

FORMER OUTBUILDING AT THE OLD VICARAGE, CHARLTON ALL SAINTS, WILTSHIRE

Heritage Statement



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Heritage Statement

1.0 INTRODUCTION

1.1 The Old Vicarage is a Grade II listed building located within the village of Charlton All Saints, Wiltshire. The owners of the property have submitted planning and listed building consent applications to undertake some alterations to a converted former outbuilding (PL/2026/01935 and PL/2026/01937). The conservation response to the proposals raised issues with the submission, but this appears to be partly due to the Council erroneously not uploading the submitted documents. The comments included a request for a more detailed assessment of the significance of the outbuilding.

1.2 Forum Heritage Services has been commissioned to make an assessment of the heritage significance of the outbuilding and its contribution to the significance of the Old Vicarage, the potential impact of the proposals upon that significance and to prepare a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services, visited the property in March 2026 and subsequently prepared this report.

1.3 This report will present:

- A brief background history to the site
- A description of the house with a focus on the areas of proposed alterations
- Policy and guidance background
- An assessment of the significance of the listed building following Historic England's *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019)
- An assessment of the potential impact of the proposals upon the significance of the listed building
- Conclusions

2.0 BACKGROUND

- 2.1 The Old Vicarage was built to designs by the noted Victorian architect, William Butterfield, in 1862. The building is shown on the 1st edition Ordnance Survey map of 1880, with a small masonry outbuilding standing slightly detached to the north-east of the house (Figure 1). This building stood at the end of the service yard on the north side of the house with gardens to the west and south. By 1901 a small glazed structure had been erected against the south wall of the outbuilding and a larger building had been added within the service yard area (Figure 2).



Figure 1
Ordnance Survey 1st
edition 25" map, 1880.
© WSHC

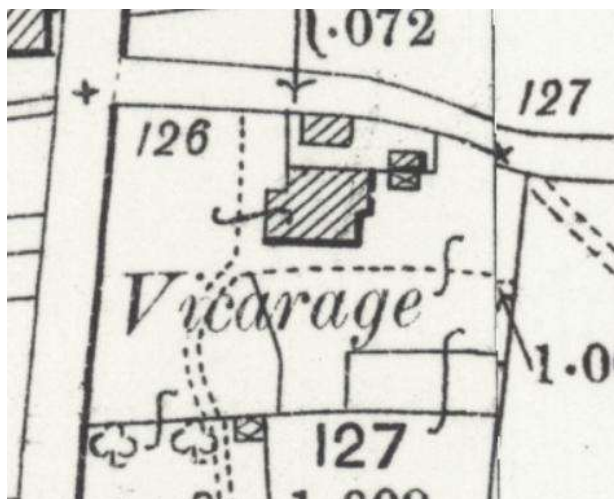


Figure 2
Ordnance Survey 2nd
edition 25" map, 1901.
© WSHC

- 2.2 Works to the house were undertaken in 1962, a ground floor plan showing the outbuilding as being in use as a wood shed (Figure 3).

