

HERITAGE IMPACT ASSESSMENT

In respect of:

**PROPOSED DEMOLITION OF SOUTH RANGE AND REPLACEMENT
EXTENSION; NEW VEHICULAR ACCESS; NEW GARAGE BUILDING;
ALTERATIONS TO MAIN HOUSE**

At:

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

On behalf of:

Mr & Mrs Austin

Date:

August 2026



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1.0 Introduction

- 1.1 Kings Farm is a Grade II* listed building of considerable architectural and historic interest, notable for its 16th century full cruck trusses from an open hall house. The subsequent elements offer a clear record of the evolution of vernacular domestic architecture.
- 1.2 This report accompanies applications for planning permission and listed building consent for replacement of the south range of the house with a single-storey extension, new vehicular access and garage, and alterations to the interior of the house.
- 1.3 The report describes the impact of the proposals on the heritage assets and their settings to fulfil the requirements of the National Planning Policy Framework (NPPF, revised December 2024), and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.4 A Heritage Assessment (AKA a statement of significance) was produced for the property in February 2024, and this was used to inform the application proposals. That document should be read in conjunction with the current report.
- 1.5 A pre-application enquiry was submitted in February 2024 for 'Proposed demolition of South Range and replacement extension. New vehicular access with new garage building and alteration works to main house' (reference ENQ/2024/00284).
- 1.6 While most of the proposals raised no concerns, the conservation officer flagged up a few issues in the pre-application response dated 11 November 2024 as follows:
 - Ground floor – Formation of new door from stair lobby to parlour
The opening appears to be through C18 wall fabric, causing a degree of harm to fabric and layout. The proposal would therefore require 'clear and convincing' justification (NB. No longer being proposed).
 - First floor – Formation of a shower room
Would necessitate the removal of historic ceiling joists and disruption of the attic to accommodate a shower. An awkward detail that is not clearly justified (NB. No longer being proposed).
 - Replacement extension
The pre-C19 structure has been substantially altered and is in poor condition and the link is C20 and not of interest. No objections in principle to the

replacement building. Materials could be brick and flint (done traditionally) or brick. Render is discouraged.

- Garage
Retain more screen planting. The garage should not dominate the house, and it is suggested to keep the roof low. No objections subject to appropriate design and materials (NB. The previously proposed first-floor accommodation has been omitted, and the roof height has been lowered).

1.7 The conservation officer summed up by saying the scheme involved minimal impact on historic fabric while offering a variety of welcome improvements, and subject to some revision as suggested and satisfactory detailing there were no concerns.

2.0 Summary of Significance

- 2.1 The Heritage Assessment for the site explains that, as a Grade II* listed building, Kings Farm falls within the top 9% of listed buildings nationally and is therefore a heritage asset of very great importance.
- 2.2 The key to the house's high level of significance lies in its origins as a 15th century four-bay open hall house, the defining layout of which survives; however, the building is ostensibly mid-18th century in its fabric and appearance due to the re-casing and adaptation of the house in that period.
- 2.3 The Assessment highlighted that the medieval plan form and cruck frames, rafters, wattles and smoke-blackened thatch are the most significant aspects of the house, and proposed changes should preserve those elements.
- 2.4 A substantial amount of 18th century fabric survives from when the timber-frame cottage was encased, the building was raised to a full two storeys, the cottage was extended and the front reorientated.
- 2.5 The building's plan form and fabric illustrate the building's evolution of the house from open hall house to more cellular, heated living spaces.

3.0 Policy

Primary Legislation

- 3.1 A statutory duty exists under section 16(2) 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 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.

National Planning Policy

- 3.2 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 3.3 Paragraph 212 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.
- 3.4 Paragraph 214 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.
- 3.5 Paragraph 215 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.

- 3.6 Paragraph 219 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.

Development Plan Policy

- 3.7 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

Best Practice Guidance

- 3.8 It is advisable that proposals for repair, restoration and alteration of heritage assets follow the guidance within the *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 owners' needs is therefore essential*'.
- 3.9 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.
- 3.10 HEAN2 also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.

4.0 Proposals & Heritage Impact Assessment

- 4.1 The proposed plans produced by Affinity Architects include numbering and a key. The same numbering is used below in describing the proposals.

GROUND FLOOR

ITEM 4

Proposal: Existing late C20 French doors to be replaced with a door and a window.



Late C20 French door insertion



French doors as seen from the inside

Impact: Removal doors inserted in the late C20. The proposed door and window would be of more sympathetic design, materials and detail.

ITEM 5

Proposal: Doorway within south side of former dairy cross-wing converted to a window opening.



Early C20 door; original doorway to the left

Impact: Removal of a door inserted in the early C20, of limited value. The proposed window would be of sympathetic design, materials and detail.

ITEM 6

Proposal: Late C20 double doors replaced with a single door.

