

DESIGN AND HERITAGE STATEMENT



Main Farmhouse Renovation
Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Prepared for: Kim Rivers

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

Please note this report is the copyright of Heritage Fusion. Unauthorised reproduction or usage by any persons is prohibited. The content of this report is, at least in part, based upon information provided by others and on the assumption that all relevant information has been provided by those parties from whom it was requested. Information obtained from any third party has not been independently verified by Heritage Fusion unless otherwise stated within the report.

Job number:2186

Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Conservation Area: None

Building Use: Residential (farmhouse), currently uninhabited and has been since 2016

Listing Status: Farmhouse: Grade II

List entry no. 1022662

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	N
World Heritage Site	N
Non Designated Heritage Asset	
	N

Project Overview:

Renovation of the existing farmhouse to bring it back into functional use and regularisation of past unauthorized works carried out by the current owner in order to safeguard the property after a roof leak and building failure.

This building was classified as a building at risk in **2006** by Lynda Jubb, Historic Buildings Surveyor, North Wiltshire District Council when the building was occupied by two brothers Mr P Whiteley and Mr W Whiteley. They had lived there since 1963 and ran a dairy farm on the site. They were 81 years old at the point of the council enforcement visit. The council identified the poor state of repair of the buildings and carried out a condition survey (attached to this application). They noted the modern windows, UPVC guttering and poor roof condition, also noting that the modern interventions had been in place for some time.

The current owner purchased the farm in 2016 presumably after the farm had been sold under probate and photos are submitted which illustrate the poor condition of the farmstead at this point in time, 10 years after the visit from the council. The current owner started to clear the site and building in order to safeguard it. A storm in the winter of 2022 resulted in substantial flooding on the farm and the collapse of the roof and emergency safeguarding work. The roof renewal was completed in October 2023 to reflect the 1963 auction information available rather than to reflect work carried out by the Whiteley brothers who's ownership pre dated the Listing which occurred in 1985.

The past poor condition of the roof would have been a strong contributing factor to its collapse. The work carried out to the building by the owner after several decades of neglect is likely to be the reason it is still standing and hasn't been lost entirely. All works have had the focus of making the building weathertight with the long term ambition of reinstating it as a dwelling and restoring functional use.

The farm has been the subject of recent enforcement however we believe that the current local authority does not have record of the past council actions carried out when the local authority was North Wiltshire District Council which ceased to exist in 2009 and records were deposited with the local history archives. We urge a full review of this case in light of this information as it should substantially change the tone of the conversation at hand.

Job number:2186

Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Drawings and Documents provided:

-  2186 E01 FH Location Plan
-  2186 E02 FH Site Plan Farmhouse
-  2186 E03 FH Previous Ground Floor Plans
-  2186 E04 FH Previous First Floor Plan
-  2186 E05 FH Previous Loft Plan
-  2186 E06 FH Previous Roof Plan
-  2186 E07 FH Previous Front and Side Elevation
-  2186 E08 FH Previous Rear and Side Elevation
-  2186 E10 FH Ground Floor Demolition
-  2186 E11 FH First Floor Demolition
-  2186 E12 FH Loft Demolition
-  2186 E13 FH Roof Demolition
-  2186 P01 FH Current Proposed Ground Floor Plan
-  2186 P02 FH Current Proposed First Floor Plan
-  2186 P03 FH Current Proposed Loft Floor Plan
-  2186 P04 FH Current Proposed Roof Plan
-  2186 P05 FH Current Proposed Front and Rear Elevation
-  2186 P06 FH Current Proposed Rear and Side Elevation
-  Record Photos from point of purchase

Schedule of Intervention:

The following outlines the proposed interventions including:

- *What is being changed, added, removed, or altered*
 - *The scale and extent of the intervention*
 - *Materials, design, and methods*
 - *Whether the change is reversible or permanent*
-
- Repair and replacement of existing pantile roof following storm collapse with stone tiles to reflect 1960s auction information available.
 - Removal of dilapidated garage and conservatory which was causing harm to the historic walls of the property.
 - New rainwater goods to prevent further building damage (missing previously).
 - New door to end snug area- previously missing.
 - Removal of modern windows and unblocking of former bricked openings. Replacement with timber double glazed casement windows to make the building watertight.
 - Removal of contaminated and live plaster. Replacement with lime based plaster throughout.
 - Repair of existing floors. Retain existing boards where present.
 - No change to existing historic timber framing.
 - Removal of modern blockwork to ground floor by inglenook. Reinstatement of previously removed wall.
 - Removal of cement based render to existing chimneys. Repoint in lime.
 - Like to like repair and repointing to existing stonework with lime to prevent water ingress.
 - New front door and side glazing in new opening.
 - Replacement of modern brick lean to structure as advised in 2006 council report and replace with structure of same form 1m longer and install new utility/boot room and GF WC.
 - New stone flag flooring throughout ground floor.
 - New heating, lighting and electrics.
 - New kitchen and bathrooms with new plumbing.
 - New timber stud partitions to form family bathroom and aster ensuite.
 - Removal and replacement of spiral staircase in snug room and replacement with timber stair and balustrade.
 - New woodburning stove to dining/ lounge area.
 - Repair main staircase and stair to loft like for like.
 - Reinststate partition to enclose staircase to loft.
 - New doors throughout.
 - New conservation rooflight to main roof.
 - 2no. new window openings to west elevation to match existing adjacent.

