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Heritage Statement

Barn at the Methuen Arms, High Street,
Corsham

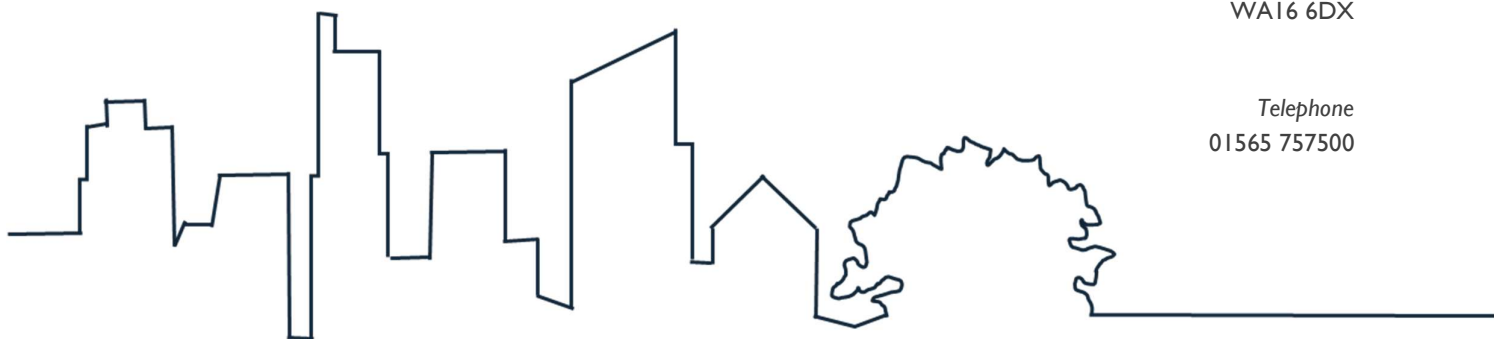
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APPENDICES

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I INTRODUCTION

I.1 This Heritage Statement has been prepared by Walsingham Planning, Planning and Heritage Consultants, to support applications for listed building consent and planning permission for internal and external works to facilitate the conversion and extension of a two-storey outbuilding located to the east of the Methuen Arms to an ancillary function room with associated WC facilities, bar and prep-kitchen space.

I.2 The outbuilding is individually Grade II listed (NHLE: 1022030) and forms part of the historic complex of buildings which make up the Methuen Arms Hotel, also Grade II listed. In addition, the outbuilding is also situated within the historic centre of Corsham and within the boundary of Corsham Conservation Area. In accordance with paragraph 207 of the NPPF this Heritage Statement identifies the heritage assets sensitive to the proposed works and provides a proportionate description of their significance to enable an assessment of the potential impact of the proposals upon this significance.

I.3 Listed building consent has recently been granted for the following works under application reference PL/2025/04215:

Conversion of barn outbuilding and adjoining outbuilding to create function room and food preparation area for use by the pub and hotel, including repairs and refurbishment throughout, new WCs within existing mezzanine, and new internal door. Application of cedar cladding to the southwest end elevation of the modern timber garage block and laying of gravel to the yard area to provide for staff parking.

I.4 The key changes between the consented and proposed scheme comprise the following:

- Erection of a single storey, rear extension to the southeast elevation.
- Removal of a rear, brick stack from the east elevation.
- Alterations to the existing single store range to become a bar area.
- Alterations to the first floor including relocation of the modern staircase to the south and associated alterations to the floor structure.

I.5 As such, listed building consent is sought for the following internal and external works to the building:

Ground Floor Level

- Removal of modern internal wall partitions to the ground floor.
- Removal of modern ceiling, joists and floorboards to the northern room.
- Removal of the existing modern timber staircase from against the east floor and erection of a new timber staircase against the south wall.
- Laying of new insulated concrete floor to raise internal floors so that they are level with the threshold level.
- Provision of new services internally and waste to run internally from new WC area, bar glass wash and prep kitchen under the new floor construction extending northwest where they will connect to existing external drainage.
- Formation of new internal opening between the proposed bar area within the single storey range and the function room space.
- Insertion of stud partition wall to the single storey range to create a separate bar servery area and cellar / plant.
- Installation of new stud walling across the southwest cart opening.
- Line out internal walls to proposed cellar / bar area with white rock cladding fixed to timber battens.
- Installation of new plaster ceiling boards fixed to existing joists and beam.
- Brushing down of exposed stonework wall to the proposed bar area with any necessary repair undertaken using matching materials to retain existing fair face finish.

First Floor Level

- Alterations to the existing floor structure to accommodate the new, relocated staircase and to make good the location of the previous staircase.
- Formation of new male and female WCs including installation of new stud partition walls, new access doors, cubicle partitions, sanitary ware, walling tiling etc.

- Brushing down of exposed stonework wall to the north room to retain existing fair face finish.
- Installation of new insulation / stud infills to the trusses above the north room.
- Installation of roof insulation panels where required.

External Works

- Erection of a single storey, timber frame with timber cladding extension to the southeast elevation.
- Reinstatement of half round cast metal guttering to northwest elevation reusing existing metal brackets.
- Reinstatement of window opening to the first floor of northeast end elevation and installation of new multi-pane timber casement to match existing windows.
- Replace existing modern timber boarded double doors to the northwest side elevations with new timber frame glazed entrance doors.
- Replace existing timber boarded doors to southeast side elevation of the main barn and the northeast frontage of the single storey range with new hardwood timber doors.
- Repair of the existing single, timber boarded door to the northwest elevation and repairs to the double timber cart doors to the southwest end elevation including like for like redecoration.
- Repairs to existing windows including replacement of any broken panes, renewal of putty beading and general redecoration.
- Minor repairs to roof including reinstatement of slipped / missing roof tiles and repointing of open mortar joints to the ridge.

