



Northfield House, East Tytherton, Wiltshire, SN15 4LT

Heritage Impact Assessment

08 September 2026

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Project Site:	Northfield House, East Tytherton, Wiltshire, SN15 4LT
NGR:	ST 96280 74948
Easting / Northing:	396280 , 174948
Document Type:	Heritage Impact Assessment
Issue ID:	v2
Date of Preparation:	08 September 2026
Local Planning Authority:	Wiltshire Council
Planning Application Ref:	-
HPS Site Code:	HPS736/26
Oasis ID:	heritage10-544788
OS Licence:	AC0000855249

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Contents

Table of Photographs.....	iv
Non-Technical Summary.....	v
1. Introduction	6
2. The Project Site.....	7
Site Visit.....	8
3. Planning history.....	14
4. Conservation Area.....	14
5. Designated Heritage Assets	15
6. Public Rights of Way	16
7. Historic Development	16
8. Planning Policy.....	32
Relevant planning policy framework.....	32
National Planning Policy Framework (NPPF), August 2026 (superseding the December 2024 edition)	32
Wiltshire Core Strategy adopted 2015.....	33
Core Policy 58 Ensuring the conservation of the historic environment.....	33
9. Proposed Development.....	35
Internal reconfiguration to the core dwelling	35
External repair to the core dwelling	36
Works to outbuildings.....	37
Operational works	38
10. Statement of Significance	38
Evidential value.....	39
Historical value	40
Aesthetic value	41
Communal value.....	41
The contribution of setting.....	42
Summary statement of significance	43
Principal sensitivities.....	43
11. Impact Assessment.....	44
Impact on the Grade II listed Northfield House.....	44
Impact on the curtilage-listed former coach house and former loose boxes	47
Impact on the East Tytherton Conservation Area	47
Impact on other designated matters	47
Public benefits	48
Overall balance.....	49
12. Conclusion.....	49
13. Bibliography.....	51
Appendix 1: Impact Assessment.....	54

Table of Figures

Figure 1 General location of the Project Site, outlined in red. Centred on ST 96280 74948.	6
Figure 2 Indicative red line boundary. Centred on ST 96280 74948.	7
Figure 3 First Edition Ordnance Survey map. Project Site outlined in red. Surveyed 1885.	18
Figure 4 Wiltshire and Swindon History Centre (ref 1409/15/168) – The Firs 1949.	26

Table of Photographs

Photo 1 Restricted view of access from the north Reception Hall to mid 20 th century	10
Photo 2 Boxed stairwell viewed within mezzanine store to enable access to cellar steps from the north.	11
Photo 3 Built in shelving within south wall of scullery, latterly enclosed in mezzanine store.	12
Photo 4 Steps leading down to cellar from north passageway.	13
Photo 5 brick recesses against south wall of cellar. The height of these recesses corresponds to the raised ceiling height of the cellar noted to have occurred between 1949 and 1979.	13
Photo 6 West facing view of window to be enlarged within	36
Photo 7 West facing view of rear (north) range of the historic core dwelling.	37
Photo 8 Northeast facing view of west elevation of modern concrete-block bay at the southern end	38

Non-Technical Summary

This Heritage Impact Assessment has been prepared by Heritage Planning Services for Mr and Mrs Hogan in support of an application for listed building consent at Northfield House, East Tytherton, Wiltshire, SN15 4LT.

Northfield House is a Grade II listed early-Victorian house of c.1840, built as the polite dwelling of a working yeoman-farmer property within the small hamlet of East Tytherton, in the parish of Bremhill, north Wiltshire. The property was formerly known as The Firs, and briefly as Fields, before its 1987 listing as Field House. It sits within the East Tytherton Conservation Area. The listed building comprises the c.1840 main house together with its curtilage-listed former coach house (brick) and former loose boxes (modern Guest Annex / Studio), which together frame an enclosed courtyard on the east side of the property.

The proposed scheme, prepared by FORM studio, comprises: internal reconfiguration to the rear range and modern 1980 kitchen extension, including removal of a mid-C20 mezzanine over the historic cellar and reinstatement of the historic configuration; sympathetic repair of the north-elevation lime render, with removal of previous inappropriate cement repairs; conversion of a mid-C20 concrete-block outbuilding bay to a private studio space, with sympathetic timber overcladding; and relocation of the existing domestic heating oil tanks from their current internal siting within the curtilage-listed former coach house to a new external position within the front parking area of the property.

The Assessment concludes that the scheme delivers a net positive effect on the significance of the Grade II listed Northfield House. Four elements of the proposal actively improve the significance of the listed building — the reinstatement of the historic cellar room, the lime-render repair, the concealment of intrusive concrete-block outbuilding fabric, and the removal of a modern fuel-storage use from within the historic fabric of the curtilage-listed former coach house. Two elements introduce a modest character change at the enclosed courtyard scale (the enlargement of a modern kitchen window in the 1980 east extension into double doors, and the introduction of glazing to the concrete-block outbuilding bay), both of which engage only modern (post-1948) fabric outside the scope of the listing.

The character and appearance of the East Tytherton Conservation Area is preserved. No wider views are engaged, and no impact arises on the North Wessex Downs National Landscape or on the closest public footpath (Footpath BREM19).

The Assessment recommends the grant of listed building consent for the scheme as proposed.

1. Introduction

- 1.1. Heritage Planning Services has been commissioned by Mr and Mrs Hogan to prepare a Heritage Impact Assessment for Northfield House, East Tytherton, Wiltshire SN15 4LT (the Project Site).
- 1.2. The report has been commissioned to accompany an application for listed building consent for a scheme of internal reconfiguration, sensitive external repair and outbuilding conversion at Northfield House (a Grade II listed building), as prepared by FORM studio on behalf of Mr and Mrs Hogan and set out in Section 10 below.
- 1.3. The term Project Site will be used to refer to the whole of Northfield House, its curtilage outbuildings and the enclosed grounds within the current title curtilage.
- 1.4. The report has been completed by Sam Driscoll, MCIfA, under Project Code HPS736/26.

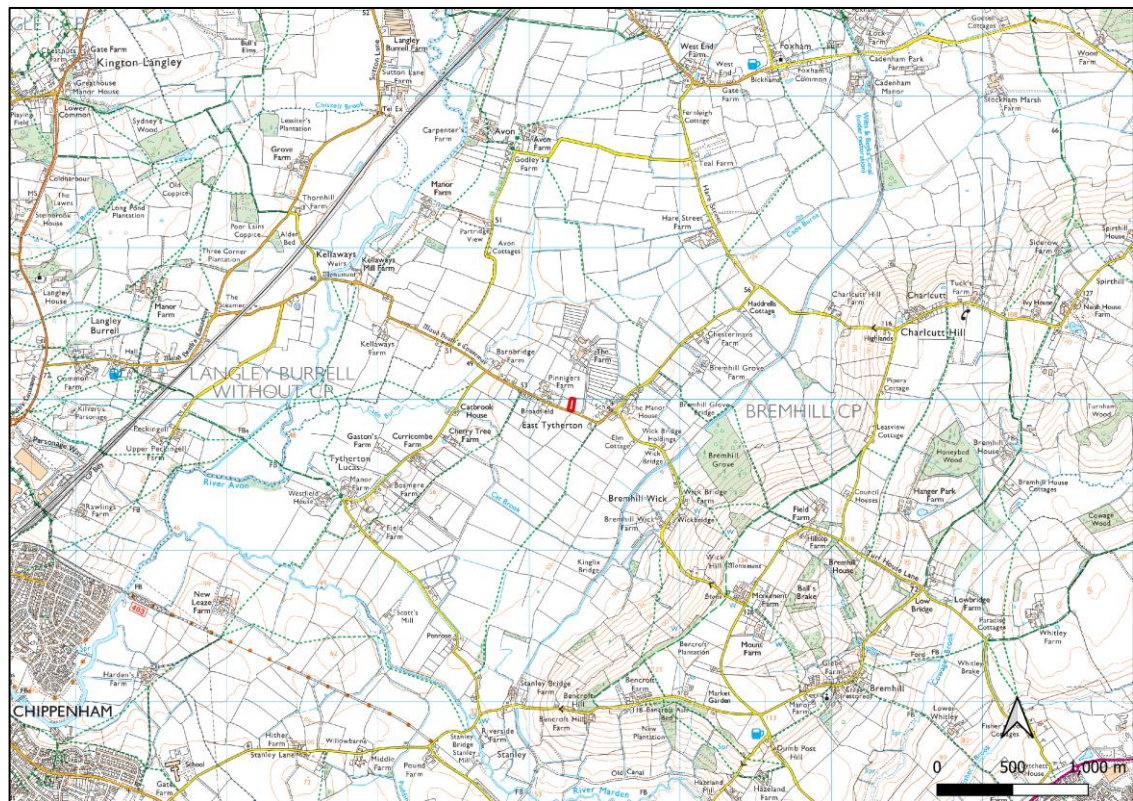


Figure 1 General location of the Project Site, outlined in red. Centred on ST 96280 74948.



Figure 2 Indicative red line boundary. Centred on ST 96280 74948.

2. The Project Site

- 2.1. The Project Site comprises the Grade II listed Field House — now known as Northfield House and formerly The Firs — set in the small hamlet of East Tytherton, in the parish of Bremhill, North Wiltshire, 3 miles north-east of Chippenham and 3 miles west of Calne. The Project Site is centred on National Grid Reference ST 96280 74948 (Easting / Northing 396280 / 174948).
- 2.2. The property is accessed to the north-east off Maud Heath's Causeway, set back from the road to the rear of a spacious courtyard parking area, with views of the property from the road interrupted by mature planting along the roadside boundary. It occupies a narrow rectangular plot, with a private garden to the rear on the north side, and sits centrally within the East Tytherton Conservation Area.
- 2.3. A conservation area character appraisal for East Tytherton has been requested from Wiltshire Council, which confirmed that no such appraisal is currently held by the local planning authority; the character of the Conservation Area is therefore

addressed in this Assessment on the basis of on-site observation and the wider Bremhill parish context set out in Section 11, above.

- 2.4. The house is Grade II listed on the National Heritage List for England as Field House (List Entry Number 1199174, first listed 25 November 1987¹. The main house presents its formal three-window front to the south, and remains in continuing use as a family dwelling.
- 2.5. The property was extended to its current plan in the early 1980s under Kennet Rural District Council planning permission N/80/00243/FUL, which secured single-storey flat-roofed extensions to both the east and west of the historic core (see Section 8, below). Historic loose boxes to the east of the site had earlier been converted for use as staff accommodation in c.1976 under planning permission N/76/00748/FUL, functionally dependent on the core property; that range today reads as the Bedroom 5 / Guest Annex / Studio on the current ground-floor plan. The two-storey barn to the rear of the historic agricultural buildings was subsequently converted for use as a garage in the later twentieth century. The three discrete areas of proposed works set out in the current application (Section 10, below) — alterations to the kitchen window on the 1980 east addition (Area A); demolition of an internal cellar partition and modern concrete-slab upstand adjoining the kitchen (Area B); and alterations to a window on the converted garage (Area C) — are all confined to later or non-historic fabric, and no proposed intervention engages the c.1840 listed fabric of the main house.