Job number:2186

Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Setting Overview/ Context:

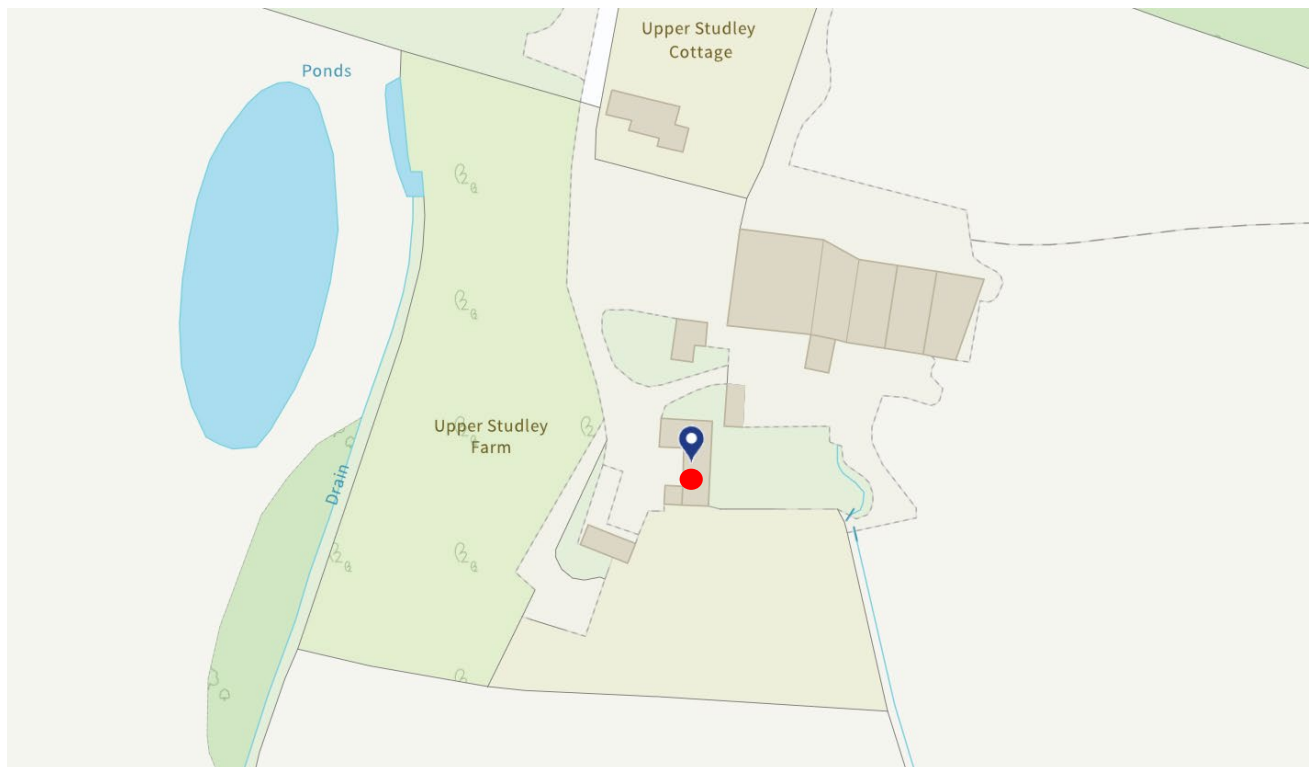
The site comprises a series of connected barns running east-west, situated within the farmstead of Upper Studley Farm, approximately 3km east of the market town of Royal Wootton Bassett, and 5.5km south west of Swindon. Neighbouring the farm to the west is North Wiltshire Crematorium and to the south lies the Great Western Main line railway connecting London Paddington to Bristol and South Wales (The South Wales Main Line branches off the main line at Wootton Bassett Junction, on the south west edge of Royal Wootton Bassett). North of the site lies M4 Junction 16 (Spittleborough Roundabout). The site, as with the rest of the farm, is accessed from a 375m access road connecting to Swindon Road (A3102) as the A road exits the roundabout westbound. The other side of the road, directly opposite the farm entrance, is split into 3 lanes in readiness for the junction. On the other side of the junction, industrial estates and business parks on the edge of Swindon's sub-urban sprawl, abut the motorway. Excepting this, the area surrounding the farm is sparsely populated rural land.

The A3102 connects Melksham to Swindon, passing through the centre of each town and village on route, and forming the high street in Royal Wootton Bassett. Between the towns and villages, the road is lined on both sides with mid height hedges.

