

Swallow Cottage
and The Brewhouse
Haydon Farm
Haydon Wick
Swindon

Proposed Refurbishment
and Extension

Heritage Statement

Project Ref: AH1253

March 2021



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1. SUMMARY

PROJECT NAME:	SWALLOW COTTAGE AND THE BREWHOUSE: PROPOSED REFURBISHMENT AND EXTENSION
LOCATION:	HAYDON FARM, HAYDON WICK, SWINDON
NGR:	412509, 188508
TYPE:	HERITAGE STATEMENT

In March 2021 Armour Heritage was commissioned to complete a heritage statement regarding the proposed refurbishment and extension of two adjoining units at Haydon Farm, Haydon Wick, Swindon. The two units lie adjacent to, and form part of, the Grade II Listed Haydon Farmhouse located at NGR 412509, 188508. The Site comprises the two extant units with a small area of land to the west and east, occupying a footprint of c. 265 sq. m. An additional unit lies between the Site and the Listed farmhouse.

The Site lies at Haydon Farm, much of which has been consented for the development of residential housing. Construction was underway to the south and east of the Site at the time of the site visit on 9th March 2021. Haydon Farm is situated within a large area of modern residential housing at Haydon Wick, Swindon.

It is proposed to refurbish and extend the existing buildings to create a pair of two-storey residential dwellings. The buildings have consent to be extended and altered although the client proposes to vary that design. This heritage statement is designed to assess the proposed impacts, if any, in relation to the consented works. A similar programme of refurbishment and extension was granted planning consent in 2017.

It is concluded that the proposed revised plans for the refurbishment and extension of the two buildings at the Site will result in no harm to their significance or to the setting of the Grade II Listed Haydon Farmhouse. The plans for refurbishment and extension consented in 2017 are similar in nature to those included in the 2021 application, with the most significant deviation being the extended fenestration to the rear of the Brewhouse. This change in external appearance is not considered to result in harm when viewed in comparison to the consented 2017 plans.

It is clear that the 2021 scheme will achieve the same outcome as the consented 2017 proposals, had they been completed. The proposals will undoubtedly result in an overall beneficial effect on the two buildings at the Site in the preservation of the two historic structures which were clearly at risk of total loss should their deterioration continue unchecked.

This assessment follows national and local planning policy and guidance issued by HM Government, Swindon Borough Council, Historic England and the CfA.

2. INTRODUCTION

Outline

- 2.1. In March 2021 Armour Heritage was commissioned to complete a heritage statement regarding the proposed refurbishment and extension of two adjoining units at Haydon Farm, Haydon Wick, Swindon. The two units lie adjacent to, and form part of, the Grade II Listed Haydon Farmhouse located at NGR 412509, 188508 and are referred to collectively hereafter as 'the Site'.

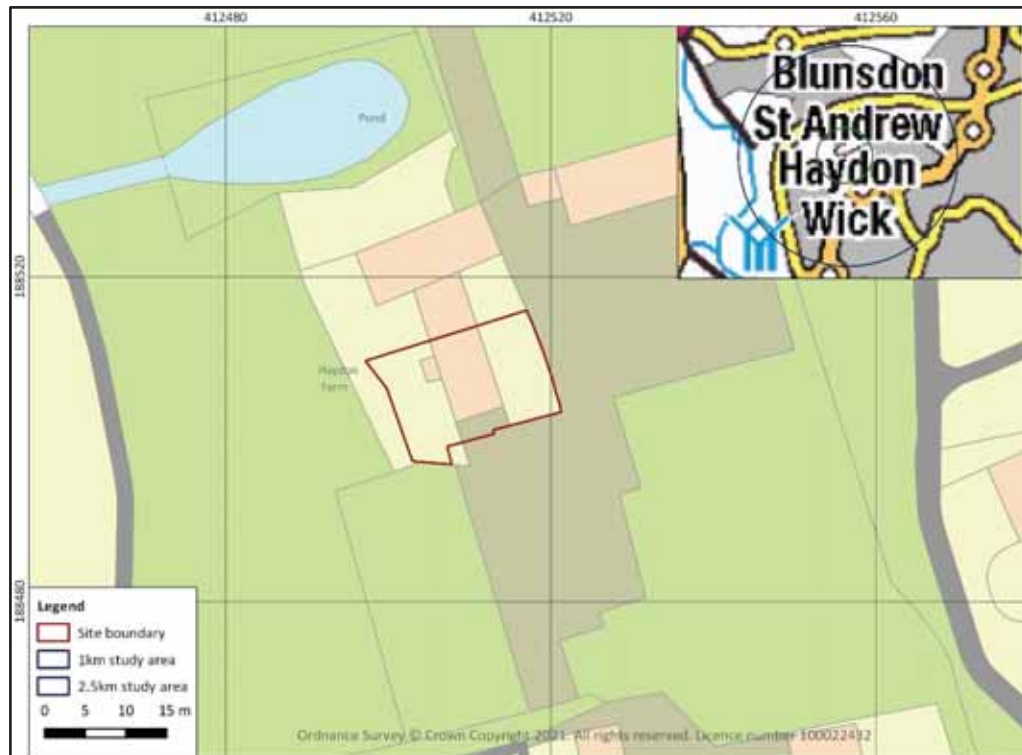


Image 1: Site location plan

- 2.2. The Site comprises the two extant units with a small area of land to the west and east, occupying a footprint of c. 265 sq. m. An additional unit lies between the Site and the Listed farmhouse.
- 2.3. The Site lies at Haydon Farm, much of which has been consented for the development of residential housing. Construction was underway to the south and east of the Site at the time of the site visit on 9th March 2021. Haydon Farm is situated within a large area of modern residential housing at Haydon Wick, Swindon.

Planning proposal

- 2.4. It is proposed to refurbish and extend the existing buildings to create a pair of two-storey residential dwellings. The buildings have consent to be extended and altered although the client proposes to vary that design. This heritage statement is designed to assess the proposed impacts, if any, in relation to the consented works.
- 2.5. Further discussion and detail in respect of the planning proposal is set out in Section 7, with a set of plans and elevations in Appendix 2.



Image 2: Aerial view of Site

Scope and structure of this heritage statement

- 2.6. This heritage statement is focused on the heritage significance of the standing buildings along with the potential for harm to the significance and setting of Listed Buildings as a result of the proposal. Issues around the potential for buried archaeology at the Site have previously been addressed (Armour Heritage 2019).
- 2.7. Following this *Introduction*, the assessment begins at Section 3, providing a summary of the planning and development context within which this assessment has been undertaken. This identifies that an appreciation of context and the historic environment is embedded within relevant national and local planning policy.
- 2.8. Section 4 sets out the methodology that has been employed in developing this heritage statement. It explains how an assessment of the significance of the standing buildings and their setting will serve to inform the historic environment background and context to the planning proposal. The settings of nearby heritage assets will also be considered. The nature and scope of the research will be summarised, and the assessment process and criteria are explained.
- 2.9. Section 5 provides a broad historical assessment of the Site and its setting, providing the historic environment context to the structure and proposal.
- 2.10. Section 6 addresses the significance of the standing buildings and the significance and setting of nearby heritage assets, specifically Haydon Farmhouse.
- 2.11. Section 7 sets out the planning proposal in more detail and assesses potential effects of the proposals on the significance of the standing buildings and the setting of Haydon Farmhouse.

- 2.12. Section 8 comprises conclusions and recommendations based upon the assessment completed in Sections 6 and 7.
- 2.13. Section 9 references the source material, written or otherwise, used during the completion of this assessment.

3. PLANNING POLICY CONTEXT

Introduction

- 3.1. There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

- 3.2. The assessment has been written within the following legislative, planning policy and guidance context:
- National Heritage Act 1983 (amended 2002);
 - Town and Country Planning Act (1990);
 - Planning (Listed Buildings and Conservation Areas) Act (1990);
 - National Planning Policy Framework (2019);
 - Planning Practice Guidance, Historic Environment (last updated July 2019);
 - Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
 - Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015); and
 - Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

- 3.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the *Listed Buildings Act*) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.
- 3.4. Subsection (1) provides: "In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 3.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Conservation Areas in the exercise of planning functions. These are set out in subsections 1-3, below.
- 3.6. Subsection (1) provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

- 3.7. Subsection (2) states: “The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993”.
- 3.8. Subsection (3) states: “In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996”.