Site Visit

- 2.6. A site visit was carried out on 4 August 2026 in dry, sunny conditions. The interior and exterior of the property were viewed, with those areas relevant to the current application photographed.
- 2.7. The internal arrangement of the north-east range as observed on site comprises a modern mezzanine platform inserted above the cellar between 1949 and 1979, as evidenced by comparison of the 1949 sale particulars with the 1979 Humberts “as existing” survey. The upper mezzanine is accessed via a modern doorway from the rear of the Reception Hall. The cellar itself is accessed via a boxed timber stairwell to

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1199174>

the north of the mezzanine platform. Both the mezzanine and its access doorway are twentieth-century insertions and are the subject of the proposed reinstatement works described in Section 10.

- 2.8. It was noted at the time of the site visit that the cellar has been subject to historic flooding, and a pump is installed in the current cellar to bail out accumulated water. The current owners took possession of the property in April 2026 and have not yet witnessed a flooding event, but the presence of the pump implies that the extent of the flooding is significant. The ongoing exposure of the cellar to groundwater ingress and standing water is harmful to the surviving historic fabric of the cellar and to the base of the c.1840 rubble stone masonry of the north range above it (with associated risk of rising damp), and is proposed to be mitigated through the internal tanking of the cellar as part of the current scheme (see Section 10, below).



Photo 1 Restricted view of access from the north Reception Hall to mid 20th century mezzanine above cellar.



Photo 2 Boxed stairwell viewed within mezzanine store to enable access to cellar steps from the north.



Photo 3 Built in shelving within south wall of scullery, latterly enclosed in mezzanine store.



Photo 4 Steps leading down to cellar from north passageway.



Photo 5 brick recesses against south wall of cellar. The height of these recesses corresponds to the raised ceiling height of the cellar noted to have occurred between 1949 and 1979.

3. Planning history

- 3.1. Two planning applications relating to the Project Site are recorded on the Wiltshire Council planning register, both dating from the Kennet Rural District Council administrative era.
- 3.2. Application N/76/00748/FUL (1976) secured the conversion of the L-shaped barn range east of the farmyard into a servant's flat, as a householder planning permission approved with conditions. The application documents are withheld from public inspection on the current Wiltshire Council online register. The site address is recorded on the register entry as "The Field, East Tytherton, Bremhill, SN15 4LT."
- 3.3. Application N/80/00243/FUL, decided 12 May 1980 for "Extension to dwelling," secured the single-storey flat-roofed extensions to the east and west of the dwelling described further at Section 11 below. The site address is recorded on the register entry as "'Fields', East Tytherton, Bremhill, SN15 4LT."

4. Conservation Area

- 4.1. The Project Site lies within the East Tytherton Conservation Area, which encompasses the historic core of the hamlet including the C18 Moravian church and settlement to the south, the c.1840 Field House (now Northfield House) and its curtilage outbuildings, and the associated nineteenth-century farmhouses, cottages and agricultural buildings that make up the hamlet.
- 4.2. A request for a copy of the Conservation Area Statement or Appraisal for East Tytherton was made to Wiltshire Council's Planning Technical Services team on 4 August 2026, and a response was received the same day from Mrs P. Broom, Technical Support Officer, confirming that "we do not hold one for this area." On the current documentary position, therefore, no written character appraisal or management plan for the East Tytherton Conservation Area is available.
- 4.3. In the absence of a formal character appraisal, the character of the Conservation Area has for the purposes of this Assessment been derived from the built form and setting observed on site (site visit of 4 August 2026), from the National Heritage List

for England entries for the individual listed buildings within the hamlet, and from the historic Ordnance Survey mapping of the parish. On that evidence the character of East Tytherton is that of a small, rural hamlet at the eastern end of Maud Heath's Causeway, set within the open pastoral landscape of the Bremhill parish; visually dominated by the eighteenth-century Moravian settlement to the south; and comprising a modest number of stone-built or rendered nineteenth-century farmhouses (including Northfield House) with associated outbuildings. Modern intrusion is limited.

5. Designated Heritage Assets

- 5.1. The proposal affects one designated heritage asset: the Grade II listed Northfield House (formerly Field House, formerly The Firs). The former two-storey coach house and the former loose boxes (modern Guest Annex / Studio) which together frame the north and east sides of the courtyard on the east side of the Project Site — both shown on the First Edition Ordnance Survey mapping of 1885 as ancillary buildings within the curtilage of the main dwelling, and both continuing in ancillary use to the present — are treated in this Assessment as within the scope of the deemed listing of Northfield House under section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as pre-1 July 1948 curtilage structures. There are no other designated heritage assets in close proximity to the Project Site, and no non-designated heritage assets have been identified in the locality as contributing to key views of Northfield House.
- 5.2. Northfield House is entered on the National Heritage List for England as Field House (List Entry Number 1199174, Grade II, first listed 25 November 1987; <https://historicengland.org.uk/listing/the-list/list-entry/1199174>). The Historic England list description reads:
- 5.3. "BREMILL EAST TYTHERTON ST 97 SE (north side) 8/34 Field House II. House, c1840, squared rubble stone with ashlar dressings, slate hipped roof and axial stacks on side roof slopes. Formal two-storey, three-window front with flush quoins, plinth, raised bands and moulded eaves cornice. First floor has 12-pane sash each side and round headed centre window, ground floor has 16-pane sash each side and centre

half-glazed door with hood on brackets. Rubble stone 2-window side walls. Listing NGR: ST9627674948.”

- 5.4. The list description addresses the c.1840 main dwelling only. As set out at Section 11, the 1980 single-storey east and west extensions post-date 1 July 1948 and therefore do not benefit from curtilage listing. The former coach house and former loose boxes (modern Guest Annex / Studio) framing the courtyard, being ancillary buildings within the historic curtilage of the main dwelling and pre-dating 1 July 1948 as evidenced on the First Edition Ordnance Survey, are addressed in this Assessment as curtilage-listed structures.

6. Public Rights of Way

- 6.1. The Project Site does not form part of key views from or across any designated public footpath. The closest public footpath is Footpath BREM19, adjoining Maud Heath’s Causeway to the south-east, approximately 170m from the roadside entrance to Northfield House.

7. Historic Development

- 7.1. Northfield House lies in the small hamlet of East Tytherton in the parish of Bremhill, north-east Wiltshire. Bremhill is a rural parish of dispersed settlement made up of the villages and hamlets of Bremhill itself, Tytherton Lucas, East Tytherton, Foxham, Charlcutt, Spirthill, Stanley and Bremhill Wick. The parish was granted by King Athelstan to Malmesbury Abbey in AD 935; at the time of the 1086 Domesday survey it was held by the Crown; and the Cistercian house of Stanley Abbey was founded some two miles to the south-west in 1154. Following the dissolution the estates passed to the Bayntun family of Spye Park. The wider parish came, through the eighteenth and nineteenth centuries, within the sphere of the Marquesses of Lansdowne at Bowood.
- 7.2. East Tytherton itself is a small hamlet at the eastern end of Maud Heath’s Causeway — the fifteenth-century raised walkway across the flood-prone Avon meadows

funded by the local widow Maud Heath in 1474, and one of the more significant post-medieval engineered landscape features in this part of Wiltshire. The hamlet is unusual for a Wiltshire village in having no parish church of its own, but contains two nonconformist burial grounds of national significance. The Moravian community was founded when the preacher John Cennick bought a house at East Tytherton in 1742 and a Moravian settlement was established here in 1745, becoming one of the earliest Moravian foundations in England outside London. Separately, a Quaker "Friends Burial Ground" is attested by a garden-wall plaque dated 1659 within the hamlet. Both burial grounds and their associated communities sit within the small physical extent of East Tytherton and are the defining components of its historic identity.

- 7.3. The earliest cartographic evidence for Northfield House recovered in the research is the First Edition Ordnance Survey sheet Wiltshire XX.12 (surveyed 1885, published 1886), by which date the house was fully established in a form broadly consistent with its listed c.1840 fabric. The date of the original build is given as c.1840 in the 1987 listing, but no primary documentary evidence for the build itself has been recovered in the research undertaken for this Assessment. The identity of the c.1840 commissioning owner remains a matter for further research.
- 7.4. The 1885 First Edition Ordnance Survey depicts the property as an L-shaped building with outbuildings to the west and an L-shaped barn complex on the east side of the yard. The garden to the north is shown under cultivation. The formal two-storey, three-window front of squared rubble stone with ashlar dressings, hipped slate roof and axial stacks captured in the 1987 listing description is therefore established in the built form of the property from at least fifty years before its formal listing.

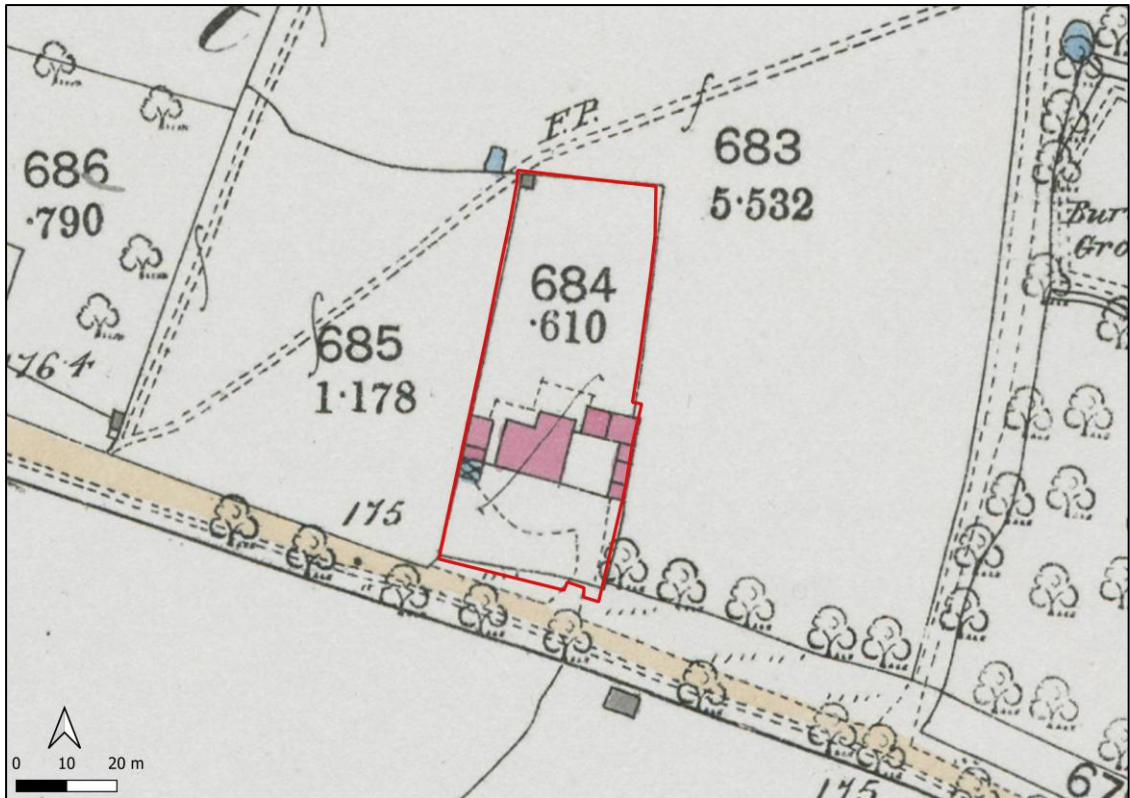


Figure 3 First Edition Ordnance Survey map. Project Site outlined in red. Surveyed 1885.

