

HERITAGE ASSESSMENT

In respect of:

KINGS FARM, LIVERY ROAD, WEST WINTERSLOW, SP5 1RG

On behalf of:

Mr & Mrs Austin

February 2024



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1.0 Introduction

- 1.1 This heritage assessment accompanies a pre-application enquiry for alterations to Kings Farm, a Grade II* listed building.
- 1.2 West Winterslow is a village approximately 6 miles north-east of Salisbury and to the south of the A30 London Road. Kings Farm is a single dwelling on the west side of Livery Road, one of the main thoroughfares within the village. The property - formerly known as 1 and 2 Kings Farm – is set back from the road with a generous plot.



Fig.1 Location plan

- 1.3 The report describes the heritage significance of Kings Farm and helps inform proposed development at the property in accordance with the requirements of the National Planning Policy Framework (the NPPF, revised December 2023).
- 1.4 The report was commissioned by the owners, Mr & Mrs Austin, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by paragraph 200 of the NPPF. A site survey was undertaken on 8 November 2023.

- 1.5 The significance of the site was identified using the guidance contained within the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019) and *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017).
- 1.6 Information on the history of the property has been mainly drawn from a Wiltshire Buildings Record (WBR) historic building study produced in August/September 2023. Other sources are referenced on **p28**.

2.0 Heritage Designations

- 2.1 Kings Farm is a farmhouse originating from 1460 and was added to the *List of Buildings of Special Architectural or Historic Interest* at **Grade II*** on **7 February 2022**. The list description for the house is reproduced in Appendix 1. The listing covers the main body and northern cross-wing of the house but explicitly excludes the former barn and link attached to the south-western corner of the house.