1.6 Planning Permission is sought for the following works within the curtilage of the listed building:

- Cedar cladding to southern elevation of single storey, storage barn.
- Erection of a single storey extension to the southeast elevation.

- I.7 This report should be read alongside the drawings prepared by Concorde BGW Group and the Planning Statement also prepared by Walsingham Planning.

2 UNDERSTANDING THE SITE

Location and Site Description

- 2.1 The outbuilding subject to the proposals forms part of the Methuen Arms hotel complex and is situated to the southeast of the principal hotel building. The building has a T shape plan form; the main two-storey range is aligned roughly north to south with the southern end directly adjacent to the rear edge of the highway. The building is noted to be 18th century origin and likely formed stabling with loft accommodation above. The building is typical of the local vernacular with rubble stone walls and stone and slate roof tiles. To the southwest, street facing elevation are modern, timber cart doors. A blocked opening is aligned above at first floor level. To the west, courtyard facing elevations, at first floor level are two blocks of five tier dove openings arranged either side of an off-centre, blocked window opening. To the ground floor two, modern timber boarded doors and single, modern pedestrian door are present with three, two-light, multi-pane casement windows, the central window being a former door opening. To the northeast end, a single blocked opening is present at first floor level.
- 2.2 A single storey, rubble stone gabled range extends eastwards and adjoins the west side elevation of the neighbouring 1 South Place, which is also Grade II listed NHLE: 1363997). This lower range has quoin blocks to the east, a single, high level window with six pane timber casement to the right of centre of the south elevation and a single, boarded timber to the east side of the north elevation.
- 2.3 The Methuen Arms, named after the Methuen family of the adjacent Corsham Court, is a prominently sited building within the historic core of Corsham. It is orientated to front the junction of High Street and Pickwick Road to the northwest with ranges extending south-eastwards lining the northeast side of South Place. The Methuen Arms is Grade II listed and comprises a multi-phase property with later, early 19th century front range in a simple, classical style and earlier, 17th and 18th century rear wing.
- 2.4 Also, within the grounds, situated to the northeast of the principal hotel building is a Grade II listed stable range (NHLE: 1182884), now in use as hotel guest accommodation. The stable range extends to two-storey and is of rubble stone construction with half hip roof to the east and gabled roof to the west end. The building is of 18th date and is likely contemporary with the outbuilding to the east.

- 2.5 To the west, the outbuilding overlooks an external courtyard area which provides access to an outside seating for the main building. Carparking for the hotel is located to the north of. A modern, single storey garage block is aligned north to south, to the north of the outbuilding.
- 2.6 To the east is a small yard area, enclosed to the north and east stone boundary walling and the single storey east range to the south.
- 2.7 To the wider north and east, the hotel grounds bound southwest corner of the Grade II* registered park and garden associated with Corsham Court (NHLE: 1000470).

Heritage Assets

- 2.8 The outbuilding is included on the statutory list of buildings of special architectural and historic interest at Grade II. The listing description for the building provides the following information on reasons for designation:

Outbuilding, possibly stables and loft, C18, rubble stone with half-hipped roof, slate to north, stone tiles to south. Two storeys. West front has 2 blocks of 5-tier dove openings each side of off-centre blocked window. Ground floor paired centre doors under timber lintel with, to left, 2-light flush cyma-moulded window, inserted in former door, and 2-light similar window, and to right, similar 2-light window and door in flush surround. South end garage doors with blocked opening over. Rear wing behind, stone-tiled, linking to No 1 South Place, Lacock Road.

- 2.9 The outbuilding forms part of the historic complex associated with the Grade II listed Methuen Arms Hotel contributing to its immediate setting. In addition, the outbuilding falls within the boundary of Corsham Conservation Area.
- 2.10 In consideration of the potential direct impacts to the Methuen Arms Hotel and Corsham Conservation Area, it is anticipated that, following site observations, no harm would result to their significance / special character and appearance for the following reasons:
- The majority of the proposed works are focused to the interior of the listed building, which has been previously altered and would not directly either asset.
 - In consideration of the limited external works which seek to enhance the existing outside space already available and functioning at the building, these works would not affect any of the key attributes that contribute to an understanding and appreciation of individual significance, notably the positive contribution that the outbuilding makes to the setting and significance of the Methuen Arms and to the special character and

appearance of Corsham Area would be conserved with the proposals retaining the existing vernacular character and features which evidence the historic function.

2.11 In addition, the outbuilding falls within the vicinity of the following Grade II listed buildings forming part of their settings:

- Stable range to the northeast of the Methuen Arms Hotel (NNHLE: 1182884) located to the northwest outbuilding
- 1 South Place (NHLE: 1363997) located to the immediate east of the outbuilding.
- K6 Telephone Kiosk (NHLE: 1363956) located to the south of the outbuilding on South Place.
- Corsham Further Education Centre (NHLE: 1363999) located to the south of the outbuilding on the opposing side of South Place.
- South Place (NHLE: 1022061) located to the southeast fronting South Place.
- South Place (NHLE: 1363998) located to the southeast fronting South Place.

2.12 Due to the nature of the proposed works which are largely limited to the interior of the outbuilding or to within the existing hotel complex to the north of the outbuilding, it is anticipated that the proposed works would have no effect on the aspects of setting from which the assets currently derives significance from.

