



Historic England

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Our ref: L01595628

24 September 2025

Dear Ms Sage

Arrangements for Handling Heritage Applications Direction 2021

ROCHE OLD COURT, EAST WINTERSLOW, SALISBURY, SP5 1BG Application No. PL/2025/05818

Thank you for your letter of 23 July 2025 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

Thank you for taking the time to accommodate Historic England on a site visit to Roche Old Court to discuss the potential installation of a dry lining system at the property. The opportunity for a Historic England Architect to review the proposals on site and discuss them with MacLennan Waterproofing was extremely helpful.

Following this expert advice, we continue to have considerable concerns that the installation of this system could have detrimental impacts on the fabric and aesthetics of the basement of Roche Old Court.

It is felt that the water ingress issues being experienced could be managed through alternative methods if the function of this space were to remain primarily for its intended use, of storage. It is therefore our view that the proposals will cause less than substantial harm to the heritage significance of the asset and that there is not 'clear and convincing' justification for the change in heritage terms.

Historic England Advice

The scheme proposes the installation of the McClennan Waterproofing system to the basement of Roche Old Court; this is an active water managements system which involves installing a plastic membrane that wicks water from the walls down to a ground level drainage system. When the water within the system is free flowing a sump pump will activate to remove the water. It is argued this approach would allow the room to become habitable.



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Heritage Significance

Old Roche Court is a 17th century high status farmhouse which sits within its historic farm complex in East Winterslow and is listed at Grade II*. The building is currently on the Historic England Heritage at Risk register, although works are well underway to restore the buildings to a habitable state.

This application is focussed on works to the basement, presumed to have been dug during the earliest phase of the building's construction. This space would have functioned as a storage area and is mainly constructed of red brick and divided into several rooms.

The architectural and historic interest of the buildings relates to its surviving form and function as a 17th century farmhouse. The survival of the basement with relatively little modern intervention provides evidence of the way the building would have functioned.

Impact of the proposals on the heritage significance of the asset.

We are aware that other alternative options have been considered, including a French drain around the perimeter, which raised concerns from the projects structural engineer.

A review by the Historic England Architect continues to have concerns regarding several aspects of the scheme, particularly:

- that the system will have an impact on the current equilibrium of the brickwork and there is no active monitoring planned of its condition once the system is applied,
- that while a ventilation gap is proposed at the top of the system the water pressures may mean that water is driven further up through the building, causing further issues. No technical information has been provided to better undertaken this threat,
- that no information has been provided regarding where the water removed will be deposited to ensure that it does not immediately return to the building.

Policy Considerations

Any development will need to be considered under the National Planning Policy Framework (NPPF, December 2024), and we would highlight the following paragraphs as being relevant in that consideration -

- Paragraph 202 recognises that Heritage Assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- Paragraph 207 sets out that all schemes need to be based a robust understanding of significance, level of detail should be proportionate to the



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assets' importance and should be sufficient to understand the potential impact of the proposal on their significance.

- Paragraph 208 and 213 identifies that opportunities should be sought to avoid and minimise conflict with the affected heritage asset. Only harm that has sought means to avoid and minimise can be considered as justified.
- Paragraph 212 highlights the importance of the historic environment, ensuing that great weight is given to the conservation of any affected heritage asset. The more important the asset the greater the weight should be.
- Paragraph 215 states that harm needs to be balanced against the public benefits offered by the scheme.

Position

Historic England continues to raise significant concerns with the approach proposed, which has the potential to mask issue with the buildings fabric, change the character of this space and potentially drive moisture further up into the rest of the building.

We would argue that the application of this system is driven by a desire to make this space habitable, a function for which it was never designed or used.

Given the concerns raised by the Historic England Architect, the aesthetic impact of the system and the lack of technical information to reduce these concerns, we are of the view that these works would cause less than substantial harm to the overall heritage significance of the building.

It is our view that a less intrusive option would be the installation of a floor drainage system with active sump (without the installation of a wall membranes). While this would not provide a space dry enough for its proposed use in the currently approved application, it would allow it to be managed effectively as a storage space, in line with its original construction, whilst minimising harm.

Recommendation

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 202, 207, 208, 212, 213 and 215 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.



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Yours sincerely

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