



Heritage Impact Assessment

Dairy Cottage,
Grange Farm, Dukes
Lane, Maiden
Bradley

May 2026 | Project Ref 12039A



Championing a sustainable
natural environment

Project Number: 12039A

File Origin: <https://heritagecollectiveuk.sharepoint.com/sites/12001-12500/Shared Documents/12001-12100/12039 - Yarnfield Manor, Warminster/HER/Reports/2026.05.20 Dairy Cottage HIA.docx>

No text or imagery within this report has been generated by Artificial Intelligence (AI).

Contents

- 1. Introduction 4**
- 2. Relevant Planning Policy Framework..... 8**
- 3. Background and Development 10**
- 4. Statement of Significance..... 26**
- 5. Heritage Impact Assessment..... 41**
- 6. Conclusions 45**

Appendices

- App. 1 Scale of Harm table (HCUK, 2019)**
- App. 2 Summary of Site Significance plan**

1. Introduction

- 1.1** This Heritage impact assessment has been prepared by HCUK Group on behalf of Ben and Elizabeth Stanway in relation to a building known as Dairy Cottage, one of the ancillary buildings within the group at Grange Farm, Dukes Lane, Maiden Bradley, BA12 7HX. Wiltshire Council have decision making powers for applications affecting this site.

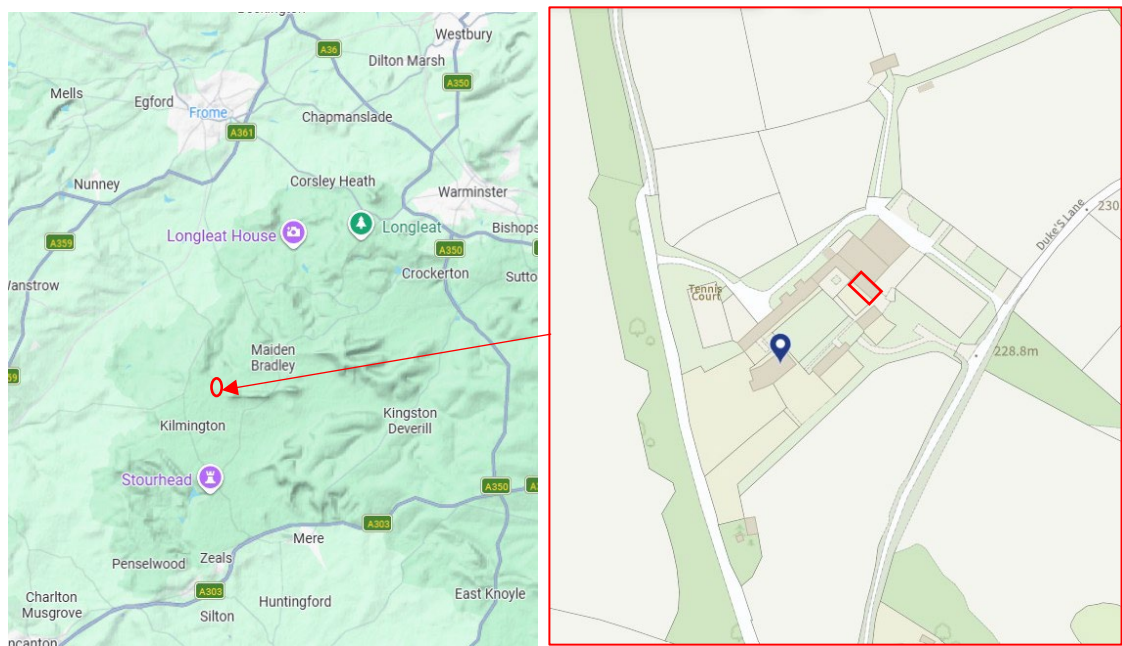


Figure 1: Site location in a broader context and close up of the farm, Dairy Cottage is highlighted, the blue marker identifies Grange Farmhouse

- 1.2** In recent years the house and former farmstead have been known as Yarnfield Manor, however the farmhouse is included on the statutory list of buildings of special architectural and historic buildings as Grange Farm and the current owners wish to return to this historic name.
- 1.3** Grange Farmhouse is a grade II listed building. It was added to the list in 1987 and the list description reads:

MAIDEN BRADLEY DUKES LANE ST 73 NE (north side) 3/96 Grange Farmhouse II Farmhouse. Early C18, altered and extended C19. Rubble stone; front rendered, 2-span tiled roof, gable end stone stacks with moulded stone cappings. Two parallel ranges. Two-storey, 3-window front. Central 4-panelled door in beaded

architrave within stone segmental-headed porch, two 2-light beaded mullioned sashes either side, string course at lintel level. First floor has three 2-light beaded mullioned sashes. Right return has single and 2-light casements. Rear has central planked door with C19 four-light casement either side, first floor with 4-light and 2-light casements. Attached to left return is single-storey rubble stone extension with 2-light casements and hipped dormer. Interior has mainly C19 fittings.”



Figure 2: The southern façade of Grange Farmhouse with some of the farm buildings on the right.

1.4

It is clear from the past planning history that the local authority takes the farm buildings to the north east of the house, including the subject of this report, Dairy Cottage, as part of the listed farm house through the provisions of Section 1.5(b) of the Planning (listed building and conservation areas) Act 1990.

Other assets

1.5

The site is not within a conservation area or other area based heritage designation (registered park, world heritage site or battlefield). It is within the Cranborne Chase and West Wiltshire Downs National landscape (formerly Area of Outstanding National Beauty) but this report does not consider landscape values. There are no immediately adjacent listed buildings close to the site, the nearest are to the south by c.1km in Kilminster, they have no potential to be affected in any way and the site is not within their settings. To the east the scheduled monument on the apex of

Long Knoll is also c.1km distant. Changes at Grange Farm or Dairy Cottage will not have any potential to impact its archaeological significance through changes within its setting – even with the striking visibility of Long Knoll within the area.

The Context

1.6 HCUK Group were appointed early in 2026 to provide heritage input and advice to the applicants on their purchase of Grange Farm. Initial work, including a series of site visits and background work led to the production of a detailed overarching Heritage Assessment to inform the client team of heritage values and interest at the site. This baseline work will feed into and form the basis of a series of forthcoming applications to Wiltshire Council to inform discussions and decision making on this site.

1.7 This report accompanies an application for planning and listed building consent for changes to Dairy Cottage which, as set out above, is considered to form part of the listed Grange Farmhouse for decision taking purposes. Application drawings are provided by Johnston Cave Architects and planning information by Atlas Planning.



