

GREAT LODGE FARM: DESIGN, ACCESS AND HERITAGE STATEMENT

1.0 INTRODUCTION

This Design, Access and Heritage Statement has been prepared by Llewellyn Harker Lowe Architects to accompany an application to carry out work at Great Lodge Farm.

Great Lodge Farm is a grade-II listed building in the local authority of Wiltshire. Within its setting, there is a barn, hay barn and granary, all of which are independently listed as grade II. The listing descriptions are included in Appendix I. Any alterations to a listed building and buildings within their curtilage generally requires the local authority to assess the implications of proposals on built heritage.

Brief descriptions of the buildings are included in **Section 2**. A summary statement of significance is included in **Section 3**. The proposed work is described in **Section 4** and includes a summary of the potential impact on the listed building and its setting in accordance with local and national policy.

2.0 EXISTING BUILDING

2.1 Great Lodge Farm

The earliest structure at Great Lodge Farm dates from the 17th century, which is the farmhouse. There are two timber framed and boarded barns that border the northern extents of the farmyard, which date from the 18th century. To the southwest of these there is an early 19th century granary.

Although crudely drawn, the 1840 Tithe Map **[Figure 1]** shows the Farmhouse, barn, hay barn and granary. The Stables and extant northwest wing are shown with a range of buildings to the southwest that form a separate courtyard. Throughout the historic maps, there is a chalk pit to the north of the farm.

Between 1840 and 1888 **[Figure 2]**, the Farmhouse was extended to the southeast, which aligned this elevation with the Stables to the southwest. The southwest courtyard and structures have been removed and the Stables have been extended to the southwest. A structure with pens has been added to the southeast of the farm buildings. A pond has been added to the northwest of the Farmhouse.

The 1903 map shows where the Farmhouse was extended to the southeast **[Figure 3]**.

The buildings have not changed in the early-to-mid 20th century **[Figure 4]**. More recently, a tennis court has been added to the north of the farm and a swimming pool to the south. In addition, an infill link was added between the southwest rear off shoot of the Farmhouse and the Stables, linking the two buildings.

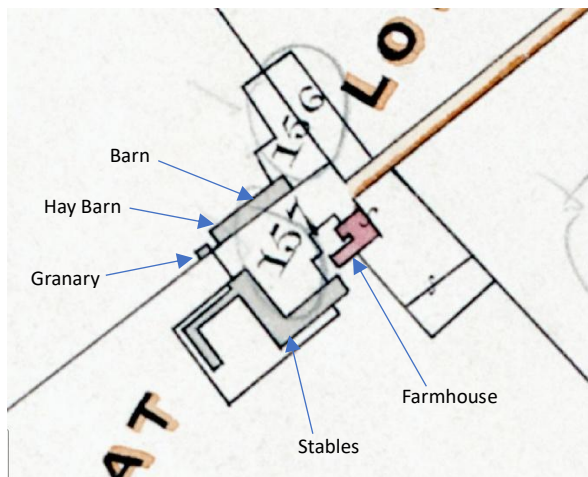


Figure 1: 1840 Tithe Map (Know Your Place)

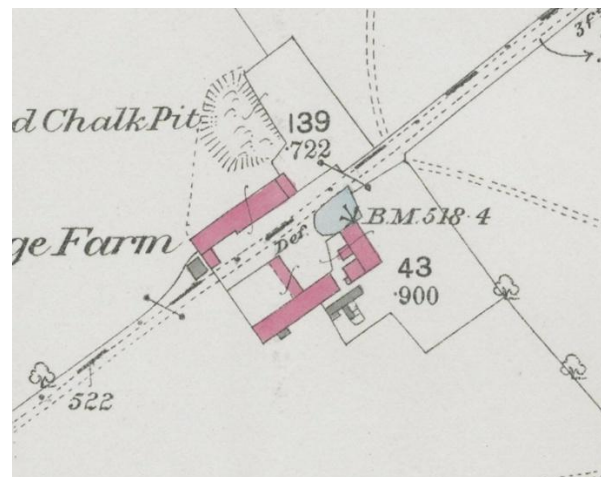


Figure 2: 1888 Tithe Map (Know Your Place)