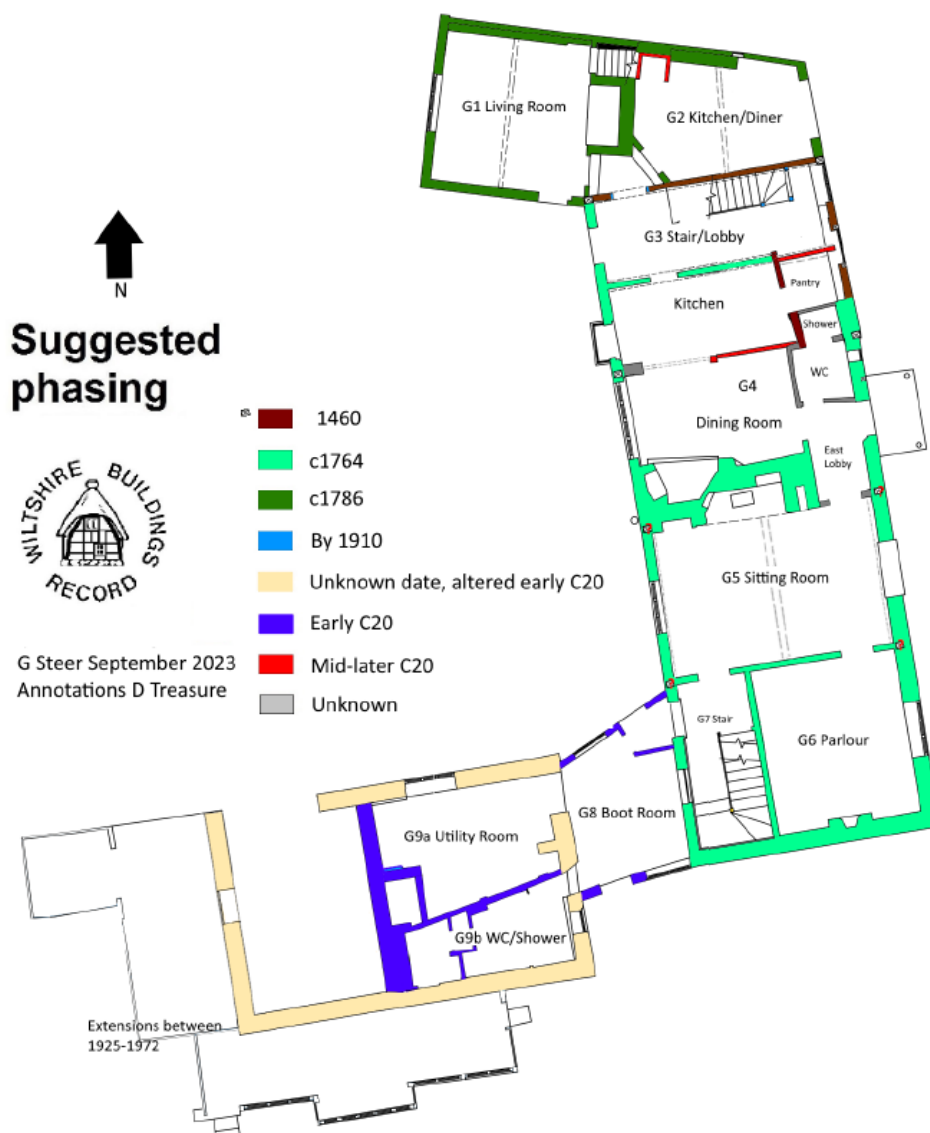


Fig.2 Suggested phasing plan for the ground floor (courtesy the Wiltshire Buildings Record¹)

- 2.2 There are no other listed buildings close to the house, the nearest other listed building being located some distance to the south on Livery Road.
- 2.3 The house is not located within a designated conservation area.

¹ The suggested phasing plan for the first floor is on p63 of the WBR report.

3.0 Description

Exterior

- 3.1 Kings Farm is an L-plan house set back from the road within a large and landscaped garden. The land is mainly level but rises up to a steep bank within the south-west corner. The house is aligned roughly north-south in the plot with the east being the principal elevation and a cross-wing to the northern end, which sits end-on to the lane (Back Drove). The southern half of the house is two-storey, constructed in red brick laid in Flemish bond and with a gabled roof covered in clay pantiles. The northern element of the house is one-and-a-half storeys, with mainly Flemish bond brick walls but with an exposed timber-framed north wall. It has a hipped and thatched roof. Windows across the building are a mix of timber mullion and transom windows and casement windows. There is a dormer within the east slope and north slope of the thatched roof and two dormers within the west slope of the thatch. A gabled dormer has been inserted in the west slope of the tiled roof.



Fig.3 Front of Kings Farm

- 3.2 The main entrance (currently unused) is within the southern bay of the thatched element and features a six-panelled door sheltered by a flat-roofed canopy porch supported on cast iron columns.

- 3.3 The walls at the rear of the house are rendered and painted. Windows are a mix of casement types. There is a plain four-panel door to the northern cross-wing and half-glazed double doors to the main range. Attached to the southern end of the rear is a single-storey link and outbuilding at right angles. The north wall of the link has timber-cladding and the south wall is rendered and painted. The barn is constructed in a mix of cob, brick, flint and blockwork. It has modern windows and garage door on the north side. There are lean-to sheds attached to the south side and west end.



Fig.4 Exposed timber-framed north wall as seen from Back Drove



Fig.5 Rear of the thatched element



Fig.6 Rear of the tiled element



Fig.7 Link and barn attached to the south-west of the house



Fig.8 View from the higher level of the garden looking down on the barn and lean-to shed

Interior

- 3.4 The main range of the house is a four-bay plan with a central brick chimney stack. The southernmost bay accommodates a Parlour and a staircase. The Parlour has lath and plaster ceiling and a small brick and stone fireplace. The Sitting Room occupies the bay to the north and is served by a large fireplace with stone jambs and a timber bressummer. There is a chamfered axial ceiling beam and exposed joists. The Kitchen/Dining Room to the north has a fireplace with a planted four-centred arch. The ceiling has exposed transverse beam and joists of seemingly various phases. The main entrance lobby is to the east of the Dining Room, with a WC and shower inserted within the northern end. There is a timber-framed partition on the east side of the Kitchen forming the Pantry. To the north of the Kitchen is a secondary stair and lobby.