Figure 3: The main part of Dairy Cottage

Purpose of this Statement

- 1.8** Detailed site visits have been carried out in early March and April 2026, all but one of the farm buildings and cottages were visited with both internal and external access, and the wider site was also viewed. Background research has informed the statements made here as well as a review of some of the former planning historic documentation for the site. A full planning history is provided by Atlas Planning.
- 1.9** This report addresses the requirements of para 207 of the NPPF to provide proportionate information on the significance of any assets that may be affected by proposals. It sets out a brief planning summary relevant to heritage assets in Section 2 followed by a detailed historic background and Statement of Significance in Sections 3 and 4. These sections present the site as a whole, as well as considering the specifics of Dairy Cottage considered as part of the listed building. Understanding the whole site is important to understanding the proposals which need to be assessed against the significance of Grange Farm as the primary asset. Dairy Cottage is not, in and of itself, a heritage asset.
- 1.10** Of key consideration is whether or not the proposals for Dairy Cottage cause harm to the heritage significance of Grange Farmhouse by eroding any contribution it makes to the asset's unique heritage values. An assessment of this is provided in section 5 to aid decision takers.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.3** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.4** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.5** The NPPF requires any harm to the significance of a designated heritage asset⁴ to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 214 and 215 of that document. National Planning

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at Appendix 1.

2.6 Paragraphs 214 and 215 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁶ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 214 or 215 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.7 Paragraphs 212 and 213 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.8 One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.

2.9 A full review of local policy is contained within the information provided by Atlas Planning

⁵ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁶ The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

3. Background and Development

Ancient history to the 18th century

3.1

A deserted medieval settlement at Yarnfield is recorded on the Wiltshire and Somerset Historic Environment Record under reference: ST73NE450. The site of this settlement is immediately north of Grange Farm and to the north of the lane beyond the site. Similar records are also recorded slightly further north and east by what is today 'Yarnfield Cottages'. The cause of the depopulation probably after the 14th century is not recorded, it may be agricultural decline or plague or other outbreaks. A survey by the University of Bristol in 1971 recorded 10 'crofts' or smallholdings and various of the remains are visible in aerial photographic surveys. Though somewhat north of Grange farm today, it is clear evidence of the landscape being historically more populous and active and suggests that there is ongoing potential for archaeological remains within the wider site area.



Figure 4: 2007 Aerial photograph of the area of the Yarnfield deserted medieval village – Grange Farm is to the south off the bottom of this picture. (Google Earth: Infoterra)

3.2

The name Grange Farm, suggests a past connection to a religious house (a grange was an agricultural holding managed by and supporting such an institution) and suggests that this farm potentially has much older origins as an agricultural holding supporting Maiden Bradley priory. This religious house was initially founded in 1164

as a leper hospital and retreat for women. It eventually became an Augustinian Priory but continued as a hospital until 1325. It was dissolved by Henry VIII in the 16th century with many other religious houses, the lands of the priory were granted to Edward Seymore, 1st Viscount Beauchamp, later the Duke of Somerset and remained part of the Somerset estates until the later 20th century. It is not yet firmly confirmed whether or not Grange Farm actually was a 'grange' associated with the priory.

3.3 Grange Farm is named on an 18th century 'road' map (Richard Bakers *Survey of Roads and Towns*, 1773), but the nature of these linear maps enable few firm conclusions to be drawn about the nature of buildings or their layout at this point. Historic records held in Wiltshire Record office may be of interest in particular a series of papers and deeds from the Duke of Somerset's archive and holdings within Yarnfield in that estate which include deeds and an inventory from the later 18th century:

3.4 Reference 1332/3/2/2/5: Maiden Bradley, Yarnfield, Somerset 1659-1779

- Deeds of Grange farm, Yarnfield, Maiden Bradley acquired by the Duke of Somerset in 1779. With terrier, 1767.
- An inventory of household goods at Grange farm, 1786
- Deed of a tanyard in Yarnfield, 1698; parties; Walter, Humfreys. (not certainly Grange Farm)

2.10 The first of the above records implies that the Duke of Somerset did not actually have Grange farm transferred to his ancestors with other lands formerly held by the Priory but purchased it in the later 18th century.

2.11 Though the 18th century records have not been consulted the main barn on the site bears a date carved into one of the braces adjacent to the western doors, though the '7's are backwards, the date 1774 is clear – this would not be unreasonable for a construction date based upon the style of the carpentry, but the possibility that it marks another event or factor for the farm's occupants remains a possibility. It is very close to the supposed acquisition by the Dukes of Somerset in 1779 perhaps reflecting investment in the estate.



Figure 5: Carved date '1774' on a brace adjacent to the south western threshing door, the '7's are carved backwards.

19th century

3.5

The Old Series map of 1817 is still somewhat illustrative of the arrangement of buildings at the end of the 18th century, but shows clearly a cluster of four buildings, west of Dukes Lane, accessed from the north east. With the above evidence it is clear that by the end of the 18th century there is an established farm here, a house and buildings arranged around a yard, west of Dukes Lane. The name here is simply 'The Grange'.



Figure 6: 1817 Old series Ordnance survey, one inch to one mile.



Figure 7: 1840 Tithe map, Dairy Cottage indicated

3.6

A more detailed survey was completed in 1840 for the Tithe commissioners. Here considerably more detail is shown of Grange Farm. A house, in a defined enclosure already appears to have a narrower portion to the south west, and small second structure to the west of the house. Though the proportions are perhaps not accurately surveyed, the clear depiction of a narrower structure to the south west suggests that the house had perhaps reached its current footprint of two parallel ranges, and small addition by this point.

3.7 Ranges of buildings to the north and north east define a yard and then apparently extend to the road – it is noted that this map is the only one to show structures here, all other maps indicate this narrow strip to the east as an access – there is the possibility that the map is simply not accurate or has mistakenly ascribed structures here rather than a drive. Access from the west between the farmhouse and northern buildings is established now from a track shown running past the group to the west. Plot 276 is recorded in the apportionment as 'orchard', 277 is the 'House, buildings and fold' and 278 to the north is 'barn ground'. Dairy Cottage would appear to be in place, at least in part by this point, again the proportions appear not overly accurate.

3.8 The more detailed maps of the later 19th century begin to depict a farm group which is innately recognisable today. The northern range of buildings is extended westwards towards the house with four smaller spaces defined to the west of the barn, which is clearly shown with its projecting porches to the north. The eastern end of the yard area is enclosed as is the southern side of the yard. Both taller and lower sections of Dairy Cottage are indicated with a lighter weight addition to the east (indicated by grey instead of red colouring). Areas of garden around the house are defined, along with a path to the south east. The track to the west appears to offer a primary route into the farm, but the southern stretch of this track is shown only as a footpath. There is a pond in the centre of the yard.