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and enhancing the historic environment

- 3.9. The 2019 revision of the National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 184) as ranging 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 are an irreplaceable resource and 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 generation. In relation to this paragraph, the policy states in Footnote 62 “The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making”.
- 3.10. The NPPF states (para. 185) that: “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place”.
- 3.11. In para. 186, the policy states that “When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.

Proposals affecting heritage assets

- 3.12. A key policy section within the NPPF (Paras. 189-192) states that “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological

interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

- 3.13. The NPPF continues “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.
- 3.14. Para. 191 adds “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”.
- 3.15. Of considerable importance to the planning process, para. 192 states that “In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

- 3.16. In respect of impact assessment, para. 193 sets out 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”. Para. 194 continues “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
 - a) Grade II Listed Buildings, or Grade II Registered Parks or Gardens, should be exceptional;
 - b) assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.
- 3.17. Footnote 63 refers to bullet point b, regarding non-designated heritage assets, and considers them only in respect of their archaeological significance. It states “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets”.
- 3.18. Of considerable importance is para 195 which states “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use”.

- 3.19. Paras. 196-199 set out additional policy in this regard: “(196) Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (197) The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (198) Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (199) Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”.
- 3.20. Regarding designated areas, the 2018 issue of the NPPF sets out in para. 200 that “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.
- 3.21. It continues in para. 201 “Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole”.
- 3.22. Finally, in para. 202, it is set out that “Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies”.

Planning Practice Guidance (PPG)

- 3.23. Planning Practice Guidance has been issued to reflect changes to the National Planning Policy Framework. A summary of the PPG’s sections on heritage matters is set out below.

Setting

- 3.24. On ‘setting’, the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that “All heritage assets have a setting, irrespective of the form in which they survive and whether they are

designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

- 3.25. It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

- 3.26. The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".
- 3.27. It continues "Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting".
- 3.28. A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that "Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements

which make a positive contribution to the significance of the conservation area, such as open spaces”.

Public benefit

- 3.29. An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit”.
- 3.30. Examples of heritage benefits may include:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
 - reducing or removing risks to a heritage asset; or
 - securing the optimum viable use of a heritage asset in support of its long-term conservation.

Local planning policy: Swindon Borough Local Plan 2026

Introduction

- 3.31. The Swindon Borough Local Plan was formally adopted by Swindon Borough Council on 26th March 2015. Within this document, planning policy relating to the historic environment is contained in Policy EN10.

Policy EN10: Historic Environment and Heritage Assets

- 3.32. The Borough Council’s policy states:
- “a. Swindon Borough’s historic environment shall be sustained and enhanced. This includes all heritage assets including historic buildings, conservation areas, historic parks and gardens, landscape and archaeology.
 - b. Proposals for development affecting heritage assets shall conserve and, where appropriate, enhance their significance and setting. Any harm to the significance of a designated or non-designated heritage asset, or their loss, must be justified. Proposals will be weighed against the public benefits of the proposal, whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.
 - c. Any alterations, extensions or changes of use to a listed building, or development in the vicinity of a listed building, shall not be permitted where there will be an adverse impact on those elements which contribute to their special architectural or historic significance, including their setting.
 - d. Scheduled monuments and other nationally important archaeological sites and their settings will be preserved in situ, and where not justifiable or feasible, provision to be made for excavation and recording. Development proposals affecting archaeological remains of less than national importance will be conserved in a manner appropriate to

their significance. An appropriate assessment and evaluation should be submitted as part of any planning application in areas of known or potential archaeological interest.

- e. Development within or which would affect the setting of the Borough's Conservation Areas will conserve those elements which contribute to their special character or appearance.
- f. Features which form an integral part of a Park or Garden's historic interest and significance will be conserved and development will not detract from the enjoyment, layout, design, character, appearance or setting of them, including key views into and out from, or prejudice future restoration.
- g. Any development proposal that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance, and any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

4. METHODOLOGY

Guidance

- 4.1. This assessment has been carried out with reference to guidance documents produced and/or updated by Historic England since 2008 and in accordance with the Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk-Based Assessment* (CIFA 2014).

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

- 4.2. The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from development.
- 4.3. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and conservation areas), but all of these refer to a heritage asset's significance.
- 4.4. The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".
- 4.5. The recommended *Steps* are as follows:
- 1. Understand the significance of the affected assets;
 - 2. Understand the impact of the proposal on that significance;
 - 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - 4. Look for opportunities to better reveal or enhance significance;
 - 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and

- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 4.6. Regarding the application process, the GPA offers the following advice: “Understanding the *nature of the significance* is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
- 4.7. Understanding the *extent of that significance* is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- 4.8. Understanding the *level of significance* is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.
- 4.9. Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.
- 4.10. For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

- 4.11. GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

- 4.12. The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

- 4.13. This *Step* provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);

- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

- 4.14. The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 4.15. The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of any development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;

- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

4.16. Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting.

4.17. Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

4.18. Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment

- 4.19. This heritage impact assessment has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.
- 4.20. This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.

Limitations of data

- 4.21. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Copyright information

- 4.22. This report may contain material that is independently copyrighted (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Armour Heritage is able to provide for limited reproduction under the terms of its own copyright licences, but for which copyright itself is non-transferrable. The end-user is reminded that they remain bound by the conditions of the Copyright, Designs and Patents Act 1988 regarding multiple copying and electronic dissemination of the report.

Instruction and limitations of this report

- 4.23. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed leading to damage to, or removal of, historic fabrics, features or archaeological remains.
- 4.24. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment.
- 4.25. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

Documentary research

- 4.26. Detail of designated sites and monuments was acquired from Historic England’s online National Heritage List for England (NHLE) and enhanced through further documentary research and site visits. Historic maps were acquired from a variety of sources.

4.27. A synthesis of all relevant and significant information is presented below. A selection of Ordnance Survey and manuscript maps are illustrated in Section 5, whilst a selection of photographs and other relevant images are presented throughout this document.

Assessment Process

4.28. Underlying the identification of significance is a considered assessment process, the aim of which is as far as possible to bring objectivity to bear on the understanding of historic value of the Site and its key sensitive receptors, including nearby designated heritage assets, the setting of which, can be affected by any future development at the Site.

4.29. Individual buildings, features, places and areas are assessed as per the Historic England guidance set out above, but also in consideration of the following criteria:

- Historical development of the Site and its setting;
- Contribution of the standing buildings at the Site to the setting of Haydon Farmhouse;
- Identifiable historic relationships between the Site and its wider setting, including routes and views.

Assessment Criteria

4.30. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

4.31. Table 2, below, establishes the significance of heritage assets in line with national criteria.

Table 2: Significance of Heritage Assets

Significance of heritage asset	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Scheduled Monuments
High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

