

BARN AT SHALBOURNE MANOR, SHALBOURNE, WILTSHIRE

Heritage Statement



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BARN AT SHALBOURNE MANOR, SHALBOURNE, WILTSHIRE

Heritage Statement

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BARN AT SHALBOURNE MANOR, SHALBOURNE, WILTSHIRE

Heritage Statement

1.0 INTRODUCTION

1.1 Shalbourne Manor is a Grade II listed building located within the village of Shalbourne, Wiltshire. The manor house is accompanied by two Grade II listed barns, one to the north and one to the west. The site lies within the Shalbourne Conservation Area. The owner of the property is seeking planning and listed building consent to convert the barn to the west of the manor house residential use. This application follows previous applications for the conversion of the barn, which were approved in 1991 and which were partly implemented (K/16467 & K/16470/L). The current application is different in detail to the approved scheme.

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

1.3 This report will present:

- A brief background history to the site
- A description of the barn and its setting
- 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 development of the farmstead at Shalbourne Manor Farm can be illustrated using historic mapping (Figures 1 – 3).



Figure 1

The Shalbourne Tithe map of c.1840 shows Manor Farm as a loose courtyard group with barns to the west and north sides of a farmyard, with the house set gable end on to the yard on its south-east side. The barn north-west of the house (circled) is shown with a narrower element to the east end and having its west gable set back from the roadside. The barn to the north of the house was not present at this date.

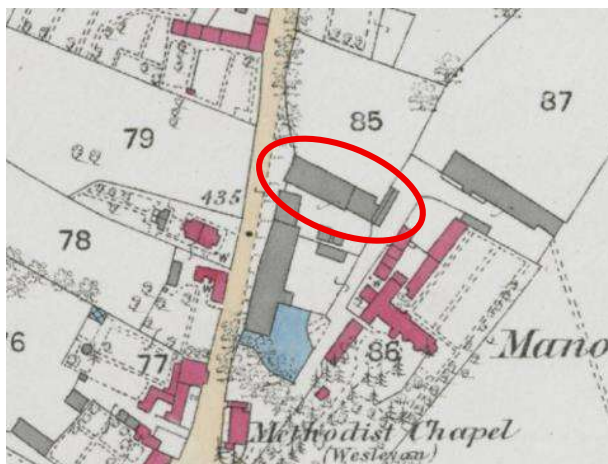


Figure 2

The Ordnance Survey 1st edition map of 1880 shows that the northern barn had been built by this date. The barn north-west, the subject of this report is shown as divided into two parts, the smaller section to the east. This barn is now shown as extending further to the west than on the Tithe map.



Figure 3

The 1924 edition of the Ordnance Survey 25" map shows that the barn to the west side of the yard had been demolished, and a narrow building had been attached to the barn to the north-west of the house creating a L-plan range.

- 2.4 There are two barns at Shalbourne Manor Farm, one to the north-west of the house and one to the north. The list entries as shown on the National Heritage List for England are somewhat confused in that the 'Barn north of Shalbourne Manor Farm' which was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in 1966 and the entry amended in 1986 is actually the barn to the north-west of the house, which is the subject of this application. This barn is described in the *List* as:

Barn, now stables and store. C18. Timber framed on brick sills, weatherboarding and thatched roof. Six bays with aisles, the 3 left bays at lower level. Threshing floor boarded towards front, brick to rear. Jowled posts with straight braces to plates and ties. Queen struts to single purlin roof and straight wind braces. Some trusses with collars.

- 2.5 The second barn, to the north of the house was listed in 1986 and is incorrectly named as 'Barn north-west of Shalbourne Manor Farm' is described as:

Barn, now looseboxes. C17. Timber framed on flint and brick sills. Tile roof, part replaced with corrugated asbestos. Five bays with central midstrey and aisle to rear. Roof hipped left and projected and hipped over midstrey doors. Interior with jowled posts and curved braces to plates and ties, latter with canted struts to collar and clasped purlin roof. Attached to right is a 6-bay framed building, altered and now not of special interest.

- 2.6 In 1990 planning and listed building consent was granted for the conversion of the barn and stable to create a rural craft centre within the barn and a tea room within the stable (Figures 4 – 6) (K/16467 & K/16470/L). The proposals included the insertion of floors within the barn over the second and third bays from the west and over the sixth bay adjacent to the stable. The stable was to be fully floored to provide a tea room at loft level with the ground floor sub-divided to form a kitchen, store and WCs. Although the scheme has not been fully implemented, elements of the consent such as the glazing of the threshing bay, the insertion of new window openings and the replacement of the weatherboarding have been implemented.

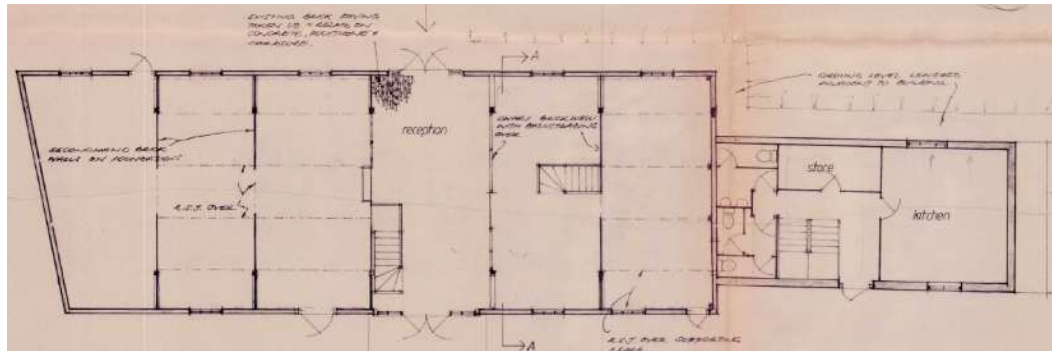


Figure 4 Proposed ground floor plan.

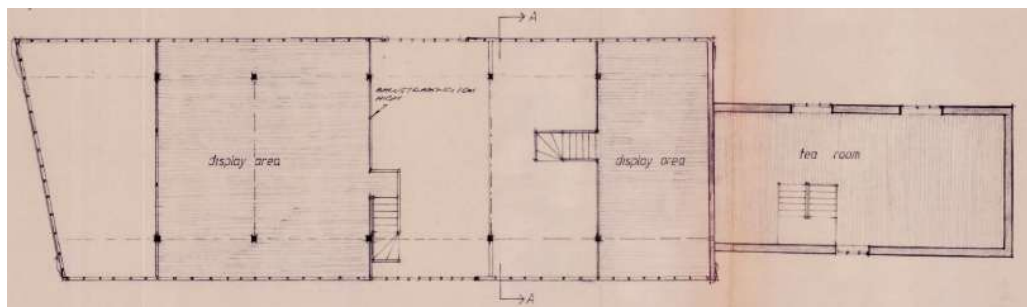


Figure 5 Proposed first floor plan.

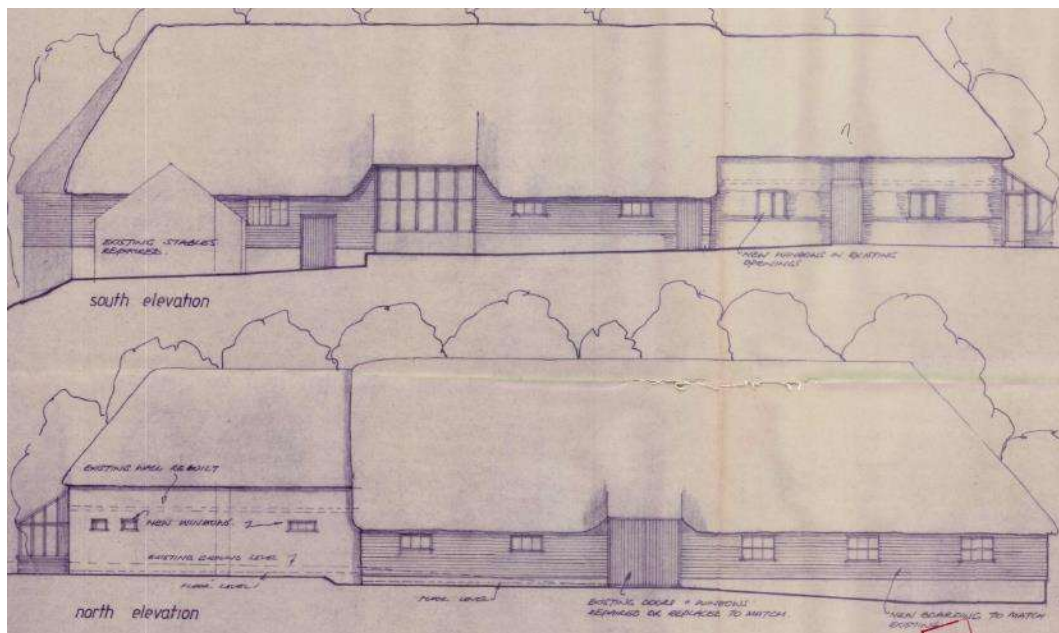


Figure 6 Proposed south and north elevations (including approved minor amendments).