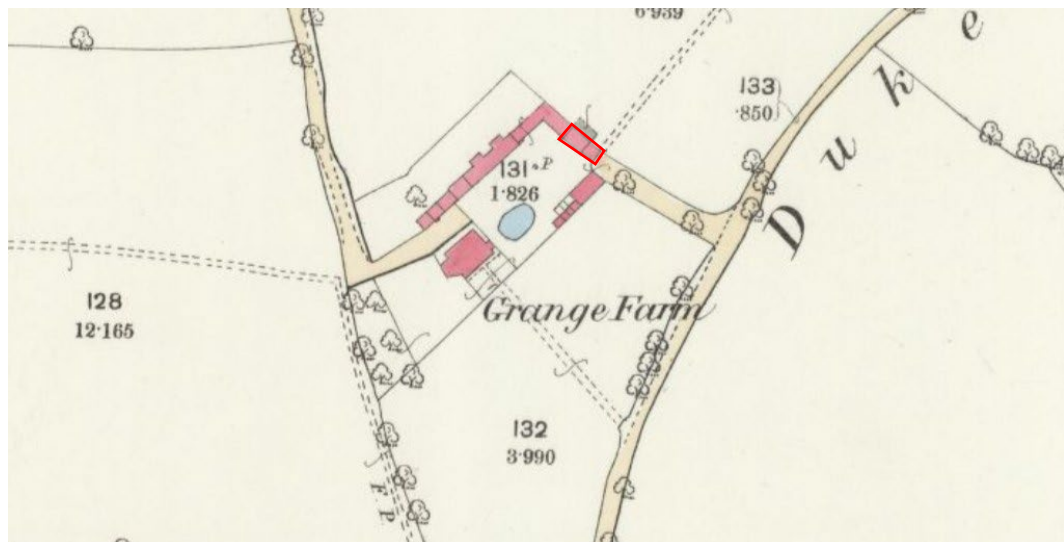


Figure 8: 1886 25 inches to one mile map extract.

20th century

3.9

In 1910 the Lloyd George Land valuation survey described the house and farm, in the ownership of the Duke of Somerset, occupied by an S W Dyre:

"House. Stone + tiled. Dining Room + Drawing Room (board floors), Kitchen (stone floor), Dairy (stone floor), boiler house, back kitchen with boiler. 4 Bedrooms, 2 cheeserooms, WC, Attic over. Underground cellar

*Buildings are stone, Brick + tiled + comprise – **Traphouse** for 2 (sliding doors), **Nag stable** – 3 stalls + loose box with harness room adjoining (good); **Coal + oil house**, **Cowshed** with cobbled floor for 12 (back to back).*

***8 Bay Barn** – brick, timber + tiled – small – cement floor, good. **Cowshed** for 13 – stone floor + back feeding walk Calf stage in corner. **Timber + tiled cowshed** for 10 cobbled floor – [f]osebay. **Carthorse** stable for 5 – cobbled floor – loft over. Wood + stone **bulls house**. **Cowshed** for 3 used as bulls house. **Cowshed** for ten – stone floor [fo]sebay. 4-bay lean-to **timber + iron implement shed** + open. 3 brick and tiled **pigsties**, **mealhouse** adjoining with whey pump. 3 timber + iron **pigsties** – low + open.*

Water laid on – state supply.

*Buildings are modern – repair very moderate – been let go. **National Gas Engine** adjoining Barn – coss [cast?] iron shed – cement floor – fixed – good – belt drive – fixed 1909. Two **water troughs** in yard.*

*Substantially Brick built + tiled **water tower** – large iron tank supported – 2 brick arches + iron girders."*

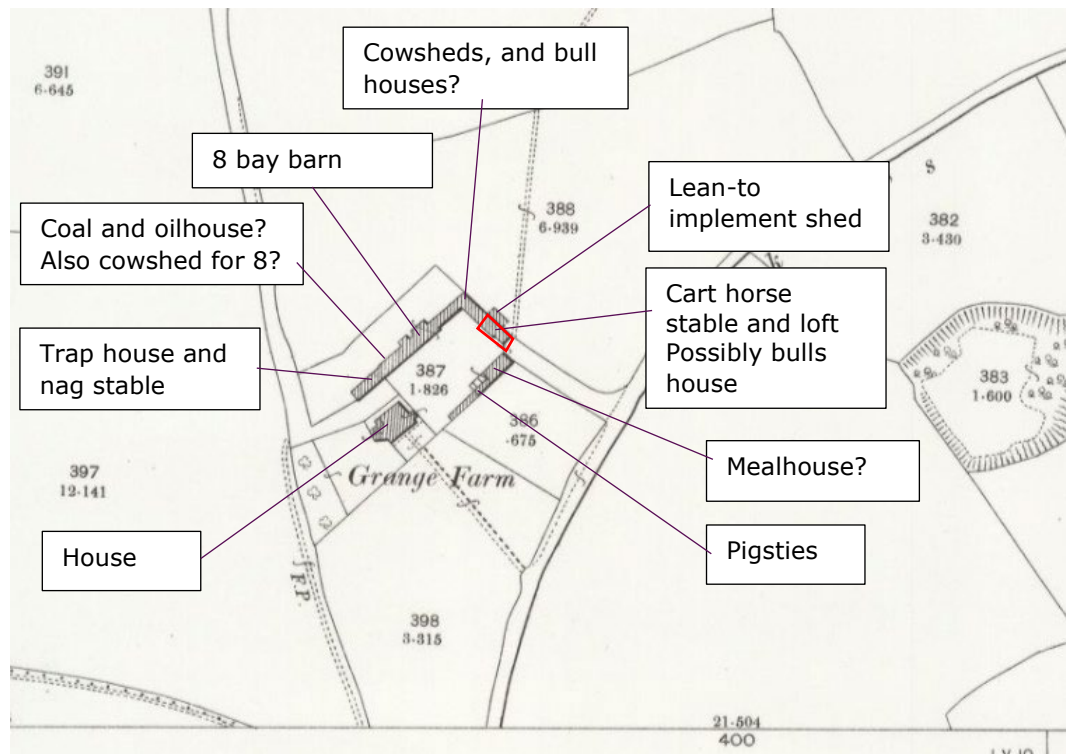


Figure 9: 1901 25 inches to one mile map extract.

3.10 The above map dates to 1901 and reflects the likely layout of the farm described in the Lloyd George survey, albeit that some structures recorded may have been constructed only recently at that point, along with an assessment of which buildings are which. There are a considerable number of cowsheds referenced which cannot all be immediately identified – the long narrow range which has been added on the southern side of the yard does not equate to the current built forms (a later garage) but also does not appear large enough for additional cowsheds either. The engine house also appears not to be shown – but this may simply reflect that the map was not resurveyed. What is today Dairy Cottage is likely the carthorse stable and loft, and the lower structure was perhaps the bull house.