5. SITE ASSESSMENT

The Site and its setting

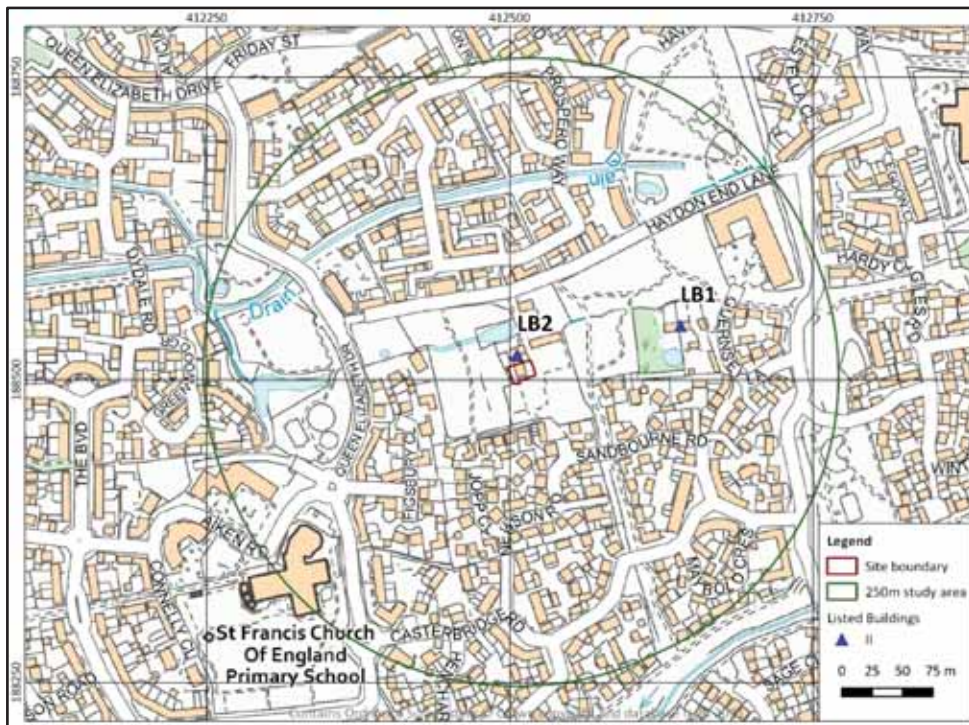


Image 3: Location of Site relative to designated heritage assets within 250m

- 5.1. The Site comprises two adjoining standing buildings; Swallow Cottage and The Brewhouse which lie adjacent to the Grade II Listed Haydon Farmhouse (Image 3, LB2). A third unit lies directly between the Site and the farmhouse.
- 5.2. The two standing buildings lie within the former farmyard to Haydon Farm which is currently under development for residential housing.
- 5.3. Both premises are disused and clearly have been for some considerable time. Swallow Cottage forms a two storey building to the south of the single storey flat-roofed Brewhouse. Both buildings are in a very poor state of repair.
- 5.4. A more detailed description of the Site and its setting is presented in Section 6 of this heritage statement.

Site visit

- 5.5. The Site was visited on 4th March 2021 where the standing buildings and their wider setting were accessed. The focus of the site visit was to assess the significance of the extant buildings in their current condition alongside their relationship with Haydon Farmhouse. Haydon Farm was under development during the Site visit.



Image 4: View northeast from Swallow Cottage to extant barn

- 5.6. Swallow Cottage was found to be in an extremely poor state of repair. Only the ground floor was accessible since access to the upper floor was via an external stairway which was no longer extant. The ground floor comprised a single room.
- 5.7. The Brewhouse was found to be in an equally poor state of preservation, although some features relating to its former use were identified.
- 5.8. A more detailed description of the buildings is included in the assessment of significance in Section 6.

Developmental history of the Site and its setting

- 5.9. This heritage statement is focused largely on the condition and significance of the two standing buildings at the Site, and the study of the developmental history of the Site will focus therefore on historic periods, largely from the Norman Conquest to the present day.
- 5.10. A settlement at Haydon Wick is first recorded as *Haydon* in 1242 and later, in 1249, as *Haydonwyk*. The place name derives from the Old English words *hæg* and *dūn*, broadly translating to 'hill or down where hay is made or gathered'. The addition of the suffix relates to the Old English *wīc*, referring to a dairy farm (Mills 2003).
- 5.11. The parish of Haydon Wick is recorded in an Inquisition held at New Sarum in 1626 which examined "...the estate of Edmund Milles who farmed 130 acres in Heyden Weeke". An Inquisition in this context refers to a method used during the 15th century of managing inheritance (Haydon Wick Parish Council).
- 5.12. The Wiltshire and Swindon Historic Environment Record records Haydon Farm as a partially extant 18th century farmstead, also noting a "...partial loss (less than 50%) of traditional buildings" (Edwards 2014).
- 5.13. Situated approximately 45m north of the Site is a 19th century cart shed with an attached lean-to structure, part of the layout of agricultural buildings at Haydon Farm. This one-storey building comprises two walls of undressed stone slab set in rubble coursing which is open to the east and west.
- 5.14. Prior to 1928 Haydon Wick formed part of the parish of Rodbourne Cheney.
- 5.15. Further information on the developmental history of the Site and its wider environs from the early 19th century is set out below in the historic map regression section.

Historic map regression

- 5.16. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape, or possibly lost to development or boundary change. Below are descriptions of historic maps consulted for this heritage statement and how their content illustrates the evolution of the Site and its wider setting.

1773 Andrews and Dury's Map of Wiltshire

- 5.17. This hand-inked map was completed by in 1773. It depicts this part of the historic county of Wiltshire as largely undeveloped, although it is not in any significant detail. The settlements of Blunsdon St. Andrews and Moredon are illustrated north and south of the Site with a road linking the two to the east.
- 5.18. The position marked for the Site in Image 5 is an approximation based on the relative positions of known features.