Figure 7 Proposed west elevation (including approved minor amendments).

3.0 DESCRIPTION

- 3.1 The barn at Shalbourne Manor consists of a six-bay timber-framed thatched barn, with a three-bay thatched stable to the east. Attached to the west end of the barn on its south side is a five-bay single-storey range now includes garaging under a slate roof. The barn element has a threshing bay in the fourth bay from the west which is infilled with glazing (Figure 8). The timber-frame is clad with modern weatherboarding above a brick plinth. There is a pedestrian door in the second bay from the west with a small fixed three pane to pane window and there are small two-pane windows in the fifth bay and sixth bays from the west. In this sixth bay there is also a narrow pedestrian door adjacent to the stable. The eaves-line to the west of the threshing bay is higher than that to the east.



Figure 8 South elevation of the barn.

- 3.2 The north elevation of the barn has a lower eaves-line due to the presence of the aisle with five windows and set of double doors to the threshing bay (Figure 9). The windows to the western part are three-over-three pane windows, two of which are hopper type windows with wooden frames, the third being a fixed three pane casement. The two windows to the east of threshing bay are a two-pane and three-pane fixed casements. All the weatherboarding to this elevation is modern.



Figure 9 North elevation of the barn.

- 3.3 The stable element to the east of the barn is constructed in brick, generally laid in English bond but with some irregularity) with brick and flint at lower level on its south elevation under a thatched roof with the same ridge height as the barn (Figure 10). The roof is hipped to the east. There is a central door with glazing to the former hayloft door above, and two-light casements in segmental arched openings to either side of the door.



Figure 10 Stable, south elevation.

- 3.4 The east gable wall of the stable has been rebuilt and includes a door with glazing above (Figure 11). A large part of the rear, north elevation has also been rebuilt, the brickwork being stretcher bond on both elevations (Figure 12). The earlier brickwork of the rear of the stable is laid in Flemish bond with what appears to be a change of brickwork at upper level although this apparent difference may be due to the protection from the overhang of the thatch. There is a blocked vertical opening with irregular edges at high level where the stable abuts the barn. There are two modern windows inserted into the north elevation stable.



Figure 11
East elevation of
the stable.



Figure 12 Rear, north elevation of the stable.

Interior

- 3.5 The barn is of six bays and aisled to both long sides (Figures 13 and 14). The threshing bay is in the fourth bay from the west, and the three bays to the west of the threshing bay have a lower floor level than the threshing bay. The threshing bay has a brick threshing floor now covered with carpet. The floor also steps up slightly east of the threshing bay.

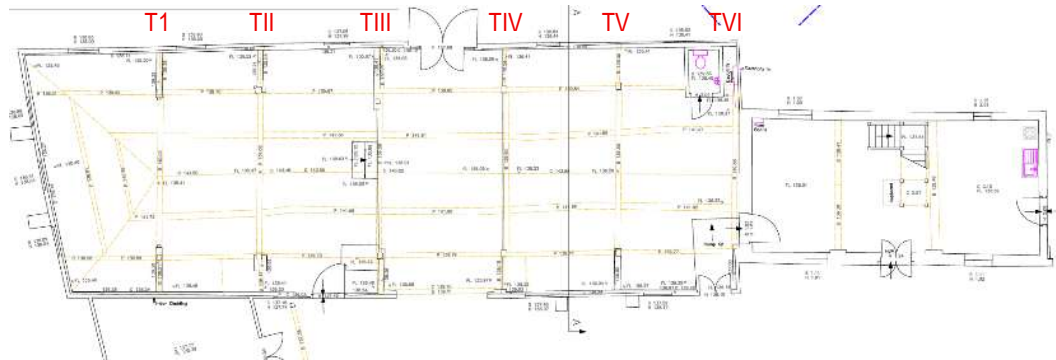


Figure 13 Existing ground floor plan.



Figure 14 The interior of the barn facing east.

3.6

The trusses defining the bays vary in their form along the length of the building:

Truss I at the west end has very thin raking queen struts to the collar, clasping the purlins and straight braces from the tie beam to the arcade posts.

Truss II also has raking queen struts but of more substantial timbers, as are the braces to the arcade posts which are irregular timbers having outward bends in the posts near the bases.

Truss III has raking struts but no collar. The struts are tapered, widening to the top and clasp the purlins. The braces are slightly curved. The arcade post to the north has been truncated at approximately mid-height and a new post inserted to support the tie beam.

Truss IV, on the east side of the threshing bay, has ogee profile braces which similarly widen to the top, clasping the purlins, and straight braces to the arcade posts.

Truss V is similar to Truss IV though the timbers are much straighter.

Truss VI at the east end of the barn has irregular queen struts to the collar, clasping the purlins and slightly curved braces to the arcade posts.

3.7

Most of the arcade posts have slightly swelling jowls or, in the case of the southern post of Truss II, no jowl although the south arcade post of Truss III is the only post have an angle cut jowl. The jowls are probably more pronounced on trusses III – VI. There are straight wind braces to all bays except bays 1 and 2. Within the roof above bay 3 there are what appear to be hip rafters for a half-hipped roof (Figure 15) and the purlins stop just past Truss II suggesting that this was the end of the barn. There are no void mortises in the soffit of the tie beam for framing beneath the tie for an end wall which suggests that there was originally an aisle to the west end of the barn, confirmed by the presence of void mortises for aisle ties in west faces of the arcade posts of Truss II and vertical joints in the brick plinth on both the north and south walls where the aisle would be expected to stop. These western two bays only have a ridge board and the rafters include some pole timbers whilst there are no pole rafters across the remainder of the barn.

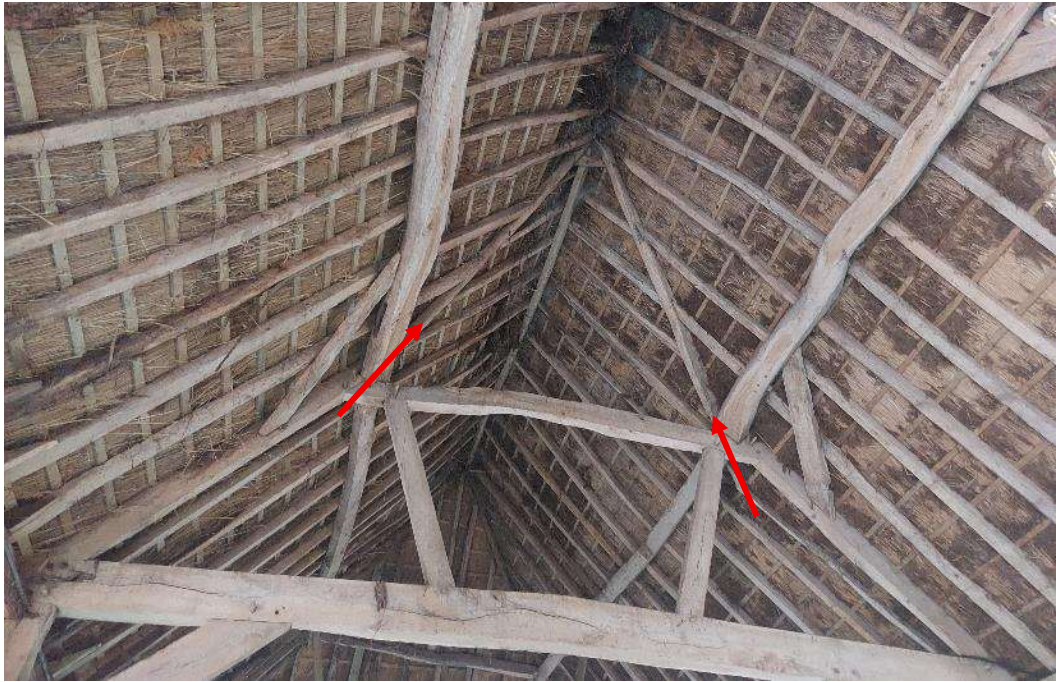


Figure 15 The hip rafters marking the end of the roof of the original four-bay barn above TII, facing west. Note the presence of a ridge board to the later addition west of the hip.