2.13 As such, only the outbuilding itself will be subject to further assessment within this statement.

Historic Development

2.14 The outbuilding is noted within its listing description as being of 18th century date. This date is contemporary with the nearby, Grade II listed stable range where collectively, the buildings indicate towards a period of investment or expansion at the Methuen Arms.

2.15 The Methuen Arms itself is noted to be a multi-phase building and this is apparent particularly to its southern elevation with South Place which multiple adjoining ranges. A date stone present to the southern elevation denotes 'NNIN 1650 CW 1742' which confirm at least two early phases.

- 2.16 The main front range facing west towards High Street is of 1830 date and is noted in the Council's adopted Conservation Area Appraisal for Corsham to have replaced an earlier building of 15th century and known as Winters Court and owned by the Nott family; it is likely that the initials and date of 1650 recorded on the southern elevation refer to their ownership. By the early 17th century, this building was an inn called the Red Lion with ownership passed to the Webber family; similarly, the initial CW and date of 1750 may correspond to Webber ownership. The Red Lion was subsequently purchased by Paul Methuen of Corsham Court on 1779 and the inn renamed to reflect this change in ownership and association with the Methuen family.
- 2.17 In the mid to late 19th century the inn was recorded as a coaching providing stabling for 40 horses¹ and it is likely that the outbuilding contributed towards this number.
- 2.18 Historic mapping (see Appendix 2) from the late 19th century onwards indicates little change has occurred to the footprint of the outbuilding although interestingly the 1884 OS map (Map 1) depicts the two storey north – south portion of the of outbuilding to comprise two units, divided along the mid-point. This may relate to different uses within different parts of the building at this time. Also of interest is the depiction of the east extending range as continuous with the adjoining number 1 South Place which may indicate the range was previously associated with number 1 South Place, although no evidence of internal connection is evident within the building and the east range has a clear ancillary character expressed through the lack of openings and the style of openings. The subsequent 1899 OS map (Map 2) shows the outbuilding as extant with the previous suggested divisions to the north – south range removed and the east range clearly separate (but adjoining) 1 South Place.
- 2.19 By the time of the 1919 OS map (Map 3), a small, square structure is shown to the north of the east range, adjoining the east elevation of the main, north – south range. This addition was removed sometime after the 1969 OS map (Map 4).
- 2.20 Within the wider Methuen Arms complex, there is little change depicted in comparison of map 1 – 3. By 1969, the earlier walls enclosing the garden area to the immediate north of the hotel and the associated stable range has been altered to create a carpark likely to accommodate the change in mode of transport. Also shown by 1969 and related to car use is the garage block situated to the north of the outbuilding and positioned adjacent to the

¹ <https://www.corshamcivicsociety.co.uk/a-glimpse-into-the-history-of-the-methuen-arms/>

western boundary of Corsham Court park and garden. The garage block replaces earlier, linear footprint outbuildings shown in a similar position on the preceding 1919 OS map.

- 2.21 More recently, the outbuilding has been subject to a significant phase of repair following a fire in the 2000s following which a dangerous structures notices was served by the local authority building surveyors. As a result, the roof and upper courses of the external stone walls were reconstructed including installation of new oak wall plates, trusses and rafters, new first floor structure, new staircase and external doors. The new first floor structure was constructed below the level of the earlier structure with the position evidenced by the burned off ends of the old joists in the east wall visible from the southern room.

3 ASSESSMENT OF SIGNIFICANCE

- 3.1 The significance of a heritage asset is defined within the NPPF as *'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic, or historic.'* The NPPF also notes that *'Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'* (MHCLG 2024, Annex 2).
- 3.2 The NPPF stipulates that a description of the significance of an asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF.
- 3.3 The description of significance provided below for the outbuilding to the east of Methuen Arms is in proportion with the scale of the works proposed. The description is not intended to be a detailed analysis of the building and has been informed by the Historic England listing descriptions, site observations and available secondary resources.

Historic and Archaeological Interests

- 3.4 The outbuilding is of historic interest in its illustration of vernacular building practices and in its illustration of a multi-purpose ancillary outbuilding of 18th century origin. Fabric relating to this original phase of development is now, following fire, largely limited to the external walls.
- 3.5 The inclusion of dove openings to the west elevation demonstrate the multi-functionality of the outbuilding with stabling and possible cart storage to the ground floor and loft storage above.
- 3.6 The number of openings is restrained with four extant door openings, two on the west elevation, one of the east and the large cart / garage doors to the south. On the west there is evidence of a third door opening which has been altered to form a window however the stone surround remains visible, although sections appear to have been rebuilt, likely following the 2002 fire. The lack of openings and also the pattern of openings attests to the ancillary use.
- 3.7 The building also derives historic interest through the long-standing association to the Methuen Family who acquired the hotel complex in the late 18th century. This association is expressed by the name of the pub and also intimated at by the proximity of the site to Corsham Court, the historic seat of the Methuen family.