Fig.9 Fireplace in the Sitting Room



Fig.10 Timber-framed Pantry wall



Fig.11 Dining Room fireplace with planted arch



Fig.12 Secondary staircase within the northern end of the house

- 3.5 Within the first floor of the main range of the house can be seen the lower blades of the four original full cruck trusses and the undersides of purlins and some rafters. Alongside are timber-framed partitions – mostly faux. The layout of the bedrooms roughly follows the bay divisions. The northernmost bay has been insensitively subdivided by modern partitions.



Fig.13 Lower blade of one of the original cruck trusses



Fig.14 Some faux timber-framing in one of the first-floor bedrooms

- 3.6 The northern cross-wing of the house has a central brick stack and steep, narrow staircase with a room to either side. The east room has a quarry tiled floor. A landing has been formed with matchboarding at first floor. The first-floor bedrooms are within the loft and have low ceiling heights.



Fig.15 Western room of the northern cross-wing



Fig.16 Matchboard partition in the first floor of the cross-wing; note the restricted ceiling height

4.0 History and Development

4.1 The recent WBR report provides a detailed history of Kings Farm. The building phases and key dates are as follows:

- 1461 - Farmhouse built as a 4-bay cruck-framed open hall house, likely for a yeoman farmer, i.e., a tenant of the manor; the original layout of the house was thought to have been a '3-room and cross-passage' plan with a heated hall and cross passage in the middle two bays, an unheated parlour in the southern bay, and service rooms and loft stairs in the northern bay;
- 1555 - Chimney stack, ceiling and first-floor were inserted into the open hall;
- Mid-C18 – Timber-framing of the farmhouse encased in brick and the southern two bays were raised to a full two storeys; possible split of the house into two dwellings with fireplace in the Kitchen created within the back of the stack to serve the northern cottage;
- Late C18 - Two-storey cross-wing added to the northern end of the farmhouse for a dairy following acquisition of the lease by David King (NB the King family continued to live there until 1875);
- 1841 Tithe map - A small farmstead is shown with L-shaped farm buildings to the west of the farmhouse;
- 1876 Ordnance Survey map - Most of the farm buildings had gone with only the eastern part of the southern barn range surviving;
- By 1910 – The former dairy had become a separate dwelling;
- Early C20 - Link built between the house and barn 1901-1925 and a lean-to shed added to the south side of the remaining barn; a doorway was formed between the main house and the former dairy, although remained as separate dwellings;
- Mid-C20 - Some remodelling took place to the house: The dairy was made into a separate dwelling and there were changes to the first-floor layout; a lean-to shed was added to the west end of the barn 1925-72;
- By 2015 – The house was lived in as one dwelling.

5.0 Assessment of Significance

Significance of Kings Farm

- 5.1 As a Grade II* listed building Kings Farm is a particularly important designated asset of more than special interest and is within the top 9% of listed buildings nationally. It is of significance for the following reasons:

Architectural Interest

- Kings Farm represents a rare surviving example of a mid-C15 cruck-framed open hall house;
- The house retains a high degree of original fabric, including four full cruck trusses with two of the bays retaining the original rafters, wattles and smoke-blackened thatch;
- The house is of interest as a vernacular south Wiltshire farmhouse of domestic scale and proportions;
- The materials used in its construction provide a good record of local building traditions and techniques;
- The trusses have a variety of apex carpentry, including a K-type apex, which is a rare and regionally distinctive type that has provided new evidence for the longevity of its use in the south-west of England;
- The evolution of the house is distinguishable by the variation in materials and architectural treatments: The cruck-framed C15 open hall house, the C16 flooring in and fireplace of the former hall, the C18 brickwork encasing the timber-framing, and the late C18 brick-built dairy cross-wing addition;
- The building is of aesthetic value as a traditional brick dwelling with some exposed elements of timber-framing and a thatched roof (the thatch is particularly prominent from the lane to the north);
- The room divisions largely reflect the medieval bay divisions, enabling the original plan form to be discerned.