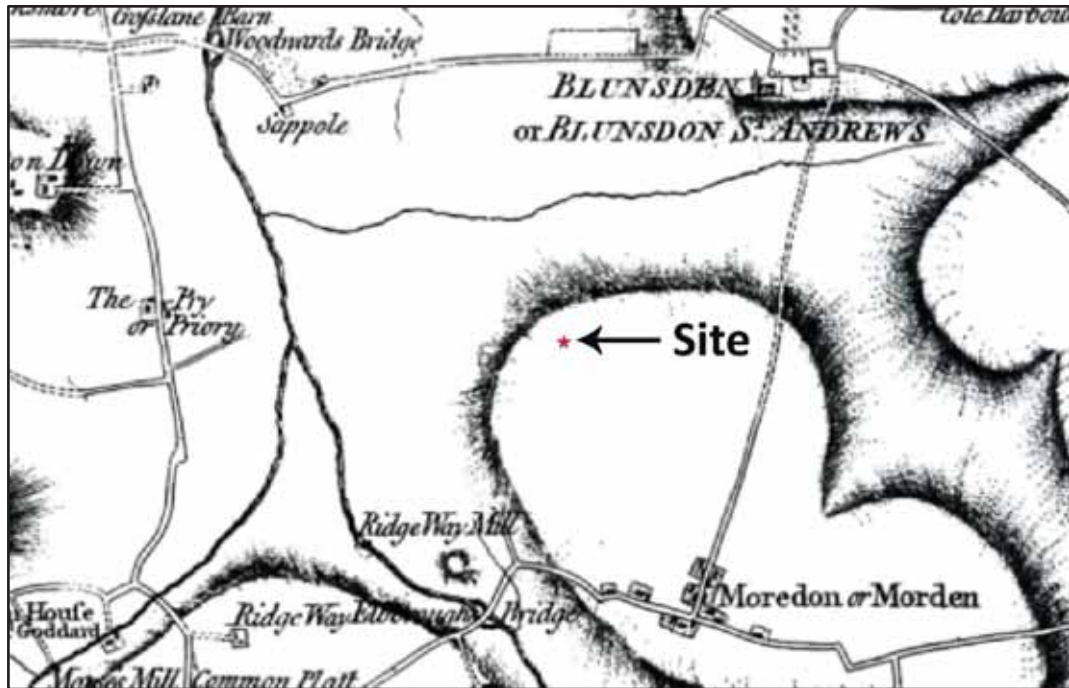


Image 5: 1773 Andrews and Dury's Map of Wiltshire

1816 Edward Metcalfe – Lydiard

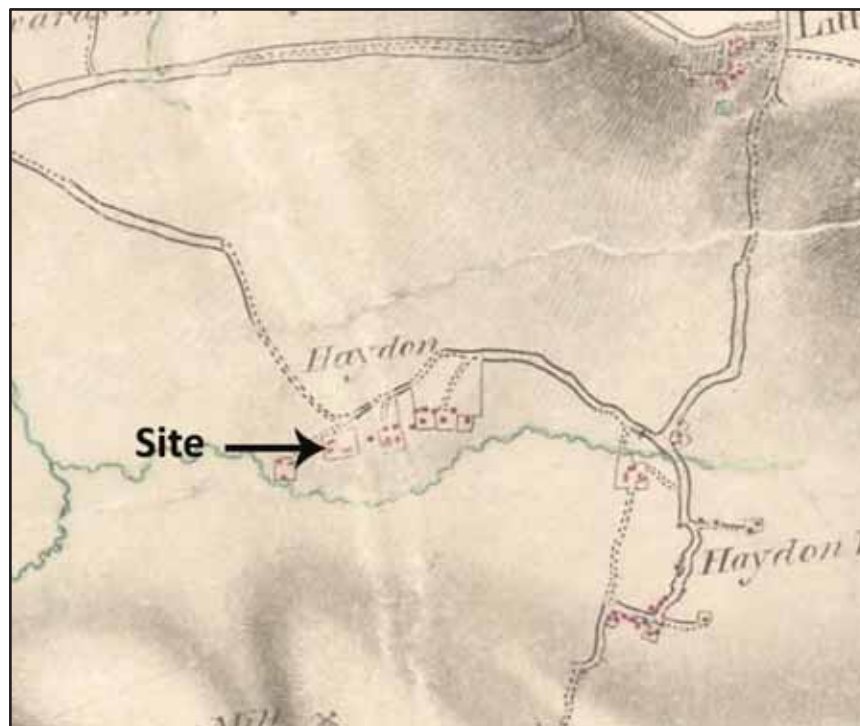


Image 6: 1816 Edward Metcalfe – Lydiard

- 5.19. Metcalfe's early 19th century OS drawing depicts a group of enclosed spaces at Haydon and Haydon Wick. The plot marked in Image 6 is a best approximation of the most likely position of Haydon Farm which was extant by this date. The later tithe map (Image 7) illustrates Haydon Farm as similarly set between two enclosed farmsteads.

- 5.20. The depiction of buildings within the enclosure is probably largely schematic and offers no reliable insight into the existence or otherwise of buildings at the Site in the early part of the 19th century.

1845 Rodbourne Cheney Parish tithe map

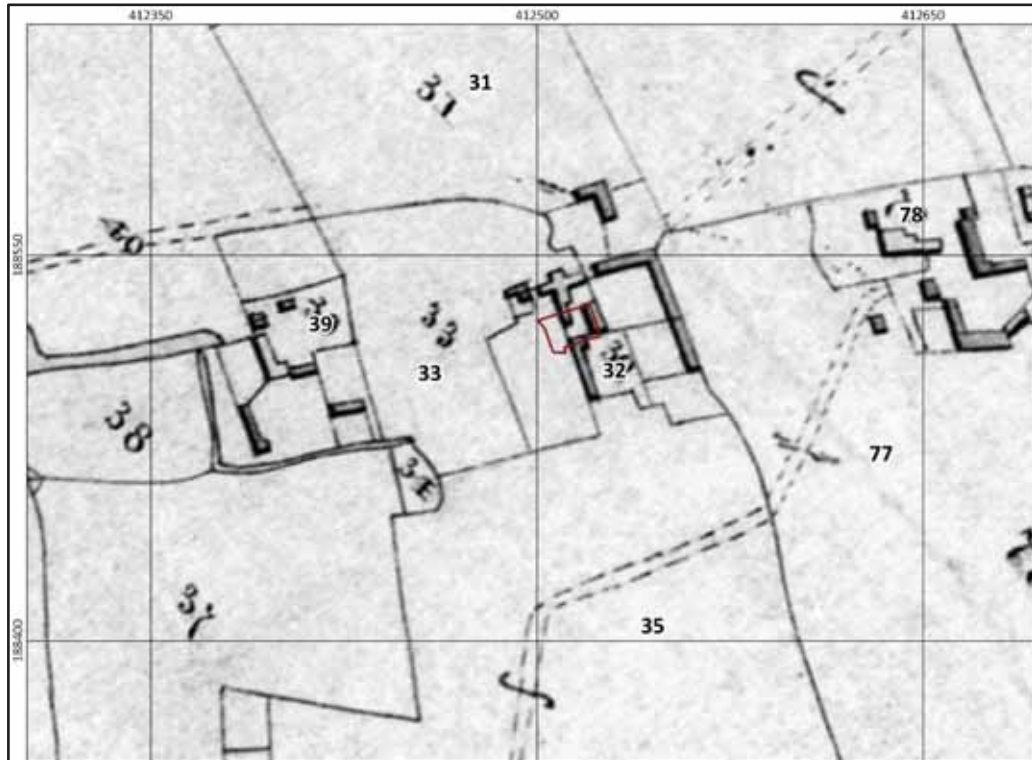


Image 7: 1845 Rodbourne Cheney Parish tithe map

- 5.21. The Rodbourne Cheney Parish tithe map was completed in 1845 by H. Weaver, Surveyor and Engineer of Southampton, with the accompanying apportionment document compiled in 1843. The map includes a railway, footways and byways, a canal with towpaths and locks, waterbodies and houses (Kain and Oliver 1995).
- 5.22. The Site occupies Plot 32 and this, along with several adjacent plots, are recorded in Table 3, below to provide further information on local land use and ownership. Field name interpretation is generally after Field 1989 and 1993.

Table 3: 1839 Blewberry tithe map apportionment

Plot No.	Plot Name	Landowner(s)	Land Use	Interpretation
32	House, Buildings and Yards	Elizabeth Evans	-	Descriptive
33	Orchard	Elizabeth Evans	Pasture	Descriptive
39	House, Buildings, Yards &c.	Edward Seager	-	Descriptive
31	The Little Marsh	Elizabeth Evans	Pasture	Descriptive

78	House, Buildings, Yards &c.	James Bradford	-	Descriptive
77	Home Close	James Bradford	Pasture	Enclosed land near farmhouse or settlement
35	Home Close, Frogborough &c.	Elizabeth Evans	Pasture	As 77 – presumably <i>Frogborough</i> refers to a residence or named plot of land

5.23. The title map illustrates an almost cruciform footprint to the farmhouse. The stone barn to the northeast is shown as the northern wing of an L-shaped range which extends southwards along the eastern boundary to the Site. The buildings at the Site are shown as extant although the apportionment makes no specific reference to their uses.

1876-88 Ordnance Survey County Series 1:2,500

5.24. The first edition Ordnance Survey map illustrates the buildings at the Site in more detail.



Image 8: 1876-88 Ordnance Survey County Series 1:2,500

5.25. An extension is shown to the rear of the Brewhouse which extends north to the rear of the adjoining unit. An extension remains shown in the modern OS maps at this location, but the site visit confirmed it is no longer extant.

5.26. An agricultural unit is shown attached to the south end off Swallow Cottage forming part of the well-developed farmyard to Haydon Farm. The unit dog-legs with a small section lying flush with the line of Swallow Cottage. Evidence for a single storey unit attached to this end of Swallow Cottage was identified during the site visit (Image 9).



Image 9: South-facing gable end of Swallow Cottage showing position of former extension.