The farmhouse is a traditional L shaped two storey detached stone building with a stone tile roof. It is one room deep. There are modern timber casement windows within stone surrounds. There is a large parking area to the front of the property (west) and a large garden to the rear/ east.

Setting: Rural Farmstead

Topography: Flat



Map taken from Historic England Listing Database. Property shown with a red dot.

Job number:2186

Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Impacted Heritage Assets:

The farm sits neither within nor just outside a Conservation Area.

The farmhouse is Grade II Listed.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1022662

Date first listed: 15-Aug-1985

List Entry Name: UPPER STUDLEY FARMHOUSE

Statutory Address 1: UPPER STUDLEY FARMHOUSE, A420

Statutory Address 2: UPPER STUDLEY FARMHOUSE, SWINDON TO CHIPPENHAM ROAD

Location

Statutory Address: UPPER STUDLEY FARMHOUSE, A420

Statutory Address: UPPER STUDLEY FARMHOUSE, SWINDON TO CHIPPENHAM ROAD

District: Wiltshire (Unitary Authority)

Parish: Lydiard Tregoze

National Grid Reference: SU 10113 82431

Details

SU 18 SW LYDIARD TREGOZE A420 SWINDON TO CHIPPENHAM ROAD

6/32 Upper Studley Farmhouse

II

Farmhouse, c1625. Coursed limestone rubble with ashlar quoins, Roman tiled roof. 2-storey, 3-bay on L plan, the 2 bays extended by further bay as agricultural space, also C17. Gable stacks to the 2-bay block, door in right bay. 3-light ovolo moulded stone mullioned windows, ground floor replaced with early C19 18-pane sashes. Relieving arches over. Mid wall hollow moulded string course Single light ovolo windows to gable. Rear windows blocked. Recent rear extensions. Interior: Cross ceiling beams with barred run-out stops to main rooms. Large blocked fireplaces. Stair in re-entrant angle. Roof, 5 bays with double purlins.

Listing NGR: SU1011382431

Legacy

Legacy System number: 316720

Legacy System: LBS

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

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 – NPPF

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting - NPPF

We have used the following levels and definitions within this report to grade 'Significance':

Level	Meaning
Exceptional	National or international importance
High	Strong regional or national value
Moderate	Local importance with some wider interest
Low	Limited heritage value but still contributes
Neutral/Negative	No heritage value or detracts from significance

Evidential/ Archeological Significance: *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

A Heritage Desk Based Assessment in 2016 by Wessex Archaeology ref 114411.01 was carried out on adjacent land. Wessex Archaeology was commissioned by Crematoria Management Ltd to prepare a Heritage Desk-Based Assessment for land at Upper Studley Farm, Lydiard Tregoze, Wiltshire (centred on National Grid Reference 409923, 182453). This study is intended to inform a planning application for a proposed crematorium and memorial parkland for the interment and scattering of ashes, to be submitted to Wiltshire Council.

The report concluded that there was an archaeological interest within the site since relatively few archaeological investigations had been carried out in the study area, the full character and potential is relatively unknown, although there is considered to be particular potential relating to the post-medieval and Romano-British periods.

The proposals in this instance however do not involve substantial ground disturbance and instead involve the rebuilding and repair of an existing building so in this instance further evaluation has not been included within this reporting.

Level Assigned: N/A

Job number:2186

Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

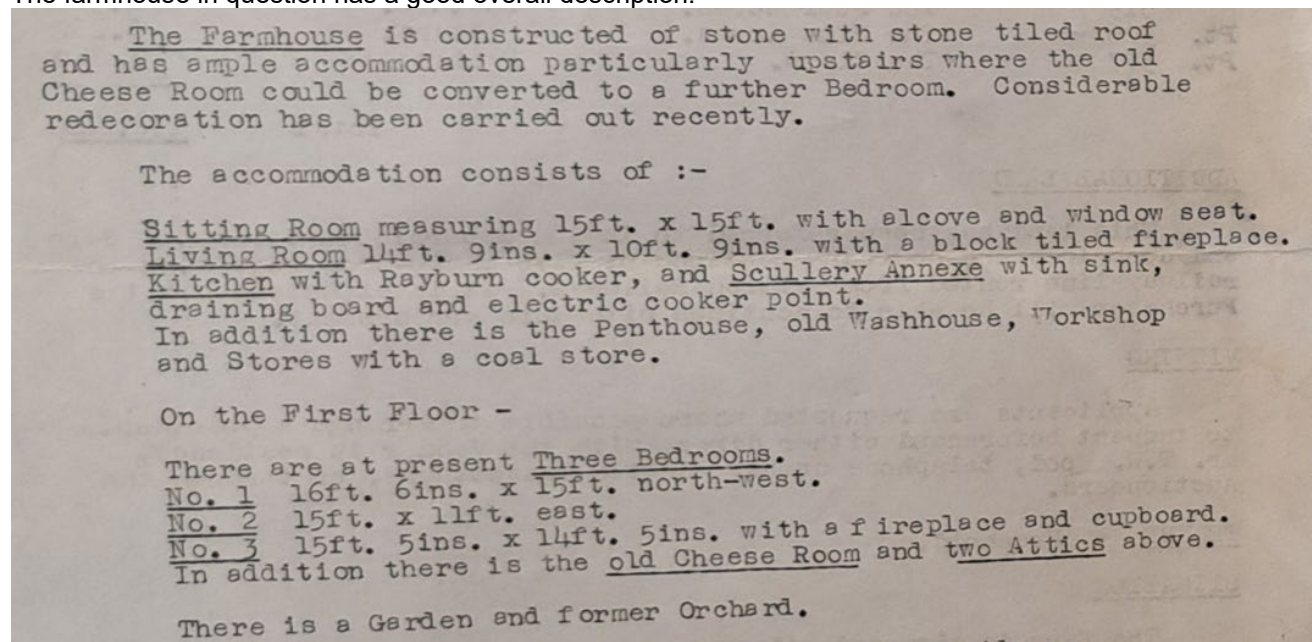
Historical: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The site is thought to have been agricultural land in the post-medieval up to the 19th century and was almost certainly built for the purposes of dairy farming given the known history of the local area. There was no Tithe apportionment found for the site however most of the surrounding land was owned by Lord Viscount Bolingbroke, a politician, in 1839 and the land in question is also highly likely to be. He was the Baron St John of Lydiard Tregoze and the farm was likely part of that original estate. Large parts of the estate were sold in the 1920s and 1930s when the estate ran into financial difficulties.

