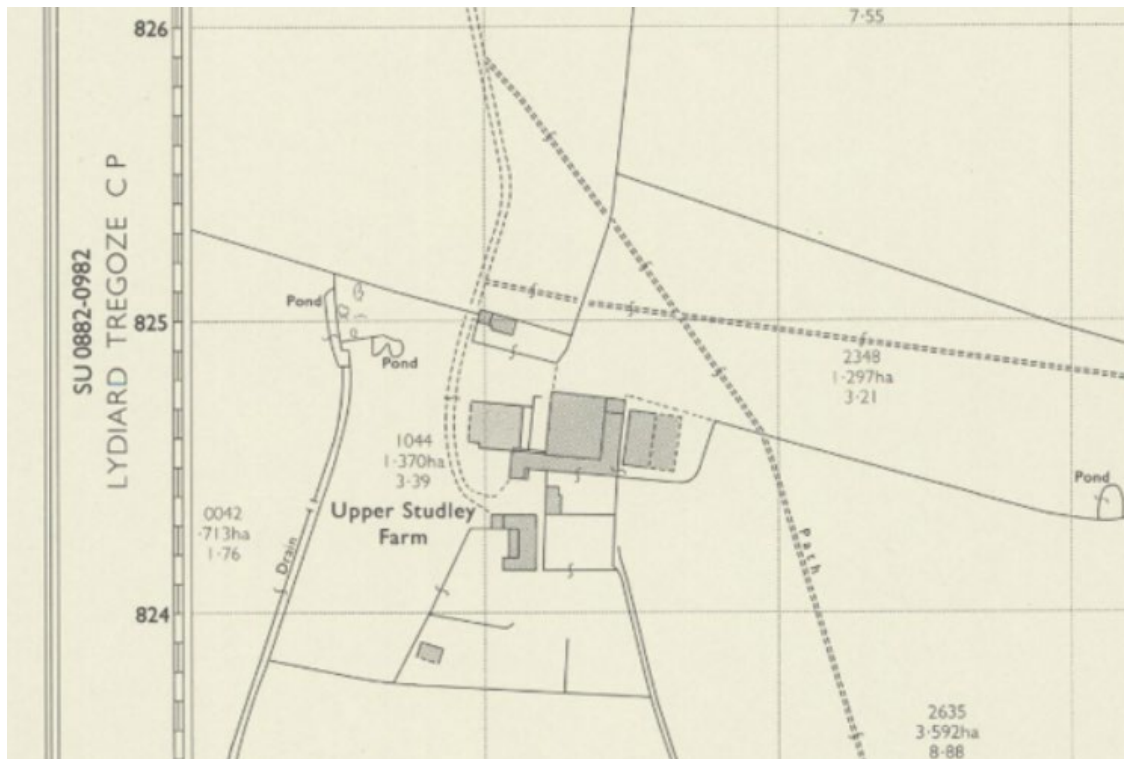
Extract from Wiltshire XV.10 1923



Extract from SU18SW 1960

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Extract from SU1182 1973

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

The level of impact is assessed as follows within this report as per the following definition:

Impact Level	Meaning
Major	Fundamental change to significance (loss or major enhancement)
Moderate	Noticeable change affecting key aspects
Minor	Small change with limited effect
Negligible	Barely perceptible change
Neutral	No effect on significance

1. Archeaology:

The works are proposed to rebuild an existing structure only and not involve substantial below ground excavation and therefore this has not been evaluated as part of this reporting.

Impact: Neutral

2. Historical:

The proposals rebuild an existing structure which has structurally failed. This small barn appears part of the historical setting of the farmhouse, albeit later in date, and its retention supports the historical agricultural language of the site and enforces the understanding of the built heritage. The end elevation being rebuilt in glazing has been done so in a contemporary manner since no evidence of its former historical situation exists here.

Impact: Moderate: positively

3. Architectural/ Aesthetic/Artistic:

Impact on Setting:

The intervention does not change key views and rebuilds the former structure. The rural agricultural character of the site is retained and soft landscaping reintroduced to enhance the views towards both this building and the farmhouse.

The proposals use existing materials and detailing reflective of the local vernacular.

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Impact on Building Elevations

The building is in a very poor state of repair and this project allows for much needed investment resulting in a positive contribution to the historic farmstead setting.

There is no proposed change to the overall building form or massing.

The proposals utilize existing openings wherever possible.

Internal alterations are largely reversible and do not affect the building's external appearance.

Impact: Moderate, positively

4. Communal:

Use:

The current building is redundant in purpose since the site is no longer agricultural in nature. The proposals bring back functional use to a redundant farm building ensuring that it receives continued investment in the future and provides income for the historic farmstead.

Impact: Moderate (positively)

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021, 2023 and 2024.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are either designated heritage assets or non-designated heritage assets.

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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

Conclusion:

The following summarises the level of Harm caused to the Significance of the heritage asset by the proposed interventions, the public benefit of those interventions and any proposed mitigation methods that can be applied to minimize or reduce harm. :

	Significance Value (Exceptional, High, Moderate, Low, Neutral/Negative)	Level of Impact (Major, Moderate, Minor, Negligible/Neutral)	Mitigation of harm/ comments
Evidential/ Archaeological	N/A	Neutral	
Historical	Moderate	Moderate (positively)	
Architectural, Aesthetic, Artistic	Moderate	Moderate (positively)	
Communal	Low	Minor	

The proposals have the public benefit of securing the long term use and restoration of a redundant traditional rural building part of a historic farmstead, supporting the rural economy.

The proposals retain the barns external form, massing and agricultural character. They repair and reinstate the barn matching the existing materials and detailing where the relevant evidence exists..

The change of use part of the application is essential for reinstating functional use in a sustainable manner. The proposals ensure continued quality investment in the building fabric.

The proposals act in accordance with the requirements of the local authority as well in accordance with Historic England development guidelines and policies.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site.