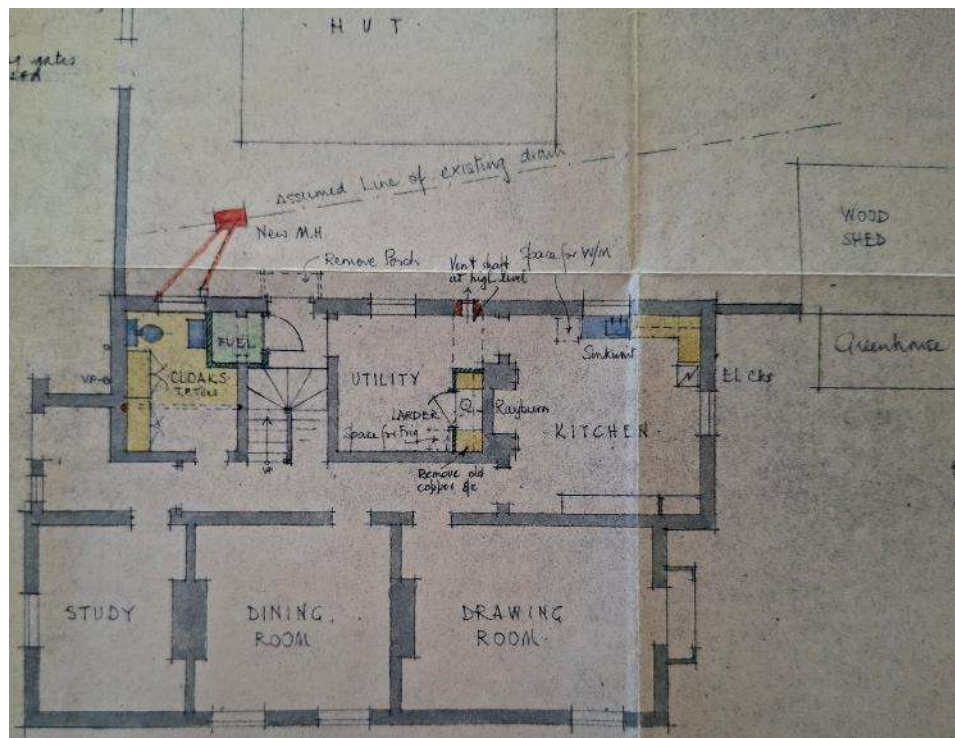


Figure 3 Plan for works to the Old Vicarage, 1962, showing the outbuilding referred to as a 'wood shed'.

- 2.3 The Old Vicarage was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in 1951. The description of the building in the List, which was probably revised in 1985 states:

Vicarage. 1860-62 by William Butterfield. Flemish bond brick with courses of vitrified headers and some lozenge diapering, tiled roof, brick stacks with tumbling-in of offsets. 2-span roof. 2- storey, 2-window. Planked door with ornamental strap hinges in pointed doorway and hipped porch to left, single casement and segmental-headed 12-pane sash to right. First floor has single casement to left and 12-pane sash to right, the range to left has half-hipped gable. Right return has three segmental-headed 12- pane sashes to ground floor and one sash with gable to first floor. Left return has three 12-pane sashes and one planked door, first floor with 2-light and single casement and one large cross window lighting the stairs. Steeply-pitched roof with large brick stacks at different angles. Interior has 4-panelled doors and internal shutters to windows.

2.4 The Old Vicarage receives a brief mention in the *Buildings of England Wiltshire* (Orbach et al, 2021):

'Further S, the former vicarage, by Butterfield, 1862. Brick with some diapering, carefully grouped roofs. Gothic doorway but otherwise vernacular detailing'.

2.5 In 2007 consent was granted for the addition of a conservatory to the east elevation of the house, the conversion of the outbuilding to a study, including the creation of an opening in the south wall to access the building from the conservatory, and the part-blocking of the doors in the north elevation to form windows (Figure 4). Also included in this application was a weatherboarded garage with a tile roof positioned to the west of the house (Figure 5).