The farmhouse at Upper Studley Farm is Grade II Listed and dates from the early 17th century with the earliest part being the northern stone built L shaped range. It is a two storey building constructed of limestone rubble with some later additions. The house lies adjacent to, and south-east of, the associated farmyard and agricultural buildings, comprising several large modern barns and smaller outbuildings. The HER records the farmhouse as the only surviving historic structure, however, the dairy barn immediately to the north can be seen on the 1886 OS map as part of a larger complex and is more clearly evident in the 1900 mapping and is of the same materiality and a similar traditional build style, albeit later in date than the farmhouse.

The farmyard was at one time much larger than it is at present with a large U shaped range of buildings shown on the mapping to the north of the farmhouse. It potentially was once part of Lower Studley Farm as a larger farm and severed by the building of the railway in 1840.

The following is an extract from the auction sale of the farm in 1963 which describes the buildings on site. The farmhouse in question has a good overall description:



The Farmhouse is constructed of stone with stone tiled roof and has ample accommodation particularly upstairs where the old Cheese Room could be converted to a further Bedroom. Considerable redecoration has been carried out recently.

The accommodation consists of :-

Sitting Room measuring 15ft. x 15ft. with alcove and window seat.
Living Room 14ft. 9ins. x 10ft. 9ins. with a black tiled fireplace.
Kitchen with Rayburn cooker, and Scullery Annexe with sink, draining board and electric cooker point.
In addition there is the Penthouse, old Washhouse, Workshop and Stores with a coal store.

On the First Floor -

There are at present Three Bedrooms.
No. 1 16ft. 6ins. x 15ft. north-west.
No. 2 15ft. x 11ft. east.
No. 3 15ft. 5ins. x 14ft. 5ins. with a fireplace and cupboard.
In addition there is the old Cheese Room and two Attics above.

There is a Garden and former Orchard.

It was purchased at this point in time by the Whiteley brothers who remained the owners until 2016 when the current owner purchased it. They ran a dairy business from the site until it became uneconomical and presumably due to their age. The building was Listed in 1985 during their occupation.

The farmhouse is currently vacant, in an unusable condition due to a lack of kitchen and bathrooms as well as being devoid of finishes. It was recorded as being in a poor condition and at risk in 2006 and was uninhabitable entirely in 2016 when the current owner purchased the site. The farm is no longer agricultural in purpose and the dairy farm aspect was present but not for human consumption when the council visited in 2006.

Job number:2186

Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

The buildings significance is derived from its past association with the known former use as a dairy farm and links with the Lydiard Tregoze estate.

Level Assigned: Moderate

Architectural, Aesthetic or Artistic: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

The stone building is traditional in its character and materiality and although showing signs of past extensive alterations and severe deterioration still contributes positively to the historic farmstead. Its current state of repair is greatly improved from that of its original purchase.

Internally the finishes are no longer present due to a need to dry the building out following extensive storm damage however the historic framing and floorboards are still present as are the staircases.