Architectural Interest

- 3.8 The architectural interest of the outbuilding is largely derived from its external appearance and character. The use of local limestone for the walls and the detailing to the windows which includes cyma moulded mullions imparts a strong sense of quality, consistency and continuity with the principal hotel building and the contemporary 18th century range stable to the northwest.
- 3.9 The building comprises of two ranges; a two storey range aligned north-north-east to south-south-west, which for the purposes of the description is referred as north-south and a single storey, projecting east range which adjoins the adjacent 1 South Place.
- 3.10 Both ranges are of rubble limestone construction with stone slate tiles to the two storey range and slates to the single range. The main two storey range has half hips to the north and southern end, stone block quoins the corners of the elevations and to the double doors on the west and south elevations, stone block surrounds to the first floor, blocked window openings and the altered single door opening to the ground floor (now a window) and stone surround to the large, southern door opening on the west elevation.
- 3.11 The single storey range is plain in comparison with single, boarded door to the north elevation and, single multi-pane casement, high level window positioned centrally, under the eaves on the south elevation.
- 3.12 The restrained pattern of openings and lack of openings generally to the first floor, and the use of local materials and detailing (mullion windows) provides the building with a simple aesthetic quality whilst revealing its historic function.

Contribution of setting

- 3.13 The building derives significance from its setting as part of the Methuen Arms hotel complex, from its streetscape setting as part of a small cluster of historic, vernacular buildings lining South Place and from its wider setting within Corsham Conservation Area which is an area of exceptional historical and architectural interest.
- 3.14 The proximity of the outbuilding to the Methuen Arms, its orientation and its design whereby the principal elevation of the building faces west to overlook the rear courtyard area of the main hotel building and the nearby stable block illustrate the historic arrangement of principal and ancillary buildings and elucidate upon their historic association. The buildings form an

attractive and coherent cluster where their shared materials and detail contribute towards an appreciation and understanding of their special interest.

- 3.15 The positioning of building directly fronting South Place introduces the two-storey range to the streetscape where it is experienced as part of wider group of vernacular building where the diversity in roof forms and scale but coherence in materials and detailing contribute to the experience and appreciation of its historic and architectural interests.
- 3.16 In respect to the wider Corsham Conservation Area setting, the architectural coherence of the buildings within the area positively contributes to the experience and appreciation of outbuilding as part of the historic settlement.

Summary

- 3.17 The significance of the building lies within its external character and appearance which express its historic and architectural interests as a multi-functional, 18th century outbuilding of definite vernacular character. Significance also stems from its setting both within the Methuen Arms complex where it forms part of a cohesive group of ancillary buildings and from its wider setting within Corsham Conservation Area where the outbuilding contributes to the streetscape and historic settlement pattern. Its position fronting South Place and its coherent scale, roof forms, and material palette ensure it positively reinforces the architectural character of the area, supporting appreciation of both the individual building and the historic cluster to which it belongs.

4 IMPACT ASSESSMENT

Justification and Explanation for the Works

- 4.1 The outbuilding is owned by Butcombe Brewing Ltd who own and operate the Methuen Arms hotel which offers food, drink and accommodation.
- 4.2 The proposals seek to convert and extend the outbuilding to be used an ancillary function space with associated WC facilities, bar and prep kitchen.

Assessment Methodology

- 4.3 The NPPF (2024) stipulates two levels of potential adverse impact to the significance designated heritage assets. The NPPF references these as:
- Substantial harm
 - Less than substantial harm.
- 4.4 Planning Practice Guidance (PPG) (Para 18) advises that within each category of harm, the extent of the harm may vary and should be clearly articulated.
- 4.5 PPG also discusses how to assess substantial harm where it states *'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'* (Para 19).
- 4.6 It should also be noted that some works will result in no harm to heritage significance, having a neutral effect, or could benefit heritage significance helping to better reveal or understand special interest.
- 4.7 An assessment of potential impact of the proposed works on the significance of the building and the conservation area, where relevant, is provided below.

Proposed Works

- 4.8 It is apparent from both site observations and a review of the planning history that the interior of the outbuilding contains little fabric or features of special interest and that the current

arrangement of the internal spaces is not original. The works proposed to the interior of the building therefore largely affect modern fabric and finishes.

- 4.9 Table I below sets out the reasoning and aims of the proposed works to the building and discusses the impact of the works upon the significance of the listed building in line with the terminology presented within the NPPF.
- 4.10 Where harm is identified, any embedded mitigation included within the general design approach to reduce harm has been discussed.
- 4.11 The table should be read in conjunction with the submitted drawings and details prepared by Concorde BGW Group:

Table 1: Impact Assessment			
Proposed Work	Aim of Proposed Works	Assessment	Impact upon Significance
Internal Works			
Removal of modern internal wall partitions to the ground floor	To support the use of the building as an ancillary function space.	The internal walls are all modern insertions and of modern construction having been inserted following the 2002 fire and are not of special interest.	Neutral impact upon significance.
Removal of modern ceiling, joists and floorboards to the northern room	To support the use of the building as an ancillary function space.	As with the internal walls, the ceiling to the ground floor room and the first floor structure above (joists and boards) are all modern and were installed in the building following the 2002 fire and are not of special interest. The oak beams spanning east to west are to be retained, however. The removal of the ceiling will allow for an appreciation of the scale of the building and will expose the original stone walls at first floor level.	Neutral impact upon significance.
Removal of the existing modern timber staircase and the installation of a new timber staircase against the south elevation.	To support the use of the building as an ancillary function space providing rationalised access through the building to the bar area and the WC facilities.	The existing staircase is a modern insertion to the building installed following the 2002 fire and is not of special interest. The current scheme seeks to relocate the staircase by 90 degrees to the south wall whereby the main function room space is opened up. To the first floor structure, some disturbance is required where the new staircase is to be accommodated with the previous area made good with new boards, insulation and finishes to match the existing. The floor structure is also modern, installed following the 2002 fire and as such the formation of the new staircase through the floor would not impact any fabric of special interest. Whilst the new staircase is to be located across the	Neutral impact upon significance.

