

Heritage Design and Access Statement

For

Essential repairs and upgrading of existing Barn

At

**The Big Barn,
Beanacre Manor,
Beanacre,
Wiltshire,
SN12 7PT**

For Peter Hood

The Site and its Context:-

The site is part of the property known as Beanacre Manor, which has various buildings listed as Grade II* and Grade II. These are included in this statement as sheets L1-L4 inc.

Prior to the “Dissolution” of the Sixteenth Century, the property was purchased by the Augustinian Nuns of Lacock Abbey and the “Big Barn” and “Lavender Barn” are probably erected on the sites of the earlier buildings.

In the late Sixteenth Century the east and west wings were added to the manor building by Simon Noble along with some internal items, whilst after this various additions were made including the “Dairy” wing to the west of the Manor, the Coach House to the south west (now “the ManagersHouse”), stages of the Garden Walls, the Gates, a Wine Room and Gazebo.

The Property was purchased in the 1920 by the Methuen family, who added the north Annex/Wing and executed some internal renovations to the Western Dining Room and the Eastern Drawing Room.

The various buildings on the site have had the benefit of Planning Approvals over the decade and are fully recorded on the Wiltshire Planning Website

Until quite recently the area to the north and west of the main Manor remained a working farm with an extensive steel framed barn seen quite clearly between the “Elbow Barn” and the “Big Barn” on the 2002 aerial image (P1) and this was removed some time after the aerial image was taken, its site being used over the past two decades as an access route from the main buildings to the field/paddock beyond.

The "Big Barn" remains, to the east of the access route from the main site to the paddock beyond and to the west of the yard area between the garden wall of Beanacre Manor and the "Lavender Barn" (possibly the site of the original "rick yard")

Process:-

This is a resubmission of PL/2025/07476(LBC), which "ran out of time". During its process a site meeting and detailed inspection was held with three officers from the Wiltshire Planning Department, including Pippa Card and the result of this and conversations with the client was a decision to simplify the intended works, hence this revised application.

Design and Appearance:-

The "Big Barn" falls within the Historic England category of a "Threshing Barn", with a five bay plan, which has a west facing porch, giving access to the threshing area and its exit door with later "lean to" extensions either side, below "catslide" roofs. Its construction is of a conventional truss roof over post wall frames, all set upon a perimeter wall of coursed rubble and lime mortar some 1.2m high. Whilst of a traditional form, its tall perimeter wall and neatly cut main frame timber elements indicate that, as with the "Lavender Barn", it is a later barn located on the site of an earlier building.

The works now proposed are very much simplified:-

The main roof has been inspected and minor areas at risk of collapse have been made good in keeping with the traditional stone tile roofing around them, hence the removal of the full scaffolding.

The rear "catslide" roof structures have been fully inspected and found sound. The original profiled tiles have now been re-installed in a traditional manner

The walls are to undergo overhauling, with the defective and mismatched planking replaced with larch boarding of a section and size to match the general boarding (approximately 170mm widths)

The windows are to have their frames overhauled and re-installed with single glazing in full sheets to reflect the current "open" appearance.

Front and rear doors will be installed in a traditional manner with hinged doors to the smaller (western) opening and sliding doors to the main (eastern) opening.

Whilst the small area of cobbled floor will be retained in the south western corner room, the main barn will have its irregular, modern concrete floor replaced with a new limecrete floor.

Amount and Layout:-

The Barn will remain exactly the same size/dimensions as at present (see drawings)

Scale:-

All aspects of the design/development have been kept at the current domestic/agricultural scale, in keeping with the surrounding buildings.

Use:-

This will be domestic, in keeping with the rest of the site and its buildings.

Access:-

The building will remain fully accessible, as it is at present.

Drawings:-

3209/B/L location

3209/B/ 1-17 inc.

Photographic:-

Aerial image 2023

W. Elevation.

S. Elevation.

N. Elevation.

E. Elevation