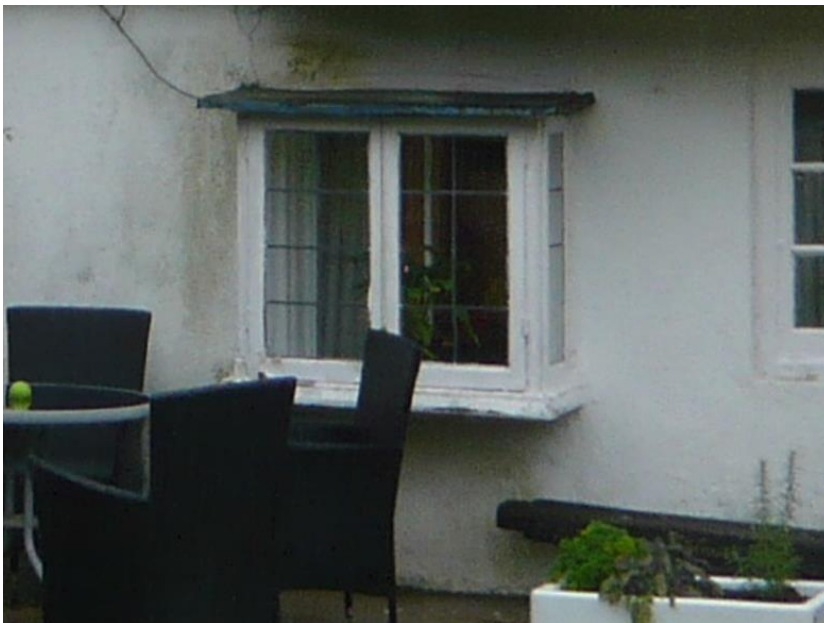


C20 double doors

Impact: Removal of C20 doors, not of interest. The replacement single door would be of sympathetic design, materials and detail.

ITEM 8

Proposal: Oriel window removed, cill dropped and a door inserted.



Early C20 oriel window in position of former doorway

Impact: The oriel window is an early C20 insertion in the position of an earlier doorway therefore the proposals would comprise restoration of the former opening. The proposed door would be of sympathetic design, materials and detail.

ITEM 9

Proposal: Kitchen fittings removed and room repurposed as a dining hall.



Kitchen (looking towards the timber-framed partition of the pantry)

Impact: The proposals would better reveal the historic fabric and plan of the space and would provide a more sympathetic use.

ITEM 10

Proposal: Removal of the pantry wall that splits the window opening, realignment of the wall and infill of the doorway to the shower room to create a cloakroom/WC. The removal of the modern partition forming the WC next to the entrance hall.



Modern partition to the WC next to the front entrance

Impact: The partitions proposed for removal comprise C20 fabric, not of interest. The proposed realignment of the north wall would not impact plan form. The historic plan form would become more legible, and the window would be better revealed.

ITEM 14

Proposal: Removal of the C20 link structure and replacement link lobby with rendered walls and a single-ply membrane flat roof set behind a metal capped parapet.



C20 link structure (south side)

Impact: Removal of C20 link without value. The proposed link would be modest in scale and of minimalist design; improved appearance over the existing.

ITEMS 15, 16, 17, 18 & 19

Proposal: Demolition of the existing garage and replacement with single-storey structure to accommodate kitchen/dining room, utility and boot room. The front and rear walls would be formed with a brick plinth and timber cladding above; the western gable would be formed in flint panels within brickwork and with timber cladding in the apex. Powder-coated metal frames to openings. Pitched roof covered with standing seam metal sheeting; solar PV panels on the southern roof slope; central brick chimney stack. Roof overhang along the southern elevation to create a verandah.



Garage building proposed for demolition

Impact: Although a former historic barn the building has been much altered and is in poor condition therefore limited harm would result from its demolition. The proposed structure would provide the house with a spacious family living area, something the house currently lacks. The replacement has a barn style aesthetic in keeping with the rural surroundings. The proposals would follow the advice in HEAN2, with the replacement structure being of lower scale and subservient to the house, visually light-weight and of high-quality design, materials and detailing. The new structure would have a chimney stack in a similar position to the one being

demolished. Flint and brick in the west gable would provide continuity in the materials from the original building.

FIRST FLOOR

ITEM 2

Proposal: Retain the impracticably steep secondary staircase within the cross-wing but fit a trap door to block the stairs; the space above the stairs to become a cupboard (with a door fitted).



Precipitously steep staircase adjacent to the fireplace within the cross-wing

Impact: The proposal would affect an C18 staircase that is of value for its historic fabric and contribution to plan form but which has effectively been rendered redundant by the late C19 staircase close by. There would be a low level of harm from decommissioning the staircase and covering it at first floor, but the original fabric would be preserved, and the blocking up would be reversible.

ITEM 3

Proposal: Repositioning of the boarded partition wall that cuts across the casement window to expose the full window within the bathroom.