		southern elevation, the experience of this elevation which retains a former cart entrance, from the exterior would be conserved.	
Laying of new insulated concrete floor to raise internal floors so that they are level with the threshold level.	To provide level access into and through the interior spaces and to achieve required insulation values.	The existing floors to the two storey range are modern concrete floors finished below the threshold level of the access doors. The new floors will not affect any historic finishes.	Neutral impact upon significance.
Provision of new services internally and waste to run internally from new WC area, bar glass wash and prep kitchen under the new floor construction extending northwest where they will connect to existing external drainage	To support the use of the building as an ancillary function space.	New services are required to enable the building to be used as a function space. Services are to be sensitively integrated and concealed within modern fabric and floors and would have no physical impact on remaining historic fabric.	Neutral impact upon significance.
Formation of new opening between the proposed bar area in the single storey range and the function room space.	To provide internal access between the ground floor spaces of the main range and the east range to allow for the effective operation of the building as an ancillary function room.	The opening is to be formed within the east dividing wall between the main two-storey range and the single storey east range. No evidence of an original /early opening between the interior of the two building was visible internally. The formation of the opening will result in the loss of some historic fabric and will also change the pattern of circulation / access between the two ranges.	Minor, less than substantial harm.
Installation of timber and plaster stud partition wall to the internal face of the south elevation.	To support the use of the building as an ancillary function space.	A timber and plaster stud partition wall is proposed to be installed to infill the recess to the interior of the modern garage doors to the southern, street end elevation. The stud partition is reversible and can easily be removed from the interior in the future should the timber garage doors wish to be exposed internally in	Neutral impact upon significance.

		the future. The works would not affect the appearance of the building and how it is experienced within the streetscape with the existing doors, repaired, redecorated and retained.	
Within the southeast, single storey range the following works are proposed: • Install new, timber frame and plaster partition wall. • Install new bar servery with back fitting. • Line out internal walls to proposed cellar and plant area with white rock cladding fixed to timber battens. • Installation of new plaster ceiling boards fixed to existing joists and beams. • Laying of new insulated concrete floor to raise internal floors so that they are level with the threshold level	The single storey range is to be used as the bar area with the existing space sub-divided through insertion of a partition wall to create a cellar and plant area to ensure a suitable working area in terms of operation.	The space currently contains no fixture or fittings of historic interest. The interior finish to the walls is whitewash stonework. The floor is finished with modern, loose chippings. The ceiling is partially timber boarded above timber joists and beams. The proposed works entail the installation of stud partition wall, modern wall, floor and ceiling finishes to support the use of the space as a bar with separate cellar and plant room area. The white rock cladding and ceiling is to be fixed to the existing finishes and will be reversible. The concrete floor will replace and existing modern, chipping floor and will not conceal any historic floor finish. The existing high-level, casement window is to be retained.	Neutral impact upon significance.
Formation of new male and female WCs including installation of new stud partition walls, new access doors, cubicle partitions, sanitary ware, walling tiling etc.	To provide the necessary facilities for users of the space to support the use of the building as an ancillary function space.	The first floor structure is all modern having been inserted following the 2002 fire. The proposed works to create WC facilities would not result in the loss of any historic fabric or features.	Neutral impact upon significance.
Installation of new insulation / stud infills to the trusses above the north	To provide necessary insulation to the roof to support the use of the	The existing roof structure and coverings are all modern having been reinstated following a 2002 fire. The proposals seek to install stud infill panels to	Neutral impact upon significance.

space and where required in the south room	building as an ancillary function space.	modern roof trusses and install insulation to the underside of the roof where required. The underside of the roof is currently insulated with insulation panels and the works match the existing.	
External Works			
Erection of a single storey, timber frame and timber clad extension to the southeast, rear elevation including removal of a red brick, external stack from the southeast, rear elevation.	To form a new prep kitchen space to support the use of the outbuilding as an ancillary function space.	Extension to the southeast of the building, including the removal of the remaining sections of the external brick stack has been previously accepted as part of the 2015 consented scheme of works. The southeast elevation is a clear, secondary elevation containing no window openings or features which offer clear evidence of the historic, multi-function of the building. The proposed extension has been designed to be read clearly as a later addition to the original outbuilding with its form and materials offering distinction between old and new elements. The position of the extension is such that it would not be experienced in key views through the Methuen Arms complex towards the outbuilding or within key views through the conservation area such that architectural and historic interest of the building and its visual, historic and aesthetic relationship with the surrounding buildings would not be affected by the addition of a modest extension as proposed. In the limited opportunities for the extension to be seen against the listed building (from enclosed, yard area), the design approach ensures the listed building retains its architectural and historic prominence.	Neutral impact upon significance.
Reinstatement of window opening to the first floor of northeast end	To reinstate an original feature of the building and	The existing opening has been previously blocked and the proposal will enable a original feature to be	Modest, beneficial impact upon significance.