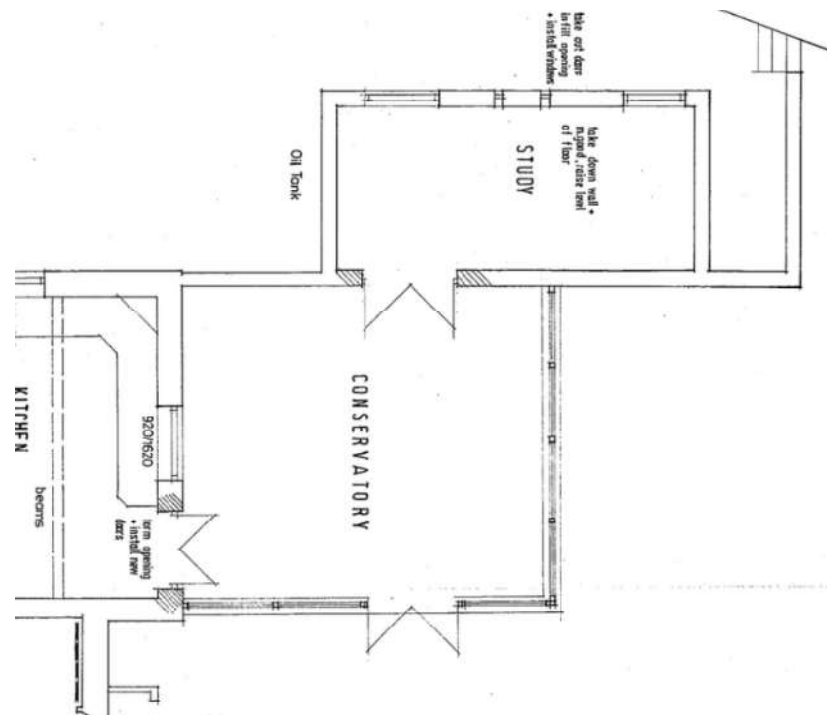


Figure 4 Proposed part ground floor plan showing the conservatory and works to the outbuilding (2007 S/2001/0468).

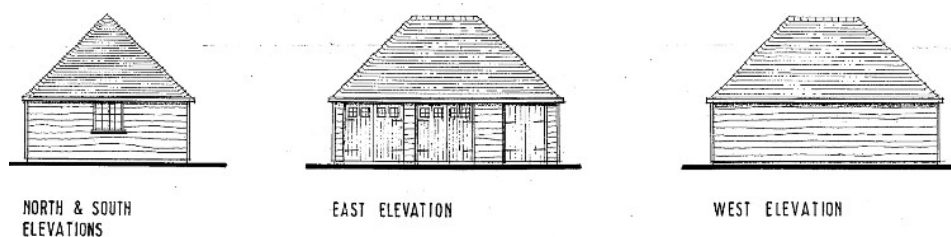


Figure 5 Proposed garage (2007 S/2001/0468).

3.0

DESCRIPTION

3.1

The Old Vicarage is a two-storey house constructed in red brick with some diaper and banding in blue brick. The front, west elevation, faces the street and has a single storey entrance block set within the angle between a projecting gable with diaper work to the gable to the right and a largely blank recessed section to the left (Figure 6). The main garden front to the south is quite plain and has a large modern canted bay to the left of centre (Figure 7). At first floor level there are two small gables that cut through the eaves, the right-hand gable being a modern insertion.



Figure 6
Front, west elevation.



Figure 7 South, garden front.

3.2 The east elevation presents two gables, the northern gable extending forward of the southern gable (Figure 8). Set in front of the northern gable is a modern conservatory which adjoins the outbuilding to the right.

3.3 The north elevation faces into a paved partly service yard area enclosed by a screening wall to the west and with the outbuilding at the east end of the yard area (Figure 9). The back door to the house here leads to the kitchen facing into the yard and the stair window is set above this doorway.



Figure 8 East elevation with the conservatory and the outbuilding to the right.



Figure 9 The north elevation faces into a service yard with the outbuilding at the east end of the yard. An oil tank is located adjacent to the gable of the outbuilding.

- 3.4 The outbuilding is a small brick building with a hipped tiled roof, the brickwork being laid in Flemish bond. To the north elevation there are two modern windows relating to the 2007 conversion where two doorways were partly blocked (Figure 10). The brickwork is of markedly different character to the brickwork of the house, possibly due to being constructed in re-used brick, the difference being shown in Figure 11. The brickwork of the east elevation is badly eroded at higher level (Figure 12). The outbuilding is screened from the gardens by a free-standing wall which has a gap between it and the boundary wall to the northern side of the property (Figure 13).



Figure 10 North elevation of the outbuilding with two modern windows infilling former doorways.



Figure 11
The west gable of the outbuilding with a screening wall that has been raised in height when the conservatory was built linking to the house to the right. Note the difference between the brickwork of the house and outbuilding.



Figure 12 West elevation of the outbuilding showing the eroded brickwork to the upper part of the elevation.