3.11 By 1924 a series of small additions are added to the house, the south western range has been extended and widened, its appearance before the recent conversion was recorded in the 2014 Heritage Assessment by Elaine Milton and reproduced below. There remains access from the west from the track, to the north east to Dukes Lane, and a smaller path leading to the south front of the house with a footpath to the south west.

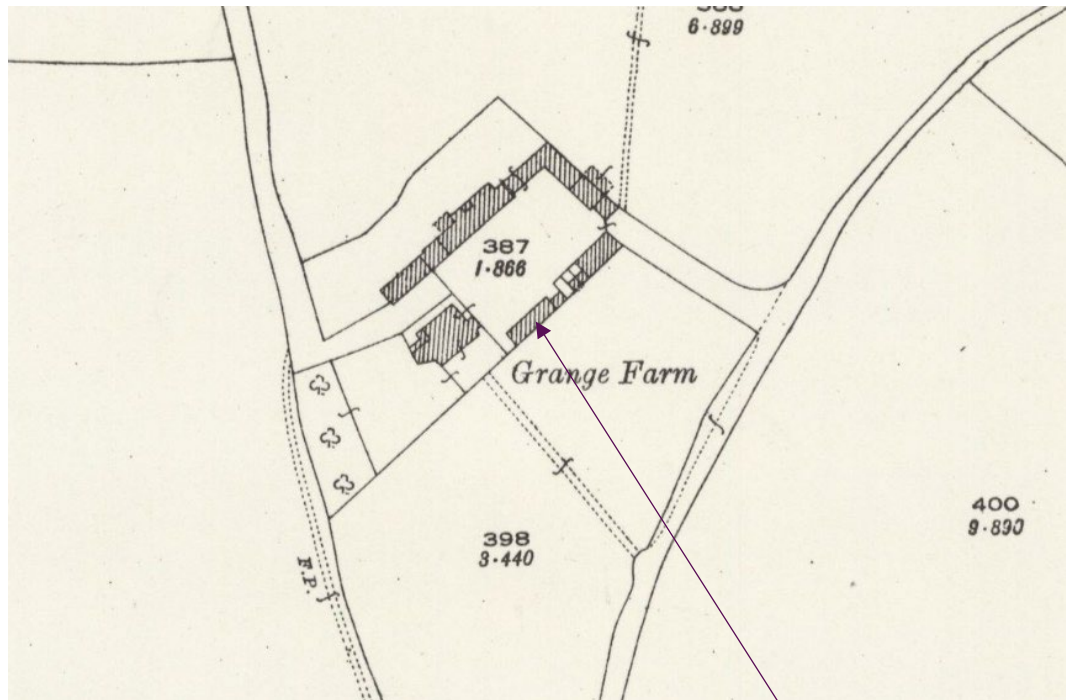


Figure 10: 1924 25 inches to one mile



Figure 11: The southern range in 2014 prior to conversion (Elaine Milton Heritage and Planning, figure 26, p.19)

3.12 Aerial photographs from the mid 20th century (see page over) show the farm as very recognisable to today, though a relatively large square building to the south is no longer present. There remains the faintest trace of a pathway to the southern

front of the house but it is clear that access remains firmly from Dukes Lane and from the north west.



Figure 12: 1946 Aerial Photograph: RAF CPE_UK_1769_RS_4220

3.13 Photographs in the house and provided by the past owners show the group in the later 20th century, these photographs provide helpful indications of its form and the building appearance prior to the suite of changes which were undertaken from the later 20th century when it ceased to function as an active farm. By the later 20th century there remained an emphasis of cattle, with one of the photographs showing clearly the central yard in use as a fold yard.

3.14 Dairy cottage is discernible in these with a large opening in the ground floor – evidence for which is visible today in a change in stone bonding and pointing. The hayloft is accessed only by a ladder and the lower portion of the building also appears to be open sided. In the first the lean to structure remains on the back of the building, apparently a corrugated tin cladding. By the second, it has been replaced with two large format modern barns.



Figure 13: 1980s photographs, when the farm was still in active use. Note cows in yard, additional structures to the south and north, and then to the north east, firm access from the north east and north west. A path reinstated to the southern front in the lower one, no longer present.

3.15 In 1991 the building at the eastern corner of the yard was converted to provide domestic use ([S/1991/1853](#) & [S/1991/1854](#)). At a similar time the north eastern cow barns were altered to provide additional stabling. In practice this appears to have seen the retention of only the rear wall, with reconstruction of the inner wall and internal partitions with concrete block ([S/1991/1855](#) & [S/1991/1856](#) -).

3.16 The house also received a stage of substantial works including the dormers to the southern elevation and attic stair to this southern range. The as existing plans from

this application ([S/1991/1857](#) & [S/1991/1858](#) alterations & provision of dormer windows & conservatory) show clearly that the roof had only limited access and was fully divided into two separate ranges with a central valley. In 1998 the northern half of the roof was drawn into liveable space and a connection made between the two halves of the roof ([S/1998/0986](#) & LBC [S/1998/0880](#) - dormer windows & roof works).

3.17 The next substantive block of alterations came in the early 2000s, a garden room extension in 2000 ([S/2000/1703](#) & [S/2000/1702](#), further extensions to the west of the house in 2005 ([S/2005/2550](#) & [S/2005/2553](#) - alteration & extension to kitchen) and extra internal changes in 2015 ([15/05466/LBC](#) & [15/04714/FUL](#) Chimney stack, alterations to layout & other works) which created the current open plan to the north western ground floor room the addition of a stack into this space and above.