1900 Ordnance Survey County Series 1:2,500

5.27. The 1900 OS map illustrates no apparent change in respect of the Site or its surroundings.

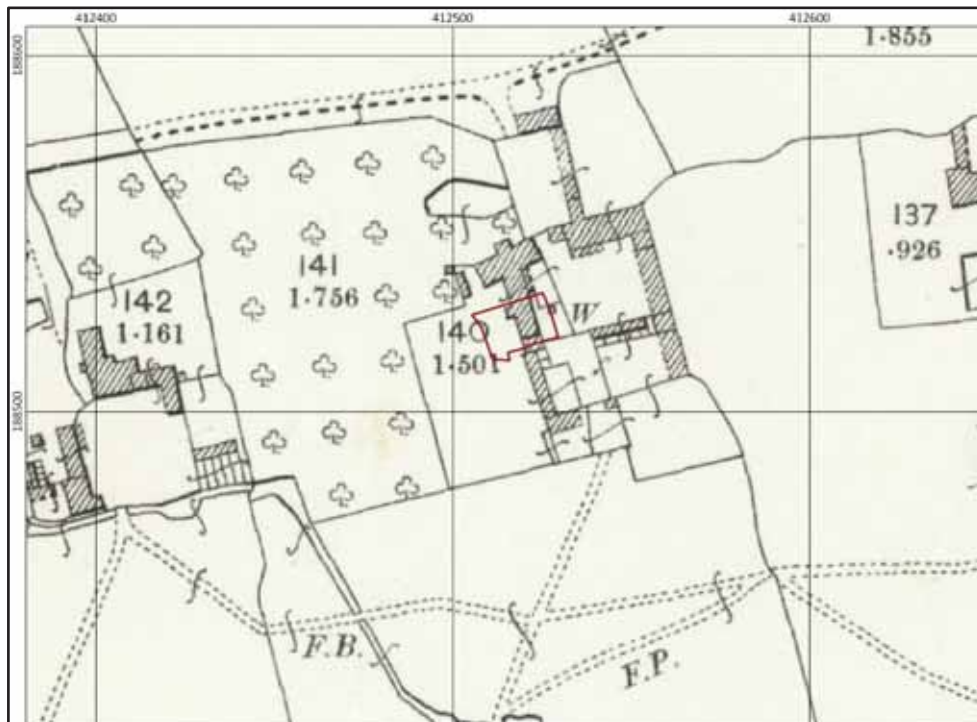


Image 10: 1900 Ordnance Survey County Series 1:2,500

1923 Ordnance Survey County Series 1:2,500

- 5.28. The 1923 OS map illustrates no apparent change in respect of the Site although minor additional development has taken place in its additional setting.

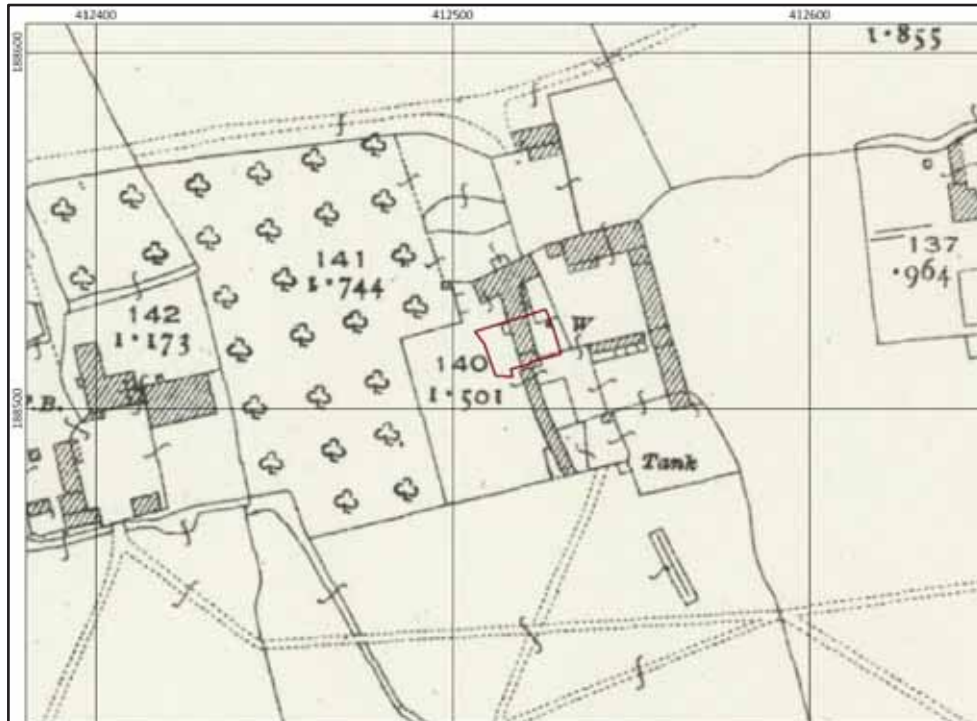


Image 11: 1923 Ordnance Survey County Series 1:2,500

1941 Ordnance Survey Plan 1:10,560

- 5.29. By 1941, additional units have been built around the farm complex, however no changes at the Site are evident.

1970 Ordnance Survey Plan 1:2,500

- 5.30. The 1970 OS map names *Haydon Farm* for the first time, although no individual buildings are identified. The Site remains apparently unchanged since the 1940s.

1990 Ordnance Survey Plan 1:10,000

- 5.31. This early 1990s OS map shows the Site and surrounding farms to still be situated within undeveloped farmland, although the urban edge of Swindon is now encroaching to the southeast. Buildings at Haydon Farm and the Site are presented schematically with no detail discernible.

Satellite imagery

- 5.32. The modern Google Earth sequence covers the period 2002 to 2019. The 2002 image shows the same arrangement of buildings at and south of the Site as illustrated in the 20th century OS map sequence. The early phases of residential development are visible west of the Site around Figsbury Close.
- 5.33. The 2014 image is the first to show clearance at Haydon Farm. The range of agricultural buildings attached to the south side of Swallow Cottage have been removed by this date.

6. ASSESSMENT OF SIGNIFICANCE

Swallow Cottage (Part of Grade II Listed Haydon Farmhouse; List Entry 1300050)

Statement of Significance

The standing building and its setting

- 6.1. Swallow Cottage is attached to the north to The Brewhouse, which is of contemporary date, probably the first half of the 19th century or potentially a little earlier.
- 6.2. The standing building comprises a two storey structure with a single room on each floor. The Brewhouse is attached to the north of Swallow Cottage, with the main bulk of the Grade II Listed Haydon Farmhouse further north. The building is of different design and fabrics to the Brewhouse and is considered to be of later date.

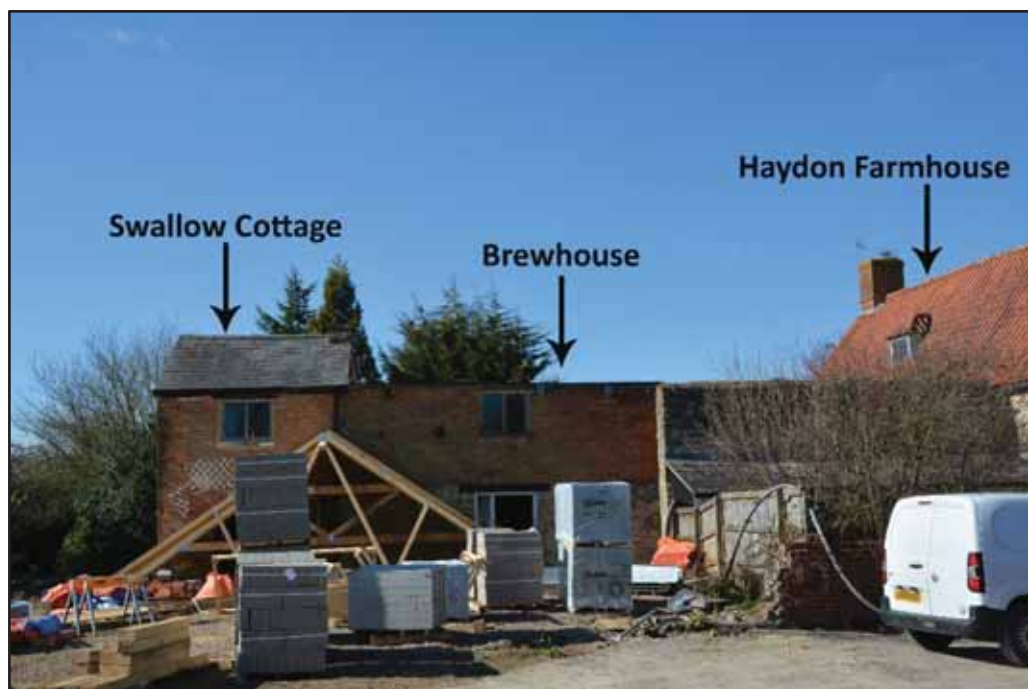


Image 12: Buildings at the Site and relative location of Haydon Farmhouse

- 6.3. The building's ground floor was accessed during the Site visit. The upper floor was inaccessible with access presumably via the now removed building to the south. A door remains in the south gable end at first floor level (Image 9).
- 6.4. Haydon Farmhouse is a Grade II Listed Building and the List Entry records an "Irregular 'L'-plan extension to rear" which it is assumed refers to the Site.
- 6.5. The ground floor interior was found to be in a poor and probably dangerous state of repair with areas of brickwork exposed.
- 6.6. A chimney breast with ironwork related to a former fireplace survives on the north wall. The floor was of concrete and none of the presumably lath and plaster ceiling survives (Image 13).



