



**Broadmoor
Farm, Sherborne**

**Heritage
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
**Windrush
Agricultural Estates
Ltd**

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Images

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Plan

Plan EDP 1	Extracts from Historic Mapping (edp7256_d001 12 July 2021 EO/RS)
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Section 1 Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Windrush Agricultural Estates Ltd. It sets out the results of a Heritage Assessment of potential effects arising from the proposed development of redundant farm buildings at Broadmoor Farm, Sherborne (i.e. 'the site').
- 1.2 The proposals have been subject of a pre-application submission to Cotswold District Council to convert two farm buildings at Broadmoor Farm into holiday letting accommodation. One of the buildings in question is Grade II listed as Former Open-Fronted Shelter Sheds Now Stables, Broadmoor Farm (list entry 1340784). The other building is not listed in itself but has been identified by the Conservation Officer as being curtilage listed.
- 1.3 As such, this assessment has been drafted to provide the relevant information and specifically to address the requirements of Paragraph 189 of the *National Planning Policy Framework* (NPPF, MHCLG 2019), which outlines the following:
- "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."*
- 1.4 In line with NPPF Paragraph 189, the assessment's primary objective is to identify the 'significance' of any heritage assets (as defined in Annex 2 of the NPPF, 2019), such as scheduled monuments, listed buildings, conservation areas etc., which could be affected by the form of development proposed. Further, to assess the potential for effects upon them and to determine whether the proposal complies with the provisions of legislation and planning policy, for the conservation and management of the historic environment.
- 1.5 In this instance, as noted above, the site comprises a single listed building and a second building listed via curtilage but otherwise does not contain a scheduled monument, or any other form of designated heritage assets, e.g. a Registered Park or Garden, where there would be the potential for a physical effect.
- 1.6 Any additional effects on other designated heritage assets in the surrounding area would potentially be 'indirect', i.e. the effect would be in terms of any contribution to significance derived from their 'setting', and whether that contribution would be enhanced, diminished or left unchanged following the implementation of the proposal.

- 1.7 In that regard, there are two other listed buildings within the wider Broadmoor Farm complex; however, due to the nature of the proposals converting existing buildings, it is not considered that there would be a change in their settings which would amount to harm to their significance.
- 1.8 As such, this report focuses on identifying the heritage significance of the buildings themselves.

Location and Land Use

- 1.9 The site is situated in a rural location, approximately 2.5km north of Sherborne and 1.3km south-east of Clapton-on-the-Hill. It occupies a plot of land centred approximately on Ordnance Survey Grid Reference (OS NGR) 417352, 217039.
- 1.10 The site comprises two buildings, one a former stables now largely unutilised other than for some storage of garden equipment. The other building represents a redundant piggery. The two buildings are opposite each other with a yard area in between. To the north-east are gardens and farmhouse, defined by high stone walling and vegetation. The farmhouse is set back from the walling a buildings, itself grade II listed. On all other sides is grass fields.

The Proposed Development

- 1.11 The proposed development comprises the conversion of the buildings into nine units for holiday letting purposes, the detail of the proposals is set out in **Section 5**.

Consultation

- 1.12 The Cotswold District Council's Conservation Officer has responded to a pre-application proposal in two responses dated 29 April and 28 May 2021. A number of comments were made in relation to the proposals and the heritage considerations of the site, highlighting areas where further information is needed. In this regard, it was noted that:

"Generally, the proposals are acceptable in principle from a conservation perspective. The buildings are in a reasonable state of repair and would benefit from re-use. There are no extensions proposed to the buildings. However, I have concerns/queries regarding some elements of the scheme including the amount of rooflights proposed, the siting of screens, the retention of historic fabric in terms of how some of the existing features and structure will be retained or incorporated into the scheme and some of the external yard works proposed."