- 7.5. The earliest documented occupancy of the property is George Ferris, retired farmer, first evidenced at East Tytherton on the 1871 census. Ferris (1807–1894) had spent his working life as a substantial working farmer at Little Smith Street Farm, Christian Malford four miles west of East Tytherton where the 1861 census records him aged 51, farming 151 acres and employing seven men and one boy. He appears to have purchased the property, then called The Firs, between 1861 and 1871 as his retirement residence. The 1871 census records him at Tytherton, retired farmer, aged 65, resident with his wife Ann (aged 53), his sister Elizabeth Godwin (aged 58, described as a farmer's wife), and one general servant, Elizabeth Gale, aged 19. The 1881 census records him still resident at Tytherton, aged 72, retired farmer, with Ann aged 63, a female servant Fanny Twine aged 22, and one lodger, an agricultural labourer named John Salter aged 37. The composition of the household — retired farmer, wife, servant and one lodging labourer to work the small holding of pasture — is that of a moderate country retirement residence with a modest agricultural establishment, not of an active working farm. By the 1891 census Ferris and his wife had moved to Chippenham with one young servant, Emily Grimshaw aged 15. George Ferris died in 1894 aged 87.

- 7.6. On 11 October 1884, aged 77, Ferris sold The Firs to Robert Freeth by conveyance on sale. That 1884 conveyance would remain the root of title for the property until 1949.
- 7.7. Robert Freeth (1827–1887) was a substantial working farmer of Wiltshire origin. Born at Crudwell, he married Mary Vines (1824–1897) in 1851. The 1871 and 1881 censuses record him as a farmer at Down Farm, Purton, working 140 acres in 1871 (employing three men and one boy) and 150 acres in 1881. His purchase of The Firs in October 1884, aged 57, is consistent with the retirement-residence acquisition that had preceded him with George Ferris. Robert and Mary Freeth were in residence at East Tytherton within sixteen months of the purchase — on 16 February 1886 their daughter Ellen Mary Freeth (1856–1932) married William Henry Turk (1861–1935), farmer, only son of Frederick Turk of Spirthill, Calne. The marriage was announced in the Wilts and Gloucestershire Standard of Saturday 27 February 1886: “Feb. 16, at Bristol, William Henry, only son of Frederick Turk, of Spirthill, Calne, Wilts, to Ellen Mary, only daughter of Robert Freeth, of Tytherton, Chippenham, Wilts.”
- 7.8. The announcement identifies Robert Freeth’s residence at Tytherton (The Firs) and confirms Ellen Mary as his surviving daughter. The settlement of property under Robert’s will would later reflect Ellen Mary as the sole descendant beneficiary estate.
- 7.9. Robert Freeth died at East Tytherton on 8 April 1887, aged 60. His will was proved at the Principal Probate Registry, London, on 24 June 1887, by his widow Mary Freeth of East Tytherton and by Charles Vines of Hanger Farm, Bremhill, yeoman and nephew of the testator (through Mary’s Vines-family kin) — “two of the Executors” acting under the will. The 1887 Probate Calendar records: “FREETH Robert. 513. Personal Estate £2,986 2s. 6d. Further Grant Aug. 1897. 24 June. The Will of Robert Freeth late of East Tytherton in the Parish of Bremhill in the County of Wilts Yeoman who died 8 April 1887 at East Tytherton was proved at the Principal Registry by Mary Freeth of East Tytherton Widow the Relict and Charles Vines of Hanger Farm in the said Parish Yeoman the Nephew two of the Executors.”
- 7.10. Freeth’s self-designation as “yeoman” — a small independent landowner-farmer, above the tenant farmer and below the formal gentry — placed him accurately within the mid-Victorian farming community. The £2,986 personal estate confirms that the family, though self-identifying by an old-fashioned occupational label, was

comfortably placed among the propertied yeomen of North Wiltshire. Under the will's dispositive terms The Firs itself passed into a family trust for the benefit of Robert's widow and daughter and his subsequent lineal descendants, a trust that would remain in force until its winding-up in 1949.

- 7.11. After Robert Freeth's death in April 1887, his widow Mary Freeth moved to Chippenham, where she lived out her decade of widowhood. The 1891 census records no Freeth at East Tytherton; and Ellen Mary and William Henry Turk were themselves resident by 1891 at Underdown, Bremhill, and by 1901 at Charlcutt in the same parish. The Firs during the widowhood period was let to tenants under the Freeth trust settlement, with the family furniture and effects retained on the premises pending Mary Freeth's death and the crystallisation of the daughter's beneficial interest.
- 7.12. Mary Freeth died at Chippenham on 19 June 1897 at the age of 73, intestate. Administration of her estate was granted at Salisbury on 16 July 1897 to Ellen Mary Turk (wife of William Henry Turk), her surviving daughter. The 1897 Probate Calendar records: "FREETH Mary of Chippenham Wiltshire widow died 19 June 1897 Administration Salisbury 16 July to Ellen Mary Turk (wife of William Henry Turk) Effects £4,145 12s. 1d. Resworn December 1897 £4,565 12s. 1d."
- 7.13. Mary Freeth's personal estate at £4,565 reflects the fact that the bulk of the family wealth had by that stage been settled on Mary during Robert's lifetime, or had accumulated in her name across her widowhood through her Vines family connections. Following Mary Freeth's death a Further Grant on Robert Freeth's estate was also made at London on 31 August 1897 to Ellen Mary Turk, as administrator with the will annexed, for the residuary balance of £727 5s. 3d. remaining unadministered from the 1887 estate. Both grants left Ellen Mary Turk as principal beneficiary of the underlying Freeth family trust.
- 7.14. With Mary Freeth's death the widow's life interest under Robert Freeth's will was extinguished and the household contents held at The Firs fell to be wound up. A brief notice appeared in the Devizes and Wiltshire Gazette of Thursday 2 September 1897 reporting a sale of household furniture at The Firs, East Tytherton; the fuller advertisement appeared in the North Wilts Herald of Friday 17 September 1897: "THE FIRS, EAST TYTHERTON, CHIPPENHAM. Important SALE of HOUSEHOLD

FURNITURE and OUT-DOOR EFFECTS. Mr. WILLIAM BURBIDGE has received instructions to SELL by AUCTION, on the Premises, on THURSDAY, SEPTEMBER 23rd, 1897, at Two o'clock, the following well-made FURNITURE, &c., which includes oak dining room suite comprising couch, arm, and lady's easy and 6 small chairs; ditto in rosewood and green rep comprising couch, lady's easy and 6 small chairs; mahogany dining table with 3 insertions, rosewood loo table, mahogany side and other occasional tables, rosewood chiffonier with marble top and plate glass back and fronts to cupboard, oak buffet, oak coal vase, 2 wicker arm and sundry small chairs ... muzzle-loading gun with powder flasks and shot belt, quantity of china and glass, dinner service about 50 pieces ... BEDROOMS. — Brass-mounted iron French and other bedsteads, palliasses, feather and flock beds ... handsome mahogany wardrobe fitted with 3 drawers, quantity bedroom carpet, bedroom chairs, 2 baths, sundry ornaments, large quantity of bed linen, blankets, &c. OUT-DOORS. — Two patches of potatoes in garden, iron garden roller, lawn mower, 2 wheelbarrows, 16-round ladder, quantity of garden tools, flower pots, sundries, &c."

- 7.15. The sale was conducted on the premises on 23 September 1897. The character of the contents — rosewood and mahogany drawing- and dining-room furniture, a dinner service for approximately fifty, formal bedroom suites, no agricultural equipment — establishes the property as having been run as a gentleman-farmer's country residence rather than as an active working farm throughout the Ferris and Freeth periods. The muzzle-loading gun, obsolete for practical use by the 1890s, evidences the personal effects of an older resident (Robert Freeth himself, whose gun had presumably remained in the household under the widow's life interest).
- 7.16. Following the 1897 clearance sale The Firs continued in the trust ownership of the Freeth-Turk family, held under Robert Freeth's 1887 will for the benefit of his lineal descendants, and was let out to a succession of gentry-adjacent tenants. The first documented post-1897 tenant is William Gardner (1845–1905), whose death at The Firs at the age of sixty was reported in the *Devizes and Wilts Advertiser* of Thursday 30 November 1905 and (with more detail) in the *Devizes and Wiltshire Gazette* of Thursday 23 November 1905. Gardner had moved to Tytherton following the death of his wife in December 1904, and lived at The Firs for less than a year before his own death.

- 7.17. The property is captured in cartographic revision in this period. The Revised Ordnance Survey sheets Wiltshire XX.12 (revised 1899 and published 1900; and revised 1922 and published 1923) record extensive further building activity at the site between the two revision dates. By 1922 the buildings to the east of the core had been substantially expanded to enclose the courtyard, and the ancillary buildings to the west had been linked to the main house by an infill extension. A small detached outhouse also appears to the north of the house in the same period. These additions record the physical growth of the ancillary ranges of the property under the Freeth-Turk family trust ownership in the early twentieth century.
- 7.18. The Lloyd George Land Valuation Survey of 1910 provides the fullest early twentieth-century record of the property. The entry at Plot 89 in the Bremhill Field Book (Reference Xx 12s, Bremhill Ward, Swindon Valuation Office) records the property as "House and Land" occupied by Hope, owned by W H Turk of Charlcutt. William Henry Turk's ownership as recorded in the Field Book reflects his beneficial interest via his wife Ellen Mary's inheritance under her father's 1887 will and under her mother's 1897 intestacy — the Turk family's holding of The Firs was a direct beneficial descent from the Freeth family through the daughter, not the product of a subsequent transaction, which is why the root of title in the 1949 conveyance would remain the 1884 Ferris-to-Freeth sale.
- 7.19. The occupier of the property in the years around the Lloyd George survey was Mrs Elizabeth Mabel Hope (born 1867 in Manchester), a widow of independent means who had previously been resident in Lancaster on the 1901 census. The 1911 census records her at East Tytherton in a private house of seven rooms, living on private means with two female servants. Mrs Hope was potentially one of a national pool of country-residence tenants drawn to Wiltshire in the late-Victorian and Edwardian period; her progression from Manchester (birthplace) to Lancaster (1901 census) to East Tytherton (by 1908) is representative of the southward movement of independently wealthy northern widows into the genteel rural counties which characterised the country-house tenancy market of the period, in which Wiltshire — hunting country with a good rail link to London — was a favoured destination. Mrs Hope gave notice on the property in the spring of 1912. Herbert Parry and Ferris of Chippenham handled her departure sale, advertised in the Marlborough Times of Friday 26 April 1912: "SALE ON WEDNESDAY NEXT. THE FIRS, EAST TYTHERTON, CHIPPENHAM. Sale of Valuable Antique and Modern HOUSEHOLD FURNITURE,

HOODED BUGGY, HARNESS, AND EFFECTS. HERBERT PARRY AND FERRIS have received instructions from Mrs. Hope, who is leaving, to remove and SELL by AUCTION, at the Neeld Hall, Chippenham, ON WEDNESDAY, MAY 1st, 1912, at 2 o'clock p.m., FULL-SIZE SETTEE, in striped tapestry; FOUR-FOLD SCREEN, CAPE COW HORNS, MASSIVE ANTIQUE CARVED OAK CHEST (693 A.B.) and 1 other, Grandfather's Mahogany Armchair, Bamboo Tables, Carved Mahogany Sideboard, with one drawer; PROOF, FRANÇAISE, and OTHER ENGRAVINGS and COLOURED PRINTS, including two by Bonheur; ... THREE VERY FINE CARVED MAHOGANY ANTIQUE CHAIRS ... DON QUIXOTE AND OTHER BOOKS ... ANTIQUE CARVED OAK BUREAU ... ANTIQUE MAHOGANY TOILET GLASS and numerous Bedroom Appointments. THE HARNESS & OUTDOOR EFFECTS comprise Gentlemen's Saddle (furnished), three Numnahs, Snaffle and Kerb, Single and Double Bridles, Single and Double Sets of Brass-mounted Harness, Groom's Cover Pads, four Sets of Horse Clothing, Night and Day Rugs, Driving ditto, Breast Plates, Whips, Pole Chains, COMFORTABLE LIGHT RUNNING COVERED TWO-WHEEL BUGGY, fitted with rubber tyres, lamps, and cushions complete, by Beddowes and Moore, Stourbridge; Folding Hammock and other Out-door Effects."