Historic Interest

- The house is a good example of a cruck-framed house from the peak phase of cruck buildings construction and an early example of its type nationally;
- The building's domestic scale and character provide an illustration of a vernacular south Wiltshire Yeoman farmer's dwellinghouse;
- The house illustrates the evolution of the domestic house from medieval open hall to a heated house, and the associated changes in technology;
- The house retains evidence through its layout and features of the pattern and variety of activities that took place and the conscious planning for functionality, e.g. the main living and cooking space served by the fireplace and the Dairy's position at the cooler northern end of the house;
- The historic fabric is of evidential value in helping to date the building and its evolution;
- Most of the partitions in the ground floor and in the southern end of the first floor date from the C18 and are of historic value for their age and illustration of the evolution of the house from open hall to heated living.

Contribution Made by Setting

- The position of the house within the settlement and its verdant setting contribute to the significance of the building as a former village farmhouse;
- The scale and spaciousness of the plot reflect the building's relatively high status within the village as a home built for a Yeoman farmer.

Significance of Specific Areas

- 5.2 The significance of specific areas of the property where change is being considered is described below.

Ground Floor

- The C18 six-panel front door is contemporaneous with the brick re-fronting and of value as part of the mid-C18 phase of the house; it is currently unused.



Fig.17 C18 six-panel front door within C19 flat-roofed canopy porch

- The rear external door to the former dairy cross-wing is a plain early C20 four-panel door; the door opening was originally further left, as evidenced in the scars in the brickwork; the door is of limited value.



Fig.18 Inserted early C20 door to the dairy; original opening was to the left

- The half-glazed double doors at the rear into the northern Stair/Lobby are early C20 and not of architectural value.



Fig.19 Early C20 half-glazed doors on the rear

- The oriel window at the back of the house serving the Kitchen is early C20, not of architectural value and in poor condition; cracks in the render above the roof suggest a segmental arch of a former door opening.

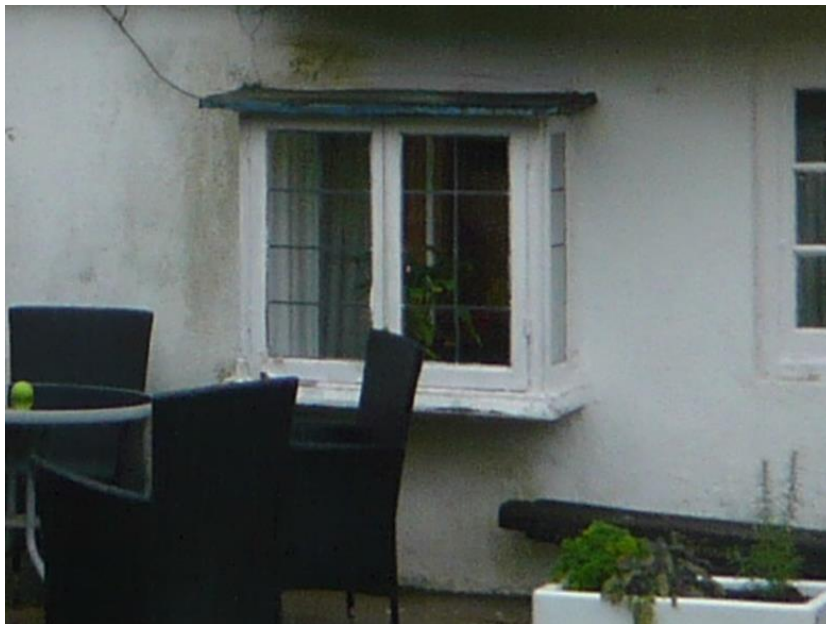


Fig.20 Early C20 oriel window on the rear

- The timber-framed elements exposed internally are of aesthetic value and aid interpretation of the original house, e.g., the timber-frame partition between the Kitchen and Pantry, which evidences the historic plan form and the space given over to the former loft stair/ladder that existed here in the C15.



Fig.21 C15 timber-framing of the Pantry - former loft stair/ladder space

- The modern partitions, e.g., the wall between the Kitchen and Dining Room and the walls forming the WC and shower room to the east of the Dining Room, detract from the legibility and significance of the historic layout.