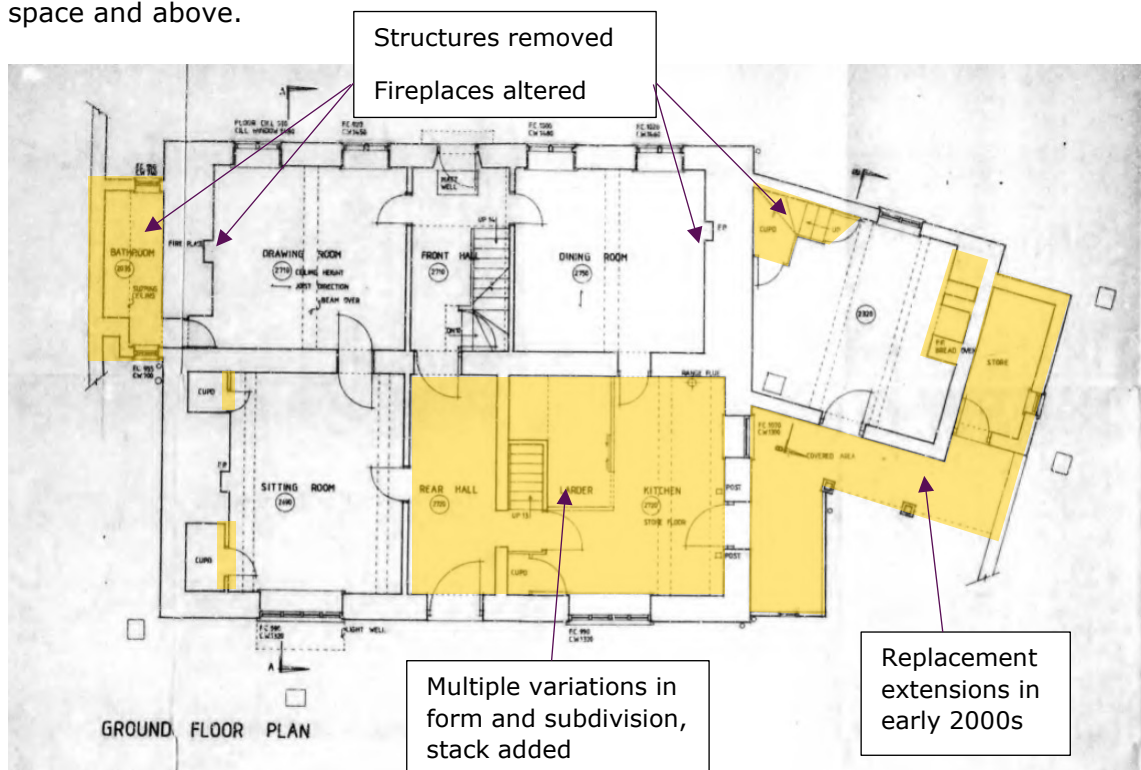


Figure 14: 1991 As existing Ground floor plan (north to bottom), areas highlighted have seen distinct change.

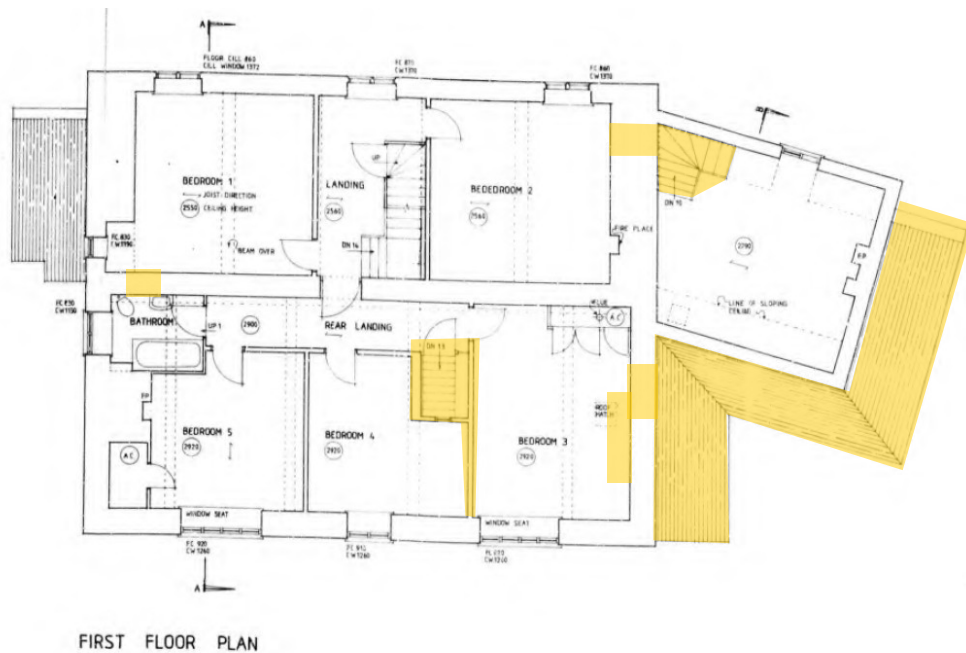


Figure 15: 1991 As existing first floor plan (north to bottom). Note the different position of the stairs in the northern range and extension. Partitions in the north range today appear to have been rebuilt or perhaps slightly relocated, breaches into the western gable wall today give access through.

3.18 An earlier Heritage Statement prepared by Elaine Milton Heritage and Planning in 2015 includes a series of photographs of both the house and some of the farm buildings which further indicates the extent of change within the building in the last ten years including the provision of new fire surrounds in various rooms, the opening out of the ground floor area in the north range with the provision of a new chimney stack. The as proposed plans show what was consented at that point – though some was constructed as shown, other areas – particularly the first floor layout does not appear to have been executed as per the plans.

3.19 The following provides a very simple phasing plan for the farm group. Almost all of the buildings have some degree of change and adaptation, some more extensive than others. The overarching planform of the group was, however, established by the mid 19th century with some buildings likely having earlier origins.

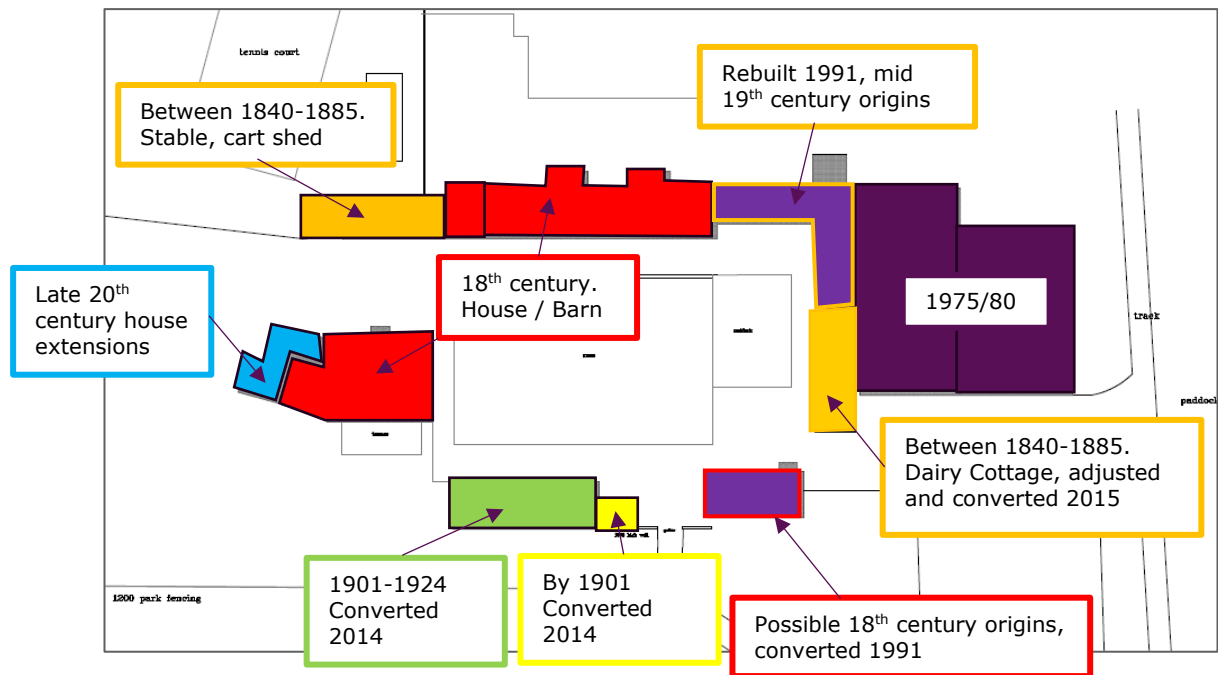


Figure 16: Approximate and broad phasing plan attempting to reflect not only the origins of the blocks, but also their period of major alteration.

