



Heritage Statement Addendum

Proposed Opposite-Handed Car Barn at:

Midge Hall
Coped Hall
Royal Wootton Bassett
SN4 8ER

On behalf of:
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April 2026

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This Addendum should be read in conjunction with the Heritage Statement dated March 2024.

1. Introduction

This addendum has been prepared to accompany a revised application for the approved car barn at Midge Hall (ref: PL/2024/07493). The proposal remains for the same traditionally designed timber-built outbuilding but with minor amendments to orientation and associated access arrangements, including limited works to the existing boundary wall.

1. The building is now opposite-handed (mirrored) relative to the approved plan.
2. The orientation has been rotated by 90 degrees, so that the main elevation now faces south rather than east.

No other aspects of the approved scheme have been altered. The form, materials, scale, and design remain identical to that previously assessed and approved.

2. Heritage Context (unchanged)

Midge Hall is a Grade II listed farmhouse (List Entry No. 1283141) dating from the late 17th century with later 18th- and 19th-century additions. Its significance lies in its vernacular architecture, historic construction techniques, and contribution to the rural setting.

The approved car barn lies within the established curtilage of Midge Hall, close to existing outbuildings and screened by mature vegetation. The barn forms part of the ancillary functional group of buildings historically associated with the Hall and does not detract from its setting or architectural prominence.

3. Assessment of the Revised Orientation

The mirrored layout and 90-degree rotation represent a **minor design adjustment** which does not alter the spatial or visual relationship between the new building and the principal heritage asset.

Scale and massing: Unchanged. The barn remains modest and subservient to Midge Hall.

Materials and detailing: Unchanged. The same reclaimed bricks, clay roof tiles, and timber weatherboarding are retained.

Position and separation: The siting remains within the same general area of the approved scheme and retains adequate separation from the main house and existing structures.

Setting impact: The change in orientation is imperceptible from key viewpoints and does not diminish the historic character or legibility of Midge Hall's setting.

4. Proposed Alterations to Boundary Wall and Access

As part of the revised access strategy associated with the repositioned car barn, limited works are proposed to the existing brick boundary wall, which forms part of the curtilage of the listed building.

The wall contributes positively to the enclosure and character of the site and is therefore treated as a heritage asset of supporting significance.

The proposals comprise:

The formation of a new access opening within the wall, and the infilling of the existing access using reclaimed materials.

The new opening has been positioned to provide a more practical and legible access arrangement, avoiding the constrained relationship immediately adjacent to the listed building that exists under the previously approved scheme.

The opening will be formed through the careful removal of brickwork, limited to the minimum width required for vehicular access. The wall will be neatly terminated at either side with returned brickwork to match the existing bond, mortar, and finish. Importantly, the existing access will be permanently infilled using bricks salvaged from the formation of the new opening. The infill will match the existing wall in terms of, brick size, colour, and texture, bonding pattern, mortar composition and joint finish (lime-based mortar). This approach ensures that there is no net loss of historic fabric, and that the overall continuity and legibility of the boundary wall is preserved.

All works will be undertaken using traditional materials and methods, with careful dismantling and reuse of existing bricks wherever possible to minimise intervention.

Impact on Significance.

The proposed works result in a localised and controlled alteration to the wall. However, the overall extent of the wall is retained, historic materials are reused in full and the enclosure and character of the site remain intact.

The intervention is therefore considered to result in less than substantial harm, at the lowest end of the spectrum, and is outweighed by the functional and spatial improvements achieved.



Figure 1 Site area showing continuous wall.



Figure 2 Area to be enclosed.



Figure 3 Area to be infilled with a wall is marked red.

5. Justification

The revised access arrangement reduces activity immediately adjacent to the listed building.
Provides a safer and more practical vehicular route Supports the improved siting of the car barn behind the principal elevation

When considered alongside the sensitive reuse of materials and reinstatement of the existing opening, the proposal represents a balanced and proportionate response to the site's heritage constraints.

6. Biodiversity and Landscape Integration

The previously approved biodiversity enhancement area has been refined to provide native tree planting, including Rowan, Wild Cherry, and Crab Apple, around the new barn. This reinforces the

traditional rural character and contributes positively to the visual and ecological setting of the listed building.

7. Policy Considerations

The proposal continues to comply with Wiltshire Core Strategy Policy CP58 (Ensuring the conservation of the historic environment) and Section 16 of the National Planning Policy Framework, which require that proposals affecting heritage assets conserve them in a manner appropriate to their significance.

The revised design achieves this aim by retaining a traditional form and material palette while introducing only minor orientation adjustments that have no heritage harm.

8. Conclusion

This addendum confirms that the revised, opposite-handed and south-facing version of the approved car barn does not alter or intensify any impact on the heritage significance or setting of Midge Hall. The proposal remains wholly sympathetic to the character of the listed building and its surroundings.

The associated reconfiguration of the boundary wall has been carefully designed to avoid any net loss of historic fabric and preserves the character and enclosure of the site.

Accordingly, the scheme continues to represent an acceptable and heritage-sensitive form of development fully consistent with national and local policy objectives.