

Proposed Works to The Great Barn, Eastcourt, Malmesbury, Wiltshire. SN16 9HN
Planning, Design, and Access Statement including Heritage Impact Assessment



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1. Introduction

James Slater & Company have been instructed by Mr Sherratt to prepare a Design and Access Statement, incorporating Heritage Impact Assessment, to inform the Listed Building Consent application for the *“Installation of an EV charger to the wall of to The Great Barn, Eastcourt, Malmesbury, Wiltshire. SN16 9HN.”*

The Design and Access Statement highlights the various elements of the property within the application scope, explains the strategy behind their alteration, and supports the drawing pack with supplementary detail.

The Heritage Impact Assessment identifies the Heritage Assets and settings that are affected by the proposals, appraises their significance, and makes recommendations for mitigation/potential enhancements to maximise significance of the affected Heritage Assets.

This report is prepared as part of a Listed Building Consent Application to Wiltshire Council, as the dwelling is designated Grade II Listed.

2. Location

The dwelling is located along a short, shared driveway in the village of Eastcourt between Cirencester and Malmesbury, close to the villages of Oaksey and Crudwell.

What3words location: /// **presume.nerve.manifests**

The Great barn is along the shared driveway, first property on the right-hand side after the gated entrance.



Figure 1. Aerial View of The Great Barn

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3. Description & History

The Great Barn was once a part of a large farm complex granted permission for conversion into a family dwelling in 1987.



Figure 2. OS One Inch 1st/Old Series, 1798-1878

4. Historic England Listing Text

The Great Barn is listed as Barn to the North West of Pound Farmhouse and was first listed on 12th December 1951. It is currently designated as Grade II listed, List Entry number: 1284857

Historic England Description

'Barn. Late C17 with late C19 alterations. Coursed rubble with dressed stone to midstreys jamps, timber lintels and stone slate roof. Cruciform in plan with east and west midstreys; six bays. Plank doors to each midstreys with flush relieving arches over lintel, and two-light opening beneath gable. Ball finials to each gable end. Roof developed into catslide to left of east midstreys. INTERIOR: original butt-purlin roof structure with C19 scissor-bracing between collar and tie beams. Former granary loft suspended over east midstreys.'

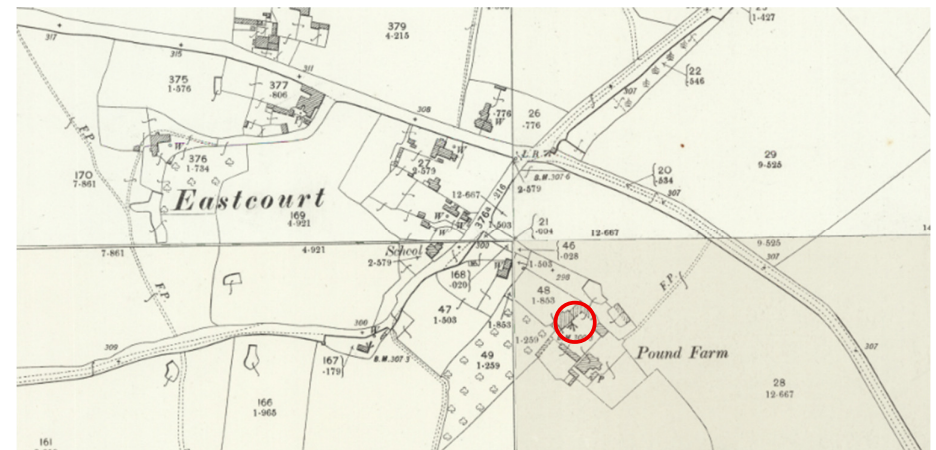


Figure 3. OS 25 Inch, 1892-1914

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5. Proposed Works

The works can be summarised as follows and as shown on the drawings:

5.1 EV Charger fixed to external wall

Since its original construction, there have been multiple alterations to the property through the intervening centuries. There has been a lot of internal remodelling to convert the structure in to a family dwelling, including the provision of modern building materials and methods.

5.1.1: The proposal is to simply screw fix an Andersen A2 EV charge to the North West facing elevation of the single storey element attached to the barn. There will be a small hole drilled through the external wall to allow the electrical cable to pass from the charger to the electrical distribution board immediately internal of the charger.

5.1.2 These installation works are to be undertaken by a person registered with an electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control upon completion of the works.

This as a private family dwelling with the family resident during the proposed works. The proposed EV charge will allow the family to reduce their carbon footprint on the planet.

6.0 Legislation and Planning Policy

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislative instrument addressing the treatment of Listed Buildings through the planning process.

Section 16 (2): *In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

Section 66 (1): *In considering whether to grant planning permission [F1 or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

Section 16 of the National Planning Policy Framework (NPPF - updated Feb 2019) considers the Historic Environment, with Paras. 189, 193 and 194 in particular, detailing the obligations with respect to those applications concerning designated heritage assets, including listed buildings. *"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".*

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Significance is defined in Annex 2 of the NPPF as “*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting*”. The ‘significance’ of Pound Farm as a designated heritage asset is presented in **Section 7**.

The importance of heritage assets is also referred to in PPS5, Planning for the Historic Environment. PPS5 advises on the information to be submitted with planning applications and the principles guiding the assessment of proposals for change to designated heritage assets. Relevant key policies are as follows:

HE1 Local authorities are encouraged to set out how heritage assets may be modified to improve their environmental performance without compromising their significance and to support homeowners to find solutions that minimise harm to the asset’s significance.

HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

HE7.2 In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local

planning authority to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced, and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification.