Figure 13 The screening wall to the east of the outbuilding.

- 3.5 Part of the south wall of the outbuilding is now within the conservatory where a new opening was formed in 2007. The section of wall to the right of this opening has been rebuilt (Figure 14).



Figure 14 The modern entrance to the outbuilding from the conservatory, with rebuilt brickwork to the right.

- 3.6 Internally, the former outbuilding is a single space (Figure 15). The walls and roof slopes have been lined and a concrete floor inserted.



Figure 15
The interior of the
former outbuilding,
facing east.

4.0 POLICY & GUIDANCE BACKGROUND

4.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses, and its setting, under Section 66 – a matter the Courts have held should be afforded considerable importance and weight.

4.2 The statutory approach is reflected in Policy CP58 of the Wiltshire Core Strategy, adopted January 2015 (CS) and Policy 99 of the Draft Local Plan Review: Ensuring the conservation and enhancement of the historic environment which has limited ‘weight’ following submission to the Secretary of State in late October 2024.

4.3 Paragraph 207 of the National Planning Policy Framework 2024 (NPPF) states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.4 Paragraph 212 advises that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to its conservation whilst para. 208 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

4.5 Historic England’s *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the

need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied. The following descriptive appraisal will evaluate the building against Historic England's criteria for heritage values set out in *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019):

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can rise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and the creation of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.0 ANALYSIS & ASSESSMENT OF SIGNIFICANCE

Designations

5.1 The Old Vicarage is a Grade II listed building and so has been identified as a building of significance in a national context.

5.2 The former outbuilding is physically attached to the principal building and so is considered to form part of the listed building.

Assessment of Significance

Archaeological interest

House

5.3 As a building of 1862 constructed on a previously unoccupied site and which appears to have been subjected to relatively little alteration internally, it is considered that the Old Vicarage has very limited archaeological interest.

Outbuilding

5.4 Given the difference in brickwork used for the former outbuilding compared to the brickwork of the house, it is possible that either this building did not form part of the original Butterfield scheme or was not built at the same date as the house. The building was, however, constructed by 1880. As a simple outbuilding of late 19th century date which has been subjected to relatively high levels of change as part of its conversion, this building has no notable archaeological interest.

Architectural interest

5.5 The architectural interest of The Old Vicarage is primarily due to it being the work of William Butterfield, a well-known architect of the late 19th century. However, The Old Vicarage is a relatively minor work of this architect with the limited application

of one of the characteristic features of Butterfield's work, the diaper brickwork only appearing in the upper part of the west-facing gable of the front elevation. Otherwise, externally this house is wholly unremarkable for its date, and its original character has been compromised by the overly large single-storey canted bay added to the south garden elevation. Internally, the plan form survives intact, together with features such as the original staircase and original doors. Probably the most important aspect of the architectural interest of this building is the survival of the areas of wall painting within the entrance lobby and in what was originally the vicar's study at the south-west corner of the ground floor.

Outbuilding

- 5.6 The outbuilding is a simple, functional building, probably constructed as a fuel store set within the service courtyard on the north side of the house. The architectural interest of this building has been compromised by the blocking-up of the two doorways in the north elevation to form windows and the impact of the new opening in the south elevation, including a large area of rebuilding of the south wall. Internally, the former to-sell building is now a single space, with its walls and roof structure lined and so there has been a complete loss of historic character internally.

Historic interest

- 5.7 The Old Vicarage has a degree of local historic interest due to it being the former vicarage to the settlement built shortly after the church, which was erected in 1851. However, whilst the house was evidently a building of some status within a hamlet of largely vernacular character as denoted by its architecture and, being set within a relatively large plot screened by brick walls to the roadside, without the name referring to its origins as the vicarage, its historic use is not clearly evident from its exterior which limits the illustrative historic interest to an extent. The religious wall paintings internally do provide an indication of the original use.
- 5.8 The house stands as an example of a late 19th century vicarage, relating to what was properly a relatively modest living by providing a comfortable family home with

two principal reception rooms, study and kitchen on the ground floor. The illustrative historic interest of this building is considered to be medium.