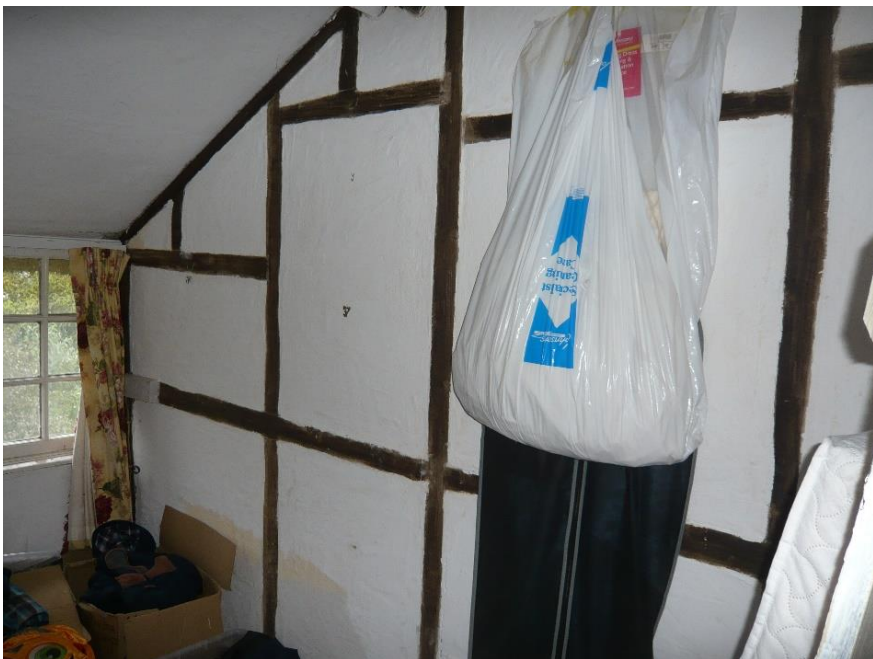


Boarded partition cutting across the casement window

Impact: Realignment of a C20 boarded partition without value. There would be a minor impact on plan form but there would be benefits from revealing the full window.

ITEM 6

Proposal: Removal of C20 faux timber-frame modern partitions to restore the dual aspect to the northernmost bedroom.



C20 faux timber-frame partition within one of the bedrooms

Impact: No loss of historic fabric. The removal of the faux partitions would make the interior more legible. Restoration of the plan form.

ITEM 7

Proposal: Removal of modern partitions within the rear corridor and insertion of a new wall for bedroom.



1960s faux timber-frame partition on the left

Impact: No loss of historic fabric. The removal of the faux partitions would make the interior more legible. Negligible impact on plan form.

ITEM 9

Proposal: Removal of the modern partitions forming the en-suite and conversion of the whole room to a bathroom.



Modern partitions to the en-suite bathroom at the southern end of the first floor

Impact: Removal of modern partitions and restoration of the room proportions. The bathroom would utilise existing pipework and ventilation.

EXTERNAL WORKS

Proposal: External works to include the digging out of the concrete apron on the west side (rear) of the cottage and formation of a wide gravelled strip to help with water management, closing up the driveway to help prevent the flood water coming down off the Drove and into the garden as it did before, erection of 3-bay single-storey garage to the SE of the house, raising of the main chimney stack on the house by c600mm where the thatch has built up over the years to enable a woodburning stove to be used.



Front of the house

Impact: The proposed gravel strip and closing of the access from the Drove would significantly reduce the risk of the house being flooded. The gravel strip would also help any moisture at the base of the walls to evaporate. Closing the vehicular access would remove the car parking at the rear and enable a larger garden to be formed, improving the setting of the cottage. The proposed garage would remove the parked cars from around the house. The height of the proposed garage has been reduced from the pre-application submission to omit the first-floor accommodation, in line with officers' recommendations. The garage would also be more angled and have a better relationship with the listed building. The proposed design and materials would be appropriate for the context. The modest increase in the height of the chimney would allow the historic fireplace to remain functional while resulting in a minor change in the external appearance of the cottage.

SUMMARY OF IMPACTS

- 4.2 The pre-application proposals were largely supported by the conservation officer. The scheme has been amended to take account of the detailed comments, resulting in proposals that would have minimal impact on historic fabric and plan form while offering enhancements to the building's significance.

5.0 Conclusion

- 5.1 Kings Farm is a Grade II* listed building of considerable architectural and historic interest, the significance of which mainly derives from its age, the method of construction and the evidence of its evolution provided by its plan form and fabric.
- 5.2 The proposals have been informed by an assessment of heritage significance and have taken account of pre-application discussions with the Council's Conservation Officer, including at a site meeting.
- 5.3 The proposed alterations are modest in scope and would not result in any material loss of historic plan form or important fabric. In several instances, the reopening of blocked doorways and removal of modern partitions would improve the legibility and appreciation of the historic building.
- 5.4 The proposed works would follow sound conservation principles, involving minimal intervention and appropriately designed and detailed new additions.
- 5.5 The replacement extension at the rear of the house would rationalise the existing poorly executed additions and provide a practical solution for modern family living.
- 5.6 The proposed garage would remove the parked cars from around the house in a manner that would preserve the setting and significance of the cottage.
- 5.7 Overall, the proposals represent a careful and proportionate package of works that would support the building's continued residential use while conserving its special architectural and historic interest. Any harm arising from the works would be limited and less than substantial in NPPF terms. The harm would be outweighed by the public and heritage benefits of restoring plan form, safeguarding important fabric and ensuring the long-term conservation of the highly significant heritage asset.