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HERITAGE STATEMENT

PROJECT: C0260503

8a The Barns Ashton Keynes

1.Introduction

This Heritage Assessment has been prepared by Concept architecture in support of Planning application to create a new internal layout at 8a The Barns, High Road, Ashton Keynes, SN6 6NX.

The following investigation has comprised historical research, using both archival and secondary material, and a site inspection.

The barns are of limestone rubble with a graded stone slate roof over. Two storeys with 4 rooms on ground floor with a front entrance with timber casement windows with timber lintels over.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan applicable to the Site comprises the Wiltshire Council Core Strategy- Local Plan, adopted 2015. The relevant policy requires that any development proposal that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance, and any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework 2021 will effectively result in a decisionmaker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). At the heart of the Framework is 'a presumption in favour of sustainable development' and there are also specific policies relating to the historic environment.

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)

The Framework, in paragraph 194, 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.

The assessment of significance – meets this requirement and is based on the research and site surveys presented in sections 2 and 3, which are of a sufficient level of detail to understand the potential impact of the proposals.

At Paragraph 203 the NPPF requires that:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or in

directly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

A nondesignated asset is defined as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions,

2. Summary of Proposals and Justification

This application proposes to amend the existing internal layout

There would be no loss of historic fabric as a result of the proposals. The amendments would be subservient to the host dwelling, and be constructed of similar, vernacular materials

The site is located on the west side of High Road in Ashton Keynes, which runs parallel with the infant River Thames. The site is accessed over a private bridge shared with the neighbouring property.

3. Introduction

The purpose of this section is to provide an assessment of significance of No.8a The barns so that the proposals for change to the site are fully informed as to its significance and so that the effect of the proposals on that significance can be evaluated.

This assessment responds to the requirement of the National Planning Policy Framework to:

'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'.

The NPPF defines significance as.

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

4. Assessment of significance.

8a The Barns C17 or early C18. Limestone rubble. Graded stone slate roof, two storeys with 4 rooms to the ground floor and four bedrooms with two hipped gables to the front elevation and one to the rear.

5. Description of the Proposals

The proposals involve: An internal room re-configuration and additional external porch.

5.1 Impact and Justification

The proposed this would result in “less than substantial harm” to the host dwelling.

As such it is hereby proposed that the application should be supported and approved.