

GARAGE/STORE AT THE OLD LIVERY, LIVERY ROAD, WINTERSLOW, WILTSHIRE

Heritage Statement



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THE OLD LIVERY,
LIVERY ROAD,
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Bob Edwards

BSc. (Hons.) PG Dip. IHBC MCIfA

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Heritage Statement

1.0 INTRODUCTION

1.1 The Old Livery is a Grade II listed building located on the east side of Livery Road, Winterslow. The owners of the property are seeking planning and listed building consent to convert a garage and store building in the curtilage of the house to form ancillary accommodation, and to construct a new garage and store building. The current application follows a previous scheme which was withdrawn following concerns raised by Conservation regarding the impact on the curtilage listed building (PL/2026/01889 & PL/2026/02910).

1.2 Forum Heritage Services has been commissioned to make an assessment of the heritage significance of the house and 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 December 2025 and subsequently prepared this report.

1.3 This report will present:

- A brief background history to the site
- A description of the garage and its relation to the listed building in terms of its setting
- Policy and guidance background
- An assessment of the significance of the garage and its contribution to the setting 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 on the heritage assets
- Conclusions

2.0 BACKGROUND

2.1 The earliest map showing The Old Livery in detail is the Ordnance Survey 1st edition 25" map of 1880 (Figure 1). The development of the property, and the garage/store building in particular is shown on later maps (Figures 2 and 3). This map shows

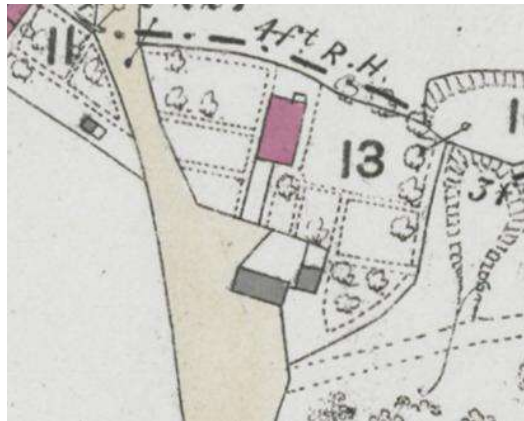


Figure 1
Ordnance Survey 1st edition 25" map, 1880. The Old Livery is shown with garden areas to the front and rear of the house, with two structures to the south. The larger building stands on or near the site of the present garage, but it is coloured grey indicating that this was a timber building rather than brick (masonry buildings being coloured red).

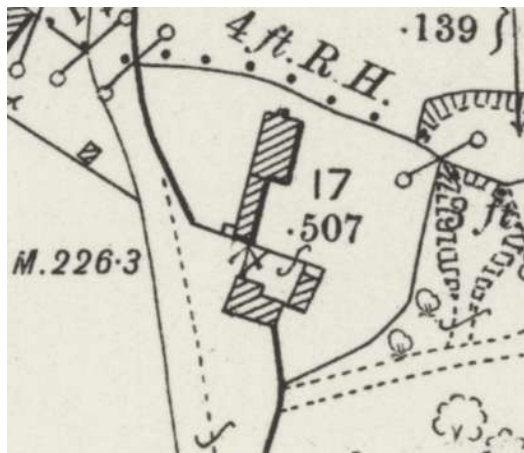


Figure 2
Ordnance Survey 2nd edition 25" map, 1901. By this date a long narrow range had been added to the south gable of the house. The two buildings to the south remain in similar positions to the 1880 map, but the larger building now had a wider western half, extending to the north. The smaller building is shown as a rectangle rather than the near square building shown in 1880.



Figure 3
Ordnance Survey 1:2500 map, 1974. The larger of the two buildings south of the house is shown as having a slightly protruding element to the western part of the south elevation, whilst the northern elevation was in a single plan. A large glass house had been erected to the south-east of the garage/store building.

- 2.2 A mid-20th century family photograph has The Old Livery in the background (Figure 4). This shows a barn-like building attached to the south gable of the house, with the present garage/store building to the right. This photograph shows a pair of double doors to the west part of the south elevation, but no other detail of the building is visible.



Figure 4 The Old Livery in a mid-20th century photograph.

- 2.3 The Old Livery (Figure 5) was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in 1987. The description of the building in the List states:

House. Late C17-early C18. Flemish bond brickwork on brick laced flint lower section of walls and gable. Tiled roof. Two storeys cellar and attic, 5 bays. Central stair hall plan with narrow service lean-to at rear, extended c1970 to right by four bays. Central glazed door with blocked overlight, pedimented canopy now removed. Paned casement windows with gauged brick arches and plat band. Moulded plaster eaves. Two hipped dormers and gable stacks. Interior has timber-framed partitions forming parlour to left of hall, kitchen to right. Spine beams with run-out and nicked chamfer stops. Oak stair with closed string in rear lean-to. Cellar original. Roof of 3 bays, narrower bay at centre. Trusses with collars and mounted purlins. (RCHM survey)



Figure 5 The Old Livery, front elevation.