Outbuilding

- 5.9 The outbuilding is a structure that has very limited illustrative historic interest. It is clear that it was constructed as a simple ancillary building, but due to the extent of alteration it has been subjected to, the building does not clearly illustrate its original use and the illustrative historic interest is relatively low.

6.0 PROPOSALS & ASSESSMENT OF IMPACT

- 6.1 The proposed alterations to the former outbuilding are intended to allow the building to serve as a bedroom with an attached wet room for a disabled member of the family. The alterations proposed include the re-opening of one of the two partly blocked doors in the north elevation, and the creation of a door opening in the west wall to give access into a new wet room attached to the west gable wall, and a new window opening in the east gable wall (Figures 16 and 17). The oil tank adjacent to the west elevation of the outbuilding is to be relocated.



Figure 16 Proposed north elevation.

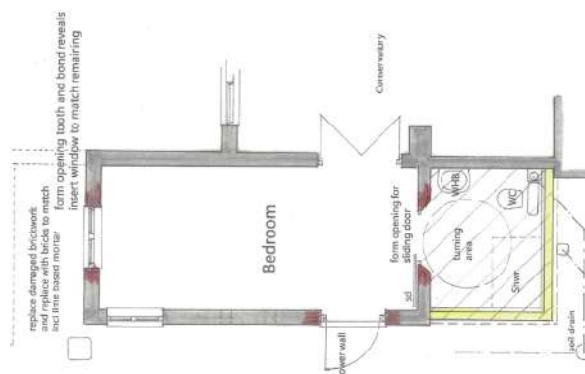


Figure 17
Proposed ground floor
plan.

- 6.2 The re-opening of one of the two blocked doors in the north elevation will reinstate an original opening which will restore to an extent part of the original character of the building which was historically accessed from the service yard area. There will be no loss of historic fabric caused by this minor alteration. The new door opening is also important in that it will allow level access for a wheelchair into the house as both the front door and the historic back door involve steps into the house.
- 6.3 The proposed small extension to the west end of the former outbuilding will occupy most of the width of the building with a small off-set and will extend up to the north-east corner of the house. The extension is to be constructed with insulated stud walling, clad with weatherboard under a hipped plain clay tile roof which will be slightly narrower than the roof of the outbuilding as there will be a narrow section of flat roof, extending up to the wall to the south, forming part of the conservatory.
- 6.4 The extension is proposed to be constructed with weatherboarded walls so as to maximise the internal space within the wet room to allow the manoeuvring of a wheelchair. The space available is at the lower end of the suitable dimensions and the use of cavity brick walling would reduce the available internal area for the function as required.
- 6.5 The initial conservation comments raised a concern about the walling materials, suggesting that weatherboard was inappropriate in the context of this house. Whilst it is accepted that brick would be the preferred walling material, it is considered that in this service yard context a simple weatherboarded addition will not appear incongruous or inappropriate for this modest addition. Weatherboarded ancillary structures are commonly seen in association with dwellings such as The Old Vicarage and so will not appear incongruous in this context. It is notable that the garage approved in 2007 (see Figure 5, above) set to the west of the west principal entrance elevation was approved as a weatherboarded structure – this building probably being in a far more sensitive location in terms of the apparent status and architectural quality of the listed building.
- 6.6 It is noted that in the ‘Pevsner’ entry, other than the very small area of diaper brickwork on the west elevation and the Gothic front door opening, the building is

otherwise of 'vernacular detailing' reflecting the simple architectural character of the house. As such, and particularly as it will be seen in association with the lower-status north elevation, it is considered that this small weatherboarded addition will have no impact upon the overall significance of the principal listed building and given the minimal heritage value of the outbuilding, there will be no harm to the significance of this former outbuilding.