Fig.22 Modern partition and door forming the WC within the entrance

- The late C19 secondary staircase at the northern end of the house is of relatively low intrinsic value but is of value for reflecting the position of the late C18 staircase and plan form.



Fig.23 Late C19 staircase in likely position of an C18 staircase

- The door between the Sitting Room and Parlour is of some historic value as a C19 four-panelled door and of architectural value for the symmetry it provides to the Sitting Room. The partitions forming the Parlour are likely to be mid-C18 and therefore of value for this historic fabric and plan form.



Fig.24 C19 four-panel door to the Parlour on the left

First Floor

- The narrow, steep staircase within the dairy cross-wing is of value for its C18 fabric and its contribution to the plan form.



Fig.25 Steep C18 staircase within the former dairy range

- The matchboard partition creating the landing space is early C20 fabric that obscures the original plan form and bisects a window.



Fig.26 Early C20 matchboard partition within the first floor of the former dairy range

- The C20 partitions within the northern bay of the main house (forming the Study, Box Room and Bathroom) are poor quality and insensitively obscure the original plan form.



Fig.27 Early C20 faux framing between Box Room and Bathroom

- The partitions forming the two bedrooms in the centre of the first floor are 1960s and not of value.



Fig.28 View looking south within the first floor corridor – 1960s faux timber-frame partition on the left

- The en-suite bathroom within the bedroom at the southern end is a modern insertion and detracts from the plan form and proportions of the bedroom (the partition cuts across the chimney breast and affects the setting of the cast iron fireplace).



Fig.29 Modern partitions forming en-suite within southernmost bedroom

Outbuildings/Ancillary Structures

- The barn (excluded from the listing along with the link) is the last vestige of the once larger farmstead and its flint and chalk cob walls provide a record of traditional local building materials and construction methods of non-domestic buildings; however, the building has been much altered to form a garage, utility room and shower and its value is diminished without the rest of the farm buildings; the modern garage doors and dilapidated sheds detract from the setting of the house.



Fig.30 Looking towards the north side of the barn from the rear garden

6.0 Conclusion

- 6.1 Kings Farm is a listed building of particular importance due to the rare survival of full cruck trusses of the 16th century open hall house. The later fabric provides a good narrative of the development of domestic living in the vernacular house.
- 6.2 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to 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.
- 6.3 National planning policy relating to the historic environment is provided within section 16 of the NPPF. Paragraph 205 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 6.4 Paragraph 207 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 6.5 Paragraph 208 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.
- 6.6 Paragraph 212 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.
- 6.7 The setting of a heritage asset is defined on p72 of the NPPF as 'the surroundings in which a heritage asset is experienced'. The NPPF advises the extent of setting is not fixed and may change as the asset and its surroundings evolve. Elements of a setting

may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 6.8 It is advisable that proposals for repair, restoration and alteration to heritage assets to follow the guidance within *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a reasonable and proportionate approach to owner's needs is therefore essential.
- 6.9 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue, including maintaining the building in its optimum viable use.
- 6.10 The document also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and new work should not dominate the existing in terms of scale, material or siting. The guidance advises an assessment of the asset's significance will usually suggest an appropriate form of any extension.

Specific Guidelines for Kings Farm

- 6.11 The assessment of significance guides that the elements of the house that are most sensitive to change are the 15th century timber-framing and the plan form and fabric illustrating the building's evolution of the house from open hall house to more cellular, heated living spaces.
- 6.12 There would be heritage benefits from the removal of the insensitive 20th century partitions, especially at first floor level. Removal could provide the opportunity to better reveal the building's historic plan form and fabric.
- 6.13 If the creation of an annexe is considered, the most appropriate (least impactful) means of annexation is likely to be along the lines of the previous subdivision of the house. The secondary stairs could provide first floor access to the annexe, with the impracticably steep staircase in the annexe potentially being decommissioned.
- 6.14 The barn and link - specifically excluded from the listing - offer scope for removal and replacement with something more sympathetic and that provides the house with a spacious family living area, something the house currently lacks. Redevelopment

should follow the guidelines in HEAN2, e.g., subservient to the house, lightweight in appearance and of high-quality design, materials and detailing. Any linking element between the historic house and replacement building, would be best as a minimalist, light-weight structure.