3.0 DESCRIPTION

- 3.1 The garage and store building at The Old Livery is a single-storey building with a plain clay tile hipped roof and brick walls laid in Flemish garden wall bond (Figure 6). At all the corners building there are queen closers. The building is a two-bay structure, the bays divided by a masonry wall. The north elevation, facing the house, has a modern extension to the western part in which there is a metal up and over garage door, the brickwork to the cheeks of this extension being laid in Flemish bond, and being capped by a hipped, part flat roof. To the right-hand part of the elevation there is a pedestrian door which has a concrete lintel over and brickwork to the left side as clearly been cut to form the door opening. The west gable elevation is blank brickwork.



Figure 6 The garage/store building, north and west elevations, with the office building beyond.

- 3.2 The south elevation is also of Flemish garden wall bond, but the western half is modern brickwork which infills a garage/cart bay opening, the original width being marked by queen closers to the right (Figure 7). Historic maps show that there was an addition against this part of the elevation which has been removed. Within this area of modern brickwork there is a uPVC double glazed four-light casement with a concrete lintel over. The eastern part of the elevation has a mid-20th century pressed steel window with two side-opening lights and a small top-opening light to the centre under a timber lintel. The window in its current form is clearly either an insertion or enlargement of an earlier opening as the brickwork to both sides have cut bricks and there are no queen closers relating to an earlier opening.



Figure 7 South elevation.

- 3.3 On the east gable end there is a two-light fixed casement which is a modern frame set with an opening in which the brickwork appears to be original, although one brick does project slightly in the left-hand reveal but there is no evidence of alteration to the brickwork runs window so presumably it is an original opening.
- 3.4 Internally the building is divided into two rooms. The room to the west is accessed by the inserted door in the north elevation, and is spanned by a tie beam which is quite roughly hewed with two thin raking struts holding a softwood purlin of approximately 4" x 2" supporting thin rafters of various timbers including some very thin softwood rafters and some older timbers (Figure 8). The timbers of the hipped end are almost all softwood and the ridge board appears to be fairly late in date. The wall plates are clearly re-used timbers with void mortises evident. The three external walls are all covered with a render although on the west wall this is relatively thin coat. In the partition wall between the two bays there is an opening with a step up. This opening has concrete lintel over.
- 3.5 The eastern room extends into the addition with the garage doors to the north, a large steel beam spans this gap. The walls are all rendered. This space has modern softwood joists over which presumably had a plasterboard or hardboard ceiling – there is no evidence for lath and plaster (Figure 9). There are two trusses visible within the space, both with raking struts of relatively slight timbers and the roof

structure to this part of the building is the same as to the western part. Both spaces have concrete floors.



Figure 8 Interior of the western bay showing the roof truss and roof structure.



Figure 9 Interior of the eastern room of the building facing south-west.

- 3.6 In relation to the setting of the listed building, due to the large modern extension to the original house, the garage/store building is somewhat detached from the historic house, and is mainly seen in relation to the extension when viewed through the gateway to the property (Figure 10). When approaching from the south the close-boarded fencing and gates largely screen the walls of the building, the hipped roof being visible above the boundary (Figure 11). Again, the building is seen in relation to the modern extension rather than the historic house, with a glimpse of the roof of the office building to the right.
- 3.7 From the public footpath that runs along Park Lane, the house and its outbuildings are largely screened from view, with only glimpsed views to the roofs of the two outbuildings possible.



Figure 10 The garage/store building as seen from Livery Road through the entrance to the property.



Figure 11 The Old Livery buildings as seen from the road to the south.

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 ‘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.

- 4.6 The selection of buildings for addition to the statutory *List of Buildings of Special Architectural or Historic Interest* is informed by a set of criteria set out in the revised *Principles of Selection for Listing Buildings*, (DCMS, 2018). These criteria have also been considered in this assessment.

- 4.7 The National Planning Policy Framework (Annexe 2 Glossary) defines the setting of a heritage asset as:

'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.'

- 4.8 The Historic England Guidance *The Setting of Heritage Assets* (2nd edition, December 2017) states that:

'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance' (p.4)

- 4.9 The HE guidance sets out a staged approach to the assessment of understanding the significance of setting:

- 1 Identification of heritage assets and the extent of their settings
- 2 Assess whether, how and what degree the settings make a contribution to the significance of the heritage assets
- 3 Assess the effects of the proposed development, whether beneficial or harmful on the significance
- 4 Explore ways to maximise enhancement and avoid or minimise harm
- 5 Record the process

- 4.10 The guidance also states that views which particularly contribute to the significance of heritage assets include those where the relationship between the asset and other historic assets or places or designed views.