elevation and installation of new multi-pane timber casement to match existing windows.	provide additional light into the proposed function room space.	reinstated. The proposed window style to accurately replicate the existing windows in terms of materials and style conserving the vernacular character of the building.	
Replace existing modern timber boarded double doors to the northwest side elevations with new timber frame glazed entrance doors.	To create a new, primary entrance point into the proposed function space which is in keeping with the character of the building.	The existing timber doors are modern and replacement will not result in the loss of a historic feature. The opening proportions, central support post and timber lintel over the opening are all to be retained.	Neutral impact upon significance.
Replace existing timber boarded doors to southeast side elevation of the main barn and the northeast frontage of the single storey range with new hardwood timber doors.	The doors are in need of renewal and provide for a secondary means of access into the function space and prep kitchen from the rear courtyard.	The proposed replacement doors are of a traditional design replicating the ledge and batten timber construction of the existing doors. The doors will have a painted finish to replicate the finish of the existing doors.	Neutral impact upon significance.
Minors repairs comprising: • Repair of the existing single, timber boarded door to the northwest elevation and repairs to the double timber cart doors to the southwest end elevation including like for like redecoration. • Repairs to existing windows including replacement of any broken panes, renewal of putty beading and general redecoration. • Minor repairs to roof including reinstatement of slipped / missing	To ensure the building is appropriately maintained to water ingress and to prevent deterioration of traditional windows and doors.	Repairs will be undertake using appropriate materials – repointing is to be undertaken in accordance with the methodology and mortar mix previously agreed for the repair of the garden bothy structure. Repairs to the windows are limited and comprise renewal of defective / loose putty beading and general refurbishment of the casement frames. Guttering to the west elevation is missing and reinstatement of a half round, cast metal gutter (to match the existing sections to the east) will ensure rainwater is effectively collected and disposed from the roof using traditional materials. The minor repairs will assist in ensuring the building is maintained in a weathertight condition.	Modest, beneficial impact upon significance.

roof tiles and repointing of open mortar joints to the ridge. • Reinstatement of half round cast metal guttering to northwest elevation reusing existing metal brackets.			
Cedar cladding to southern elevation of single storey, storage barn.	To enhance the appearance of the mid-20 th century garage block.	The storage barn is of mid-20 th century date and is not of special interest. Cladding to the exterior of the barn will conceal the currently exposed blockwork finishes and has been previously accepted in 2015. The cladding will offer modest enhancement to the appearance of the building offering a more traditional finish that reflects the traditional character of the historic hotel setting.	Modest, beneficial impact upon the setting of the outbuilding, Methuen Arms and stable range.

Summary

- 4.12 The outbuilding is underutilised functioning as informal / ad-hoc storage space. The proposals to convert and extend the building will ensure it has a long-term, viable use that is compatible with its remaining historic character and significance conserving the vernacular appearance as an former, ancillary outbuilding associated with the Methuen Arms Hotel with the scheme of works designed to require minimal intervention and to have minimum impact on remaining historic fabric. A previous scheme for the conversion, extension and alterations of building to create a new restaurant, guest rooms, offices, staffroom and charcuterie space was granted listed building consent and planning permission in 2015 and the whilst the current proposals have been amended to now include for a single, storey rear extension, the overall works still represent a much reduced scheme when compared to the 2015 scheme of works and will assist in securing a long-term, viable use consistent with the significance of the building and its setting.

5 ASSESSMENT AGAINST PLANNING POLICY

National Planning Policy

- 5.1 Chapter 16 of the NPPF (2024) is relevant to the consideration of the proposed works.
- 5.2 Paragraph 207 requires that a description of the heritage assets affected by a proposed development be provided. This statement complies with this requirement providing a description of the significance of the outbuilding to the east of the Methuen Arms, a Grade II listed building located within Corsham Conservation Area.
- 5.3 No harm to the significance of the building is anticipated to result from the majority of the proposed works with minor, less than substantial harm arising from the proposed formation of a new internal opening in the east wall between the main, two storey range and the single storey southeast range. The formation of the opening will result in minor loss of fabric and change to the pattern of circulation however the opening is required to allow for internal access between the ground floor areas of the building without which, the functionality of the proposed use is difficult.
- 5.4 In accordance with paragraph 215 of the NPPF, the benefits to weigh against the less than substantial include the following public and heritage benefits:
- Creation of new jobs in association with the function room.
 - Provide for the long-term, viable occupation of an important Grade II listed building.

Local Policy

- 5.5 Relevant local policy is presented within Policies 11 and 58 of the Wiltshire Core Strategy.
- 5.6 Core Policy 11 concerns development affecting Corsham community. Para 5.62 of the accompanying text states that “the re-use of historic buildings in Corsham will be encouraged to sustain and maintain the character and identity of the town... providing proposals are of high quality design and sensitive to the historic setting and designations.” The proposal are judged to be in accordance with this aim.
- 5.7 Policy 58 seeks to ensure that development proposals protect, conserve and where possible enhance the historic environment and specifically in respect to nationally significant

archaeological remains, World Heritage Sites, listed buildings and conservation area advises these assets and their settings should be conserved in a manner appropriate to the significance.

- 5.8 Paragraph 6.138 of the accompanying text states that the council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations. Such alterations will only be acceptable where they are consistent with the conservation of a heritage asset's significance. The proposals comply with the requirements of this policy whereby remaining significance is conserved through the sensitive approach to implementing a new, long-term use of the listed building and as a consequence of no harmful impacts to its special interest.