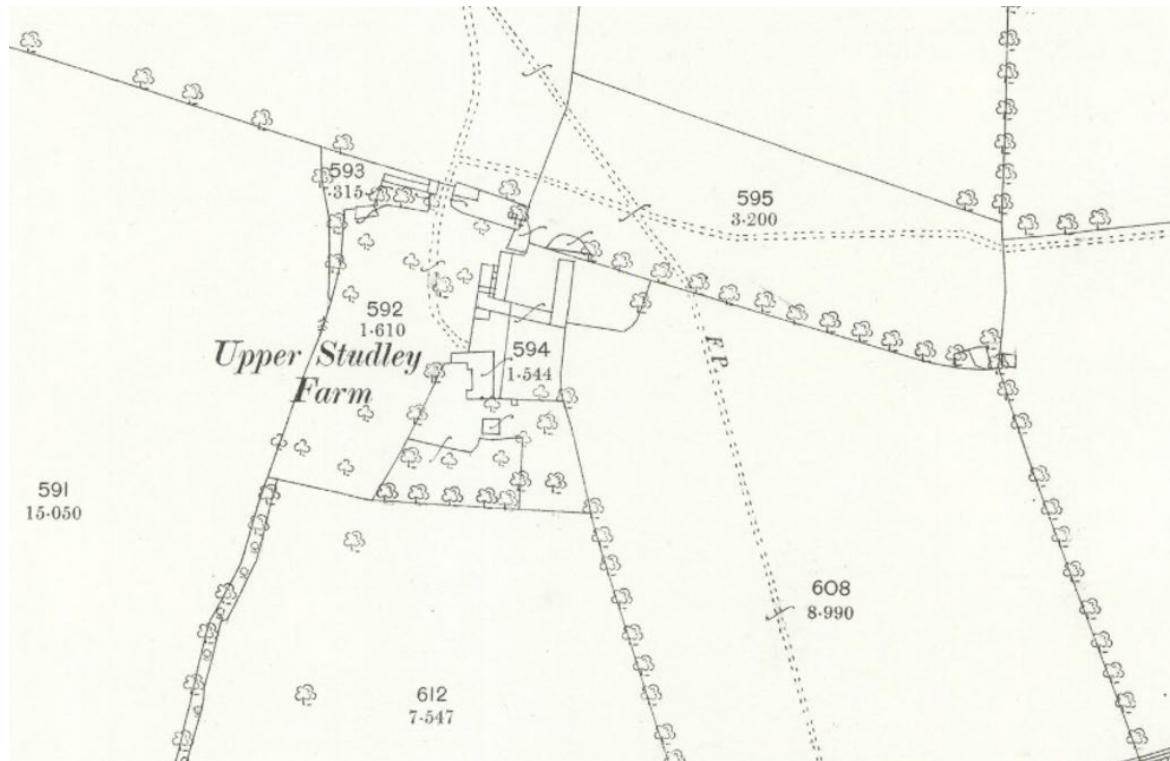
The existing ground floor is concrete.

Level Assigned: Moderate

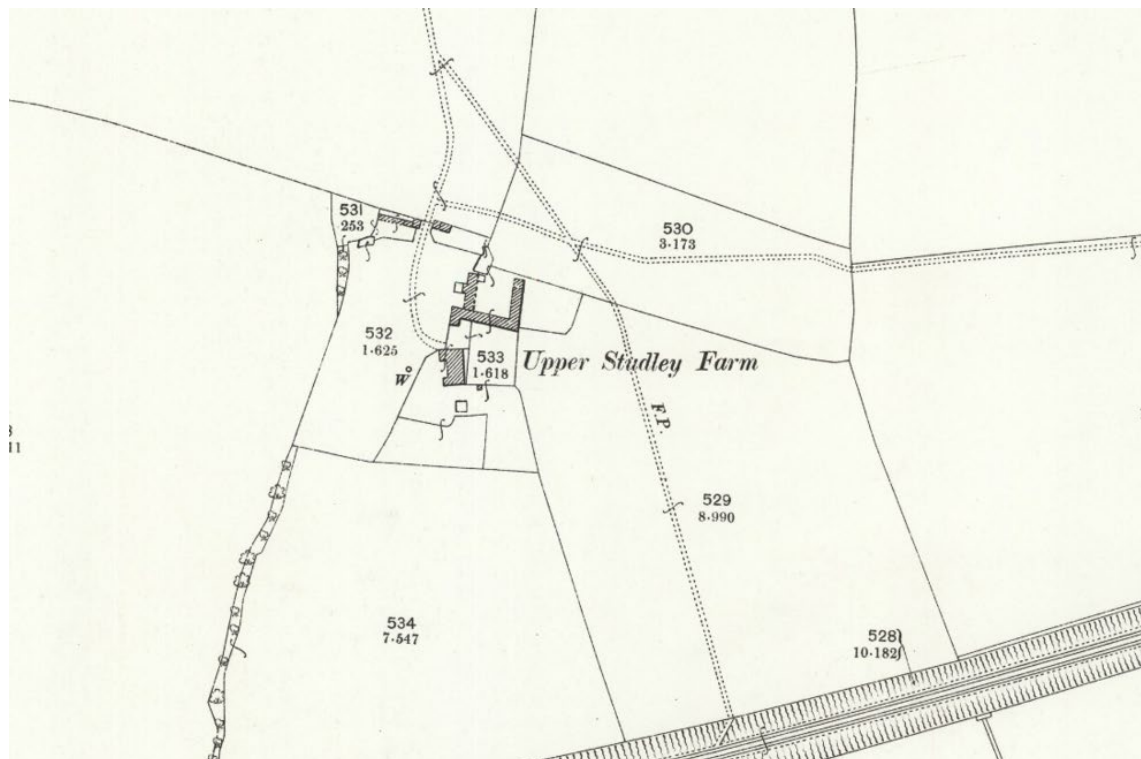
Job number:2186

Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Historic Mapping – For reference dating only, not for reproduction