Figure 16
Void mortice for an aisle tie in the west face of the aisle post of TII for an aisle at the west end of the four-bay barn.

3.8 The wall framing consists of vertical studs with only one brace visible at the south-west corner of the west elevation. There are downward shores on both the north and south elevations of bay 1 from the corner posts but they are the only shores within the wall framing.

Within bays 5 and 6 there are additional modern softwood timbers inserted between relatively widely spaced studs and in bay 6 it is possible most of the historic studs have been replaced. The eaves line has been raised within the third bay and part of the second bay from the west on the south elevation with modern stud work set above the original wall plate and the rafters replaced. The wall plates on both sides within bay 2 extend from bay 3 and stop short of Truss 1 and have pegged studs of the same form as in the bays to the east. In contrast, the remainder of the wall framing of bay 2 and to bay 1 the studs are not pegged and are generally more regular timbers. In line with these junctions in the wall plater there are vertical joints within the brick plinth.

- 3.9 The east wall of the barn is heavily painted brick which appears to be in English bond. There is a door into the attached stable which seems to have queen closers to the north side at least and a timber lintel over. This wall is structurally part of the stable and carries the wall plate of the hipped roof of the stable, the rafter feet protruding into the area of the barn.
- 3.10 The stable is of three bays with two transverse beams which originally carried the loft floor. Only the eastern bay is now floored, the joints being hidden by a modern plasterboard ceiling and the floor structure is probably modern. All the joists have been removed from the central and western bays. The two trusses consist of tall queen posts rising from the crossbeams to the collars, which clasps the purlins, with interrupted tie beams jointed into the queen struts (Figure 17). This form of truss indicates the presence of a loft, the tie beam is being interrupted, to avoid blocking access between the bays. A modern staircase has been inserted within the central bay, rising against the rear wall and turning to run alongside the eastern truss (Figure 18). The walls have been lined, the rafters covered with plasterboard and there is a modern laminate floor. There are two new window openings to the rear, north elevation. The windows to the south use the older pegged frames but with modern timbers creating two fixed-pane casements. Within the original door opening there is now pair of French doors, but these are set to the inside of the opening with a set of boarded vertical doors within the original doorframe with a light of two fixed panes above which would have been the hayloft door opening. The door into the barn is a modern oak ledged planked door.



Figure 17 Roof truss to the stable with interrupted tie beams to provide ease of movement throughout the loft space.

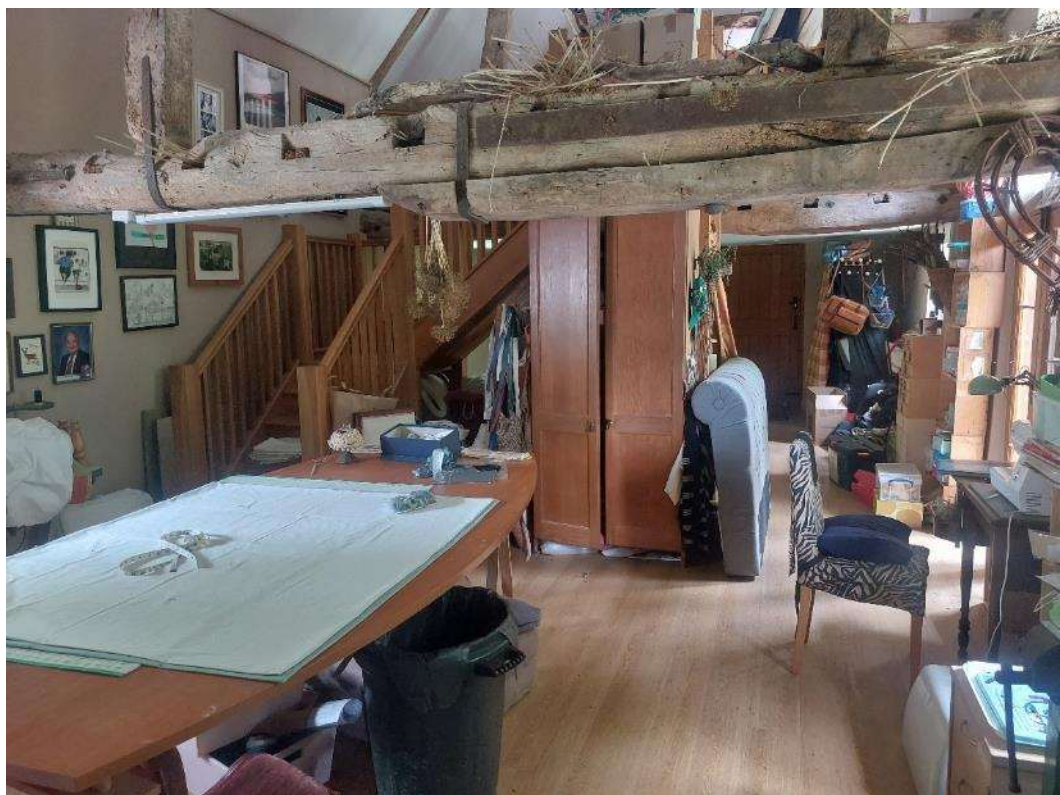


Figure 18 Stable, ground floor area looking east.

- 3.11 The attached garage range to the west of the yard area south of the barn (Figure 19) stands on the site of a building that was constructed between 1900 and 1924 as it is not shown on the 2nd edition map of 1900 but is on the 1924 edition (Figure 3). The present building appears to be a largely modern replacement which is screened from view by a hedge along the roadside (Figures 19 and 20). The roof structure is entirely of modern softwood (Figure 21). The walls internally are lined with plywood sheeting.



Figure 19 Garage range attached to the west end of the south elevation of the barn, east elevation.



Figure 20 The barn and garage as seen from the village street.



Figure 21 Interior of the garage range.

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. Section 72, relating to Conservation Areas requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 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.

5.0 ASSESSMENT OF SIGNIFICANCE

Designations

- 5.1 The barn that stands to the north-west of Shalbourne Manor Farm is a Grade II listed building and so is regarded as a building of significance in a national context. It is notable that the list entry refers only to the barn in both the address and the description – the stable is not included but as it is attached to the barn, it will be considered as part of the listed building.
- 5.2 The former farmstead lies within the Shalbourne Conservation Area, a designated heritage asset.

Assessment of Significance

Archaeological interest

- 5.3 The barn at Shalbourne Manor is a building of two clear phases: the original barn being a four-bay structure aisled on three sides and which was either built against the gable end of the stable or was built contemporaneously with the stable. The end aisle to the west was removed and replaced by the later two bays which are distinct in terms of the quality of the framing, the use of a ridge board and pole rafters. The form of the roof trusses to the four-bay barn corresponds with the 18th century date ascribed to the building in the list description. The additional two bays to the west appear to be dated cartographically to between c. 1840 and 1888 (compare Figures 1 and 2). Given the 18th century date for the original four-bay barn and its unexceptional form and framing, it is considered that the use of scientific dating techniques such as dendrochronology to obtain a more accurate date for construction, whilst possible, is not academically justified and that whilst dendrochronology could be used, it actually adds little to the archaeological interest of the listed building. It is considered that the potential for the fabric of the building to contain features that would add to the understanding of the date and development of the barn is relatively low.
- 5.4 The stable utilises predominantly English bond brickwork to the front elevation but Flemish bond to the rear where historic brickwork survives the large part of the external wall. It has been rebuilt in stretcher bond. Use of English bond brickwork might suggest the late 17th or,

early 18th century date. There are no other features within the stable to reliably indicate date for this element of the listed building and its archaeological interest is low.