- 1.13 Subsequently, a number of alterations were submitted and an additional response of 28 May was received which was positive on the changes, although still required further information in some areas, such as retention of historic fabric. These responses will be

discussed in more detail in relation to the individual aspects of the proposals below in **Section 5**.

- 1.14 Following the receipt of the responses, EDP were commissioned to undertake a heritage assessment of the proposals and to advise on any necessary alterations to the scheme to address the concerns raised.
- 1.15 As such, the following assessment includes a consideration of the above matters in relation to revised design proposals, which have been undertaken following the results of this assessment and in response to the Conservation Officer's comments.

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Section 2

Methodology

- 2.1 This Heritage Assessment has been prepared by EDP, which is a Registered Organisation (RAO) with the Chartered Institute for Archaeologists (CIfA), to address the requirements of existing legislation and planning policy.
- 2.2 This Heritage Assessment has been prepared in accordance with the most up to date version of the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (CIfA, 2014), and Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition (GPA3) (HE 2017).
- 2.3 The preparation of this assessment was primarily a site-based process, but the following relevant sources were accessed and reviewed:
- The Cotswold District Council Website;
 - The National Heritage List for England;
 - Gloucestershire 'Know your Place' website;
 - Online mapping sources; and
 - Britain from Above website of aerial photographs.
- 2.4 The site and area were visited in June 2021 in reasonable weather conditions, suitable for the understanding and assessment of potential effects in an historic environment context.
- 2.5 In light of the above, this assessment has been prepared in a robust manner, employing current best practice professional guidance.

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Section 3

Legislation, Planning Policy and Guidance

- 3.1 The following paragraphs outline the legislation and planning policy of relevance to the form of development that is proposed.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.2 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting. It states that:

“...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”.

- 3.3 This “special regard” duty has been tested in the Court of Appeal and confirmed to require that “considerable importance and weight” should be afforded by the decision-maker to the desirability of preserving a listed building along with its setting. The relevant Court judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust* [2014] EWCA Civ 137.

- 3.4 However, it must be recognised that Section 66(1) of the 1990 Act **does not** identify that the local authority or the Secretary of State *must* preserve a listed building or its setting; and neither does it indicate that a development that does not preserve them is unacceptable and should therefore be refused.

- 3.5 The judgement in respect of *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin) makes this clear at Paragraph 49, where it states that:

“This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to [the character or appearance of] a conservation area is other than a matter for its own planning judgement. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasised in Barnwell, that a finding of harm to the setting of a listed building or to [the character or appearance] of a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.”

- 3.6 This key point is also made in Paragraph 54 of *Forest of Dean DC v Secretary of State for Communities and Local Government* [2013] EWHC 4052 (Admin), which identifies that:

“...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to ‘the desirability of preserving’ the setting of listed buildings. One sees there the basic purpose of the ‘special regard’ duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building”.

- 3.7 In other words, it is up to the decision-maker (such as a local authority) to assess whether the proposal which is before them would result in “acceptable change”.

National Planning Policy

- 3.8 Relevant national planning guidance for England is outlined in the NPPF, where Section 16 *Conserving and Enhancing the Historic Environment* presents national planning guidance.

- 3.9 In terms of an application, paragraph 189 identifies 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.”

- 3.10 NPPF paragraph 192 is relevant when it 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.”*

3.11 Paragraph 193 states:

“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.”

3.12 Paragraph 194 then adds that:

“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; and*
- 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.”*

3.13 Paragraph 196 then states the following in respect of the identification of harm, which is assessed to be ‘less than substantial’ harm: *“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.”*

3.14 Paragraphs 24 and 25 of the High Court judgement, in respect of *Bedford BC v Secretary of State for Communities and Local Government* (2013) EWHC 2847, clearly highlight the high threshold required for a development proposal to constitute ‘substantial harm’, and also serve to emphasise the very broad spectrum of ‘less than substantial harm’ in terms of proposed development:

“What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away. Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.”