6 CONCLUSION

- 6.1 This report, prepared with due respect to guidance published by Historic England and with the utilisation of the terminology in full accordance with the NPPF, has been prepared to accompany an application for listed building consent and planning permission for a series of works which seek to introduce a new use to the Grade II listed building outbuilding to the east of the Methuen Arms.
- 6.2 This report has considered the potential impact of the revised proposals on the significance of designated heritage assets and has provided a proportionate assessment of the significance of the outbuilding, a Grade II listed building in accordance with the requirement of the NPPF.
- 6.3 Much of the proposed works would not result in harm to the significance of the building within only very minor, less than substantial harm arising from the proposed formation of a new internal opening in the east wall between the main, two storey range and the single storey southeast range as a result of minor loss of fabric and change to the pattern of circulation. The harm is judged to necessary in order to allow for internal access between the ground floor areas of the building without which, the functionality of the proposed use is difficult.
- 6.4 The very minor harm arising from the proposals would be outweighed by the public benefits of the proposals which include putting the outbuilding back into a use which supports its long-term conservation.
- 6.5 The proposals are therefore considered to comply with both local and national planning policy.

APPENDICES

Appendix 1: Site Photographs

Appendix 2: Historic Mapping

APPENDIX I: SITE PHOTOGRAPHS



Plate 1 – Outbuilding viewed from South Place.



Plate 2 – Southwest elevation of the Methuen Arms Hotel viewed from South Place.



Plate 3 – Double garage doors to the southwest elevation of the outbuilding which are to be retained, repaired and redecorated.



Plate 4 – Rebuilt stone quoin surround to double garage doors on the southwest elevation.



Plate 5 – Infilled opening to the first floor of the southwest elevation.



Plate 6 – Northeast elevation of the east range and part east elevation of the main range viewed from the rear courtyard area.



Plate 7 – I south Place which bounds the west side of the rear courtyard.



Plate 8 – Northeast corner of the rear courtyard looking into the western extent of the grounds of Corsham Court.



Plate 9 – Part southeast elevation of the main range with single boarded door where proposed extension is to be located.



Plate 10 – north corner of the east elevation of the main range.



Plate 11 – West elevation of the outbuilding.



Plate 12 – Single boarded door to the west elevation which is to be retained.



Plate 13 – Modern, double doors to the west elevation which are to be replaced with new entrance doors. Supporting central post and timber lintel to be retained.



Plate 14 – Dove holes to the first floor of the west elevation.



Plate 15 – Mullion window with timber casements to the ground floor of the west elevation.



Plate 16 – Altered former door opening to the west elevation; now a window.



Plate 17 – The outbuilding range viewed from the car park area with part north and west elevations.



Plate 18 – Part north elevation showing blocked opening to the centre which is to have a new window inserted.



Plate 19 – West elevation of the modern garage / storage block which is to have cedar cladding applied to conceal the concrete blockwork piers and side elevations.



Plate 20 – South side elevation of the modern garage / storage block which is to be cedar clad.



Plate 21 – View north through the ground floor of the main range showing modern ceiling and wall finishes.



Plate 22 – Interior view of the boarded door to the east elevation of the main range.



Plate 23 – Modern concrete floor to the main range of the outbuilding.

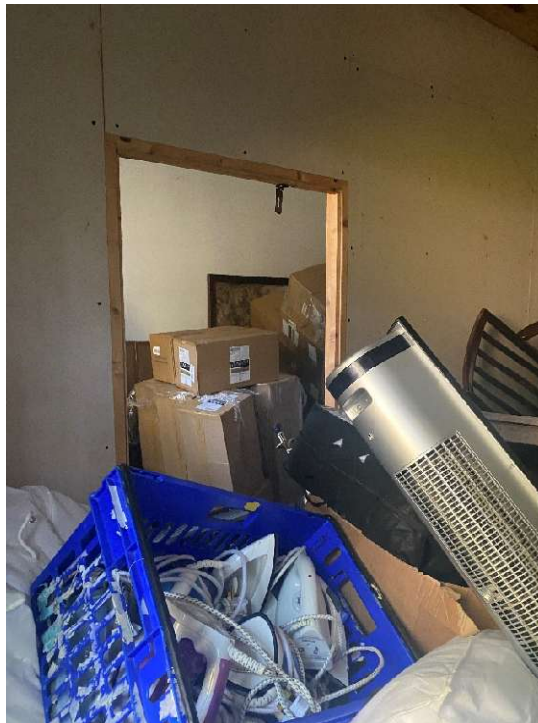


Plate 24 – Modern stud walls inserted to the ground floor of the main range.

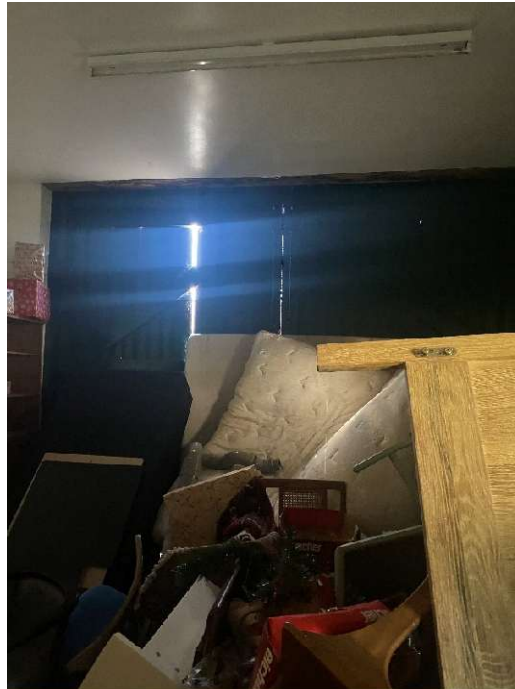


Plate 25 – Interior view of the double garage doors which are to be concealed behind a modern stud partition wall.



Plate 26 – View south through the first floor of the main range showing new roof timbers and insulation to the underside of the roof.