Architectural interest

5.5 The barn and stable represent relatively standard examples of vernacular farm buildings in central Wiltshire, and the architectural interest is largely based on their general form and character of the buildings conveyed by their locally characteristic materials: brick, weatherboard, and thatch. A feature of particular note within the barn is the survival of the historic threshing floor – a feature of barns that is now relatively rare. The architectural interest of the barn element is at the higher end of medium.

5.6 The stable element retains a clear stable character to its front elevation, the use of brick reflecting the fact that typically horses were provided with higher quality housing and their importance to the agricultural operation of the farmstead. The architectural interest of the front elevation in particular may be considered to be medium, but given the extent of change and rebuilding, the architectural interest is inevitably reduced overall, the interest is at the low end of medium at best. Taken in its own right, considering the extent of rebuilding to the external walls and the loss of historic fittings and fixtures, it is doubtful that the stable would merit designation as a listed building other than for group value.

Historic interest

5.7 As an example of what was originally a four-bay threshing barn, which is slightly smaller than the typical five bay barn commonly seen throughout this chalk landscape and where much larger threshing barns are regularly seen, the evidence for the original form of the barn, which is likely to have been a second barn to the larger main barn which to the west side of the yard which is now been demolished has historic interest. That the capacity of the barn was increased by replacing the end aisle with two full bays may be linked to an increase in the landholding in the mid-19th century or an increase in the extent of arable, possibly through the enclosure of downland and its conversion to arable use. The illustrative historic interest of the barn is medium.

- 5.8 The original function of the stable element can clearly be identified externally, but internally it has lost all its original fixtures and fittings and majority of the loft floor which inevitably reduces its illustrative historic interest which is now at the lowest end of medium at best.

6.0 ASSESSMENT OF THE PROPOSAL AND WORKS UNDERTAKEN

Barn

- 6.1 The principle of the conversion of the barn to residential use is considered to be acceptable as the barn is not a particularly significant example of a timber-framed threshing barn whereby it should be preserved as a single open space. Similarly, the stable had lost its internal fittings before the 1990 works and this would have substantially reduced the significance of the stable such that conversion in principle would not be harmful.
- 6.2 Externally, the principal changes are to the fenestration. The barn has been provided with a number of window openings which are generally of a domestic form. It is proposed to enlarge the majority of these openings by lowering the cill to the sole plate to form vertical openings rather than the present horizontal emphasis. Whilst larger, the horizontal form will appear less domestic. One opening on the north elevation in bay 6 is proposed to be altered to form a door, and a new door opening is proposed in the south elevation within bay 3. This will involve cutting into the brick plinth which will result in a minor loss of fabric, but it is not considered to represent sufficient loss to impact on the overall significance of the listed building.
- 6.3 Internally, the proposed conversion will retain the western part of the barn up to and including the threshing bay open to full height with a mezzanine floor only being inserted within the central section of bays 5 and 6. This represents a considerably lesser impact on the space of the barn compared to the approved conversion in which bays 2, 3 and 6 were fully floored. The flooring of bays 2 and 3 would have a markedly higher impact on the character of the barn. In a barn of this scale, typically a higher level of flooring might be expected.
- 6.4 In relation to internal partitions, bay 1 will be divided from bay 2 through the insertion of a glazed screen whilst bays 2 – 4 will remain a single space. Bays 5 and 6 will be sub-divided to allow the creation of a kitchen, wine room, boot room and utility etc. The partitions to the wine room will be glazed, allowing some visual permeability. On the south side of these bays the kitchen will extend into a pantry area with no sub-division, and a larger area in bay 6 will also be undivided from the passage leading into the stable element, effectively retaining a

degree of openness with bays 2 – 4. It is considered that the proposed level of sub-division represents a level of intervention that is widely accepted when barns are converted to residential use.

6.5 The proposed insulation of the timber-framed structure follows a recommended Historic England approach, with studs carrying insulation and plaster board providing a suitable ventilation gap. The wall studs are not of particular significance in terms of their visual contribution to the character of the building. The principal elements of the structure will remain exposed.

6.6 The floor of the barn is predominantly of concrete, and investigations have shown that there are no historic floor surfaces beneath the concrete. The only area where there is some surviving historic flooring is in the threshing bay where there is some survival of a brick threshing floor, the extent to which has not been seen by the author. The proposals is to reduce the floor level within this higher level of the barn which will remove this brick flooring. The loss of this floor area represents a minor impact on the significance of the listed building, which can be mitigated to some extent through recording.

Stable

6.7 The conversion of the stable will provide a guest annexe which will involve the replacement of the loft floor which will reinstate the historic form of the building, and so is considered to be a public benefit. The modern stair will be replaced, which will not impact the significance of the building.

6.8 The external appearance of the front elevation will remain unchanged – the present modern doors will be replaced like-for-like with a metal-framed glazed screen door behind. On the rear elevation one of the modern openings will be slightly enlarged which will create a window of improved appearance to the existing.

Garage

- 6.9 The garage range replaced an early 20th century building and is a modern building of no heritage significance in terms of its fabric, and its replacement will have no impact on the significance of the listed building.
- 6.10 It is proposed to replace the garage with a new single-storey structure which will provide a master bedroom suite. The use of this structure to provide smaller rooms takes the pressure off the listed building, minimising the level of sub-division that would otherwise be required. The addition will have weatherboarded walls and a tiled hipped roof, creating a building of traditional vernacular form. The fenestration, with its vertical emphasis, will avoid creating an overtly domestic character. The building is appropriate in its overall character so that the setting of the listed building will be preserved, and there will be no harm to the character and appearance of the conservation area as seen from the public realm.
- 6.11 This element will be linked by a lower largely glazed structure that will maintain the same physical attachment to the barn so that there will be no impact on the listed barn, and which will enable the new building to be read as a detached structure. There will be no harm to the listed building caused by this linking element.

7.0 CONCLUSION

- 7.1 The barn to the north-west of Shalbourne Manor is listed at Grade II as an example of a threshing barn built in the local vernacular of timber-framing and thatch. The barn originated as a four-bay building with aisles to three sides that was extended by two bays to the west, removing the end aisle. The framing of the building is typical of the 18th century, and is unremarkable in its quality, but the building merits designation.
- 7.2 Attached to the barn is a former stable, originally with a loft over. All the historic stable fittings and fixtures have been removed, as has the loft floor. As an individual building, it is questionable whether the stable has sufficient survival of its original interior to merit designation. However, as it is attached to the barn, it would still be covered by listing.
- 7.3 The garage building is a modern structure that replaced an early 20th century building. It has no heritage value.
- 7.4 The proposed conversion of the barn and stable will require limited changes to the exterior of these elements – the changes to the fenestration, taking a less domestic form, are regarded as a minor improvement over the existing appearance. Internally, much of the barn is being retained open to the roof, the conversion overall benefitting from the new building replacing the garage which will contain the master bedroom suite, so taking the pressure off the need to sub-divide the space of the barn. The impact of the changes in terms of the insertion of upper floors is considered to be less than the approved 1991 scheme, and overall, the minor benefits of the proposals are considered to at least balance the minor harm to the listed building caused by, for example, the loss of the remains of the brick threshing floor and the creation of two door openings where there will be a limited loss of fabric.
- 7.5 The use of the stable to provide a three-bedroom guest annexe also reduces the pressure on the barn. The insertion of the loft floor will reinstate, to a degree, the original form of the interior of the stable, which is a minor public benefit.
- 7.6 The replacement of the garage will not impact on the heritage value of the barn, and the new building will preserve its setting. The new building will have an appropriate vernacular

character for this context. In the partial views to this building from the public realm, the proposed building will not harm the character and appearance of the conservation area.

