

**MOORFIELD FARMHOUSE, 2, CHURCH STREET,
STEEPLE ASHTON, WILTSHIRE
(PL/2026/00822 and PL/2026/00550)**

**Addendum to the Heritage Statement
April 2026**

Forum Heritage Services prepared the Heritage Statement submitted with planning and listed building consent applications in relation to various works that have been undertaken at Moorfield Farmhouse. As part of the assessment of these applications, Wiltshire Council identified that the use of the attic level had been changed from storage to becoming part of the habitable accommodation of the house, including some alterations to the building, without the benefit of the necessary consents. The Conservation comments do not raise an objection to this change of use but requested further information as to the impact the conversion works, including the provision of services, may have had on the fabric of the listed building. This addendum to the heritage statement relates to the works undertaken within the attic of the building to address the questions raised by Conservation and should be read in conjunction with the submitted Heritage Statement which discusses the significance of the listed building.

In 2017 planning and listed building consent was granted for the formation of a dormer window to the rear roof slope lighting the attic space (17/01207/FUL and 17/01611/LBV). The attic was already accessed by a modern staircase, presumably inserted during the extensive remodelling of the interior of the building which is understood to have been undertaken before the house was designated as a listed building. The approved plan of the attic of 2017 shows the relocation of the stair from the southern end of the attic to the northern end, and the insertion of a partition at the southern end of attic creating a small room.

The additional conversion works have included the insertion of a partition dividing the staircase area from the central section of the attic which forms a bedroom lit by the approved dormer with an ensuite within the existing small room to the south (Figure 1). Cupboards have been created on the east side of the

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landing area. A low wall along the east side of the attic has created a void at eaves level. The attic space of the historic rear wing has been upgraded to provide storage space.

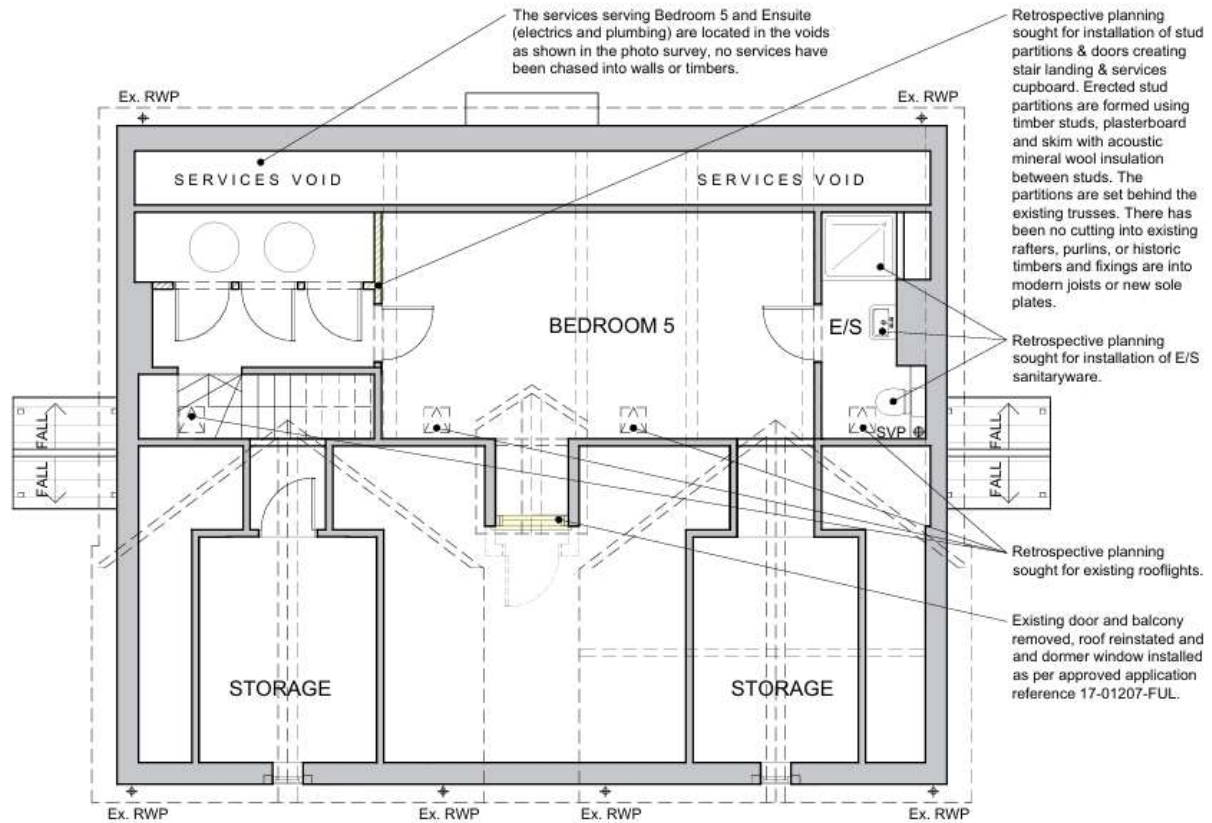


Figure 1 Proposed second floor.

No photographs of the attic prior to the recent works are available. Photos of the present arrangement are presented in Figures 2 – 5.

The principal rafters and collars of the main trusses are exposed, the common rafters have been covered with plasterboard with insulation between. Many of the timbers retain evidence for re-use including void mortices for butt purlins and for studs into some of the collars, presumably not related to their present use (Figures 2 and 3). Studs are set below the principals behind which are the low walls forming voids at the eaves level. These voids have been used for the service runs to the ensuite bathroom.

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Figure 2 Bedroom in the roof space, facing north with the new partition between the bedroom and landing and staircase.



Figure 3 Detail of void mortices in the timbers of the roof.

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Figure 4 Services within the void at eaves level.



Figure 5 Attic space of the southern rear wing.

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The works to convert the attic space have not had an impact on important plan form. Permission to create what is now the ensuite was granted in 2017, together with the repositioning of the staircase. The additional partition separating the stair and landing area from the bedroom does not impact on the understanding of the roof space. The partition has been set adjacent to the truss and so is an independent structure that can be regarded as a reversible change that has had no impact on historic fabric. Similarly, the low walls to the sides, dividing off the area at the eaves, have had no impact on historic fabric and could be removed without impact on the historic roof structure.

The service runs between the boiler within the cupboard on the landing area and the ensuite have been installed within the void at eaves level and there is no indication that there has been any impact on historic fabric. The ensuite is also located above a bathroom at first floor level and so the soil pipe drops through the floor to the previously existing services at this level.

It is not known whether the rafters were covered before the recent works, but the fact that the space was accessed by an open stair suggests that this was not a basic, open attic space, and it is likely that the main aspects of the conversion were undertaken before the building was listed.

The alteration to the second floor of Moorfield Farmhouse must be considered in the relation to the overall significance of the listed building as assessed in the Heritage Statement which concludes that the pre-listing 'modernisation' of the house effectively stripped the interior of almost all of its architectural and historic interest with the roof trusses, constructed using reclaimed timbers, being the only historic fabric visible. Whilst the front elevation contributes to the character and appearance of the conservation area, the extent of change internally raises questions as to whether this house merits designation as a building of special architectural or historic interest.

In conclusion, even if the low level of the significance of the interior of the house is set aside, the works undertaken in addition to the works approved in 2017 have had no impact on the significance of the heritage asset, and the partitions and services are all reversible alterations that have not impacted historic fabric.

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