Plate 27 – View west towards the infilled opening to the first floor of the west elevation of the main range.



Plate 28 – Insulation boards installed to modern roof truss.



Plate 29 – View north through the first floor of the main range.



Plate 30 - Inflled opening to the north elevation where new window to match existing is to be inserted.



Plate 31 – Roof structure.



Plate 32 – Charred ends of earlier floor joists visible in the east wall.



Plate 33 – Interior of the east range.

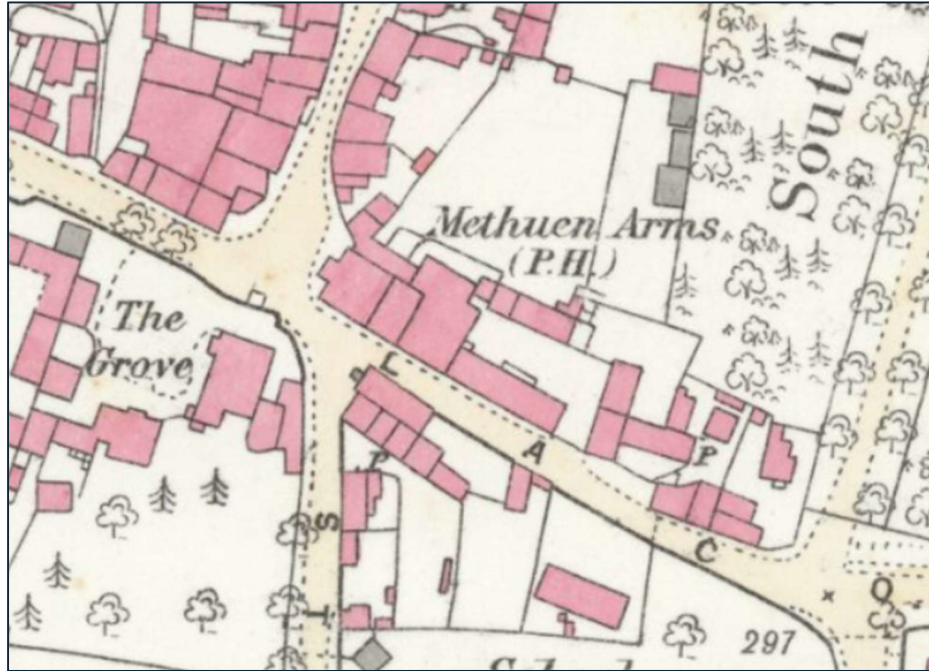


Plate 34 – Interior of the east range.



Plate 35 – Ceiling joists and beam to the east range.

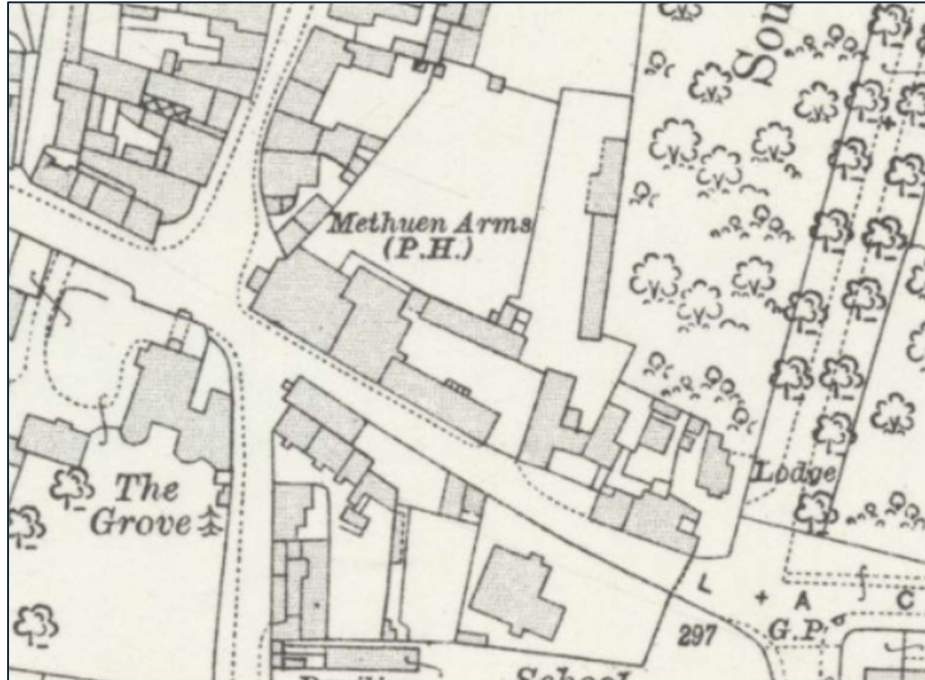
APPENDIX 2: HISTORIC MAPPING



Map 1 – Extract of the 1884 (published 1886) Ordnance Survey Map for Wiltshire (XXV.8) (Reproduced with the permission of the National Library of Scotland).



Map 2 – Extract of the 1899 (published 1900) Ordnance Survey Map for Wiltshire (XXV.8) (Reproduced with the permission of the National Library of Scotland).



Map 3 – Extract of the 1919 (published 1921) Ordnance Survey Map for Wiltshire (XXV.8) (Reproduced with the permission of the National Library of Scotland).



Map 4 – Extract of the 1969 (published 1970) Ordnance Survey Map (ST8670 -ST8770 – AA) (Reproduced with the permission of the National Library of Scotland).