Image 13: Chimney breast and fireplace on north wall



Image 14: Swallow Cottage, rear wall

Contributors to the significance of the building

- 6.7. Archaeological value: Swallow Cottage will derive limited significance from its historic fabrics which comprise red brick under a slate roof. The archaeological and evidential value of the building is considered to contribute to its overall significance at a minor level.
- 6.8. Historical value: Illustrative historical value will contribute to the overall significance of the building which represents a later extension to Haydon Farmhouse, possibly functioning as a residential unit for farm workers. The building retains its historic character and it is assessed

that its historical value will contribute to its overall heritage significance at a moderate to major level.

- 6.9. Architectural value: The building's architectural aesthetic reflects that of a 19th century domestic or part agricultural unit. Beyond this it does not exhibit any features of major architectural significance and overall, the building's architectural and aesthetic values are assessed to represent a moderate contribution to its significance.
- 6.10. Communal value: The building's communal value is assessed to offer a negligible contribution to its overall heritage value.
- 6.11. Setting: Originally the building formed part of the working Haydon Farm, possibly to serve as accommodation for farm workers. The wider farm is now under development for residential housing which already exists in much of the surrounding area. Its modern setting offers little insight into its historical origins or function, although the survival of Haydon Farmhouse is indicative of a degree of antiquity. The building's setting is therefore assessed to represent a minor contributor to its overall heritage significance.
- 6.12. Overall: In respect of Table 2 and the assessment of significance above, Swallow Cottage represents a heritage asset of national importance and high heritage significance, derived largely from the building's historical value.

The Brewhouse (Part of Grade II Listed Haydon Farmhouse; List Entry 1300050)

Statement of Significance

The standing building and its setting

- 6.13. The Brewhouse is attached to Swallow Cottage, which it appears to predate given its entirely differing design and use of stone rather than brick.



Image 15: South wall with fireplace; brewing equipment to left and oven to right

- 6.14. The standing building comprises a single storey unit with a flat roof of uncoursed rubble and historically formed part of the operations at Haydon Farm. Elements of internal features associated with its use as a brewhouse survive internally.



Image 16: Detail of surviving brewhouse feature



Image 17: Rear wall of Brewhouse showing ceiling remains and rear door

- 6.15. The building's interior was accessed during the Site visit where a number of features relating to its previous use were identified, including a feature resembling a bread oven to the right of a modest fireplace (Image 15). To the left of the fireplace was a built in vat with drainage to its base (Image 16). Iron pipework with an attached flow restrictor survives attached to the west wall. A door in the rear wall was unusable due to the instability of stonework around it (Image 17).
- 6.16. Overall, the interior was found to be in a poor and dangerous state of repair.

Contributors to the significance of the building

- 6.17. Archaeological value: The building, which is of probable late 18th to early 19th century date, will derive limited significance from its historic fabrics which comprise stone rubble under a flat roof. The archaeological and evidential value of the building is considered to contribute to its overall significance at a minor level.
- 6.18. Historical value: Illustrative historical value will contribute to the overall significance of the building which represents an element of the later extensions to Haydon Farmhouse. Its historic function as a brewhouse is reflected in a small number of surviving internal features.
- 6.19. The building retains an historic character and it is assessed that its historical value will contribute to its overall heritage significance at a moderate to major level.
- 6.20. Architectural value: The Brewhouse's architectural aesthetic reflects that of a functional building. Beyond this it does not exhibit any features of major architectural significance and overall, the building's architectural and aesthetic values are assessed to represent a moderate contribution to its significance.
- 6.21. Communal value: The building's communal value is assessed to offer a negligible contribution to its overall heritage value.
- 6.22. Setting: Originally the building formed part of the working Haydon Farm, serving as a brewhouse and thus part of the economic infrastructure of the farm in the late 18th and 19th centuries.
- 6.23. Haydon Farm is now under development for residential housing which already exists in much of the surrounding area. Its modern setting offers little insight into its historical origins or function, although the survival of Haydon Farmhouse is indicative of a degree of antiquity. The building's setting is therefore assessed to represent a minor contributor to its overall heritage significance.
- 6.24. Overall: In respect of Table 2 and the assessment of significance above, The Brewhouse through its Grade II Listed status represents a heritage asset of national importance and high heritage significance, derived largely from the building's historical value.

Haydon Farmhouse (Grade II Listed Building; List Entry 1300050)

Statement of significance

The Listed Building and its setting

- 6.25. The farmhouse is recorded in the NHLE as of early 18th century construction, altered in the mid-19th century. It comprises a two-storey structure in rubble stone under a red clay tile roof. The associated yard to the east and the surviving stone barn form elements of a 19th century farmstead.

- 6.26. The Listed Building now appears isolated, with 21st century residential development on all sides and the former farmyard to the east (the Site) abandoned and overgrown.



Image 18: Haydon Farmhouse, view from north

Contributors to the significance of the Listed Building

- 6.27. Archaeological value: Limited archaeological/evidential value will be derived from the historic fabrics used in the construction of the Listed Building, which dates in part to the earlier 18th century, with mid-19th century elements.
- 6.28. The archaeological and evidential value of the farmhouse's historic fabrics will contribute to its overall heritage significance at a minor level only.
- 6.29. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building. Haydon Farmhouse represents the survival of an 18th and 19th century farmhouse whose context has now been largely lost to modern development. Its surviving farmyard and outbuildings, including the barn within the Site and the cart shed to the north, help to inform as to the building's agricultural origins.
- 6.30. The Listed Building's historical value is considered to make a moderate contribution to its overall significance.
- 6.31. Architectural/aesthetic value: The architectural and aesthetic value of Haydon Farmhouse is assessed as moderate. The building exhibits no outstanding architectural or design features and its aesthetic is reflective of its functional origins.
- 6.32. Its association with the surviving farmyard and outbuildings offers a degree of group value, although the poor condition of the yard detracts somewhat from this. Overall, the contribution of the building's architectural and aesthetic value to its overall significance as a heritage asset is assessed to be moderate.
- 6.33. Communal value: The Listed Building is in private ownership and offers no public access or benefits, and a negligible level of communal value is assessed.

- 6.34. Contribution of Setting: The setting of the Listed Building comprises the surviving farmyard and remnant outbuildings to the east, with most of the setting comprising modern residential development. Whilst the yard's association with the former farmstead is of historical interest, in its current condition it contributes little to the significance of Haydon Farmhouse.
- 6.35. It is assessed that the largely urban setting to Haydon Farmhouse contributes to the significance of the Listed Building at a minor level.
- 6.36. Overall: Haydon Farmhouse is Grade II Listed, identifying it as a building of national importance and high significance.
- 6.37. The significance of the Listed Building is assessed to derive in large part from its historical and architectural/aesthetic values, with only a minor contribution offered by its largely urban setting.

7. ASSESSMENT OF IMPACT

Planning matters

- 7.1. The planning proposal comprises the refurbishment and extension of the two buildings to provide residential accommodation.
- 7.2. The Site was subject to planning consent in 2017 and the 2021 application represents a variation to the originally submitted plans.
- 7.3. In relation to the consented 2017 proposals, the 2021 application proposes the same finished footprint, including a modest extension to the rear of the Brewhouse and another to the south end of Swallow Cottage.
- 7.4. The 2021 plans and elevations are included in Appendix 2 of this document.

Swallow Cottage

- 7.5. The revised plans include a change in position of the staircase accessing the first floor, although it remains in the proposed new southern extension which includes the previously consented lower roof height in relation to the historic cottage. The southern extension includes a rear door which did not feature in the 2017 plans.
- 7.6. Overall, these changes are considered minor and offer no overall additional impact in relation to the previously consented refurbishments.