3.15 Therefore, for the harm to be substantial – and require consideration against the more stringent requirements of paragraph 195 of the NPPF compared with paragraph 196 – the proposal being considered would need to result in the heritage asset’s significance either being *“vitiating altogether [i.e. destroyed] or very much reduced”*.

- 3.16 As far as this proposal is concerned, it further highlights that ‘less than substantial harm’ must, by implication, span the full breadth of developmental effects that would not result in an asset’s significance being either ‘vitiating altogether or very much reduced’.

Local Planning Policy

- 3.17 At the local level, the *Cotswold District Local Plan 2011–2013* was adopted in August 2018.

- 3.18 Policy EN10 of the *Cotswold District Local Plan 2011-2031* provides the following policy position in respect of the conservation of designated heritage assets:

“1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset’s conservation. The more important the asset, the greater the weight should be.

2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.

3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:

- the importance of the asset;*
- the scale of harm; and*
- the nature and level of the public benefit of the proposal.”*

- 3.19 In addition, Policy EN11 sets out the following position in respect of development involving conservation areas:

“Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

a. preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;

b. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;

- c. *will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;*
- d. *have regard to the relevant Conservation Area appraisal (where available); and*
- e. *do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.”*

3.20 The plans and policies listed above have all been considered in the preparation of this assessment.

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Section 4 Heritage Assets

- 4.1 In accordance with Paragraph 189 of the NPPF, this section identifies those designated heritage assets with the potential to be affected by the proposed development.
- 4.2 Based on the information gathered as part of this assessment, and the nature of the proposals, the following designated heritage assets are considered potentially capable of being affected by the proposed development:
- Grade II listed as *Former Open-Fronted Shelter Sheds Now Stables, Broadmoor Farm* (list entry 1340784); and
 - Curtilage listed piggery.
- 4.3 The assets identified above will be considered in turn in the paragraphs that follow, with the potential implications of the proposed development upon them identified in **Section 5** thereafter.

Former Shelter Sheds

- 4.4 As noted above, the main building in question is the Grade II *Former Open-Fronted Shelter Sheds Now Stables, Broadmoor Farm* (list entry 1340784). This building was first listed in 1987 and the listing citation identifies it as a late 18th/early 19th century shelter shed now converted to stables. The citation, reproduced in full, reads:
- "Former open-fronted shelter sheds, now converted into stabling. Late C18-early C19. Coursed squared and dressed limestone, stone slate roof. Flat 'U'-shaped plan. Formerly with 15 open bays divided by square stone-built piers. Timber cladding with stable doors and top opening casements, inserted at front of each bay. Flat coping at gable ends."*
- 4.5 Upon inspection, the building is much as the listing citation. In form, the building is a single storey long range oriented broadly north-south with two short projecting 'wings' to the west on each end giving the 'U'-shaped plan. It is constructed from course squared limestone with dressed stone-built piers. It has an overall pitched roof, with stone slates only on the western pitch of the roof, and tiles on the eastern pitch. The roof covering is backed with felt, indicating it has been replaced at some point.
- 4.6 It is formed of 15 bays divided by the stone-built piers opening out onto the courtyard area on its western frontage. Invariably the majority of these formerly open fronts have been blocked by a combination of breeze block, timber cladding with opening top-light windows and wooden stable doors (**Images EDP 1-2**). Some of these partitions have been cut into the plain capitals at the head of the pillars (**Image EDP 3**).