- 7.7 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 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 and conclude that the application should be allowed.

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Heritage Statement

1.0 INTRODUCTION

1.2 Shalbourne Manor is a Grade II listed building located within the village of Shalbourne, Wiltshire. The manor house is accompanied by two Grade II listed barns, one to the north and one to the west. The site lies within the Shalbourne Conservation Area. The owner of the property is seeking planning and listed building consent to convert the barn to the west of the manor house residential use. This application follows previous applications for the conversion of the barn, which were approved in 1991 and which were partly implemented (K/16467 & K/16470/L). The current application is different in detail to the approved scheme.

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

1.3 This report will present:

- A brief background history to the site
- A description of the barn and its setting
- 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 development of the farmstead at Shalbourne Manor Farm can be illustrated using historic mapping (Figures 1 – 3).



Figure 1

The Shalbourne Tithe map of c.1840 shows Manor Farm as a loose courtyard group with barns to the west and north sides of a farmyard, with the house set gable end on to the yard on its south-east side. The barn north-west of the house (circled) is shown with a narrower element to the east end and having its west gable set back from the roadside. The barn to the north of the house was not present at this date.

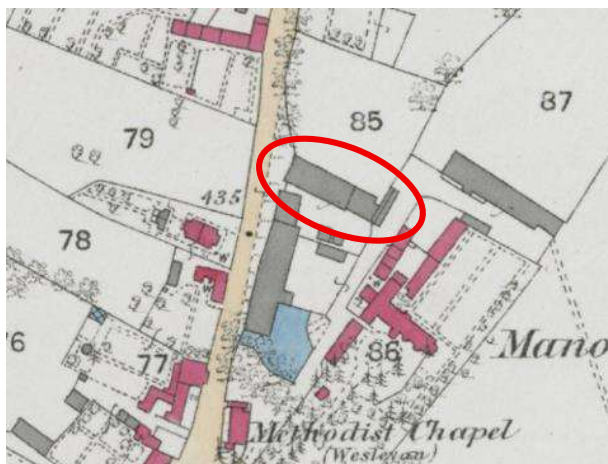


Figure 2

The Ordnance Survey 1st edition map of 1880 shows that the northern barn had been built by this date. The barn north-west, the subject of this report is shown as divided into two parts, the smaller section to the east. This barn is now shown as extending further to the west than on the Tithe map.



Figure 3

The 1924 edition of the Ordnance Survey 25" map shows that the barn to the west side of the yard had been demolished, and a narrow building had been attached to the barn to the north-west of the house creating an L-plan range.

- 2.4 There are two barns at Shalbourne Manor Farm, one to the north-west of the house and one to the north. The list entries as shown on the National Heritage List for England are somewhat confused in that the 'Barn north of Shalbourne Manor Farm' which was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in 1966 and the entry amended in 1986 is actually the barn to the north-west of the house, which is the subject of this application. This barn is described in the *List* as:

Barn, now stables and store. C18. Timber framed on brick sills, weatherboarding and thatched roof. Six bays with aisles, the 3 left bays at lower level. Threshing floor boarded towards front, brick to rear. Jowled posts with straight braces to plates and ties. Queen struts to single purlin roof and straight wind braces. Some trusses with collars.

- 2.5 The second barn, to the north of the house was listed in 1986 and is incorrectly named as 'Barn north-west of Shalbourne Manor Farm' is described as:

Barn, now looseboxes. C17. Timber framed on flint and brick sills. Tile roof, part replaced with corrugated asbestos. Five bays with central midstrey and aisle to rear. Roof hipped left and projected and hipped over midstrey doors. Interior with jowled posts and curved braces to plates and ties, latter with canted struts to collar and clasped purlin roof. Attached to right is a 6-bay framed building, altered and now not of special interest.

- 2.6 In 1990 planning and listed building consent was granted for the conversion of the barn and stable to create a rural craft centre within the barn and a tea room within the stable (Figures 4 – 6) (K/16467 & K/16470/L). The proposals included the insertion of floors within the barn over the second and third bays from the west and over the sixth bay adjacent to the stable. The stable was to be fully floored to provide a tea room at loft level with the ground floor sub-divided to form a kitchen, store and WCs. Although the scheme has not been fully implemented, elements of the consent such as the glazing of the threshing bay, the insertion of new window openings and the replacement of the weatherboarding have been implemented.

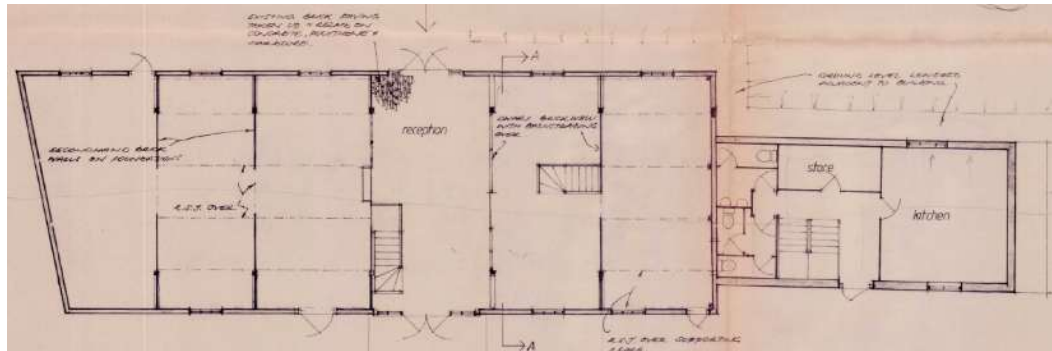


Figure 4 Proposed ground floor plan.

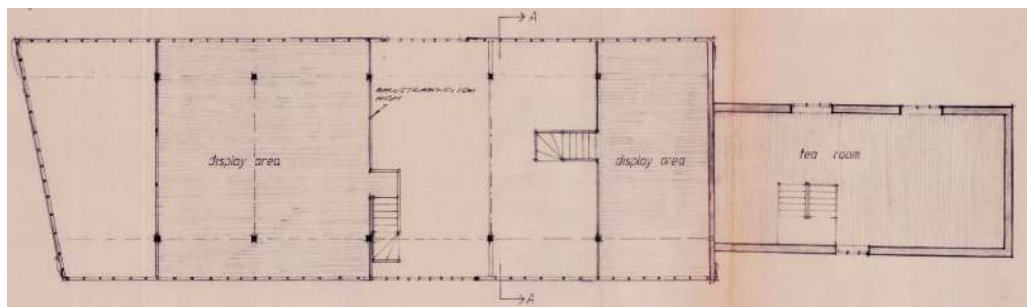


Figure 5 Proposed first floor plan.

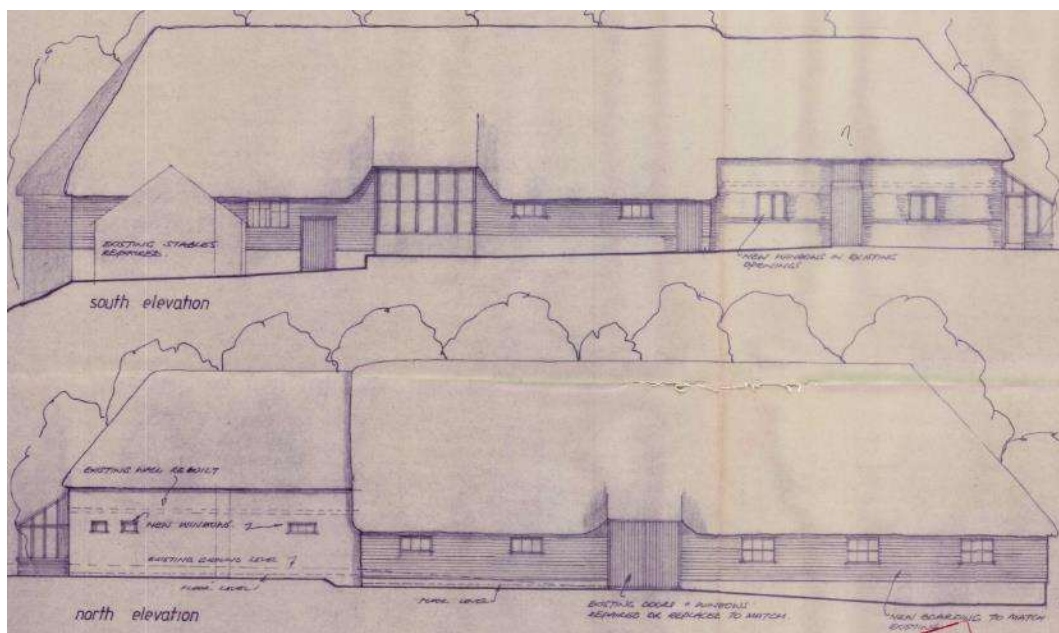


Figure 6 Proposed south and north elevations (including approved minor amendments).