Existing Conditions

3.20 Dairy Cottage today has echoes of its past use in the footprint and overall material character but its conversion over the period between 2014-16 has seen the interior comprehensively altered. It retains no internal clues to its past use as a stable, hayloft and possibly bull house though elements of the roof trusses are exposed in parts. The following images illustrate the building today.



Figure 17: Front elevation note slightly different stone character in area of former opening.



Figure 18: The lower portion, perhaps historically a bull house.



Figure 19: Interior with exposed roof truss in the lower portion.



Figure 20: Ground floor room. Broadly appropriate Victorian grade and door style utilised in conversion.



Figure 21: Typical quality of the first floor rooms.

4. Statement of Significance

- 4.1** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF. For the avoidance of doubt the asset is Grange Farmhouse, under the provisions of Section 1.5(b) of the Act all the outbuildings which fall within the curtilage provision are considered as part of the farmhouse.
- 4.2** The below statement considers the farm buildings tandem with the house – for decision making purposes they are all considered as one entity though of course each are discrete structures with distinctive features and characteristics.
- 4.3** Reference should also be made to **Appendix 2** at the end of this report which provides an overarching plan of significance.

Statement of Significance

Architectural Value

- 4.4** Grange Farmhouse derives its significance from its architectural form, appearance and some of its details. The house is a double pile house identified in the list description as dating to the 18th century altered and extended in the 19th century. The previous heritage statement from 2015 also suggests that perhaps the northern range is much older, with the southern and western parts all added in the 19th century. My own assessment of the nature of the structures, backed up by the map regression in the previous section suggests that in fact the principal elements of the house – its double pile north and south ranges and the small angled extension to the south west – were all in place by 1840. Latter alterations appear to involve the replacement or adjustment of window openings and internal features.
- 3.21** Though the northern range is slightly higher, both ranges of the house are constructed of relatively well squared rubblestone with brick detailing around windows. Any lintels etc on the southern façade are obscured by later render coat. The smaller early extension is more irregular in stone but has similar brick dressings to openings with stone 'keystones' above, it is possible that this addition is not very much younger than the main part of the house. The southern front has

stone mullion windows but the internal sashes are unlikely to be original, indeed it would appear possible that the windows throughout the building have been altered, and it is perhaps this which was a major change in the 19th century – none of the windows in the building today are historic, though it is presumed that they replicate older examples based upon their match to the list description.



Figure 22: Formal southern frontage, stonework concealed by render.



Figure 23: Recent extensions added to the house's western elevation.

4.5 Irrespective of the date of the windows themselves the openings and symmetrical nature of the north and south facades has a distinct sense of regularity and a gentle approach to achieving a 'polite' architectural appearance rather than a wholly vernacular aesthetic – the southern front in particular with its formal hood over the doorway, stone window frames and string course as well as the rendered finish to conceal the local stone.

4.6 Internally much about the finish is modernised and altered but the overarching planform of the building appears to remain broadly as built – or at least the sense of a central access hall between the north and south doors, a stair in the southern half of the house, and four principal rooms to each floor. The north west corner which did not have a fireplace until 2015 appears to have been less significant and perhaps was always more subdivided. The three historic 'room' spaces each feature a stack, though many of the fire places have been replaced. There are some 19th century grates and surrounds, these authentic features are important survivals which actually contribute to historic values. The well worn stone flooring in the main part of the house is also likely authentic at least in places.



Figure 24: Robust slate fire place surround in ground floor space, likely authentic and in situ.



Figure 25-26: Small iron grate and simple surround in western portion, ornate imported door in main first floor space.

4.7 Other features such as the stairs have been replaced or heavily re-worked. A whole series of doors and some ancient panelling, although ostensibly authentic period features are not thought to be original to the building, they are not in keeping with any other element of its internal finish or character and do not contribute to actual heritage significance. The small square panelling now seen next to the new stack in the north western room was recorded in 2014 in the north eastern corner (Elain Milton Heritage Statement, Figure 11, p.10), even then its originality was questioned.

4.8 All windows in the building appear to have been replaced in the later 20th century though the openings are likely historic and some of the windows on the southern façade appear to retain historic shutters.

4.9 The broad structural elements including the solid mass walls of the main envelope and the roof structure have some historic and architectural significance and certainly contribute to an understanding of local vernacular materials used to create a slightly more formal appearing dwelling. The roof structure has been heavily altered in the early years of the 21st century with both halves of the roof seeing interrupted purlins to insert dormers, and raised collars to allow head height.

- 4.10** The extensions on the western side of the house are of their period and are not of particular individual merit or interest.



Figure 27: Exposed roof truss showing empty mortices from the altered form.

Contribution of the outbuildings

- 4.11** The outbuildings also have architectural interest, particularly where they survive with a reasonable degree of historic authenticity and surviving historic material.
- 4.12** The barn has the highest interest, it is a striking building on a monumental scale and although there are clearly later changes and repairs (the northern porches are almost entirely reconstructed) it retains a considerable amount of historic timber frame and its open space with opposed doors that directly inform and give evidence to its historic use as a threshing barn.



Figure 28: The barn, modern repairs and a floor but with strong historic architectural interest.

- 4.13** The adjacent stable to the west retains stall dividers, a cobbled floor with integrated drainage channel, simple hay manger and trough and ventilation holes. These features though not ornate, and almost certainly 19th century rather than 18th century in date, but they directly contribute to the evidence for equine accommodation in the past at a time when horses were critical for both personal transport and power for pulling carts and possibly machinery such as ploughs, or driving threshing machines in the pre-industrial age.



Figure 29: Simple but functional stall dividers, trough with tether ring, hay rack and moulded block floors and ventilation grilles.