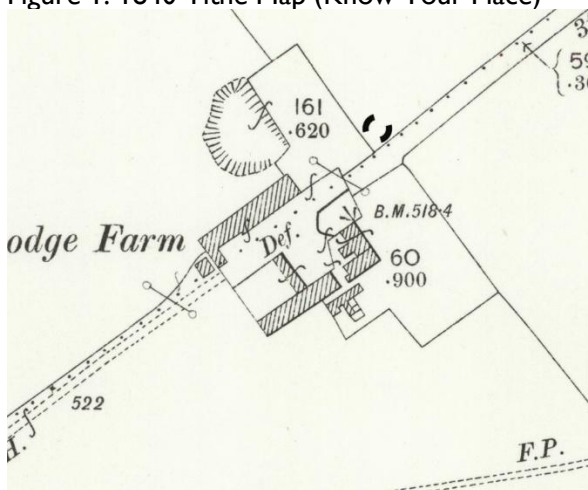


Figure 3: 1903 Tithe Map (Know Your Place)

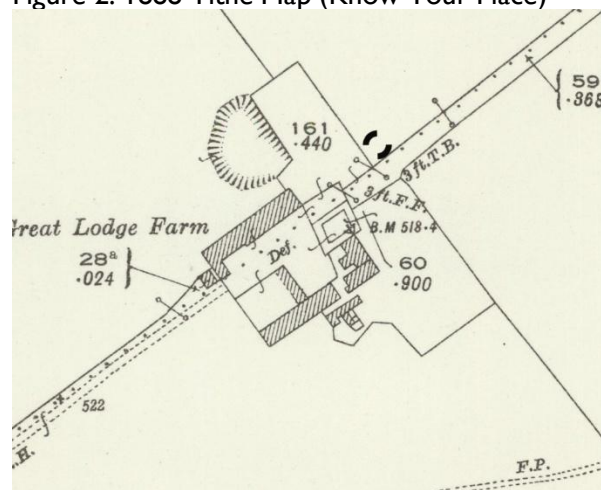


Figure 4: 1939 Tithe Map (Know Your Place).

3.0 STATEMENT OF SIGNIFICANCE

3.1 Great Lodge Farm

Significance is found individually in the buildings at Great Lodge Farm. The materials and details of each structure provide a tangible connection to their previous use. The elevations of the Farmhouse have a restrained formality which is found in the brick quoins and arch headed windows. Blocked openings are indicative of successive phases of work required to remodel the house as the development and demands of the working farm changed.

The Barn and the Hay Barn are two substantial timber framed buildings with brick plinths, timber cladding and corrugated metal, supported on Queen post trusses. Significance is found in their simple and robust materials, which contribute to their monolithic and agricultural character.

Significance is found in the Granary through its materials and form. The timber frame is raised on staddle stones and has brick infill panels and timber cladding. The fine joints of the brickwork give a modest formality to the structure.

Significance is found collectively in the buildings at Great Lodge Farm, which hold significance as a group. The buildings are indicative of the development of the farm over a 300 year period. Significance

is found in the placement and proximity of the buildings to one another, which are arranged around two yards and remain as evidence of the historic agricultural use of the site. The farmhouse faces east and has a modestly formal elevation facing away from the working farm onto which its service elevation faces.

Modern additions in the form of the tennis court, swimming pool and link structure between the Farmhouse and Stables are of a neutral significance, neither contributing or detracting from the listed buildings and their setting.



Farmhouse looking south



Farmhouse southeast elevation

4.0 PROPOSED WORK AND IMPACT ASSESSMENT

4.1 New double doors in the south east elevation

The proposals include the introduction of two pairs of glazed timber doors with an arched lintel in the south east elevation to match the adjacent doors.

4.2 Two additional rooflights on south east roof pitch

The proposals include the addition of two conservation rooflights above the kitchen/dining space, to match the two existing rooflights above the long room.

4.3 Conclusion

The proposed work would result in the removal of a small amount of fabric on the south east elevation for the new doors and a small amount of fabric in the roof.

The proposed work would be detailed to correspond with existing elements of the building.