- 7.20. The 1912 sale contents evidence the continuing gentry-adjacent character of the household — antique carved oak and mahogany furniture, engravings including two by Rosa Bonheur, Don Quixote and other books, and a substantial equestrian establishment with single and double harness, four sets of horse clothing, and a light two-wheel covered buggy by Beddowes and Moore of Stourbridge. Mrs Hope kept horses for both riding and driving and evidently a resident groom, reflecting the continuing use of The Firs as a rented country residence run in gentry-adjacent style through the Edwardian period.
- 7.21. The property continued under Freeth-Turk trust ownership through the interwar period and was tenanted throughout. Ellen Mary Turk née Freeth (the property's beneficial owner) died in 1932. Her husband William Henry Turk died in 1935. At those two deaths the beneficial interest in the property passed under the settlement to their two daughters, Ada Mary Freeth Turk (born c.1894/5) and Ellen Sophia Turk (born 1898) — the two granddaughters of Robert Freeth in whom the family's beneficial interest now vested.

- 7.22. From 1936 the property was let to Rowland Ingram Robinson (1871–1936), formerly agent of the Castle Combe Estate, and his wife Esther Grace Robinson née Thwaites (c.1873–1949) as tenants of the Freeth-Turk family trust. The Robinsons had married in Lancaster in 1899 and had been resident at Warwick in 1922 before moving to The Firs. Rowland Robinson's professional posting immediately prior to retirement had been as land agent to the Castle Combe Estate in Wiltshire —seven miles north-west of Bremhill parish — and the couple's move to The Firs represents his return in retirement to the local district he had come to know through his professional career, rather than a fresh migration from the North.
- 7.23. Rowland Robinson's telephone entry ("Mr R I Robinson, The Firs") appeared in the Wiltshire News of Friday 14 August 1936, marking their occupation. Rowland Robinson died later in the same year. His widow Esther continued as tenant. The 1939 England and Wales Register records Esther Robinson at The Firs, East Tytherton, widow, living on private means, with her daughter Nancy Ingram Robinson (born 1900 at Clitheroe, described as "unpaid domestic duties"), a cook and a house parlour maid. Esther Robinson died at The Firs in April 1949; her death was reported in the Wiltshire Times and Trowbridge Advertiser of Saturday 9 April 1949, which described her as "widow of Mr R. I. Robinson, former agent of the Castle Combe Estate."
- 7.24. Following the death of Esther Robinson in April 1949 the trustees of the Freeth family trust took the opportunity of vacant possession to wind up the sixty-two-year trust and convert the property to cash for distribution among the beneficiaries. The two trustees for sale were both direct granddaughters of Robert Freeth: Ada Mary Freeth Hillier of Monument Farm, Bremhill (born Ada Mary Freeth Turk, c.1894/5, died June 1967; the "Freeth" is a middle name inherited at birth from her mother Ellen Mary and grandmother Mary Freeth née Vines, in the Victorian convention of carrying the maternal-line surname to a granddaughter), married to Percy George Joseph Hillier (born 1887), farmer, of Monument Farm; and Ellen Sophia Vines née Turk of Charlcutt Farm, Calne (born 1898 at Charlcutt, died 1988), married in 1919 to Charles Percy Vines (1891–1976) of Charlcutt — a second-generation renewal of the Freeth-Vines family connection first made in Robert Freeth's own 1851 marriage to Mary Vines. Both sisters were resident in Bremhill parish through the interwar and post-war periods, married to local farmers, and represented in the trust winding-up the

surviving lineal descendants of Robert Freeth through his daughter Ellen Mary Turk née Freeth.

- 7.25. The 1949 sale was advertised as being of the property "known as 'The Firs'" (its historic name, in continuous use since at least 1886) and was conducted at the Angel Hotel, Chippenham on Friday 7 October 1949 by auctioneers Thompson, Noad & Phipp of Market Place, Chippenham and Spa Road, Melksham. The vendors' solicitors were Messrs G. I. Gough & Son of 28 Church Street, Calne. The property was described in the sale particulars as "a charming medium sized Residence soundly constructed of stone with slate roof, standing in well laid out Gardens and Grounds, together with range of 6 Loose Boxes and excellent Pasture Enclosure the whole extending to an area of approximately 6 acres," and marketed as "an ideal Country Residence or Hunting Box." The Special Conditions of Sale (clause 4) noted that "the Vendors are selling as Trustees for sale," and (clause 5) confirmed that the title commenced with the 1884 Ferris-to-Freeth conveyance — the root of title reverting to sale sixty-five years earlier. Viewing was by permission of "Miss Robinson in residence," understood to be Nancy Ingram Robinson, daughter of the late tenant Esther Robinson. The record of the sale is held at the Wiltshire and Swindon History Centre (ref 1409/15/168). The 1949 sale marks the end of the Freeth family trust and the first personal freehold ownership of the property since 1887.

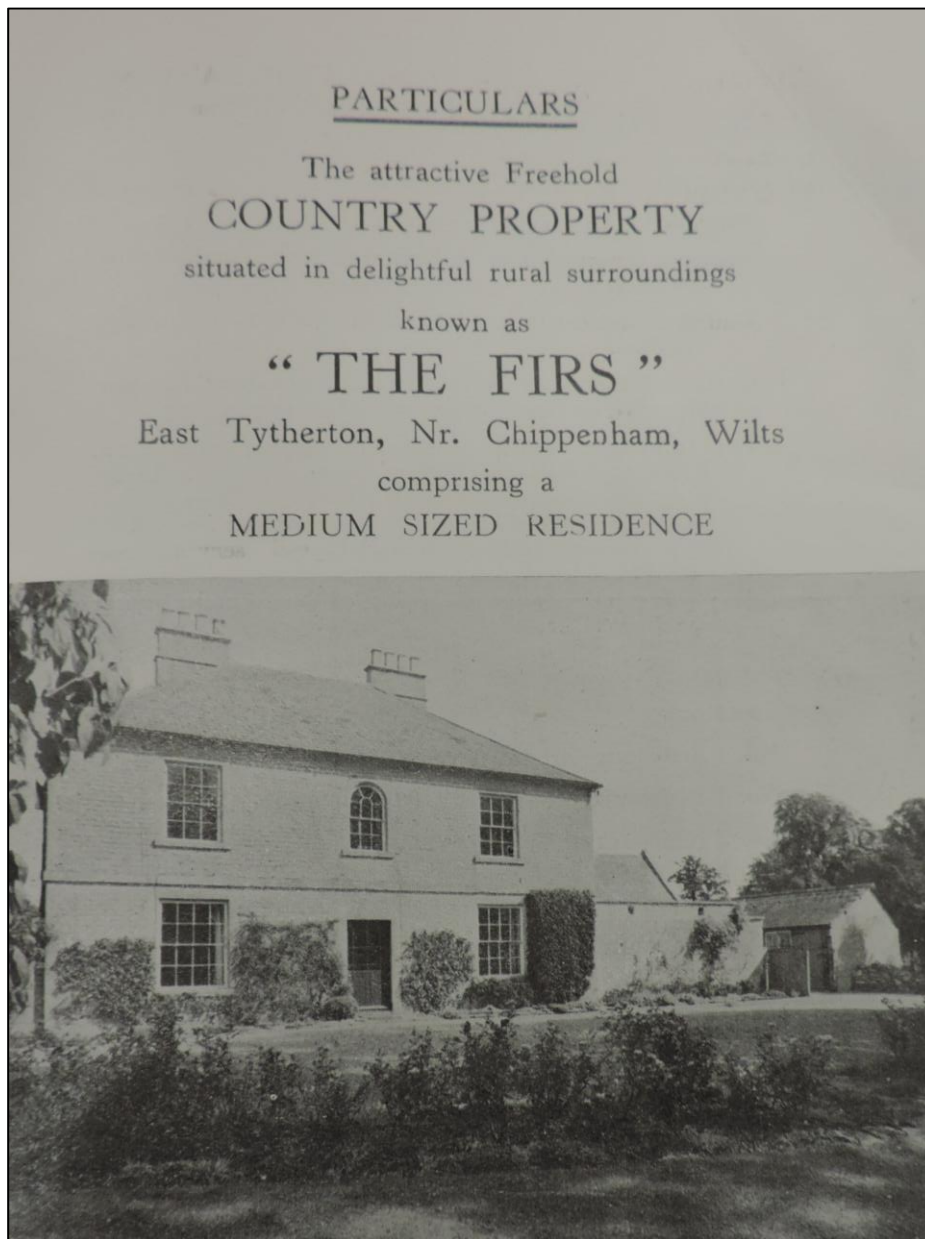


Figure 4 Wiltshire and Swindon History Centre (ref 1409/15/168) – The Firs 1949

- 7.26. The property was purchased at or shortly after the 1949 auction by Derrick Montagu Hale (1905–1990), veterinary surgeon in Chippenham, and his wife Caryl née Williams (1905–1978). The Hales were in residence at The Firs by 1955 and raised their family there through the 1950s and 1960s. The birth of a child to their daughter Gillian at The Firs was reported in the *Wiltshire News* of Friday 17 June 1955; and the marriage of Jane Rosemary Hale, “eldest daughter of Mr and Mrs Derrick Hale of The Firs, East Tytherton,” was reported in the *Wiltshire News* of Friday 15 February 1957.