- 6.15 The large garden has the potential to accommodate new ancillary buildings without causing harm to the setting of the listed building. Buildings ought to be subservient in scale and design to the house, preferably with a degree of separation from the house to maintain the spaciousness, and should be recessed within the plot to avoid vying for attention with the principal elevation of the house when viewed from the front garden/road. The contours of the bank within the south side of the garden could be utilised to minimise visual impact, e.g. by partly submerging new development.

Sources Used in the Report

Publications

Conservation Principles, Policies and Guidance, English Heritage, April 2008.

Historic England Advice Note 2: Making Changes to Heritage Assets (HEAN2), Historic England, February 2016.

Historic England Advice Note 3: The Setting of Heritage Assets (HEAN3), Historic England, December 2017.

Designation Listing Selection Guide: Domestic 1 – Domestic Houses, Historic England, December 2017.

Hall, L., *Period House Fixtures & Fittings 1300-1900* (Countryside Books, Newbury, 2005).

Wiltshire Buildings Record, Unpublished Historic Buildings Study for Kings Farm, August/September 2023.

APPENDIX 1: LIST DESCRIPTION FOR KINGS FARM

Kings Farm

Grade: II*

List Entry Number: 1477853

Date first listed: 07-Feb-2022

Statutory Address: Livery Road, West Winterslow, Wiltshire, SP5 1RG

Summary

House, built in 1460 as a cruck-framed, four-bay open hall house. The hall was ceiled over and a brick chimney stack inserted in around 1555. C17 alterations. C18 cross wing. C19 and C20 alterations.

Reasons for Designation

Kings Farm in West Winterslow, Wiltshire is listed at Grade II* for the following principal reasons:

Architectural interest

- * as a significant and largely complete example of a mid-C15 cruck-framed open-hall house;
- * for the high degree of survival including four full cruck trusses, with two of the bays retaining a complete original roof structure including all of its common rafters, wattles and smoke-blackened thatch; * for its mid-C16 chamfered and stopped ceiling, and inserted chimney stack to the upper end of the formerly open hall; * for the variety of its apex carpentry, including the K-type apex, a rare and regionally distinctive type that has provided new evidence for the longevity of its use in the south-west of England.

Historic interest:

- * as an example of a well-preserved cruck-framed house built during the peak phase of cruck building construction, and being one of the early examples of its type in Wiltshire and nationally; * for its specific illustration of the evolution of domestic arrangements from the medieval open hall house to the heated house of the early modern period and the advancements made in heating technology at this time; * for the evidence provided in its historic fabric for dating and understanding the building's historic development; * for the archaeobotanical evidence that is retained within its smoke-blackened thatch.

History

Kings Farm was built in 1460 as a four-bay, cruck-framed house, comprising a two-bay open hall, with a room to either end; the cross passage is thought to have been in the north bay (the lower end) of the hall. In 1555 a ceiling and a brick chimney stack were inserted into the open hall, and the first floor was probably also ceiled over at this time with evidence for a surviving spine beam and two associated joists visible in the attic space. The first-floor floorboards, as well as surviving sections of the partition walls associated with its first-floor arrangement as a series of interconnecting rooms, are also mid-C16.

The southern two bays of the house appear to have been modified in the C17, with the removal of the cruck at the south end and the complete reconstruction of both the south gable end wall and the east wall, which were raised to form two storeys. The ceiling over the north bay of the open hall, which presumably was originally inserted in the mid-C16, now survives as thin scantling and irregular sized beams and may be a C17 modification. It is thought that the fireplace arrangement to this bay, and the plank door with associated door furniture, are also C17 insertions. The cross wing at the north end of the principal house was added in the C18. The first-floor corridor arrangement and the dormer windows are late C20 insertions.

The tithe map for the parish of Winterslow (1841) shows Kings Farm as a small farmstead with the house to the east and the associated farm buildings to the west, forming the west and south boundary of the farmyard. The 1st Edition Ordnance Survey (OS) map (1876) shows that by this time the farm buildings had been largely demolished with only the eastern part of the southern range surviving; this is shown on the 1925 OS map as being attached to the main house via a single-storey linking structure. These buildings are not included in the listing.