APPENDIX I: LISTING DESCRIPTIONS

Heritage Category: **Listed Building**

Grade: **GV II**

List Entry Number: **I389717**

Date first listed: **19-Oct-2000**

List Entry Name: **GREAT LODGE FARMHOUSE**

Statutory Address I: **GREAT LODGE FARMHOUSE**

Farmhouse. Circa late C17; extended C18 and circa early C19. Stone rubble with red brick dressings; brick rear wings. Clay plain tile roofs with half-hipped ends. Brick axial and gable-end stacks. PLAN: 3-room plan with lobby entrance with winder staircase in front of axial stack with back-to-back fireplaces heating parlour on the right and hall/kitchen on left; beyond the hall/kitchen an unheated service room. Behind the left end an C18 kitchen wing, and a shorter wing was built behind the hall in about the early C19. EXTERIOR: 2 storeys and attic. Asymmetrical 4-window NE front, 2 and 3-light casements with glazing bars, cambered brick arches to ground floor windows, small single-light window above C20 glazed door to right of centre. Two blind elliptical arches in NW end. At rear [SW] brick gable-ended wing on right and smaller hipped roof wing at centre. INTERIOR: Parlour and hall/kitchen have chamfered axial beams with run-out stops, hall with exposed joists; parlour has fireplace with curved brick back and C18 chimneypiece with moulded cornice shelf; hall has large brick fireplace with chamfered timber bressumer with run-out stops. Wall between hall/kitchen and service room on left partly removed. Kitchen in rear wing has axial beam with slight chamfer with run-out stops and large fireplace with unchamfered cambered timber bressumer. First floor chambers have chamfered axial beams with run-out stops. Exposed in attic chambers collar trusses with struts and staggered tenoned purlins. Plank doors.

Heritage Category: **Listed Building**

Grade: **GV II**

List Entry Number: **I389719**

Date first listed: **19-Oct-2000**

List Entry Name: **BARN NORTH WEST OF GREAT LODGE FARMHOUSE**

Statutory Address I: **BARN NORTH WEST OF GREAT LODGE FARMHOUSE**

Barn. Circa C18. Weatherboarded timber frame on tall red brick plinth. Gable-ended roof, clad in corrugated iron sheets. PLAN: 5-bay barn with central threshing bay and single aisle; later outshut on NE end. EXTERIOR: SE front has large cart-entrance at centre and smaller cart-entrance on right. Lower eaves at rear. Lean-to outshut on NE end. INTERIOR: Large jowled wall- and arcade-posts with straight braces to arcade-plate and to tie-beams. Tie-beam and collar trusses with queen-posts and clasped purlins; most of the common-rafters are missing. Wall-framing with long studs and long straight tension-braces and without rails.

Heritage Category: **Listed Building**

Grade: **GV II**

List Entry Number: **I389720**

Date first listed: **I9-Oct-2000**

List Entry Name: **HAY BARN WEST NORTH WEST OF GREAT LODGE FARMHOUSE**

Statutory Address I: **HAY BARN WEST NORTH WEST OF GREAT LODGE FARMHOUSE**

Hay barn. Circa C18. Weatherboarded timber-frame. Roof with hipped and gabled ends, clad in corrugated-iron sheets. PLAN: 4-bay open-sided hay barn, later clad in weatherboarding and aisle added on NW side. EXTERIOR: SE front has cart-entrance on left with small window above and loading door on right. Lower eaves at rear [NW]. INTERIOR: Arcade-posts with moulded jowls and curved braces to arcade-plate and to tie-beams. Tie-beam and collar trusses with queen-posts and clasped purlins; diminished principal rafters; common-rafters mostly intact and with ridgepiece. Wall-framing and aisle added later.

Heritage Category: **Listed Building**

Grade: **GV II**

List Entry Number: **I389718**

Date first listed: **I9-Oct-2000**

List Entry Name: **GRANARY WEST NORTH WEST OF GREAT LODGE FARMHOUSE**

Statutory Address I: **GRANARY WEST NORTH WEST OF GREAT LODGE FARMHOUSE**

Granary, used as studio. Circa early C19. Timber-framed, partly infilled with brick and partly weatherboarded; standing on twelve saddle-stones. Gable-ended roof clad in corrugated asbestos sheets. Rectangular on plan with entrance at SE end with C20 door. Small C20 casements and roof light. Jowled corner-posts, light-scantling square-framing with long straight tension-braces. INTERIOR: 2-bay roof with braced collar truss with ties to wall-plate and with tenoned purlins.