4.14 The other buildings making up the north eastern, eastern and southern ranges around the yard are much more altered through later conversion and reconstruction. That being said their overall built envelope and footprint has a strong sense of longevity and the physical relationships of buildings defining a yard with comparatively narrow entry points contribute to the architectural and historic illustration of this type of farmstead and how the group functioned together.

4.15 The external envelopes and footprints of the main farm yard make a strong positive contribution to heritage significance. Individual building features and internal areas make a lesser contribution subject to the degree that they have been changed. The north eastern stables was historically a cow shed, though it remains in use for animal accommodation the divisions are concrete blockwork and they are not of innate value. Some of the roof structures, which include narrower more regular sized timbers and are perhaps later 19th or even early 20th century in date, have some interest in contrasting to the earlier structures and illustrating how construction techniques have moved forward over time. Dairy Cottage was once a stable and hayloft, with an open store or possibly bull box to one side. No fixtures or fittings pertaining to any of these functions remain in the building so its interior spaces today make no contribution to illustrative or evidential historic values.

- 4.16** The modern farm buildings do not contribute positively to architectural values. They are unremarkable, oversized, and dwarf the smaller historic forms in terms of plan and height. They actively block and conceal the north eastern end of the farm yard structures from view.

Historic Values

- 4.17** The house has historic value and interest pertaining mainly to the way that it illustrates past aspects of domestic history. With the extent of change in the building, including the replacement of features, this is constrained mainly to the following elements

- external appearance which reflects a degree of status and ostentatious approach to the design of the farmhouse with semi formal facades and attention to detail;
- Subtle internal features such as chamfered beams which reflect a desire to express some interior decoration in the fabric of the building itself;
- the ongoing presence of chimney stacks and fireplaces which illustrate traditional heating technologies (the surrounds themselves are mostly replaced and thus of limited interest and authenticity); a bread oven was recorded in the 2014 heritage statement but this appears to have been removed (it was not seen during the March 2026 site visit)



Figure 30: Former bread oven door as recorded in the 2014 Heritage Statement (Elain Milton Heritage and Planning, Figure 13, p.11) no longer present in the building.

- the cellular planform and a degree of circulation in a retained central hallway and stair though the stair itself appears to have had new balustrade albeit in a broadly 19th century style.

4.18 The farm and outbuildings contribute to historic values by illustrating past agricultural practices. The value is highest where structure survives with limited alteration, and where any internal features survive. Later alteration has preserved, to a degree, the sense of the former farm yard and some of the characteristics of the buildings but with the loss of internal features and domestic conversion their clear illustrative values is reduced in terms of contribution to significance. This is certainly true of Dairy Cottage which, aside from exposed roof structure in one part, retains no internal illustrative values pertaining to its historic function. The yard itself has also changed with the cessation of active farming becoming more a garden space today than a practical hardwearing 'yard' where cattle might have been overwintered and muck collected for spring spreading onto fields.

4.19 The later farm buildings, the large modern sheds with sheet cladding and steel frame, provide some ongoing historic illustration of agricultural practice and structural requirements in the more recent period but they do nothing to illustrate or better reveal the traditional farming practices illustrated in the historic buildings.

As such, though they form part of the whole history of the site, they are not positive contributors to heritage values.

- 4.20** Though the farm was part of the Duke of Somerset's large land holdings for much of its history, there is little direct indication that the farm has meaningful associative interest where by connection with notable past people and characters could be linked to specific aspects of the building's history, form or layout.

Archaeological Value

- 4.21** All buildings and sites of multiple periods have some degree of archaeological value where the potential for greater understanding about how a place has evolved, is directly embodied in the fabric of that place. Further study, or opportunities to investigate fabric not previously exposed, leaves potential for greater understanding.
- 4.22** At Grange Farm there is some potential for greater understanding of the buildings but the extent of later change has perhaps reduce and eroded potential within the house unless additional information is retained behind later wall finishes, or perhaps the southern rendered façade. Archaeological value is similarly limited within the outbuildings, Dairy Cottage was comprehensively altered during its conversion and though there are legible straight joints on the front façade that indicate the position and scale of a former opening there is little other potential for enhancing our understanding of the building following the work to convert.
- 3.22** The wider site may also have archaeological potential. The near proximity of Long Knoll, which features two Bronze Age bowl barrows at its apex indicates that there is incredibly long history of human activity in this area.



Figure 31: Long Knoll viewed from Dukes Lane.

- 4.23** To the northern edge of the property there is already an acknowledged site of a deserted medieval village. The name 'Grange Farm' suggests potentially ancient origins extending back to the period of the Maiden Bradley Priory and interventions below ground anywhere across the site may provide archaeological evidence for the full spread of human activity at this site.

Artistic Value

- 4.24** Though the building has undeniable aesthetic appeal it does not derive significance from specific artistic values, nor is it believed to have inspired any artistic work of merit or interest. Its aesthetic qualities are more properly considered as elements of its architectural interest both as an individual house and as a group with a degree of shared material palettes and pleasing rural surroundings.

Contribution of setting

- 4.25** Grange farm, though its agricultural function has long ceased, is still palpable recognisable as a farm. In part this is to do with the ongoing rural nature of its surroundings. The pattern of fields and rural tracks around the property has a strong sense of historic continuity though at the site level, there have been changes over time particularly in the immediate surroundings of the farm buildings which has been captured in recent Google Earth imagery.
- 4.26** Despite the above charted changes there remains a sense of contrast between 1) the practical former farm yard area; 2) domestic garden areas; and, 3) wider

countryside fields – mainly in pasture use. These three areas have seen some fluctuation over time but they remain broadly legible in character and in comparison with historic maps those elements which have retained historic boundaries or authentic footprints are identifiable. The yard area today is less clearly defined from garden spaces mainly because it is no longer used for agricultural purposes. Its definition remains clear in the disposition of buildings around it. The access into the yard from the west has also changed and moved away, again being incorporated into garden areas.

- 4.27** Access has also changed. Though Dukes Lane is the longest historic route of approach, and the approach from the north east into the yard appears to be the most longstanding, a similar sense of longevity relates to the approach from the north west – certainly in place through the 19th century. In more recent years with the loss of agricultural function the direct access between house and stables into the yard has shifted to the north and the former approach on this side is given over to garden. Approaching from the byway to the west but from the south, is a much more recent creation and this was shown as only a footpath on many maps. More close access through and around the buildings have changed more substantively, and paths and drives leading directly to the south eastern frontage of the house have changed quite substantially over time.
- 4.28** The following images, on which Dairy Cottage is highlighted for ease, record the changes in the immediate landscape setting over the last 20-30 years after the end of active farming – though equestrian purposes appear to have continued throughout. Though the changes depicted below are relatively dramatic what remains clear is some sense of distinction between the former yard, more domestic 'cottage' gardens and the wider rural quality of fields surrounding the group. These elements and the longstanding broad routes towards and past the buildings make a positive contribution to the setting and significance of the area.
- 4.29** There is a clear sense of subdivision of spaces, and the historic yard has been transformed into a pleasant green amenity space.