- 4.7 The eastern elevation is largely plain (**Image EDP 4**), except for two door openings in the centre of the wall which contain vertical plank doors with large strap hinges, most likely of 19th century date (**Image EDP 5**). On the interior, these doors have been fixed shut and boarded with planking of potential late 19th/earlier 20th century date (**Image EDP 6**). The only other opening on the long eastern elevation is a window at the northern end, which is a metal framed casement of 20th century vintage.
- 4.8 The only other exterior feature is a door opening at the southern end, which now contains no door (**Image EDP 7**).
- 4.9 On the interior, the bays are now divided by simple timber partitions formed by machine planed timber planks of later 19th or 20th century date attached to a framework of timber (**Images EDP 8-9**). Some of these appear to have been removed in the northern end of the range, to create double sized stalls. A stone wall divides the ninth and tenth bays. The roof structure is a simple collar truss with some machine sawn timber replacements whilst the purlins are rough hewn timber butted/tenoned and pegged at the main trusses (**Images EDP 10**). Some of the intermediary rafters are roughhewn but the majority are machine sawn and later replacements (**Image EDP 10**). There are three metal corner feed troughs of likely 20th century date (**Image EDP 11**).
- 4.10 The floor coverings in the majority of the building are concrete (e.g. **Images EDP 6 and 8**) but in the southern section are cobbles (**Image EDP 12**). This section also has stone benches and a timber hayrack, albeit in poor condition (**Image EDP 12**).

Significance

- 4.11 The main fabric of the building is of an apparent single phase of construction, and certainly by the time of the First Edition Ordnance Survey map of 1882 (**Plan EDP 1**) the building appears in the current plan form. The building was evidently an open sided shelter shed, with two larger separate stalls in the wings at either end. It most likely dates to the later 18th century, when such buildings for housing cattle over the winter become more commonplace, albeit it could equally date from the earlier 19th century in common with the expansion of 'model' type farms. In this instance, the focus of the farm was to the west, to the rear of the farmhouse, where historic mapping indicates a large barn and farmyard complex. It is likely that the cattle housing representing this building was added to the complex later.
- 4.12 The former internal arrangement of the shelter shed is now difficult to comprehend due to the later changes. The two doors on the eastern elevation either side of the solid internal partition, most likely gave access to a feeding passage running the length of the building, whilst the cattle were housed in the open side. None of the interior from its original use survives.
- 4.13 The building was then subsequently converted into stabling, with the open frontage bays blocked and the interiors subdivided into stalls. When this occurred is unclear, certainly none of the fabric blocking the bays is of any antiquity, with breeze block and 20th century shiplap timber cladding. The interior timber partitions comprise machine sawn planks

which at least post-date the late-19th century. The historic mapping offers some clues and illustrates that by 1922 the building is still open fronted, as indicated by the Ordnance Survey mapping (**Plan EDP 1**). There is no later mapping of use to pinpoint the changes, but a change to stabling at some point in the mid-20th century seems plausible, with some alterations later still, such as the use of breeze block to infill some of the bays. The hayrack in the southern portion of the building is in poor condition, but equally may well be associated with its use as stabling.

- 4.14 In that regard, the significance of the building is invested within its fabric, mainly relating to it being an example of a cattle shelter shed of the late 18th/early 19th century and also being of a relatively high-quality architectural finish. Given the lack of interior features relating to its original use, it does have lesser interest but, as indicated in the listing citation, it is partially listed for group value, most likely through its association with the farmhouse to the northwest.
- 4.15 In terms of the interior, the cobbled floor surface in the southern end is of some interest, but there are no features relating to its original use and, beyond the basic structural elements, the interior planked partitions are later, relating to the stabling aspect of its use. These may date from the latter part of the 19th century but given the history of the building this is unlikely. In this regard it is considered that the interior planked partitions carry, at best, only very limited interest and the 20th century infilled frontages have no interest.