6.7 As part of the addition of the wet room it is proposed to create a door opening in the west wall to gain access to the wet room extension. This opening will require the removal of a section of late 19th century brickwork which contains no features of architectural or archaeological interest. The previous consent for this building clearly placed very little value upon its fabric, permitting a new door opening in the south wall, the replacement of the two original door openings and the removal of an internal wall. It is considered that the creation of this door opening to the wet room will not harm the very low interest of the former outbuilding and there will be no impact upon the significance of the principal listed building.

6.8 A new window opening is proposed in the east gable end to provide some additional natural light into what is, otherwise, a relatively dark, north-facing building. The brickwork within the area of the proposed window opening is in very poor condition with many eroded bricks which require replacement and so it is considered that the insertion of a window opening in this area will not result in the loss of important historic fabric.

6.9 The former outbuilding was partly screened from view by a wall which includes a narrow opening to pass between the gardens and the service yard adjacent to the north boundary wall. To increase the amount of light into the former outbuilding, it was initially proposed to remove this wall entirely. However, it is considered that the wall has some significance in demarcating the boundary between the service yard and the formal gardens of the house and so it is now proposed to retain the wall but reduce its height. This wall is not of particularly high-quality and its lowering will not result in the loss of significant historic fabric whilst improving the amenity of what is now part of the residence. This minor change will not harm the special architectural

and architectural interest of The Old Vicarage or impact upon the importance of its setting.

- 6.10 The removal of the oil tank which is currently located adjacent to the west gable of the outbuilding, and in full view within the service yard area, represents a positive change in terms of the aesthetics of the setting of the principal listed building and the setting of the outbuilding. The removal of the oil tank is regarded as a public benefit.

7.0 CONCLUSION

- 7.1 The Old Vicarage is a late 19th century former vicarage which is primarily of interest as it was designed by William Butterfield. However, this building is one of his minor works and displays only a small area of one of the design features used widely in his work – diaper brickwork – which is used only on the upper part of the west-facing gable. Otherwise, the building is relatively plain externally, and its design has been compromised by modern additions, particularly an over-large canted bay to the south elevation. Internally, the building retains its plan form and most of its original joinery, but the most interesting aspect of the interior are the original wall paintings in the entrance hall and study.
- 7.2 The outbuilding appears to have served as a fuel store, located within a service yard to the north side of the house. Whether built at the same time of the house or shortly after, it is a building of lower quality, possibly using reclaimed bricks. The outbuilding has been heavily altered, impacting heavily on its original character so that now it has limited heritage significance.
- 7.3 The principle of adding a small extension to the outbuilding is considered to be acceptable. The main issue raised by conservation in response to the initial submission was the use of weatherboarding for the walls rather than brick. It is considered that in the context of a service yard, weatherboarding is not inappropriate and that the reason for the selection of this material is rather than brick justifies the use. There will be no harm to the overall significance of the principal listed building, and no harm to the character of the setting of the former vicarage. The approved use of weatherboarding for the garage to the front of the house, which is more sensitive location in terms of the character and importance of setting, demonstrates that this material is not inappropriate in this context.
- 7.4 The alterations to the outbuilding itself include a positive change in the reinstatement of one of the two doors in the north elevation which will improve the character of the building as its historic relationship was with the service yard, and so this is a minor positive change. The alterations to the fabric will have little impact

on the already low significance of this building and will not harm the overall special architectural or historic interest of The Old Vicarage.

- 7.5 The removal of the oil tank will be a positive change in terms of the appearance of the service yard area, thereby improving the settings of both the principal listed building and the outbuilding. This is a public benefit which, together with the beneficial change through the reinstatement of one of the original doorways, should be taken into consideration should the local authority make a finding of less than substantial harm.
- 7.6 The fact that the relatively minor works are being made to enable a disabled member of the family to continue living at home should be taken into consideration by Wiltshire Council.
- 7.7 Accordingly, I can find no conflict in the proposed development with the statutory duty in Section 66 of the Act, National Policy in the NPPF or Core Policy 39 of the Vale of White Horse Local Plan Part 1 and Development Policy 36 of the Local Plan Part 2 and conclude that the application should be allowed.