The Brewhouse

- 7.7. As was the case with Swallow Cottage, the revised 2021 application does not deviate significantly from the approved 2017 proposal.
- 7.8. The revised proposal includes improved fenestration to the rear of the Brewhouse with windows extending into the rear extension providing both additional light and space. Externally this changes the appearance of the rear of the building and represents the most obvious visual change from the consented 2017 plans.
- 7.9. It is not considered, however, that these changes will result in additional harm in respect of the setting of Haydon Farmhouse, or in respect of the significance of the Brewhouse.

8. CONCLUSION

- 8.1. It is concluded that the proposed revised plans for the refurbishment and extension of the two buildings at the Site will result in no harm to their significance or to the setting of the Grade II Listed Haydon Farmhouse.
- 8.2. The plans for refurbishment and extension consented in 2017 are similar in nature to those included in the 2021 application, with the most significant deviation being the extended fenestration to the rear of the Brewhouse. This change in external appearance is not considered to result in harm when viewed in comparison to the consented 2017 plans.
- 8.3. It is clear that the 2021 scheme will achieve the same outcome as the consented 2017 proposals, had they been completed. The proposals will undoubtedly result in an overall beneficial effect on the two buildings at the Site in the preservation of the two historic structures which were clearly at risk of total loss had should their deterioration continue unchecked.
- 8.4. This assessment follows national and local planning policy and guidance issued by HM Government, Swindon Borough Council, Historic England and the ClfA.

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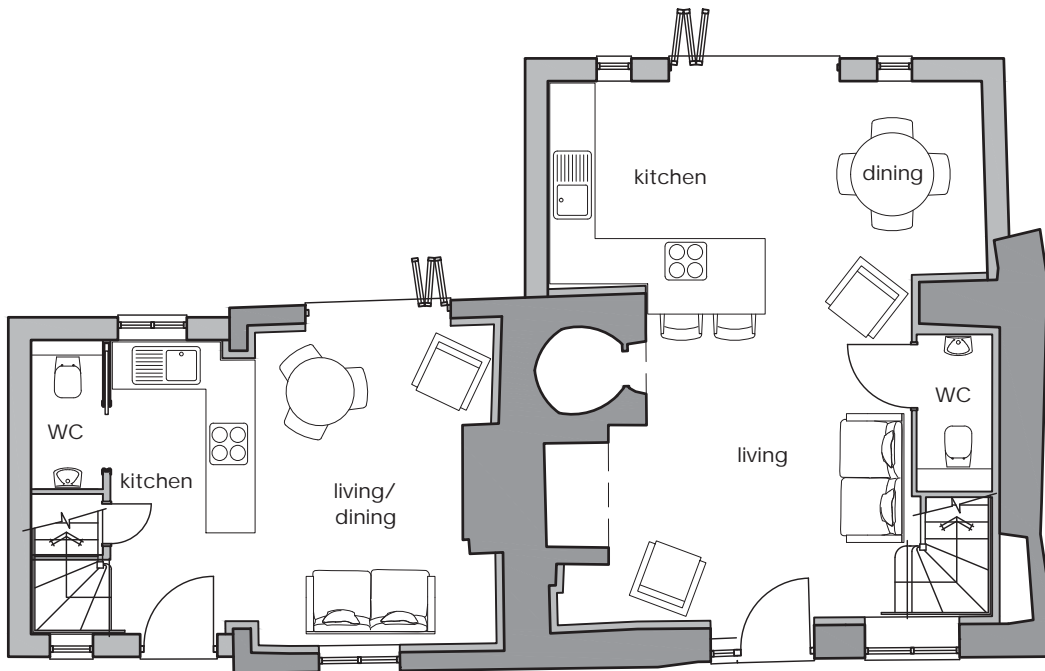
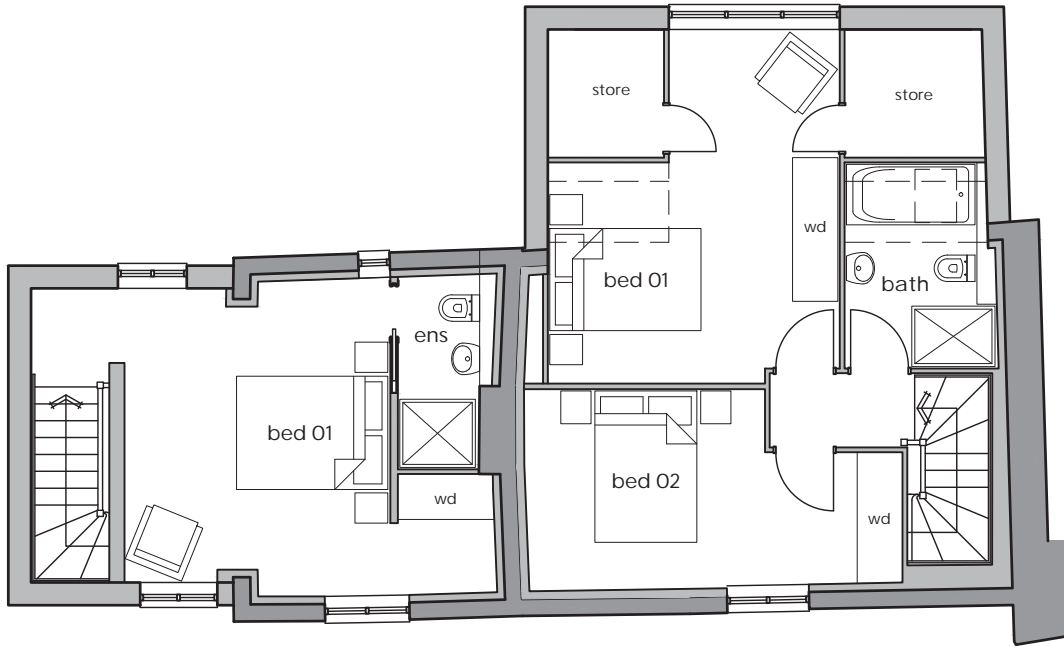
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Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data: 250m study area)								
Listed Buildings (250m study area)								
LB1	1355947	Guernsey Farmhouse	Farmhouse	Post-medieval	Mid C17 with matching mid C19 addition.	II	412641	188544
LB2	1300050	Haydon Farmhouse	Farmhouse	Post-medieval	Early C18 and later. Altered mid C19.	II	412506	188520

Appendix 2: 2021 plans and elevations



1B2P Semi Detached

GF 23.9sq.m
FF 24.3sq.m
Total 48.2sq.m

2B4P Semi Detached

GF 36.8sq.m
FF 36.5sq.m
Total 73.3sq.m

client
project

revision

date

scale

drawn

check

PLANNING



do not scale from this drawing use dimensions only, all discrepancies to be reported to the architect.

title

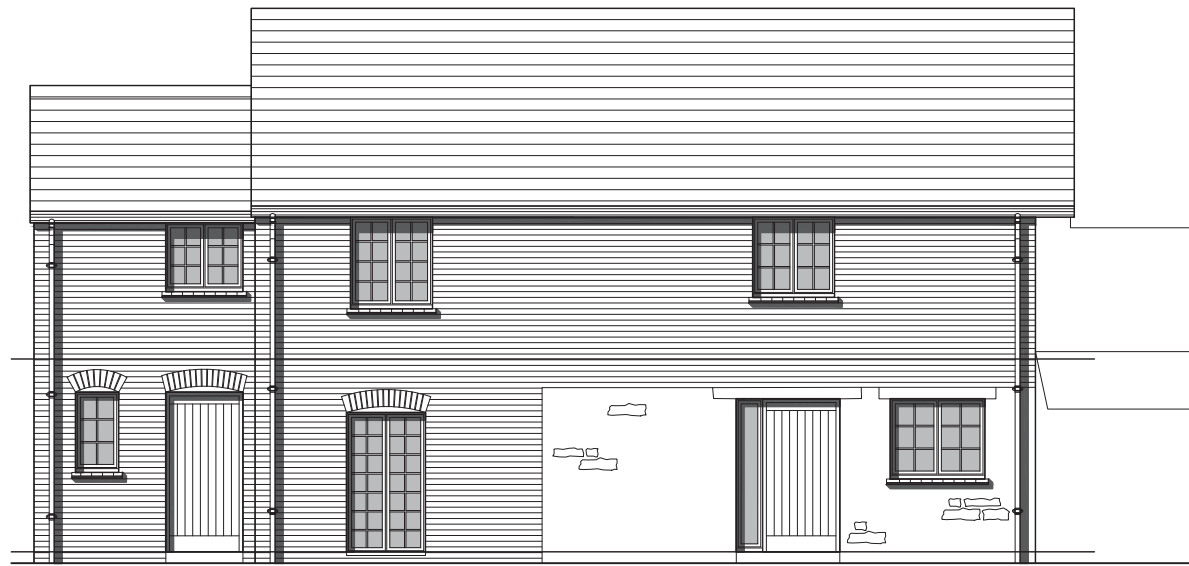
dwg no.