Figure 7 Proposed west elevation (including approved minor amendments).

3.0 DESCRIPTION

- 3.1 The barn at Shalbourne Manor consists of a six-bay timber-framed thatched barn, with a three-bay thatched stable to the east. Attached to the west end of the barn on its south side is a five-bay single-storey range now includes garaging under a slate roof. The barn element has a threshing bay in the fourth bay from the west which is infilled with glazing (Figure 8). The timber-frame is clad with modern weatherboarding above a brick plinth. There is a pedestrian door in the second bay from the west with a small fixed three pane to pane window and there are small two-pane windows in the fifth bay and sixth bays from the west. In this sixth bay there is also a narrow pedestrian door adjacent to the stable. The eaves-line to the west of the threshing bay is higher than that to the east.



Figure 8 South elevation of the barn.

- 3.2 The north elevation of the barn has a lower eaves-line due to the presence of the aisle with five windows and set of double doors to the threshing bay (Figure 9). The windows to the western part are three-over-three pane windows, two of which are hopper type windows with wooden frames, the third being a fixed three pane casement. The two windows to the east of threshing bay are a two-pane and three-pane fixed casements. All the weatherboarding to this elevation is modern.



Figure 9 North elevation of the barn.

- 3.3 The stable element to the east of the barn is constructed in brick, generally laid in English bond but with some irregularity) with brick and flint at lower level on its south elevation under a thatched roof with the same ridge height as the barn (Figure 10). The roof is hipped to the east. There is a central door with glazing to the former hayloft door above, and two-light casements in segmental arched openings to either side of the door.



Figure 10 Stable, south elevation.

- 3.4 The east gable wall of the stable has been rebuilt and includes a door with glazing above (Figure 11). A large part of the rear, north elevation has also been rebuilt, the brickwork being stretcher bond on both elevations (Figure 12). The earlier brickwork of the rear of the stable is laid in Flemish bond with what appears to be a change of brickwork at upper level although this apparent difference may be due to the protection from the overhang of the thatch. There is a blocked vertical opening with irregular edges at high level where the stable abuts the barn. There are two modern windows inserted into the north elevation stable.



Figure 11
East elevation of
the stable.



Figure 12 Rear, north elevation of the stable.

Interior

- 3.5 The barn is of six bays and aisled to both long sides (Figures 13 and 14). The threshing bay is in the fourth bay from the west, and the three bays to the west of the threshing bay have a lower floor level than the threshing bay. The threshing bay has a brick threshing floor now covered with carpet. The floor also steps up slightly east of the threshing bay.

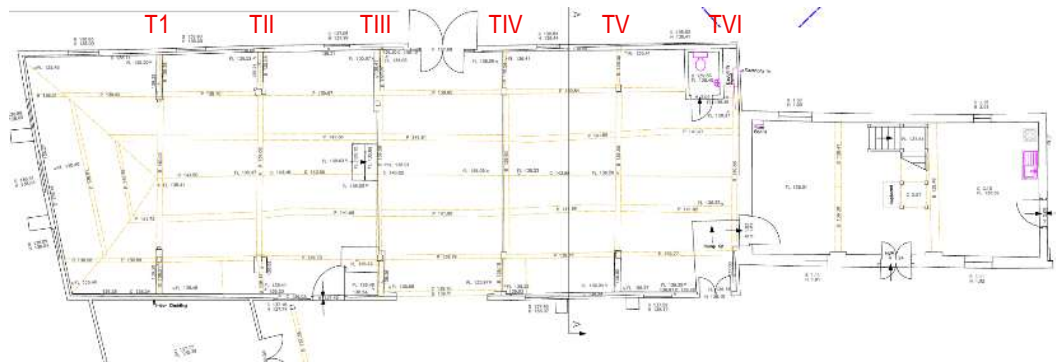


Figure 13 Existing ground floor plan.



Figure 14 The interior of the barn facing east.

3.6

The trusses defining the bays vary in their form along the length of the building:

Truss I at the west end has very thin raking queen struts to the collar, clasping the purlins and straight braces from the tie beam to the arcade posts.

Truss II also has raking queen struts but of more substantial timbers, as are the braces to the arcade posts which are irregular timbers having outward bends in the posts near the bases.

Truss III has raking struts but no collar. The struts are tapered, widening to the top and clasp the purlins. The braces are slightly curved. The arcade post to the north has been truncated at approximately mid-height and a new post inserted to support the tie beam.

Truss IV, on the east side of the threshing bay, has ogee profile braces which similarly widen to the top, clasping the purlins, and straight braces to the arcade posts.

Truss V is similar to Truss IV though the timbers are much straighter.

Truss VI at the east end of the barn has irregular queen struts to the collar, clasping the purlins and slightly curved braces to the arcade posts.

3.7

Most of the arcade posts have slightly swelling jowls or, in the case of the southern post of Truss II, no jowl although the south arcade post of Truss III is the only post have an angle cut jowl. The jowls are probably more pronounced on trusses III – VI. There are straight wind braces to all bays except bays 1 and 2. Within the roof above bay 3 there are what appear to be hip rafters for a half-hipped roof (Figure 15) and the purlins stop just past Truss II suggesting that this was the end of the barn. There are no void mortises in the soffit of the tie beam for framing beneath the tie for an end wall which suggests that there was originally an aisle to the west end of the barn, confirmed by the presence of void mortises for aisle ties in west faces of the arcade posts of Truss II and vertical joints in the brick plinth on both the north and south walls where the aisle would be expected to stop. These western two bays only have a ridge board and the rafters include some pole timbers whilst there are no pole rafters across the remainder of the barn.

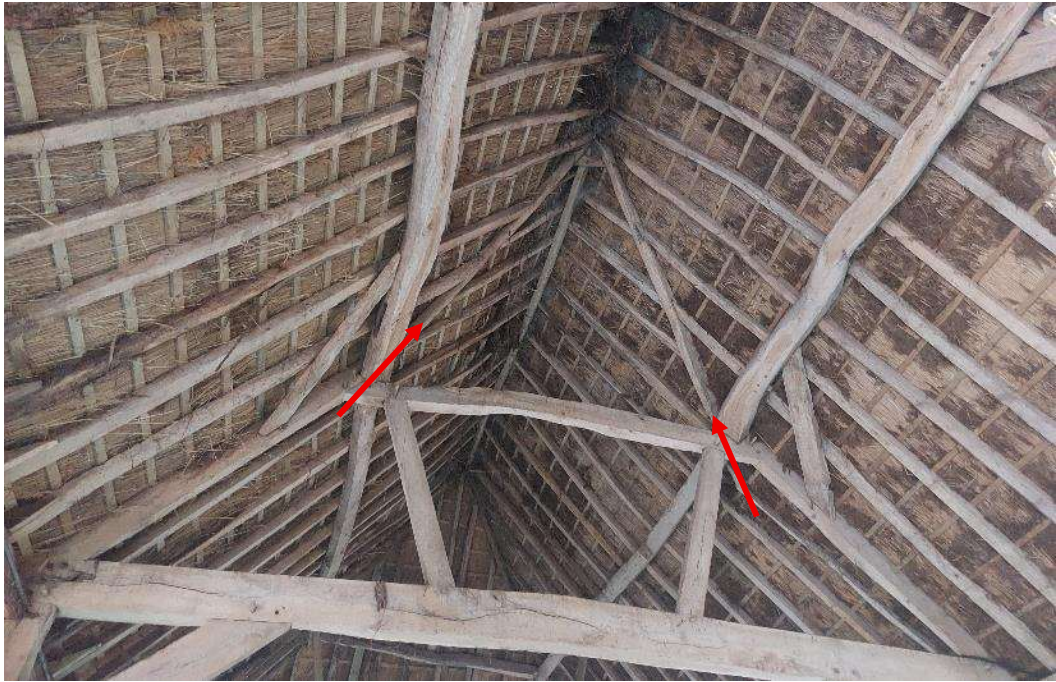


Figure 15 The hip rafters marking the end of the roof of the original four-bay barn above TII, facing west. Note the presence of a ridge board to the later addition west of the hip.