Details

House, built in 1460 as a cruck-framed, four-bay open hall house. The hall was ceiled over and a brick chimney stack inserted in around 1555. C17 alterations. C18 cross wing. C19 and C20 alterations.

MATERIALS: an oak cruck frame. The external walls are of brick laid in Flemish bond, with some timber-framing to the northern two bays of the east elevation. The west elevation of the principal range has been rendered. The roof to the southern two bays is covered in clay pantiles. The roof to the northern two bays and the cross wing is thatched. The windows are timber-framed mullion and transom windows, and casement windows; most are C20, although there is one C17 mullion and transom window to the east elevation and a re-used circa 1800 casement window to the northern dormer of the west elevation. The dormers themselves are all late C20 insertions. Brick chimney stacks.

PLAN: a four-bay, cruck-framed house, orientated on a north to south axis, with a central axial chimney stack between the second and third bay, and a gable end stack to the south end. To the north end is an C18 cross wing with a central axial stack, and a room to either end.

EXTERIOR: the west elevation is of one and a half storeys. The east elevation is comprised of, to the left, a slightly set forward two-storey, two-bay symmetrical arrangement with segmental heads to the ground floor openings. To the right, the exterior returns to one and a

half storeys and has an irregular arrangement featuring a six-panelled door and a C17 mullion and transom window. The timber-framing retains a horizontal rail and some of the upright posts that are likely to relate to the original mid-C15 phase of construction. To the north end is the C18 cross wing built of rubble stone to its east wall, with a timber-framed north wall with brick infill panels, and a brick west and south wall. The west wall, which has a half-hipped roof, includes graffiti from the C18 onwards.

INTERIOR: the interior includes four full cruck trusses, with original purlins which rest directly on the back of the cruck trusses to the western side of all four bays, and the northern two bays of the eastern side. The wind braces beneath the purlins have been removed but mortice holes on the crucks and evidence for lap joints on the purlins remain. The trusses each have a collar, with that to the truss over the former open hall being cranked with mortice holes for substantial arch braces beneath. Each truss is different in form above the collar. The northern truss supports a half hip of which a significant proportion of the timbers survive; the two central trusses are extended to reach the E-type apex; and the southern truss is a two-tier arrangement with an additional collar at attic level (K-type apex) with the secondary curved braces rising to a scissor apex (D-type). The four trusses are smoke-blackened, with the heaviest blackening to the truss over the open hall. To this truss, beneath the apex, is wattle and daub infill which is concealed on its north side by the later inserted stack. The two bays to the north of this truss retain all elements of their original roof structure, including all of the common rafters with the woven wattles in between that support the lower layers of the original thatched roof; all is heavily smoke-blackened.

The south bay of the former open hall has an inserted brick chimney stack with an associated fireplace of chamfered stone jambs with a chamfered timber bressumer with run out stops. The inserted ceiling dates to 1555 and comprises an axial spine beam with run out stops at its north end, and half beams in the west and north wall with the same stops. The original square section joists survive with slight chamfers to their outer edges. The ceiling in the lower end of the hall is of thin scantling and irregular sized beams and likely to be a later modification, perhaps of C17 date. There is a C17 fireplace arrangement with a possible C17 timber bressumer, and a C17 plank door with associated door furniture. The first floor has original mid-C16 floorboards, and retains some of its mid-C16 timber-framed partition walls.

C19 fixtures and fittings, including joinery and fireplaces. The staircases at either end of the house, and in the C18 cross wing, are C19 and C20 modifications.

Sources

Other

'House, West Winterslow, Winterslow' (The Historic England Archive, BF054440)

OS Map 6" (1876 edn)

OS Map 6" (1925 edn)

OS Map 6" (1973 edn)

Tithe Map of the Parish of Winterslow in the County of Wilts (1841)

Wiltshire HER Record, 'Kings Farm' (Monument No: MWI70947)