5.0 ANALYSIS & ASSESSMENT OF SIGNIFICANCE

Designations

- 5.1 The garage and store building pre-dates 1948 and is likely to have been in use as an ancillary building to the principle listed building at the date of its designation, and so is regarded as a curtilage listed building. However, this does not mean that the building itself is of special interest, and it is the significance the building in relation to the principal listed building, which is of particular consideration.

Assessment of Significance

- 5.2 The original function of the garage and store building is not entirely evident. The only historic photograph that exists shows that there was a wide double-door opening to the left-hand part of the south elevation suggesting a cart or trap house and so it is possible that the eastern part of the building was a stable. However, the insertion of the garage door opening to the north elevation of this bay has erased any evidence for the form of the openings to this half of the building. It is clear that the door in the north wall of the western bay is a later insertion meaning that the only opening which appears to be original to the building is window in the east gable end. Internally, the building has lost any original fixtures and fittings and so there is no evidence to inform the understanding of the original use of the building.

Archaeological interest

- 5.3 The garage and store building is a simple structure which, based on the evidence of the historic maps and the brickwork, would appear to be of post 1880 date. The roof structure incorporates numerous reused timbers, but substantial parts of the roof are constructed in standard sawn softwood which would also indicate a late 19th century date for the building. Due to the extent of change to what appear to have been the two active elements of the north and south elevations, and the total loss of historic fittings and fixtures, it is considered that this building has a very low archaeological interest in that its fabric is unlikely to reveal any further information about the date or use of the building.

Architectural interest

- 5.4 The garage and store building presents as a modest single-storey brick and tile ancillary building which has had most of its defining features removed and has, additionally, been subjected to alterations including the garage door extension on the north elevation and the large window openings on the south elevation which degrade the architectural interest of the building. As such, it is considered that the architectural interest of the building is relatively limited.

Historical interest

- 5.5 The garage and store building has a degree of historic interest in that it is an ancillary domestic building to a house of some architectural status locally. Due to the extent of change externally and internally meaning that it is not possible to clearly read or understand the original function of this building, it is considered that the illustrative historic interest is low.

Setting of the listed building

- 5.6 In relation to the setting of the listed farmhouse, the building is seen as an ancillary domestic structure of 19th century date, but the difficulty in understanding its original form and function means that the building makes only a minimal contribution to the significance of the listed farmhouse.
- 5.7 The alterations to this building mean that it is difficult to clearly appreciate that it may at once formed part of a farmstead group, particularly given the loss of the large timber-framed barn-like structure shown in the historic photographing Figure 4 which has been replaced by a large two-storey extension to the farmhouse.

6.0 PROPOSALS & ASSESSMENT OF IMPACT

- 6.1 It is proposed to convert the garage and store building to provide ancillary accommodation to the farmhouse (Figures 12 – 14).



Figure 12 Proposed plan.

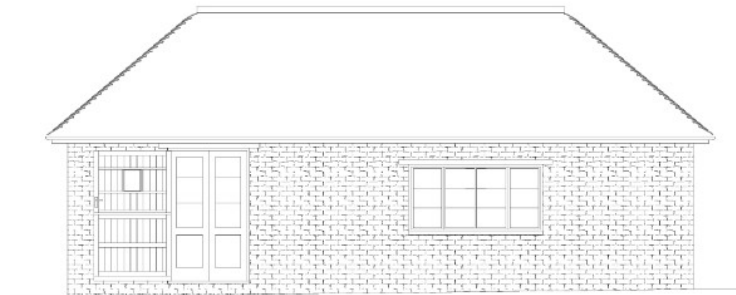


Figure 13 Proposed south elevation.



Figure 14 Proposed north elevation.

- 6.2 The revised design no longer seeks an extension to the building; the main external alteration now being proposed in the remodelling of the part hipped and part flat roof to the modern garage extension element to create a fully hipped roof. This change will require some modification to the wall to the west side of the garage door opening. The present structure is a modern change of low aesthetic quality which may be regarded as a harmful change. The remodelling of the roof to create a traditional hip is seen as an improvement to the appearance of the north elevation of the building. Also, within this modern extension element, it is proposed to insert

a door in the east flank of the extension to provide the principal entrance into the building. This will impact modern brickwork of no significance and, due to its position, it will have very limited visibility.