- 7.27. Derrick Hale's veterinary practice was based in Chippenham, three miles away and the property served both as the family residence and as a base convenient to his work. The Hale ownership represents the first period of personal freehold family occupation of the property since Robert Freeth's own three-year residence in 1884–1887, following the sixty-two-year Freeth family trust with its succession of paying tenants (Gardner, Hope, unknown interwar tenants, and finally the Robinsons). The Hales appear to have held the property for at least two decades before it passed into the ownership of Commander and Mrs H. J. Scarlett-Streatfield.
- 7.28. The property passed at some point in the mid-1970s from the Hale family into the ownership of Commander H. J. Scarlett-Streatfield of the Royal Navy and his wife. The Scarlett-Streatfeild family — the spelling varies between sources as Scarlett-Streatfeild, Scarlett-Streatfield and Scarlett-Streathfield — were an established English military and naval-aviation lineage of the twentieth century, associated with the Streatfeild family of Rossington Hall, Bawtry, Yorkshire, whose surname was formally added to the Scarlett line in 1939. Documented family members included Air Vice Marshal Francis Scarlett CB DSO, a pioneering early naval aviator and later RAF officer; his son Air Vice Marshal James Rowland Scarlett-Streatfeild CBE (1909–1945), killed in an air crash on 10 May 1945 while travelling to Oslo to accept the German surrender in Norway at the close of the Second World War; and Lieutenant Commander Norman John Scarlett-Streatfeild, Fleet Air Arm observer aboard HMS *Glorious* in the Indian Ocean and later at the Battle of Taranto in November 1940. Commander H. J. Scarlett-Streatfield, who signed the 1980 planning application at what was then called "Fields," is understood to have been a further member of this same extended family, though the specific relationship has not been closed down in the research undertaken for this Assessment; the naval rank of Commander is consistent with the family's continuing service tradition into the post-war period. Retirement to a rural residence in Wiltshire in the mid-1970s fits the broader mid- to late-twentieth-century pattern of senior service officers settling in the West Country after career's end.
- 7.29. Two Kennet Rural District Council planning applications mark the mid-twentieth-century physical development of the site. Application N/76/00748/FUL, approved with conditions, secured the conversion of the L-shaped barn range east of the farmyard — first depicted on the 1886 Ordnance Survey and further built out by 1922 — into a servant's flat, which today reads as the Bedroom 5 / Guest Annex / Studio on the

current ground-floor plan of the property. It is not possible from the surviving documentary record to attribute the 1976 application to a particular ownership: the property is understood to have passed from the Hale family to Commander H. J. Scarlett-Streatfield at some point in the mid-1970s, but the precise date of that transaction is not established, so the 1976 application may have been made by either party. Four years later, application N/80/00243/FUL (decided 12 May 1980) secured the demolition of the existing potting shed and the erection of single-storey flat-roofed extensions to the east and west of the dwelling, at which point the property was in the ownership of the Scarlett-Streatfield family. The officer's report of 19 February 1980, on the application for "Extension to dwelling, 'Fields', East Tytherton, Bremhill" recorded the property under the name "Fields" for the first time in the documentary record (its earlier consistent designation having been "The Firs"). The 1980 extensions were finished in Bradley's "Masonry Block" with mineral felt roofs and new windows in stone surrounds. The County Design Group objected to the scheme on grounds of the flat roofs and window design being inappropriate; the Parish Council raised no objection; and the officer report recommended favourable determination on the strength that the extensions "would not be visible from the front and would be screened on the west by a 2.5m stone boundary wall and on the east by stables and outbuildings." Permission was granted conditional on amended proposals per an agent's letter dated 26 March 1980 confirming minor internal amendments.

- 7.30. On 25 November 1987 the property was added to the National Heritage List for England as Field House (List Entry Number 1199174, Grade II). The listing was raised seven years after the 1980 extensions and describes the c.1840 fabric of the main house only. As the 1980 additions post-date 1 July 1948, they do not benefit from curtilage listing under section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The property has since been renamed Northfield House. The naming history of the property is accordingly a four-stage sequence: The Firs (documented from at least 1886 through the 1955 Hale references); Fields (1980 planning application); Field House (25 November 1987 listing); and Northfield House (current).
- 7.31. The wider Bremhill parish landowning network across the whole 1884–1949 period can now be reconstructed from the documentary record as follows. The Freeth family at East Tytherton (The Firs, purchased 1884, held on trust to 1949); the Vines family at Hanger Farm, Bremhill (Charles Vines, Robert Freeth's nephew and 1887

executor); the Turk family at Spirthill and later Charlcutt (Frederick Turk at Spirthill 1886, William Henry Turk at Charlcutt 1901 and 1910); the Hillier family at Monument Farm, Bremhill (Percy George Joseph Hillier, husband of Ada Mary Freeth Turk from the mid-1920s); and successive Vines-family holdings at Charlcutt Farm through to the mid-twentieth century (Ellen Sophia Vines née Turk to 1988). The recurring intermarriage between these families — Robert Freeth to Mary Vines in 1851, and their granddaughter Ellen Sophia Turk to Charles Percy Vines in 1919 — evidences the tight local network of North Wiltshire yeoman families among whom the trust interests in The Firs remained continuously held from Robert Freeth's 1884 purchase to the 1949 winding-up.

- 7.32. The physical development of the site between the mid-nineteenth-century establishment of the dwelling and its 1980 extensions can be traced from the Ordnance Survey mapping in conjunction with the 1979 Humberts "as existing" survey. The 1899 Revised Ordnance Survey 1:2500 sheet (Wiltshire XX.12, revised 1899, published 1900) shows Ordnance Survey plot 290 as comprising only the main c.1840 dwelling, with the Coach House to the north-east recorded as a discrete detached range. By the 1922 Revised Ordnance Survey 1:2500 sheet (Wiltshire XX.12, revised 1922, published 1923), a two-bay hatched range had been erected projecting east from east elevation of the main dwelling to join the Coach House range to the north. That two-bay range is therefore not of the c.1840 phase but of the period 1899–1922 — most probably a late-Victorian or Edwardian utilitarian addition serving the domestic offices. By the time of the November 1979 Humberts "as existing" survey (drawing 61683/1), however, only the southern bay of that range remained standing, in use as a potting shed. The 1979 plan shows no doorway between the potting shed and the main dwelling, from which two readings are possible: either that the two-bay range had always been an ancillary structure with no internal communication with the dwelling; or that the surviving southern bay is itself a mid-twentieth-century rebuild on the earlier footprint, with the earlier 1899–1922 range having been demolished in its entirety and the potting shed erected in its stead. On the current documentary evidence it is not possible to prefer one reading over the other, though the fact that the northern bay had been lost by 1979 while the southern bay had been retained in continued outbuilding use is at least consistent with the second reading.

- 7.33. The 1979 Humberts survey is also the clearest surviving record of the property's twentieth-century planform immediately prior to the 1980 extension works. It shows the Kitchen located in the north-west range of the main dwelling (with adjoining Larder and Pantry to its north), the north-east range in use as Utility Room and cellar with Rear Hall, WC and Bathroom above the utility bay, and the knock-through between the Back Hall and the Boot Room that remains in place on the current 2026 planform. The 1979 proposed drawing set that accompanies the Humberts as-existing survey records specific salvage-and-reuse instructions for the 1980 works, including the blocking-up of the Larder vent and cupboard, the removal of internal partitions in the north-west range, and the salvage and repositioning of the historic Pantry door to the doorway between the former north-west Kitchen (reconfigured as the current Dining Room) and what is now the modern Sitting Room / Playroom. The 1980 extension works (described elsewhere in this Section) subsequently removed the surviving southern bay of the earlier 1899–1922 potting shed range and secured the single-storey east extension into which the Kitchen was moved from the north-west range, the former north-west Kitchen being reconfigured as the current Dining Room. The historic Larder and Pantry adjoining the earlier Kitchen have been retained in their historic locations to the present day, though the historic Pantry door itself now hangs on the Dining Room / Sitting Room opening.
- 7.34. The 1949 sale brochure and the 1979 measured survey together allow the physical evolution of the cellar to be closely dated. The 1949 particulars describe the ground-floor accommodation of the north-east range as a scullery with fitted shelving over a "small dry cellar" — the descriptor "small" being consistent with a shallow, hatch-accessed below-floor storage void of the type common in early- to mid-nineteenth-century domestic ranges — a "root cellar" or "cool cellar" used for the cool storage of root vegetables and preserved produce below the scullery floor, rather than a full head-height cellar. By the time of the Humberts "as existing" measured survey prepared for Commander and Mrs N.J. Scarlett-Streatfeild on 30 November 1979 (drawing 61683/1, revised 12 February 1980), however, the cellar is drawn at a head height of 1.76m — effectively identical to the 1.75m as recently surveyed on site to inform current plans. The works to raise the cellar ceiling to its present height, together with the associated rebuild of the cellar south wall incorporating the flat-topped brick recesses now present, had therefore already been completed by 1979,

and are attributable to the period between the 1949 sale and the November 1979 Humberts survey.

8. Planning Policy

Relevant planning policy framework

- 8.1. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, in considering whether to grant listed building consent for any works which affect a listed building or its setting, and in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.
- 8.2. The Project Site lies within the North Wessex Downs National Landscape (designated in 1972 as the North Wessex Downs Area of Outstanding Natural Beauty and rebranded as a National Landscape by section 245 of the Levelling Up and Regeneration Act 2023). National Landscape status is a material consideration in the determination of any application for planning permission, and the NPPF (August 2026) requires that substantial weight be placed on the special qualities of Protected Landscapes. The substantive plan-led framework engaged by the proposal, Wiltshire Core Strategy Core Policy 58 (Ensuring the conservation of the historic environment), is set out below, together with the heritage policies of Chapter 20 of the NPPF (August 2026), policies HE1 to HE10.

National Planning Policy Framework (NPPF), August 2026 (superseding the December 2024 edition)

HE5(1): Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

HE4(1): Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would

affect the significance of heritage assets, including any contribution made by their setting should: (a) Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and (b) Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

HE6(1): When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

HE6(4): Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

HE10(1)(b): The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.

Wiltshire Core Strategy adopted 2015

Core Policy 58 Ensuring the conservation of the historic environment.

"Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains;
- ii. World Heritage Sites within and adjacent to Wiltshire;
- iii. buildings and structures of special architectural or historic interest;
- iv. the special character or appearance of conservation areas;
- v. historic parks and gardens;
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications."

9. Proposed Development

- 9.1. The proposal is for a scheme of internal reconfiguration, sensitive external repair and conversion of an outbuilding bay at Northfield House, prepared by FORM studio on behalf of Mr and Mrs Hogan. The scheme is set out on FORM studio drawings 985-102(A) (Proposed Ground Floor Plan), 985-104(-) (Proposed Building Elevations 1, 3, 4) and 985-105(-) (Proposed Building Elevations 2, 5), all dated 24 June 2026. The proposed works comprise the following.

Internal reconfiguration to the core dwelling

- 9.2. Removal of the modern partitions forming the current mezzanine above the cellar; reinstatement of the ground-floor level over the cellar; opening up of the Kitchen to the full ceiling height above the cellar; blocking of the doorway from the rear Reception Hall that currently gives access to the mezzanine (which will itself be removed); installation of internal tanking to the walls and floor of the retained cellar to mitigate the historic flooding and damp identified at the site visit; and reinstatement of hatch access to the cellar from the floor of the reinstated Kitchen above, in line with the presumed original c.1840 arrangement and as confirmed by the applicant's architect (FORM studio) in correspondence with the author.
- 9.3. Removal of the sink unit from beneath the modern window in the Kitchen and relocation to the position of the former mezzanine.
- 9.4. Enlargement of the existing Kitchen window opening in the east elevation of the 1980 east extension to form double doors opening into the courtyard.
- 9.5. Installation of one additional rooflight to the flat roof of the 1980 east extension, and replacement of the existing domed rooflight on the same roof with a flat, low-profile rooflight.
- 9.6. Insertion of new double doors within the modern east extension to form a partition between the Back Hall and the Kitchen.
- 9.7. Reconfiguration of the Boot Room to enlarge the space for storage, with new double-door access from the Back Hall.

- 9.8. Rehanging of the Pantry door to open inwards.



*Photo 6 West facing view of window to be enlarged within
1980s Kitchen extension.*

External repair to the core dwelling

- 9.9. Replacement of the lime render on the north elevation of the north range of the core dwelling, including the removal of modern cement-based repairs and general sympathetic repair to the underlying masonry as necessary.



Photo 7 West facing view of rear (north) range of the historic core dwelling.