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7.0 Planning History

Through research on the Local Authority's website has brought the following relevant applications to the property:

Change of use and conversion of barn to dwelling
Ref: N/87/01233/FUL | Application Status: Approved

Conversion of barn and connecting annexe into a residential dwelling
Ref: N/89/01200/ LBC | Application Status: Approved

Conversion of barn to residential unit
Ref: N/90/00557/ LBC | Application Status: Refused

Conversion of barn to dwelling (amendments)
Ref: N/90/01581/FUL | Application Status: Approved

Conversion of barn to dwelling
Ref: N/90/01582/LBC | Application Status: Approved

Erection of 1.8m high stone garden wall
Ref: N/90/02790/LBC | Application Status: Approved

Insertion of rooflights into roof of converted barn
Ref: N/91/00144/LBC | Application Status: Approved

Erection of three bay wooden building for vehicles and garden equipment
Ref: N03/01283/FUL | Status: Application Approved with Conditions

External and internal alterations to a converted listed barn
Ref: 17/02746/FUL | Application Status: Approved with Conditions

Alterations and replacement windows, enlarge gateway and new gates to be installed. Various internal changes to walls and balustrades.
Ref: 17/03339/LBC | Application Status: Approved with Conditions

Installation of entrance gates
Ref: PL/2022/07836 | Application Status: Approved with Conditions

On occasions the applications have been addressed as Pound Farm or Pound Farm Barn, as well as the Great Barn, Eastcourt Crudwell. There are also two applications for the discharge of conditions, N90/02817/DOC & N/90/0281/DOC.

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8.0 Design and Access Statement Summary

Proposed Use	The property will remain as a dwellinghouse
Amount of Development	The entirety of development, within this application, is commensurate to the contemporary living requirements of a family unit.
Layout	The fundamental layout will not change.
Scale	The scale will not change.
Appearance	The overall appearance of the property will be unchanged.
Landscape	There will be no alterations to the landscape, to provide a harmonious feel to the overall setting of the dwelling.
Access	There are no alterations to the current access.
Setting	The property is located within a rural village/hamlet amongst other residential dwellings. The proposed alterations have no impact on the setting.

9.0 Heritage Impact Assessment

9.1 Assessing Heritage Significance

Assessment of the heritage significance (value) of a site sets out to identify the ways in which particular parts of a place and different periods in its evolution, contribute to, or detract from, the identified heritage values associated with the asset.

Significance (for heritage policy) is defined in the Framework (Annex 2) as *“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historical. Significance derives not only from the physical fabric of a heritage asset, but also from its setting”*.

The significance of heritage assets is articulated using the following criteria described by Historic England in the guidance Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008). Within this document, significance is weighed by the potential for the asset to demonstrate the following heritage values:

Evidential value derives from *“the potential of a place to yield evidence about past human activity”*. Primarily relating to physical remains or historic material.

The evidential value is considered low. Whilst the farmhouse has existed through several centuries of agricultural use, its conversion in the 1980s has largely erased much of the historic layout and features, through subdivision of existing spaces and insertion of modern elements, like indoor bathrooms. The interior was unavailable for viewing at the time of Listing and thus, little to no record of how the building looked prior to its

refurbishment. Therefore, the building now holds scant evidential value, as an example of historic rural and agricultural living.

Historical value derives from *“the ways in which past people, events, and aspects of life can be connected through a place to the present”*. Illustrative historical value depends on visibility in a way that evidential value does not. And *“has the power to aid interpretation of the past through shared experience of a place”*. Associative historical value creates resonance through felt connections with a notable family, person, event or movement.

Internally this value is curtailed by the prior 20th Century refurbishment. With much of the historic fabric replaced, the connection between the building’s past and present is largely severed. The proposals redress this disconnect by undoing some of the modern interventions, re-exposing historic elements to a more appropriate state for the property’s historic character.

Aesthetic value derives from *“the ways in which people draw sensory and intellectual stimulation from a place”*. Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting.

The aesthetic value is considered the most significant heritage value. The farmhouse is a traditionally constructed Cotswold building with limestone walls, stonework detailing, both hardwood external joinery items and original stone reveals. Traditional timber roof structure supports a stone roof covering. The construction materials and design of the building and its subsequent extensions are common for this area

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and of the Cotswold vernacular. The farmhouse is a relatively well-maintained example of this type, despite the refurbishments.

As previously mentioned, this value is diminished internally. The proposals aim to re-establish this value in a sensitive manner, breathing new life into an otherwise tired and dated appearance.

Communal value derives from *“the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”*. Communal values may be commemorative, symbolic or social in nature. The latter is typically *“associated with places that are perceived as a source of identity, distinctiveness, social interaction and coherence”*, and might only be articulated when the resource is under threat. Communal value is also tied to historical value and aesthetic value.

The communal value of this property is low. This is a private dwellinghouse within the setting of other dwellinghouses in a village on the outskirts of a larger town.

The significance of a heritage asset can be derived from a combination of some, or all, of these heritage values, and the setting of a heritage asset can contribute to, or detract from, any of these four values. Setting is relevant as it is the way in which the significance of the heritage asset is *“experienced”*.

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9.2 Impact on significance

Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
9.2.1 EV Charger	The heritage asset has been relatively recently converted to a residence.	The addition of an EV charging pod will not impact the significance of the property as a heritage asset

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10.0 Summary

The proposed work respects the historic nature of the property and when considered as a whole, offer a positive impact on the significance of the heritage asset. This application should be treated favourably and positively determined in accordance with the adopted Core Strategy and National Planning Policy.

11.0 Supporting Documents

- ❖ 26-137-0001 Location and Block Plans
- ❖ 26-137-9000 As Existing Ground Floor Plan , Roof Plan & Elevations
- ❖ 26-137-9001 As Proposed Ground Floor Plan , Roof Plan &