- 6.3 Also on the north elevation, is proposed to extend the roof slope down to a lower eaves line to create an open-sided log store adjacent to the door into the western bay. Given the difficulty in reading the historic function of this building, or even to understand which was the front elevation (if indeed it had specific front and rear elevations), it is considered that this change will have no impact upon the ability to understand or appreciate the significance of this building of limited heritage value.
- 6.4 On the south elevation it is proposed to insert a pair of glazed doors within the area of modern brickwork infilling the former large cart bay opening to the west part of the elevation. Given that there was a full-width opening to this bay historically, now infilled with modern brickwork, it is considered that this proposal will have no impact upon the limited significance of the building and the form of glazing to be used is suitably simple with metal-frames which will not look overly domestic. The replacement of the uPVC window, the date which is unknown, is a positive change. The window to the eastern bay on the south elevation is also to be replaced with a new metal-framed casement of improved design compared to the existing window and so this is also regarded as a minor improvement to the building.
- 6.5 Internally, there is little of significance surviving. The two rooms of the building will be retained unaltered, the main change being the insertion of a partition on the line of the original north wall to the eastern bay to create an entrance lobby and WC and shower within the garage door extension. This will not result in harm to the curtilage listed building.
- 6.6 It is also proposed to erect a new garage and store building which will stand on the footprint of the large glass house structure shown on the 1974 map (Figure 3, above). The proposed building will be of three bays, two of which will be open-fronted, and one will have double doors (Figure 15). The building will have a plain clay tile roof and weatherboarded walls.

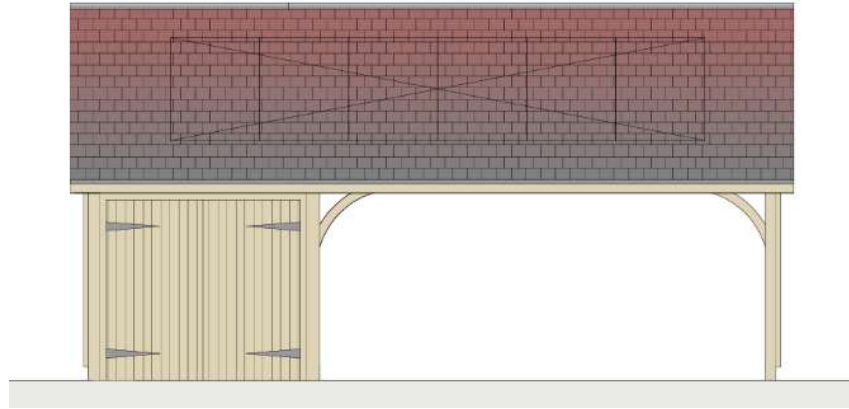


Figure 15 Proposed car port, west elevation.

6.7 In relation to the withdrawn scheme, the Conservation Officer commented:

'The newly proposed garage and store would seem to have doors that conflict with the front door to the new extension of the existing garage. The introduction of such a large new building so close to the habitable annexe makes for an odd visual juxtaposition; this complexity of building styles and roofs would not preserve the setting and character of the listed building. A smaller new garage building may be acceptable, in the absence of the conversion element.'

6.8 The concern raised about the relationship between the car port and the then proposed extension was justified and reasonable. This conflict between the garage/store building and the proposed car port has been resolved, the two buildings forming two sides of a yard area which is a typical relationship between such buildings in a context such as at The Old Livery.

6.9 The comment regarding the differences in roof form may have had some validity due to the closeness of the buildings caused by the proposed extension, and the part-flat roofed form of the extension. This difficult relationship has been resolved, and it is considered that the mixture of hipped and gabled roofed forms is not untypical on such sites, and will not result in harm to the significance of the listed building through change within its setting. Similarly, the size of the three bay car port and store is not considered inappropriate for this site, and there is no valid heritage justification for requiring a smaller building given the revised proposals for the present garage/store building.

7.0 CONCLUSION

- 7.1 The garage and store at The Old Livery is a late 19th century building (post 1880) which is within the curtilage of the listed building. The building is much-altered so that its original function is difficult to read, and modern changes have harmed the architectural interest of the building. As such, not only does this building not merit designation as a listed building, but it has also relatively limited heritage values overall: its significance lies in it appearing to be a historic ancillary building of generally vernacular character. Its contribution to the significance of the principal listed building through forming part of the setting of the farmhouse is very limited.
- 7.2 There is no heritage reason why the principle of the conversion of this building to ancillary accommodation should not be acceptable. The revised proposals minimise the external changes to the building and have taken the opportunity to improve the appearance of the north elevation through adjusting the roof of the modern garage door extension. The minor changes externally affect modern fabric of no significance. Internally, there is nothing of interest other than the division into two spaces, which are retained.
- 7.3 The proposed car port and store is a modest three bay building using locally vernacular materials and form. The building is appropriate for its context, and will have no impact on the importance of the setting of the listed building.
- 7.4 Accordingly, I can find no conflict in the proposed development with the statutory duty in Sections 66 or 72 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.