Works to outbuildings

- 9.10. Conversion of the existing concrete-block bay at the southern end of the Guest Annex / Studio range (formerly the loose boxes) to a private recreation space. The conversion will comprise the insertion of french doors and a single-width timber door in the west elevation, and the overcladding of the existing concrete-block walls in horizontal timber boarding to complement the timber cladding of the annex range to the north.
- 9.11. Installation of two new flat conservation rooflights to the roof slope of the outbuilding (Guest Annex / Studio range) facing away from the house, mirroring the existing configuration of rooflights already present over the Coach House extension.



Photo 8 Northeast facing view of west elevation of modern concrete-block bay at the southern end of the Guest Annex / Studio.

Operational works

- 9.12. Relocation of the existing domestic heating oil tanks from their current position within the curtilage-listed former coach house range on the north-east side of the property, to a new position within the parking area on the front of the property, adjacent to the neighbouring modern telephone exchange.

10. Statement of Significance

- 10.1. This Statement of Significance applies the four-value framework — evidential, historical, aesthetic and communal — set out in Historic England's Conservation Principles, Policies and Guidance (April 2008), together with the setting methodology in Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (second edition, 2017).

- 10.2. Three heritage assets are considered: the Grade II listed Northfield House itself (List Entry 1199174); the former coach house and former loose boxes (modern Guest Annex / Studio) within the historic curtilage of the listed building, both treated as curtilage-listed pre-1948 structures under section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990; and the East Tytherton Conservation Area within which the Project Site sits.

Evidential value

- 10.3. Evidential value is “the potential of a place to yield evidence about past human activity.”
- 10.4. For Northfield House, evidential value resides principally in the c.1840 fabric of the main dwelling — the squared rubble stone masonry with ashlar dressings, the hipped slate roof and axial stacks on side roof slopes, the formal three-window front with flush quoins, plinth, raised bands and moulded eaves cornice, and the twelve-pane and sixteen-pane sash fenestration with round-headed centre first-floor window and centre half-glazed door with hood on brackets. The main dwelling reads as a well-preserved and largely unaltered example of the early-Victorian polite house type typical of prosperous yeoman-farmer accommodation in North Wiltshire. Evidential value in the cellar itself is qualified: the mid-twentieth-century raising of the cellar ceiling and rebuild of the south wall has reduced the surviving fabric of the historic “small dry cellar” to its original location and partial plan only.
- 10.5. For the former coach house and former loose boxes (modern Guest Annex / Studio) framing the courtyard on the east side of the property, evidential value resides in the physical survival of the ancillary agricultural buildings shown on the First Edition Ordnance Survey of 1885 and the 1899 Revised OS, both continuing to reflect the domestic-and-equestrian ancillary character of the mid-Victorian property (a coach house for a private carriage, and loose boxes for stabled horses, rather than a threshing-and-cattle working farmyard). Evidential value in these structures is now qualified by the 1976 conversion of part of the coach house range to a servant’s flat (planning ref N/76/00748/FUL), which introduced modern internal fabric, and by the mid-twentieth-century concrete-block rebuild of the southern bay of the loose boxes range.

- 10.6. For the East Tytherton Conservation Area, evidential value resides in the concentration of historic building fabric across the hamlet — the eighteenth-century Moravian church and settlement, the c.1840 Northfield House, and the associated nineteenth-century farmhouses and outbuildings — read as a group, together with the historic road pattern along Maud Heath's Causeway.

Historical value

- 10.7. Historical value is "the ways in which past people, events and aspects of life can be connected through a place to the present."
- 10.8. Northfield House's historical value is high and unusually well documented for a modest rural dwelling. The property's continuous history from George Ferris's occupation in 1871 through the sixty-two-year Freeth family trusteeship (1884–1949) and thereafter through the Hale (1949–mid 1970s) and Scarlett-Streatfeild (mid 1970s onward) ownerships is traceable in the census returns, probate calendars, Lloyd George Land Valuation Survey (1910), 1949 sale particulars and Kennet Rural District Council planning records. The Freeth family trust holding is of particular illustrative value as evidence of the tight local intermarrying network of yeoman-farmer families that dominated Bremhill parish through the second half of the nineteenth century — the recurring Freeth-Turk-Vines-Hillier connections around East Tytherton, Charlcutt, Hanger Farm and Monument Farm show the operation of the local Victorian rural economy in microcosm. The property's naming history — The Firs (from at least 1886), Fields (1980 planning), Field House (1987 listing), Northfield House (current) — is itself a documentary record of the property's evolution through the twentieth century.
- 10.9. The former coach house and former loose boxes carry historical value as physical evidence of the property's mid-Victorian domestic-and-equestrian ancillary function — a coach house for a private carriage and loose boxes for stabled horses of the type kept for the personal use of a prosperous yeoman-farmer household, corroborated by the census identification of successive occupants as farmer or yeoman-farmer and by the 1910 Lloyd George Land Valuation entry.
- 10.10. The East Tytherton Conservation Area carries the historical value of a small pre-industrial hamlet retaining its historic settlement pattern and building group, together

with the specific historical association with the eighteenth-century Moravian settlement and with Maud Heath's fifteenth-century Causeway crossing the Avon meadows.

Aesthetic value

- 10.11. Aesthetic value is "the ways in which people draw sensory and intellectual stimulation from a place."
- 10.12. Northfield House's aesthetic value is high. The formal three-window south front — with its squared rubble stone facing, ashlar dressings, hipped slate roof and axial stacks, and its symmetrical twelve-pane and sixteen-pane sash fenestration ordered around the round-headed centre first-floor window and centre half-glazed door with hood on brackets — is a compact and confident piece of early-Victorian polite architecture. The building reads as designed, cohesive and unaltered in its principal public elevation, and its aesthetic reading is not damaged by the 1980 flat-roofed east and west extensions, which by design are screened from the front elevation and are confined to the rear range.
- 10.13. The former coach house has modest aesthetic value in its own right — a compact red-brick vernacular ancillary building of the mid-nineteenth century, with a slate hipped roof — and the former loose boxes range likewise reads as a vernacular coach-house/stabling composition. Both structures contribute more strongly to the aesthetic reading of Northfield House as a whole by enclosing the courtyard on the east side of the property and establishing the domestic-and-equestrian ancillary character of the site.
- 10.14. The East Tytherton Conservation Area has high aesthetic value: the tightly-grouped hamlet at the eastern end of Maud Heath's Causeway, dominated in views from the north by the eighteenth-century Moravian settlement and set within open pastoral landscape, offers a coherent and largely unaltered historic ensemble.

Communal value

- 10.15. Communal value is "the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory."

- 10.16. Northfield House's communal value is limited. It is a private dwelling, not open to public visitors, and its role in the collective experience of East Tytherton is subordinate to that of the Moravian settlement to the south. Wiltshire Council's Planning Technical Services team confirmed by email on 4 August 2026 that no Conservation Area Statement for East Tytherton has been prepared, and the property is not the subject of specific reference in any published local heritage document.
- 10.17. The former coach house and former loose boxes carry no significant independent communal value.
- 10.18. The East Tytherton Conservation Area carries the communal value attaching to any small, coherent, historic hamlet in continuous residential use: the shared historic setting of the community that lives within it.

The contribution of setting

- 10.19. In the terms of Historic England's Good Practice Advice in Planning 3: The Setting of Heritage Assets (second edition, 2017), setting is defined as "the surroundings in which a heritage asset is experienced." Setting is not itself a designated heritage asset, but the contribution that setting makes to the significance of the asset is capable of being affected by proposals within or beyond the setting.
- 10.20. For Northfield House the principal contributions to setting are: the formal south front reading toward the road and the enclosed grounds south of the dwelling; the enclosed courtyard on the east side, framed to the north and east by the curtilage-listed former coach house and former loose boxes; the enclosed grounds and modest garden to the west, framed by boundary planting; and the wider outlook to the north over the pastoral farmland typical of the Bremhill parish. The Project Site does not form part of key views from or across any designated public footpath (the closest, Footpath BREM19 adjoining Maud Heath's Causeway to the south-east, sits approximately 170m from the roadside entrance to the property).
- 10.21. For the East Tytherton Conservation Area, the setting of the Project Site engages the Conservation Area at the local scale of Northfield House's own curtilage — the property is a contributing component of the Conservation Area's built form, and works to its rear elevations and internal courtyard are experienced primarily from within the curtilage rather than from the public realm of the hamlet.

Summary statement of significance

- 10.22. Northfield House is a Grade II listed early-Victorian yeoman-farmer's house of c.1840, of high heritage significance rooted principally in its evidential (well-preserved c.1840 fabric and historic plan) and aesthetic (formal, symmetrical, cohesive south front and hipped-roofed massing) values, with unusually strong historical value drawn from the sixty-two-year Freeth family trusteeship and the wider Freeth-Turk-Vines-Hillier North Wiltshire yeoman network documented across the property's ownership history. The curtilage-listed former coach house and former loose boxes carry medium significance rooted in their contribution to the working-farmyard reading of the property and to the enclosed courtyard setting of the main dwelling. The East Tytherton Conservation Area within which the property sits carries high significance as a coherent, small, largely unaltered historic hamlet on Maud Heath's Causeway.

Principal sensitivities

- 10.23. In light of the Statement of Significance set out above, the principal heritage sensitivities engaged by the current proposal are:
- the historic external fabric of the Grade II listed main dwelling — squared rubble stone masonry, ashlar dressings, hipped slate roof and axial stacks, and twelve-pane and sixteen-pane sash fenestration of the principal elevations — which is not engaged by the proposals except in relation to the enlargement of an existing modern window opening in the 1980 east extension (a component of the property outside the scope of the listing);
 - the historic plan-form of the rear north range of the main dwelling which is engaged by the internal reconfiguration works to the mezzanine, kitchen and cellar;
 - the north elevation lime render, which is engaged by the sympathetic repair works;
 - the courtyard setting of the main dwelling, framed by the curtilage-listed former coach house and former loose boxes, which is engaged by the enlargement of the kitchen window into double doors and by the conversion of the south end of the former loose boxes range;
 - the fabric of the curtilage-listed former loose boxes range, engaged by the outbuilding conversion (albeit that the specific bay concerned is of mid-twentieth-century concrete-block construction and is not itself of pre-1948 fabric);

- the character and appearance of the East Tytherton Conservation Area, engaged at the local scale of the Project Site itself but not in any wider views.

11. Impact Assessment

- 11.1. This section presents the impact assessment against the significance of the heritage assets identified in Section 11, applying the taxonomy of effects set out in NPPF (August 2026) policy HE5(2) — positive effect, no effect, harm, substantial harm, or total loss. The individual elements of the proposed development, as set out in Section 10, are addressed in the impact assessment table at the end of this Assessment; this section synthesises the position across the scheme as a whole.
- 11.2. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the local planning authority to have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest which it possesses. Section 72(1) requires similar special attention to be paid to the desirability of preserving or enhancing the character or appearance of the East Tytherton Conservation Area. These statutory duties inform the assessment that follows.