Figure 32: 2001 Google Earth, drive and turning circle in front of the house extended from that depicted in the 1980s photograph (section 2).



Figure 33: 2005 Google Earth, a swimming pool constructed east of the current tennis court. Track to the west is divided from the drive slightly. Apparent terrace or patio areas west of house.



Figure 34: 2009 Google Earth. Additional enclosure south of the house, note driveway division from track more pronounced.



Figure 35: 2017 Google Earth. Drive to the south of the house has been removed. New route to the central area of the southern range of farm buildings. Removal of terrace west of house, and loss of an earlier garden division here.



Figure 36: 2019 Google Earth. New square garden enclosures to the south, signs of additional tree planting. Pool still present.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage asset which is Grange Farmhouse, the extent of which includes the historic farm buildings under section 1.5(b) of the Act.

Proposals

5.2 Modest proposals are submitted to update the accommodation within Dairy Farmhouse, they are detailed in a drawing by Johnston Cave Associates and summarised as:

- Internal changes to update internal spaces, refit kitchen.
- New bathroom on first floor with new stud walls.
- New skylights over bathroom.
- Window into living room (already consented under 15/D4764 and 16/D6319 but not built out).
- New windows into the rear elevation of the kitchen and proposed Crittall frames instead of timber.
- A new porch.
- Removal of cementitious pointing and render, replacement in lime.
- Removal of the adjacent menage and restoration to green landscaping.

Impact Assessment

5.3 Firstly, the proposed internal changes will have no effect on the significance of Grange Farmhouse. Dairy Cottage is already converted to a residential/domestic purpose, all the internal finishes to walls floors etc are less than 25 years old and changes to the internal layout or finish will not affect the contribution made by the building overall as part of the farm group.

5.4 This applies also to the new walls for the first floor bathroom, or the kitchen flooring – none of which is historic and which can be adjusted and adapted without any further impact on illustrative or evidential values.

- 5.5** The new skylights will fall within the rear roof slope. They will not impact upon the appearance of the building from within the yard or the way that it is experienced or understood within the group. They are conservation rooflights and can be inserted in a sensitive manner preserving any primary historic roof structure if it is present – the first floor area’s roof is not currently exposed. The roof finish today appears renewed from external inspection, and it is highly likely that the whole was relaid at the point of conversion with insulation provided.



Figure 37: The existing bathroom to be renewed and adjusted. Note comparative darkness which will be alleviated through two small conservation roof lights.

- 5.6** The proposed new front window sits within the former wide opening at ground floor level which remains legible in the building today (see Figure 17). It has been previously consented but never built out. The proposal has already been agreed and its construction now, following a further consent, will have no greater impact on heritage values and will not affect historic fabric, but the modern walling which blocked the former opening.
- 5.7** New windows into the kitchen will see the removal of small portions of the rear wall of this structure. Though this fabric is ostensibly historic dating to the late 19th century, it contains no overt evidence or illustration of past function. The ability to

understand the historic footprint of the building will not be eroded by this change. The overall scale and structural form of the building will not be affected. The proposed use of slim metal frames, as opposed to wood will not affect architectural or historic values. The building's conversion could have been undertaken in a number of ways, and the use of metal frames enables a simple and practical material palette in keeping with the former agricultural use.

5.8

A small open porch is proposed into the lower part of the building which will provide some modest shelter on entering the building, where both doors lead directly into rooms. The structure is additive and entirely reversible. It will sit on the lower more changed structure and be wholly subservient to the main part of the historic building. It will not disrupt Dairy Cottage's modest contribution to the heritage values of the group, which have already been comprehensively altered through its conversion. The building's role as a structure which defines the eastern corner of the former yard will not be affected by the addition of the small porch. Early comments to the architectural team has seen the design change to incorporate a hipped canopy, which has a lesser projection from the façade, and simpler aesthetic more in keeping with the former agricultural role of this building.

5.9

The proposal to remove cementitious render and pointing from Dairy Cottage is a positive enhancement which will not only minimise risk to this part of the listed building, but also generally offer a more appropriate material palette to the group.



Figure 38: The modern menage to the east of Dairy Cottage, note concrete block wall in near ground.

5.10 The menage located to the east of Dairy Cottage is a feature added to the site in the last decades of the 20th century (compare figures 13 to 32). While it illustrates a generally equestrian/agricultural use to the wider site in recent years it is not in and of itself a positive feature of the setting of the listed building. Its north western edge is defined by an entirely unremarkable concrete block wall which does not positively reinforce the traditional materiality of the historic farm group. Its removal and restoration to open grassland is a positive aspect of the proposal.

6. Conclusions

- 6.1** Dairy Cottage is identified as a structure which makes a positive contribution to the significance of Grange Farmhouse primarily by defining the historic yard, and in its general form and material palette which contributes to the historic farm group. The level of contribution made has been reduced somewhat by the conversion to a domestic use which, nonetheless did provide a viable ongoing use for this part of the listed building and farmstead.
- 6.2** The current proposals sustain that use and the building's role in the group along with key aspects of its contribution to a sense of enclosure to the yard. The external changes proposed are modest and in keeping with the broad character of the building today as part of that group. Changes such as the porch are additive and reversible but also do not fundamentally alter the way that the farm buildings are experienced alongside the main farm house and as part of an evolving collection of structures which no longer have viable agricultural uses.
- 6.3** The proposed removal of cementitious render and pointing is an active enhancement to the heritage qualities of the building.
- 6.4** The proposals are modest and do not fundamentally erode the architectural, historic or archaeological values of the asset – Grange Farmhouse. Dairy Cottage is a much altered element of this listed building and the further changes do not materially affect the way that it makes any contribution to the significance of the listed building. In particular, the sense of a varied group of former farm buildings defining a yard to the east of the farmhouse will be preserved.
- 6.5** With no harm identified paragraphs 214-215 of the NPPF are not engaged and there is considered to be preservation for the purposes of decision makers' duties under the Act.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 214 and 215, and guidance on NPPG).⁷

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁷ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

Site significance plan

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, December 2024

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)

Wiltshire and Swindon Archives online Catalogue: <http://calmview.wiltshire.gov.uk/CalmView/> (not visited in person yet)

<https://wshc.org.uk/know-your-place/>

<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

Google Earth

<https://www.britainfromabove.org.uk/>

<https://www.hiddenwiltshire.com/post/dukes-and-lepers>

<https://maidenbradleyvillage.org.uk/history/>

Elaine Milton Heritage and Planning (2014) 'Grange Farm: Statement of Significance'