Figure 16
Void mortice for an aisle tie in the west face of the aisle post of TII for an aisle at the west end of the four-bay barn.

3.8 The wall framing consists of vertical studs with only one brace visible at the south-west corner of the west elevation. There are downward shores on both the north and south elevations of bay 1 from the corner posts but they are the only shores within the wall framing.

Within bays 5 and 6 there are additional modern softwood timbers inserted between relatively widely spaced studs and in bay 6 it is possible most of the historic studs have been replaced. The eaves line has been raised within the third bay and part of the second bay from the west on the south elevation with modern stud work set above the original wall plate and the rafters replaced. The wall plates on both sides within bay 2 extend from bay 3 and stop short of Truss 1 and have pegged studs of the same form as in the bays to the east. In contrast, the remainder of the wall framing of bay 2 and to bay 1 the studs are not pegged and are generally more regular timbers. In line with these junctions in the wall plater there are vertical joints within the brick plinth.

- 3.9 The east wall of the barn is heavily painted brick which appears to be in English bond. There is a door into the attached stable which seems to have queen closers to the north side at least and a timber lintel over. This wall is structurally part of the stable and carries the wall plate of the hipped roof of the stable, the rafter feet protruding into the area of the barn.
- 3.10 The stable is of three bays with two transverse beams which originally carried the loft floor. Only the eastern bay is now floored, the joints being hidden by a modern plasterboard ceiling and the floor structure is probably modern. All the joists have been removed from the central and western bays. The two trusses consist of tall queen posts rising from the crossbeams to the collars, which clasps the purlins, with interrupted tie beams jointed into the queen struts (Figure 17). This form of truss indicates the presence of a loft, the tie beam is being interrupted, to avoid blocking access between the bays. A modern staircase has been inserted within the central bay, rising against the rear wall and turning to run alongside the eastern truss (Figure 18). The walls have been lined, the rafters covered with plasterboard and there is a modern laminate floor. There are two new window openings to the rear, north elevation. The windows to the south use the older pegged frames but with modern timbers creating two fixed-pane casements. Within the original door opening there is now pair of French doors, but these are set to the inside of the opening with a set of boarded vertical doors within the original doorframe with a light of two fixed panes above which would have been the hayloft door opening. The door into the barn is a modern oak ledged planked door.



Figure 17 Roof truss to the stable with interrupted tie beams to provide ease of movement throughout the loft space.

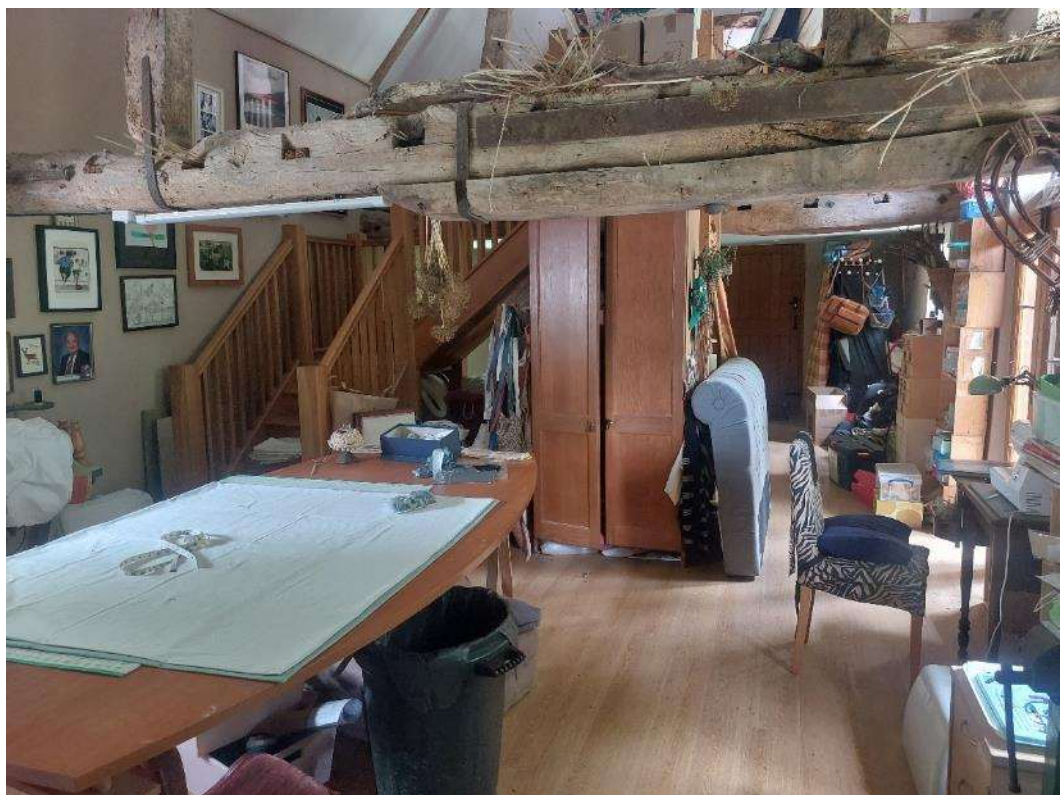


Figure 18 Stable, ground floor area looking east.

- 3.11 The attached garage range to the west of the yard area south of the barn (Figure 19) stands on the site of a building that was constructed between 1900 and 1924 as it is not shown on the 2nd edition map of 1900 but is on the 1924 edition (Figure 3). The present building appears to be a largely modern replacement which is screened from view by a hedge along the roadside (Figures 19 and 20). The roof structure is entirely of modern softwood (Figure 21). The walls internally are lined with plywood sheeting.



Figure 19 Garage range attached to the west end of the south elevation of the barn, east elevation.



Figure 20 The barn and garage as seen from the village street.



Figure 21 Interior of the garage range.

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. Section 72, relating to Conservation Areas requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 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.

5.0 ASSESSMENT OF SIGNIFICANCE

Designations

- 5.1 The barn that stands to the north-west of Shalbourne Manor Farm is a Grade II listed building and so is regarded as a building of significance in a national context. It is notable that the list entry refers only to the barn in both the address and the description – the stable is not included but as it is attached to the barn, it will be considered as part of the listed building.
- 5.2 The former farmstead lies within the Shalbourne Conservation Area, a designated heritage asset.

Assessment of Significance

Archaeological interest

- 5.3 The barn at Shalbourne Manor is a building of two clear phases: the original barn being a four-bay structure aisled on three sides and which was either built against the gable end of the stable or was built contemporaneously with the stable. The end aisle to the west was removed and replaced by the later two bays which are distinct in terms of the quality of the framing, the use of a ridge board and pole rafters. The form of the roof trusses to the four-bay barn corresponds with the 18th century date ascribed to the building in the list description. The additional two bays to the west appear to be dated cartographically to between c. 1840 and 1888 (compare Figures 1 and 2). Given the 18th century date for the original four-bay barn and its unexceptional form and framing, it is considered that the use of scientific dating techniques such as dendrochronology to obtain a more accurate date for construction, whilst possible, is not academically justified and that whilst dendrochronology could be used, it actually adds little to the archaeological interest of the listed building. It is considered that the potential for the fabric of the building to contain features that would add to the understanding of the date and development of the barn is relatively low.
- 5.4 The stable utilises predominantly English bond brickwork to the front elevation but Flemish bond to the rear where historic brickwork survives the large part of the external wall. It has been rebuilt in stretcher bond. Use of English bond brickwork might suggest the late 17th or,

early 18th century date. There are no other features within the stable to reliably indicate date for this element of the listed building and its archaeological interest is low.