Impact on the Grade II listed Northfield House

- 11.3. The proposal engages the significance of the listed building at multiple points, but engages pre-1948 listed fabric — that is, fabric within the scope of the deemed listing under s.1(5) of the 1990 Act — only in respect of the north elevation lime render, where the intervention is a positive one. All other interventions engage post-1948 modern fabric: the 1980 east extension and their contents; the modern mezzanine over the cellar and its associated modern-cut doorway; and the mid-twentieth-century concrete-block bay of the Guest Annex range.
- 11.4. Five interventions have a positive effect on the significance of the listed building under HE5(2)(a). The removal of the modern mezzanine over the cellar, the reinstatement of the ground-floor level over the cellar, and the blocking of the modern-cut doorway from the Reception Hall (row 1.1) collectively reinstate the historic double-height configuration of the north range recorded on the 1949 sale particulars and the 1979 Humberts “as existing” survey, and remove intrusive modern

fabric from the c.1840 historic plan-form. The addition of one further rooflight and the replacement of the existing intrusive domed rooflight with a flat, low-profile rooflight on the flat roof of the 1980 east extension (row 1.4) is a modest but genuine improvement in the visual quality of the modern extension roof, tidying the flat-roof reading of the modern component of the property. The replacement of the lime render on the north elevation, the removal of modern cementitious repairs, and general sympathetic repair to the underlying rubble stone masonry (row 1.8) reverses previous inappropriate work and allows the historic fabric to breathe. The overcladding of the intrusive mid-twentieth-century concrete-block bay of the Guest Annex range in sympathetic horizontal timber (row 1.9, cladding element) improves the aesthetic reading of the courtyard elevation of the property and better reveals the visual coherence of the ancillary range as a whole. The relocation of the existing domestic heating oil tanks from their current internal position within the curtilage-listed former coach house to a new external position within the front parking area, adjacent to the existing modern telephone exchange cabinet (row 1.11), removes a modern fuel-storage use from within the historic fabric of the curtilage-listed former coach house, reduces the ongoing risk of oil-spill damage to that fabric, and brings the installation into compliance with the fire-separation and containment requirements of OFTEC and Building Regulations Approved Document J that are difficult to achieve for the internal siting of oil tanks in a traditional-construction building.

- I. The removal of the modern mezzanine over the cellar, the reinstatement of the ground-floor level over the cellar, and the blocking of the modern-cut doorway from the Reception Hall (row 1.1) collectively reinstate the historic double-height configuration and remove intrusive modern fabric from the c.1840 historic plan-form.
- II. The replacement of the lime render on the north elevation, the removal of modern cementitious repairs, and general sympathetic repair to the underlying rubble stone masonry (row 1.8) reverses previous inappropriate work and will allow the historic fabric to breathe.
- III. The over cladding of the intrusive mid-twentieth-century concrete-block bay of the Guest Annex range in sympathetic horizontal timber (row 1.9, cladding

element) improves the aesthetic reading of the courtyard elevation of the property and better reveals the visual coherence of the ancillary range as a whole.

- IV. The relocation of the existing domestic heating oil tanks from their current internal position within the curtilage-listed former coach house to a new external position within the front parking area of the property, adjacent to the existing modern telephone exchange cabinet (row 1.11), removes a modern fuel-storage use from within the historic fabric of the curtilage-listed former coach house, reduces the ongoing risk of oil-spill damage to that fabric, and brings the tank installation into compliance with the fire-separation and containment requirements of OFTEC and Building Regulations Approved Document J that are difficult to achieve for the internal siting of domestic oil storage in a traditional-construction building. The relocation has been advised on health-and-safety grounds by a heating engineer.
- 11.5. Six interventions have no effect on the significance of the listed building under HE5(2)(b) because they engage modern (post-1948) fabric only. These are: the relocation of the kitchen sink to the position of the former mezzanine (row 1.2, internal to the 1980 extension); the insertion of new double doors between Back Hall and Kitchen within the 1980 extension (row 1.5); the reconfiguration of the Boot Room subdivision established by 1979 (row 1.6); the rehang of the Pantry door (row 1.7); the installation of two new flat conservation rooflights on the roof slope of the mid-twentieth-century concrete-block bay of the Guest Annex range, mirroring the existing configuration of rooflights on the Coach House extension (row 1.10); and the internal kitchen fit-out element of row 1.3.
 - 11.6. Two interventions record harm at the lowest end of the scale under HE5(2)(c).
 - I. The enlargement of the existing modern Kitchen window in the east elevation of the 1980 extension to form double doors opening into the courtyard (row 1.3) engages no historic fabric but modestly changes the visual character of the rear courtyard elevation by introducing a materially greater extent of glazing.
 - II. The introduction of a full set of french doors and a single-width timber door in the modern concrete-block bay of the Guest Annex range (row 1.9, fenestration element) similarly engages no historic fabric, but replaces subordinate garage-style openings (paired ledged and braced timber doors with modest six-pane

fanlights) with a materially more open, domestic-residential composition inconsistent with the working-outbuilding reading of the ancillary range.

- 11.7. Both harm elements are confined to modern components, are limited in extent, and engage the setting of the listed building at the enclosed courtyard scale rather than its fabric.

Impact on the curtilage-listed former coach house and former loose boxes

- 11.8. The former coach house range and the former loose boxes (modern Guest Annex / Studio) framing the courtyard on the east side of the property are, as pre-1948 curtilage structures shown on the First Edition Ordnance Survey of 1885, within the scope of the deemed listing of Northfield House under s.1(5) of the 1990 Act. The proposal does not engage the pre-1948 fabric of either structure: the bay to be converted at the southern end of the Guest Annex range (row 1.9) is a later twentieth-century concrete-block bay, not the pre-1948 loose-box fabric of the range to its north. The character-harm element identified in respect of row 1.9 engages the setting of the pre-1948 curtilage-listed range and the character of the enclosed courtyard rather than the pre-1948 fabric itself.

Impact on the East Tytherton Conservation Area

- 11.9. The character and appearance of the East Tytherton Conservation Area are not engaged by the proposal (HE5(2)(b): no effect). All works are internal, confined to the rear range of the core dwelling, confined to the enclosed courtyard on the east side of the property, or confined to the ancillary buildings behind the coach house. The two modest harm-at-lowest-end elements identified at rows 1.3 and 1.9 are located within the enclosed courtyard and are not visible from the public realm of the hamlet. No wider view within the East Tytherton Conservation Area is engaged. The statutory duty under section 72(1) of the 1990 Act is accordingly discharged: the proposal preserves the character and appearance of the Conservation Area.

Impact on other designated matters

- 11.10. The Project Site lies within the North Wessex Downs National Landscape, but the works are confined to internal reconfiguration, sensitive external repair of the north

elevation, and works to a modern concrete-block outbuilding bay. No wider landscape view is engaged and no impact on the National Landscape arises. Footpath BREM19, the closest public footpath to the property, sits approximately 170m south-east of the roadside entrance and is not engaged. The Project Site does not form part of key views from or across BREM19 or any other designated public footpath.

Public benefits

- 11.11. Under NPPF HE6(4), harm to the significance of a designated heritage asset is to be weighed against any public benefits of the proposal, including — where appropriate — securing the optimum viable use of the asset. The public benefits of the current proposal are:
- 11.12. Securing the continued optimum viable residential use of the Grade II listed Northfield House by adapting its modern extensions and its modern outbuilding fabric to accommodate contemporary family living, while leaving the historic c.1840 fabric of the main dwelling substantively untouched;
- 11.13. Reinstating the historic double-height configuration of the north range and removing the intrusive modern mezzanine (row 1.1) — a heritage benefit that better reveals the significance of the listed building;
- 11.14. Reversing previous harmful cementitious render on the historic rubble stone north elevation and reinstating in appropriate lime-based render, with associated sympathetic masonry repair (row 1.8) — a heritage benefit that supports the long-term conservation of the historic fabric;
- 11.15. Concealing intrusive mid-twentieth-century concrete-block fabric from the courtyard reading by sympathetic horizontal timber overcladding (row 1.9, cladding element) — a heritage benefit that improves the aesthetic reading of the ancillary range;
- 11.16. Improving the amenity and modern living quality of the historic property for its occupants by opening the family dining area of the modernised kitchen directly to the enclosed courtyard (row 1.3 offset).
- 11.17. Removing the modern domestic heating oil tank installation from within the historic fabric of the curtilage-listed former coach house and relocating it to a modern utilitarian setting at the front of the property (row 1.11) — a heritage benefit that

removes a fuel-storage use from within the ancillary listed range and reduces the ongoing risk of oil-spill damage to historic fabric.

Overall balance

- 11.18. Weighed against these public benefits, and having regard to the substantial weight to be given under HE6(1) to the conservation of the designated heritage asset, the two modest harm-at-lowest-end elements identified at rows 1.3 and 1.9 (fenestration element) are, on balance, outweighed. The scheme as a whole delivers a net positive effect on the significance of the Grade II listed Northfield House by removing modern intrusions, reversing harmful past interventions, and better revealing the historic plan-form, while confining its modest character-level engagements to modern fabric outside the scope of the listing.
- 11.19. The proposal accordingly preserves the significance of the Grade II listed Northfield House and the character and appearance of the East Tytherton Conservation Area, discharging the local planning authority's duties under sections 16(2), 66(1) and 72(1) of the 1990 Act; and, on the HE6(4) balance, is capable of being permitted.

12. Conclusion

- 12.1. This Heritage Impact Assessment has been prepared in support of an application for listed building consent at Northfield House, East Tytherton — a Grade II listed early-Victorian house of c.1840 set within the East Tytherton Conservation Area.
- 12.2. The assessment has identified the significance of the listed building, of its curtilage-listed former coach house and former loose boxes (modern Guest Annex / Studio), and of the East Tytherton Conservation Area within which the property sits. Applying the taxonomy of effects set out in NPPF (August 2026) policy HE5(2) and the statutory duties in sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Assessment concludes as follows.
- 12.3. No pre-1948 listed fabric is lost or damaged. The only listed fabric actively engaged by the scheme is the north elevation lime render, where the intervention removes

previous harmful cement-based repairs and reinstates in appropriate lime render — a straightforwardly conservation-positive intervention.

- 12.4. Four elements of the scheme deliver a positive effect on the significance of the listed building: the reinstatement of the historic double-height configuration over the cellar (removing a mid-C20 mezzanine); the lime-render repair of the north elevation; the concealment of intrusive mid-C20 concrete-block outbuilding fabric behind sympathetic horizontal timber overcladding; and the removal of a modern fuel-storage use (domestic heating oil tanks) from within the historic fabric of the curtilage-listed former coach house.
- 12.5. Five elements of the scheme have no effect on the significance of the listed building, because they engage only modern (post-1948) fabric within the 1980 east and west extensions.
- 12.6. Two elements record harm at the lowest end of the scale under HE5(2)(c) — the enlargement of a modern kitchen window in the 1980 east extension to form double doors, and the introduction of french doors to the mid-C20 concrete-block outbuilding bay. Both engage only modern fabric outside the scope of the listing, both are limited to the enclosed courtyard on the east side of the property, and neither is visible from the public realm of the hamlet.
- 12.7. The character and appearance of the East Tytherton Conservation Area are preserved. No impact arises on the North Wessex Downs National Landscape or on Footpath BREM19.
- 12.8. The two modest harm-at-lowest-end elements are outweighed by the four positive-effect heritage benefits set out above, and by the wider public benefit of securing the continued optimum viable residential use of the Grade II listed Northfield House. On the balance required by NPPF HE6(4), the scheme as a whole delivers a net positive effect on the significance of the designated heritage asset.
- 12.9. The Assessment accordingly recommends the grant of listed building consent for the scheme as proposed.