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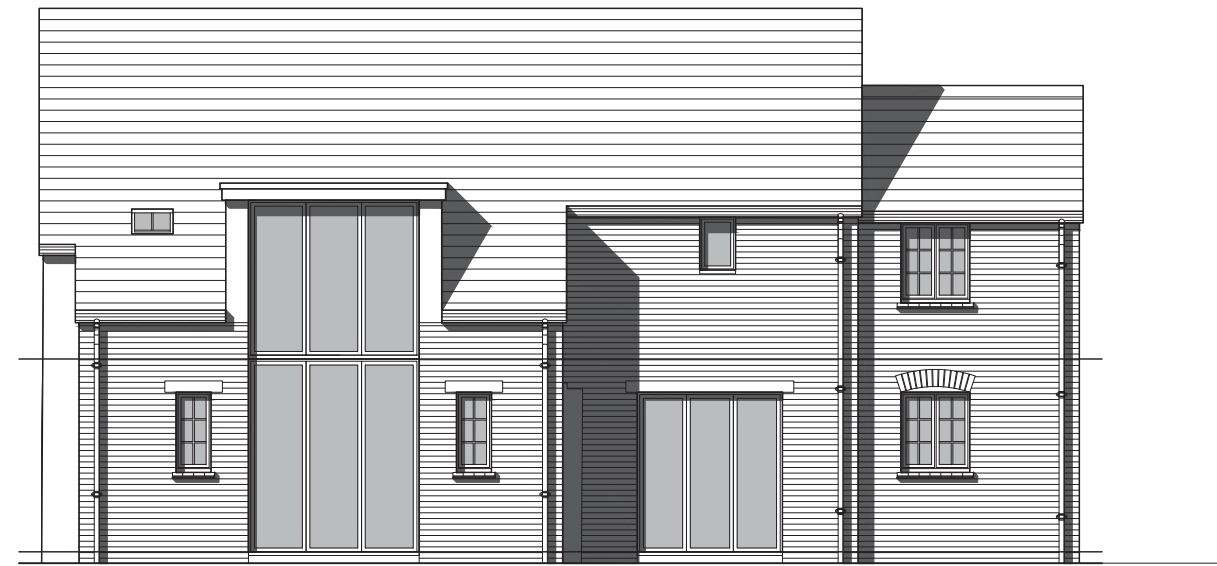


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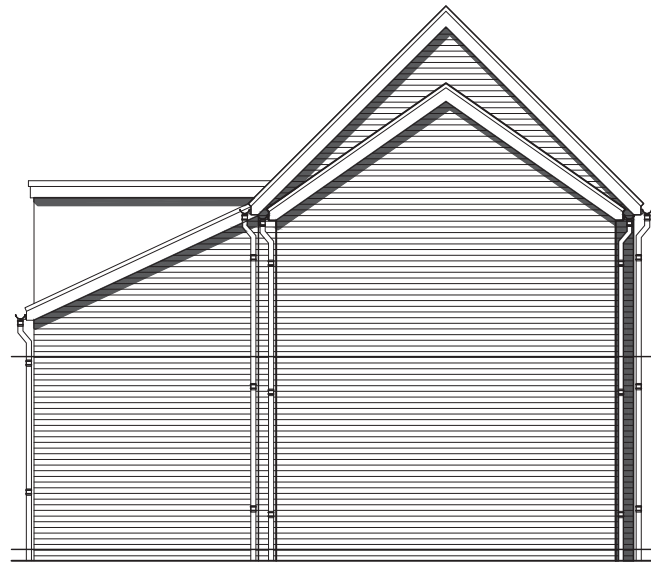
1:100



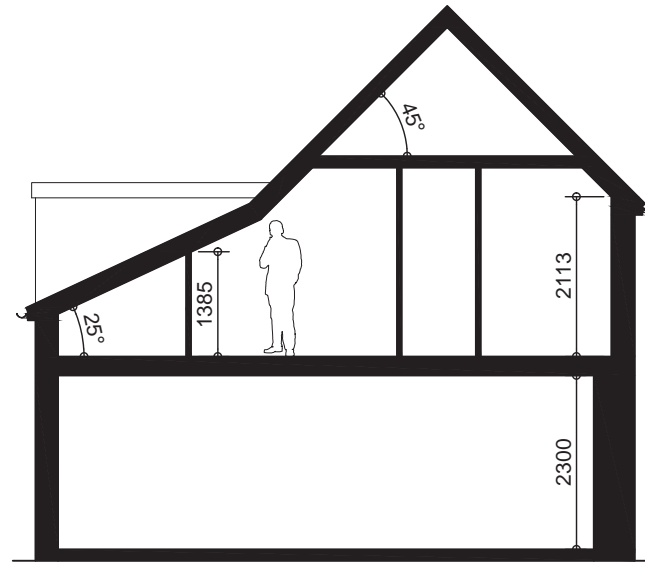
Front Elevation



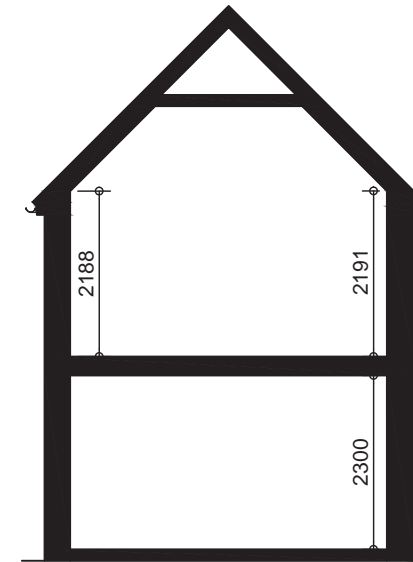
Rear Elevation



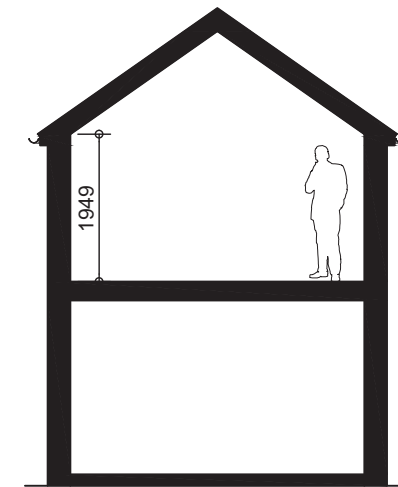
Side Elevation



Section A-A



Section B-B



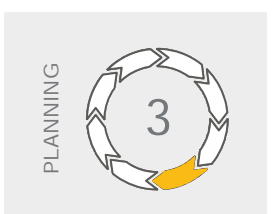
Section C-C

client	Woodcote Homes Ltd	revision	
project	Haydon Farm, Swindon	date	12.20
		scale	1:100 @ A3
		drawn	HH
		check	CMR

do not scale from this drawing use dimensions only, all discrepancies to be reported to the architect.

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title Swallow Cottage and The Brewhouse - Sections and Elevations
 dwg no. 0041 PA 200 -



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