Architectural interest

5.5 The barn and stable represent relatively standard examples of vernacular farm buildings in central Wiltshire, and the architectural interest is largely based on their general form and character of the buildings conveyed by their locally characteristic materials: brick, weatherboard, and thatch. A feature of particular note within the barn is the survival of the historic threshing floor – a feature of barns that is now relatively rare. The architectural interest of the barn element is at the higher end of medium.

5.6 The stable element retains a clear stable character to its front elevation, the use of brick reflecting the fact that typically horses were provided with higher quality housing and their importance to the agricultural operation of the farmstead. The architectural interest of the front elevation in particular may be considered to be medium, but given the extent of change and rebuilding, the architectural interest is inevitably reduced overall, the interest is at the low end of medium at best. Taken in its own right, considering the extent of rebuilding to the external walls and the loss of historic fittings and fixtures, it is doubtful that the stable would merit designation as a listed building other than for group value.

Historic interest

5.7 As an example of what was originally a four-bay threshing barn, which is slightly smaller than the typical five bay barn commonly seen throughout this chalk landscape and where much larger threshing barns are regularly seen, the evidence for the original form of the barn, which is likely to have been a second barn to the larger main barn which to the west side of the yard which is now been demolished has historic interest. That the capacity of the barn was increased by replacing the end aisle with two full bays may be linked to an increase in the landholding in the mid-19th century or an increase in the extent of arable, possibly through the enclosure of downland and its conversion to arable use. The illustrative historic interest of the barn is medium.

- 5.8 The original function of the stable element can clearly be identified externally, but internally it has lost all its original fixtures and fittings and majority of the loft floor which inevitably reduces its illustrative historic interest which is now at the lowest end of medium at best.

6.0 ASSESSMENT OF THE PROPOSAL AND WORKS UNDERTAKEN

Barn

- 6.1 The principle of the conversion of the barn to residential use is considered to be acceptable as the barn is not a particularly significant example of a timber-framed threshing barn whereby it should be preserved as a single open space. Similarly, the stable had lost its internal fittings before the 1990 works and this would have substantially reduced the significance of the stable such that conversion in principle would not be harmful.
- 6.2 Externally, the principal changes are to the fenestration. The barn has been provided with a number of window openings which are generally of a domestic form. It is proposed to enlarge the majority of these openings by lowering the cill to the sole plate to form vertical openings rather than the present horizontal emphasis. Whilst larger, the horizontal form will appear less domestic. One opening on the north elevation in bay 6 is proposed to be altered to form a door, and a new door opening is proposed in the south elevation within bay 3. This will involve cutting into the brick plinth which will result in a minor loss of fabric, but it is not considered to represent sufficient loss to impact on the overall significance of the listed building.
- 6.3 Internally, the proposed conversion will retain the western part of the barn up to and including the threshing bay open to full height with a mezzanine floor only being inserted within the central section of bays 5 and 6. This represents a considerably lesser impact on the space of the barn compared to the approved conversion in which bays 2, 3 and 6 were fully floored. The flooring of bays 2 and 3 would have a markedly higher impact on the character of the barn. In a barn of this scale, typically a higher level of flooring might be expected.
- 6.4 In relation to internal partitions, bay 1 will be divided from bay 2 through the insertion of a glazed screen whilst bays 2 – 4 will remain a single space. Bays 5 and 6 will be sub-divided to allow the creation of a kitchen, wine room, boot room and utility etc. The partitions to the wine room will be glazed, allowing some visual permeability. On the south side of these bays the kitchen will extend into a pantry area with no sub-division, and a larger area in bay 6 will also be undivided from the passage leading into the stable element, effectively retaining a

degree of openness with bays 2 – 4. It is considered that the proposed level of sub-division represents a level of intervention that is widely accepted when barns are converted to residential use.

6.5 The proposed insulation of the timber-framed structure follows a recommended Historic England approach, with studs carrying insulation and plaster board providing a suitable ventilation gap. The wall studs are not of particular significance in terms of their visual contribution to the character of the building. The principal elements of the structure will remain exposed.

6.6 The floor of the barn is predominantly of concrete, and investigations have shown that there are no historic floor surfaces beneath the concrete. The only area where there is some surviving historic flooring is in the threshing bay where there is some survival of a brick threshing floor, the extent to which has not been seen by the author. The proposals is to reduce the floor level within this higher level of the barn which will remove this brick flooring. The loss of this floor area represents a minor impact on the significance of the listed building, which can be mitigated to some extent through recording.

Stable

6.7 The conversion of the stable will provide a guest annexe which will involve the replacement of the loft floor which will reinstate the historic form of the building, and so is considered to be a public benefit. The modern stair will be replaced, which will not impact the significance of the building.

6.8 The external appearance of the front elevation will remain unchanged – the present modern doors will be replaced like-for-like with a metal-framed glazed screen door behind. On the rear elevation one of the modern openings will be slightly enlarged which will create a window of improved appearance to the existing.

Garage

- 6.9 The garage range replaced an early 20th century building and is a modern building of no heritage significance in terms of its fabric, and its replacement will have no impact on the significance of the listed building.
- 6.10 It is proposed to replace the garage with a new single-storey structure which will provide a master bedroom suite. The use of this structure to provide smaller rooms takes the pressure off the listed building, minimising the level of sub-division that would otherwise be required. The addition will have weatherboarded walls and a tiled hipped roof, creating a building of traditional vernacular form. The fenestration, with its vertical emphasis, will avoid creating an overtly domestic character. The building is appropriate in its overall character so that the setting of the listed building will be preserved, and there will be no harm to the character and appearance of the conservation area as seen from the public realm.
- 6.11 This element will be linked by a lower largely glazed structure that will maintain the same physical attachment to the barn so that there will be no impact on the listed barn, and which will enable the new building to be read as a detached structure. There will be no harm to the listed building caused by this linking element.

7.0 CONCLUSION

- 7.1 The barn to the north-west of Shalbourne Manor is listed at Grade II as an example of a threshing barn built in the local vernacular of timber-framing and thatch. The barn originated as a four-bay building with aisles to three sides that was extended by two bays to the west, removing the end aisle. The framing of the building is typical of the 18th century, and is unremarkable in its quality, but the building merits designation.
- 7.2 Attached to the barn is a former stable, originally with a loft over. All the historic stable fittings and fixtures have been removed, as has the loft floor. As an individual building, it is questionable whether the stable has sufficient survival of its original interior to merit designation. However, as it is attached to the barn, it would still be covered by listing.
- 7.3 The garage building is a modern structure that replaced an early 20th century building. It has no heritage value.
- 7.4 The proposed conversion of the barn and stable will require limited changes to the exterior of these elements – the changes to the fenestration, taking a less domestic form, are regarded as a minor improvement over the existing appearance. Internally, much of the barn is being retained open to the roof, the conversion overall benefitting from the new building replacing the garage which will contain the master bedroom suite, so taking the pressure off the need to sub-divide the space of the barn. The impact of the changes in terms of the insertion of upper floors is considered to be less than the approved 1991 scheme, and overall, the minor benefits of the proposals are considered to at least balance the minor harm to the listed building caused by, for example, the loss of the remains of the brick threshing floor and the creation of two door openings where there will be a limited loss of fabric.
- 7.5 The use of the stable to provide a three-bedroom guest annexe also reduces the pressure on the barn. The insertion of the loft floor will reinstate, to a degree, the original form of the interior of the stable, which is a minor public benefit.
- 7.6 The replacement of the garage will not impact on the heritage value of the barn, and the new building will preserve its setting. The new building will have an appropriate vernacular

character for this context. In the partial views to this building from the public realm, the proposed building will not harm the character and appearance of the conservation area.

- 7.7 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 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 and conclude that the application should be allowed.