13. Bibliography

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Appendix 1: Impact Assessment

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
1.1	Removal of the modern mezzanine partitions above the cellar; reinstatement of the ground-floor level over the cellar; blocking of the doorway from the rear Reception Hall that currently gives access to the mezzanine.	No (the mezzanine and its partitions, and the doorway serving them, are wholly modern insertions, post-dating the 1979 Humberts “as existing” survey which shows the historic double-height configuration).	Positive effect	The intervention removes modern intrusions from the historic north range of the c.1840 listed dwelling and reinstates the historic room configuration recorded in the 1949 sale particulars. Blocking of the modern-cut doorway from the Reception Hall reinstates the historic wall line. Under HE5(2)(a), the works have a positive effect on the significance of the designated heritage asset by better revealing the historic plan-form and evidential value of the north range.
1.2	Removal of the sink unit from beneath the modern window in the Kitchen and relocation to the position of the former mezzanine.	No (modern fitted kitchen unit within the 1980 east extension).	No effect	Internal rearrangement of modern kitchen fit-out within the 1980 east extension. Under HE5(2)(b), the works have no effect on the significance of the designated heritage asset.

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
1.3	Enlargement of the existing Kitchen window opening in the east elevation of the 1980 flat-roofed east extension to form double doors opening into the courtyard.	No (the opening is within the 1980 east extension, which post-dates 1 July 1948 and is therefore not curtilage-listed under s.1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990).	Harm at the lowest end of the scale (character of the rear courtyard elevation only); offset by public benefit	The east elevation of the 1980 flat-roofed extension is a wholly modern component of the property, outside the scope of the listing. No historic fabric is engaged. However, the enlargement of an existing modest window to a full set of double doors materially increases the extent of glazing on the elevation and shifts its visual reading toward a more open, domestic-residential character. Read at the local scale of the enclosed courtyard, that shift is recorded here as harm at the lowest end of the scale under HE5(2)(c). Offsetting this, the works open the family dining area of the modernised kitchen directly to the courtyard, materially improving the amenity and modern living quality of the listed dwelling, with no loss of historic fabric. Under HE6(4), that public benefit is sufficient to outweigh the modest harm identified.
1.4	Installation of one additional rooflight to the flat roof of the 1980 east extension, and replacement of the existing domed rooflight on the same roof with a flat, low-profile rooflight.	No (the flat roof and existing rooflight are within the 1980 east extension, which post-dates 1 July 1948 and is not curtilage-listed).	Positive effect	The proposal comprises two elements: the addition of one further rooflight to the flat-roof 1980 east extension, and the replacement of the existing domed rooflight with a flat, low-profile rooflight. The existing domed rooflight is a visually intrusive feature on the flat-roof reading of the modern extension; its replacement with a flush low-profile unit represents a modest but genuine improvement in the visual quality of the modern extension roof. The addition of one further rooflight is a minor intervention on the same roof, with no impact on historic fabric or on the primary reading of the c.1840 listed dwelling. Under HE5(2)(a), the works have a positive effect on the significance of the designated heritage asset through improvement to the character of a modern component of the property.

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
1.5	Insertion of new double doors within the 1980 east extension to form a partition between the Back Hall and the Kitchen.	No (internal to the 1980 modern extension).	No effect	Internal partition works within a modern extension. Under HE5(2)(b), the works have no effect on the significance of the designated heritage asset.
1.6	Reconfiguration of the Boot Room to enlarge the space for storage, with new double-door access from the Back Hall.	No (the Back Hall / Boot Room subdivision is established on the 1979 Humberts survey and is a modern subdivision of the historic north-east range).	No effect	Reconfiguration of the internal modern partitions and door openings within a subdivision established by 1979. Under HE5(2)(b), the works have no effect on the significance of the designated heritage asset.
1.7	Rehanging of the Pantry door to open inwards.	No (door leaf retained; swing direction only).	No effect	Functional swing reversal only. Door leaf retained. Under HE5(2)(b), the works have no effect on the significance of the designated heritage asset.
1.8	Replacement of the lime render on the north elevation of the north range of	No (fabric to be removed is modern cementitious	Positive effect	Removal of modern cementitious render and repairs from the historic rubble stone north elevation, and reinstatement in appropriate lime-based render, reverses previous inappropriate work and allows the historic masonry to breathe. Sympathetic masonry repair

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
	the core dwelling; removal of modern cement-based repairs; general sympathetic repair to the underlying masonry as necessary.	render and repairs, which are themselves harmful to the historic rubble stone masonry beneath; replacement is like-for-like in appropriate lime-based render).		supports the long-term conservation of the historic fabric. Under HE5(2)(a), the works have a positive effect on the significance of the designated heritage asset.
1.9	Conversion of the existing concrete-block bay at the southern end of the Guest Annex range (former loose boxes) to a private recreation space, with the insertion of french doors and a single-width timber door in the west elevation and horizontal timber overcladding to the	No (the bay concerned is of mid-twentieth-century concrete-block construction and is not itself pre-1948 fabric within the scope of the curtilage listing).	Harm at the lowest end of the scale (character of the Guest Annex range and courtyard elevation); partially offset	The proposal comprises two elements which pull in different directions. The overcladding of the intrusive mid-twentieth-century concrete-block bay in horizontal timber, sympathetic to the existing timber cladding of the annex range to the north, is a positive intervention (HE5(2)(a)) that improves the aesthetic reading of the courtyard elevation and better reveals the visual coherence of the ancillary range. Against that, the replacement of the existing modest garage-style openings (paired ledged & braced timber doors with small six-pane fanlights, subordinate and utilitarian in reading) with a full set of french doors and a single-width timber door significantly increases the extent of glazing on the bay and shifts its visual character from ancillary outbuilding toward domestic-residential. That shift is inconsistent with the subordinate character of the Guest Annex range as a whole and with the working-outbuilding reading of the ancillary buildings within the enclosed courtyard, and is recorded here as harm at the lowest end of the scale under HE5(2)(c). The two effects are not fully in equilibrium: on balance the row nets to a very modest residual harm, partially offset by the timber-cladding benefit. Under HE6(4), the residual harm is capable of being outweighed by the wider public benefit of securing the continued optimum viable use of the ancillary range in support of the principal listed dwelling.

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
	concrete-block walls.			
1.10	Installation of two new flat conservation rooflights to the roof slope of the outbuilding (Guest Annex / Studio range) facing away from the house, mirroring the existing configuration of rooflights already present over the Coach House extension.	No (the roof slope concerned is over the mid-twentieth-century concrete-block bay, and is not itself pre-1948 fabric within the scope of the curtilage listing).	No effect	The two new flat conservation rooflights are installed on the roof slope of the mid-twentieth-century concrete-block bay (not on the pre-1948 curtilage-listed fabric of the range) and are configured on the elevation facing away from the house, mirroring the existing pattern of rooflights already present over the Coach House extension. No historic fabric is engaged and the visual character of the courtyard is not materially altered. Under HE5(2)(b), the works have no effect on the significance of the designated heritage asset.
1.11	Relocation of the existing domestic heating oil tanks from their current internal position within the curtilage-listed former coach house to a new external position within the front parking area of the property, adjacent	No.	Positive effect	The existing domestic heating oil tanks are currently sited internally within the curtilage-listed former coach house, where they introduce a modern fuel-storage use into a historic ancillary building not designed for that purpose. Their relocation to the front parking area, adjacent to the existing modern telephone exchange cabinet, has been advised by a heating engineer on health-and-safety grounds — including the fire-separation and containment requirements of OFTEC and Building Regulations Approved Document J for domestic oil storage, which are difficult to achieve for the internal siting of oil tanks in a traditional-construction building. The relocation delivers two heritage benefits: (i) removal of a modern fuel-storage use from within the historic fabric of the curtilage-listed former coach house, which better reveals its ancillary domestic character and reduces the ongoing risk of oil-spill damage to that fabric; and (ii) assimilation of the relocated tank installation into an existing modern utilitarian setting (the telephone exchange cabinet) at the front of the property, where its external presence is

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
	to the existing modern telephone exchange cabinet.			visually neutralised. Under HE5(2)(a), the relocation has a positive effect on the significance of the curtilage-listed range and, by extension, on the significance of the Grade II listed Northfield House as a whole.
1.12	Cumulative impact on the significance of the Grade II listed Northfield House (List Entry 1199174) and its curtilage-listed former coach house and former loose boxes (modern Guest Annex / Studio).	No (of the pre-1948 listed and curtilage-listed fabric).	Net positive effect, with two modest harm-at-lowest-end elements outweighed by public benefits and by four positive-effect heritage interventions	Read together, the works engage the significance of the designated heritage asset as follows. Four interventions have a positive effect on the significance of the listed building: the removal of the modern mezzanine intrusion and reinstatement of the historic double-height configuration in the north range (row 1.1); the sympathetic lime-render repair of the north elevation (row 1.8); the concealment of intrusive concrete-block outbuilding fabric behind sympathetic timber cladding (row 1.9, cladding element); and the removal of the modern domestic heating oil tank installation from within the historic fabric of the curtilage-listed former coach house and its relocation to a modern utilitarian setting at the front of the property (row 1.11). Five interventions have no effect on the significance of the listed building because they engage modern (post-1948) fabric only (rows 1.2, 1.5, 1.6, 1.7, and the internal kitchen fit-out element of 1.3). Two interventions record harm at the lowest end of the scale to the character of modern components engaging the wider setting: the enlargement of the kitchen window to double doors in the courtyard elevation (row 1.3) and the introduction of extensive glazing in the concrete-block outbuilding bay (row 1.9, fenestration element). Under HE6(1) substantial weight is to be given to the conservation of the designated heritage asset. Under HE6(4) that weight is balanced against the public benefits of the proposal, which here include: securing the continued optimum viable residential use of the listed building; improving the amenity and modern living quality of the historic property for its occupants (row 1.3 offset); removing modern intrusions from the historic north-range plan-form (row 1.1); reversing harmful cementitious render on historic masonry (row 1.8); concealing intrusive mid-C20 concrete-block fabric from the courtyard reading (row 1.9, cladding element); and removing the modern oil tank installation from within the historic fabric of the curtilage-listed former coach house and relocating it to a modern utilitarian setting at the front of the property (row 1.11). On balance the public benefits identified are sufficient to outweigh the two modest harm elements identified, and the scheme as a whole delivers a net positive effect on the significance of the designated heritage asset.

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
1.13	Impact on the character and appearance of the East Tytherton Conservation Area.	No.	No effect	All works are either internal, confined to the rear range of the core dwelling, confined to the internal courtyard, confined to the ancillary buildings behind the coach house, or confined to the front parking area of the property (oil tank relocation, row 1.11). The two modest harm-at-lowest-end elements identified at rows 1.3 and 1.9 are located within the enclosed courtyard on the east side of the property and are not visible from the public realm of the hamlet. No wider view within the East Tytherton Conservation Area is engaged. Under HE5(2)(b), the works have no effect on the significance of the Conservation Area.
1.14	North Wessex Downs National Landscape.	No.	No effect	The Project Site lies within the National Landscape but the proposed works are confined to internal reconfiguration, sensitive external repair of the north elevation, and outbuilding works to a modern concrete-block bay. No wider landscape view is engaged.
1.15	Public Rights of Way — Footpath BREM19, adjoining Maud Heath's Causeway to the south-east.	No.	No effect	Footpath BREM19 sits approximately 170m south-east of the roadside entrance to Northfield House. The Project Site does not form part of key views from or across BREM19 or any other designated public footpath.