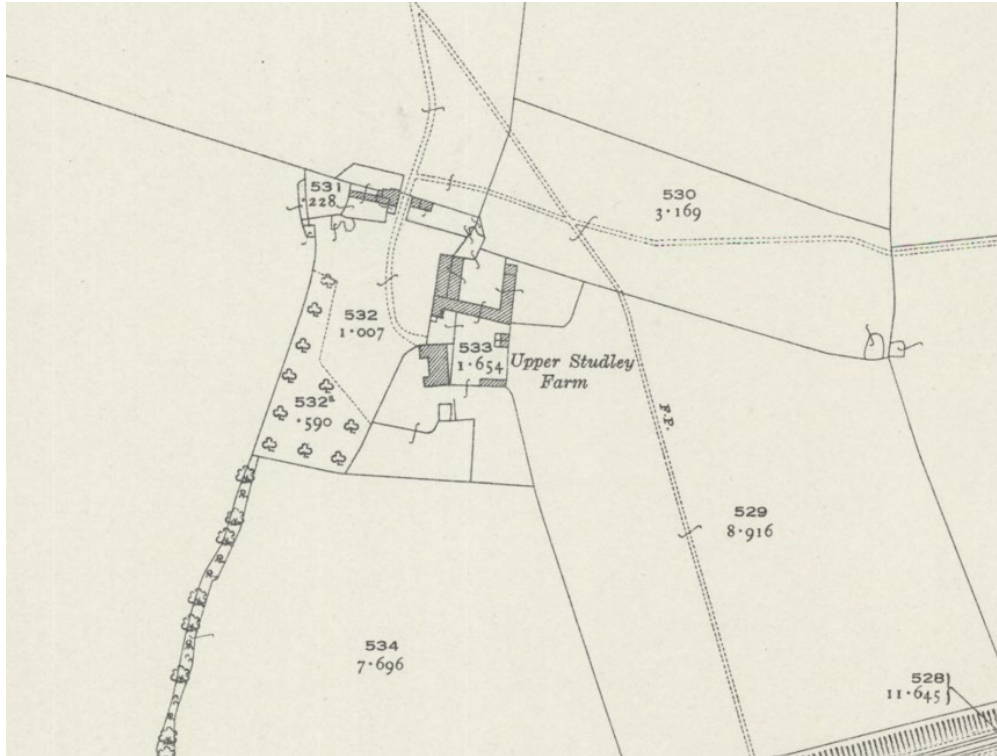
Extract from Wiltshire XV.10 1886



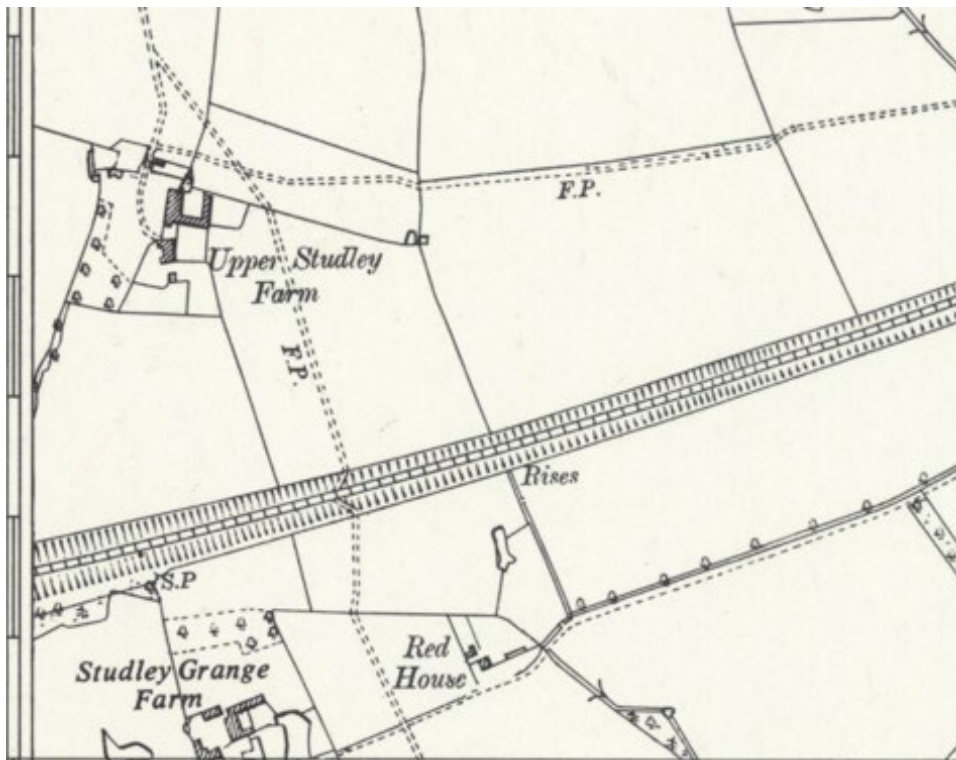
Extract from Wiltshire XV.10 1900

Job number:2186

Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET



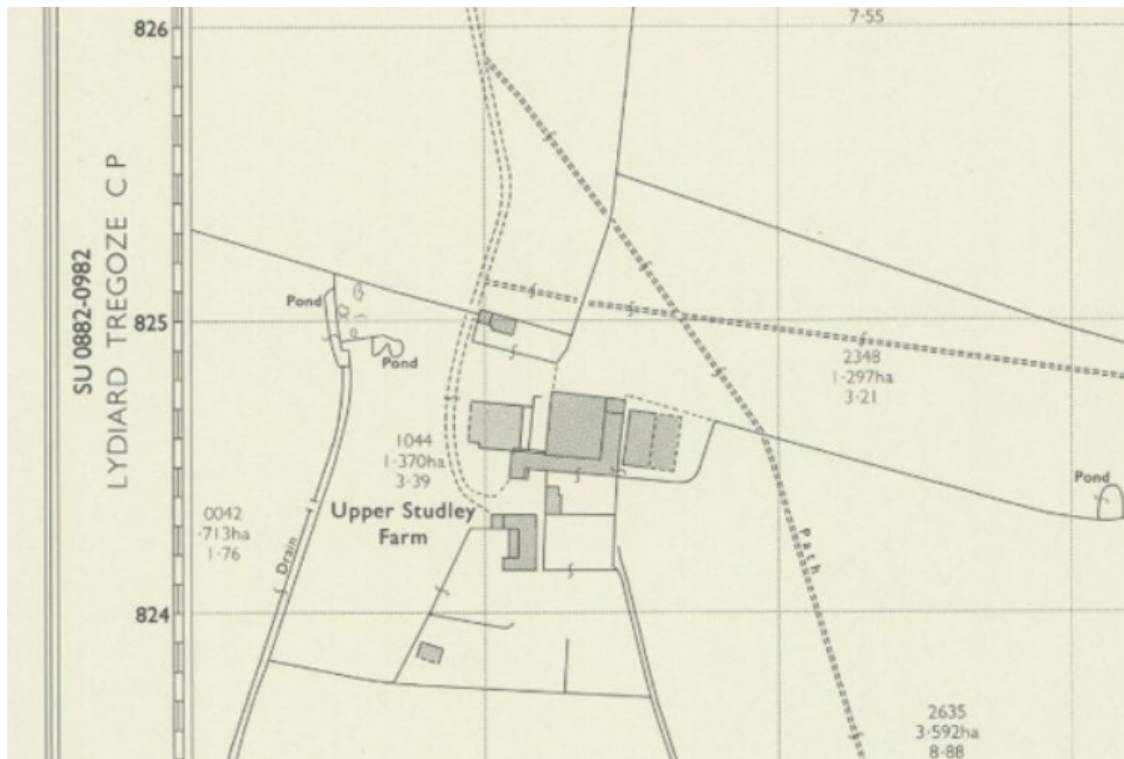
Extract from Wiltshire XV.10 1923



Extract from SU18SW 1960

Job number:2186

Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET



Extract from SU1182 1973

Development Impact on the Significance of the Historical Asset:

Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*
- b. Have no effect on the significance of a heritage asset; or*
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or*
- d. Cause the total loss of the significance of a heritage asset.*

The level of impact is assessed as follows within this report as per the following definition:

Impact Level	Meaning
Positive Effect	The significance of the heritage asset is enhanced or better revealed.
No Effect	Neutral outcome. The development neither damages nor reveals/enhances the historic value of the asset.
Harm	Any negative impact that diminishes an asset's historic, architectural, or archaeological interest. This can include minor visual intrusions into its setting or reversible physical alterations.
Substantial Harm	The development proposal would seriously affect a key element of the asset's significance to the point where it compromises the main traits that justified the asset's designation in the first place.
Total Loss	Cause the total loss of the significance of a heritage asset.

In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

1. Archeological Impact:

There are no proposed below ground works as part of this application. There is therefore no impact upon potential below ground archaeology.

Impact Level	Impact Level Assigned
Positive Effect	
No Effect	X
Harm	
Substantial Harm	
Total Loss	

Justification where harm occurs: N/A

2. Historical Impact:

The building was identified as being heritage at risk in 2006 and a condition survey undertaken by the council surveyor. The councils intervention was aimed at protecting the historical significance which was under threat.

The roof previously consisting of Roman Rooftiles and sarking felt, installed by the Whitely Bothers, caused substantial long term damage to the historic roof structure which eventually led to its collapse and emergency repair. The existing owner despite the very poor condition of the building at the point of purchase has done their best to safeguard the building and reinstate weathertightness and the historical significance remains as a result of those proactive actions. The roof material was changed back to stone tiles based on the evidence provided from the 1963 auction documentation and material found on the farm, having the positive effect of not only saving the building but also reinstating a historic situation and reversing an inappropriate repair.

There was no loss of historic windows as a result of the work by the existing owners as also identified in the 2006 council report. Many of the inappropriate past interventions were identified by the council in 2006 and had been in place for some time. The client has removed harmful cement render from the chimneys and reinstated missing rainwater goods which were all missing and causing harm to the historic fabric.

The replacement of the lean to structure was advised by the council in 2006 and did not result in the loss of historic fabric. Photos clearly show it as a later addition to the farmhouse as was the dilapidated conservatory.

Use: The current building is redundant in purpose since the building lacks a basic kitchen and bathroom as well as heating. The proposals bring back functional use as its original residential design purpose.

Impact Level	Impact Level Assigned
Positive Effect	X
No Effect	
Harm	
Substantial Harm	
Total Loss	

Justification where harm occurs: N/A

3. Architectural/ Aesthetic/Artistic:

Impact on Setting: The intervention does not change key views and rebuilds the former structure. The rural agricultural character of the site is retained and the original materiality and detailing reinstated.

The proposals use existing materials and detailing reflective of the local vernacular.

Impact on Building Elevations The building is in a very poor state of repair and this project allows for much needed investment resulting in a positive contribution to the historic farmstead setting and reinstatement of functional use as the primary dwelling on the site. There is no proposed change to the overall building form or massing. The proposals utilize existing openings wherever possible. Internal alterations repair historic fabric and bring back functional purpose without loss of architectural detailing. The language of new interventions are simple and rural in character.

Impact Level	Impact Level Assigned
Positive Effect	X
No Effect	
Harm	
Substantial Harm	
Total Loss	

Justification where harm occurs: N/A

Relevant Policy:

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021, 2023, 2024 and 2026.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are either designated heritage assets or non-designated heritage assets.

The NPPF recognises that Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

HE4: Securing the conservation of heritage assets

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.
2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.
4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

HE6: Proposals affecting designated heritage assets

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.
2. Development proposals which would have a positive effect on a designated heritage asset should be supported.
3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.
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.
5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:
 - a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;
 - b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and
 - d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

Conclusion:

The following summarises the level of Harm caused to the Significance of the heritage asset by the proposed interventions, the justification for harm where relevant and any proposed mitigation methods that can be applied to minimize or reduce harm:

	Significance Value (Exceptional, High, Moderate, Low, Neutral/Negative)	Level of Impact (Positive Effect, No Effect, Harm, Substantial Harm or Total Loss)	Mitigation of harm/ comments
Archaeological		Positive Effect	
Architectural/ Artistic		Positive Effect	
Historical		Positive Effect	

The test of heritage harm is a critical aspect of planning decisions involving heritage assets. It involves assessing the potential impact of proposed development on the significance of a heritage asset. The National Planning Policy Framework (NPPF) outlines Three levels of Impact: Positive Effect, No Effect and Harm. Harm is then further split into Harm, Substantial Harm and Total Loss.

Harm is defined as any negative impact that diminishes an asset's historic, architectural, or archaeological interest. Substantial harm is defined as harm that would severely damage the heritage asset's significance to the point where it compromises the main traits that justified the asset's designation in the first place.

Under the new NPPF development proposals which would have a positive effect on a designated heritage asset should be supported as is the case here. 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 as is the case here.

Although the existing owner should have applied for consent for the works carried out we believe that they have saved this building from being completely lost and have done so with care and attention using traditional materials and techniques. The council has threatened enforcement however has failed to take into account the identification of the building in 2006 by the former council as heritage at risk and their acknowledgement of the past modern interventions which at the time the council excluded from enforcement. The existing owner wishes to reinstate functional purpose of a derelict residential building, meeting both a housing need and safeguarding this Listed Building. The interventions are a light touch and are respectful of the existing building form and detailing.

Any harm or loss is outweighed by the benefit of bringing the asset back into use in a sustainable manner.

Job number:2186

Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

We believe that the language of the council needs to change to a more positive tone from that of enforcement and that the owner needs to be recognised as having saved this building, based on available evidence, and be actively supported in restoring it back to functional use.

We believe that the proposal maintains or secures a use consistent with their conservation. The proposals bring the building accommodation up in quality to ensure continued quality investment in the building fabric.

The proposals take great care to preserve the building, and its setting as well as any features of special architectural or historic interest which it possesses, and are in line with both local and national heritage planning policy. The proposals are respectful in relation to the material palette.

The proposals act in accordance with the requirements of the local authority as well in accordance with Historic England development guidelines and policies.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site.

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):