Setting

- 4.16 In terms of its setting, the building defines the eastern side of a yard area, formed by high walling and the piggery on its western side, and high walling to the south of the yard. The form of this is open, with a short segment of dividing wall. It is laid with gravel and slopes up towards the piggery. Historically, the historic mapping shows the yard was not always as open, with the 1882 Ordnance Survey map (**Plan EDP 1**) showing the yard divided into three, with a different arrangement of buildings on the site of the piggery. The 1978 Ordnance Survey map (not illustrated) shows a building within the yard, between the piggery and the shelter shed building.
- 4.17 The building currently has fields to the east and south.
- 4.18 More widely, it forms part of, but sits physically away from, the wider Broadmoor Farm complex. This comprises the Grade II listed farmhouse to the northwest of the building, set within its own generous and well landscaped gardens. The farmhouse originated in the 17th century, but was extensively rebuilt and extended in the 19th, to create one of the higher status farmhouses in the area. The remainder of the farm complex lies to the northeast of the farmhouse, some distance from the building. Only some elements of this farm complex remain, but from the historic mapping, seems to have been centered on a large threshing barn, typical of the 17th/18th century farmsteads of the area.
- 4.19 The yard area associated with the former shelter sheds clearly makes a positive contribution to its significance by being closely historically associated and is from where

its significance can be chiefly appreciated. As does the piggery, which helps to define the yard along with the former shelter shed.

- 4.20 The farmhouse is historically related, but sits in a well landscaped garden, which limits an appreciation of this link, whilst the remainder of the farm complex lies an even further distance, with no experience of the former shelter shed. As such, these make a limited, but positive, contribution to the historic interest of the former shelter shed.

Piggery

- 4.21 The piggery is located on the southwestern side of the complex and faces the southern end of the shelter shed across a yard area.
- 4.22 The building, oriented north south, is formed of two sections. The northern, and earlier, section of the building is formed of a single cell stone-built building with hipped stone tile roof (**Image EDP 13**). It has three door openings, one on each wall. The flooring is brick, with a set-in stone sink in one corner (**Image EDP 14**). It has a simple king-post truss roof of likely later 19th century vintage, with a felt backing to the tiles showing that the roof covering has been replaced relatively recently.
- 4.23 The second section of the building is later and constructed of brick on the eastern and northern gable – where the latter has replaced the southern wall of the northern element, albeit the western wall and southern gable walls are of stone. This is due to their being an earlier building on this site and the external courtyard walls being the only element of this earlier building. The roof is slate, and the gable wall has an opening high up, suggestive that there was formerly a first floor here, possibly a storage loft.
- 4.24 There are four low doors to the eastern elevation representing the doors that led from the internal space to outdoor pig pens. The former external pens have been removed. On the interior the pens are divided into stalls via brick partitions, with a feeding passage running along the rear of the building (**Image EDP 15**). The floor is engineered brick and the stone feed troughs and feeding doors remain.
- 4.25 The earlier section of the building can be seen on the 1882 Ordnance Survey map, where there is also a building running perpendicular to the northeast and a separate building to the south. These two associated buildings have been removed by the 1902 map (not illustrated but as on the 1922 map **Plan EDP 1**) and replaced with another structure indicated with external pens by this time. Based on the mapping and roof structure the earlier element would appear to date to the later 19th century whereas the brick built southern section was built at the turn of the 20th century.
- 4.26 The original use of the earlier element is unclear, but if not for housing pigs, then it certainly had an associated function when the pigsty was built to the south, most likely converted into a feed preparation room/general storage.
- 4.27 In terms of significance, despite being curtilage listed, the building itself only has a modicum of heritage interest. Typically pig accommodation was a product of the later

eighteenth century improvements in animal husbandry whereby pig rearing moved into the yards where previously it had been in open fields (HE 2017). Early examples are rare as they tend to be smaller and less robust. This particular example is late, being demonstrably built around the turn of the 20th century. It retains its internal pens but has lost its external yard areas. Overall, considering its relatively late date, the building is only considered to be of local significance.

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Section 5 Impact Assessment

- 5.1 This section assesses the potential impact of the implementation of development within the site upon the significance of those heritage assets identified in **Section 4**.
- 5.2 The development proposals comprise several elements which will be dealt with in turn.
- 5.3 It should be recognised that the proposals have been updated in response to the Conservation Officer's pre-application comments and, in part, as a result of the findings of this report.
- 5.4 Overall, the proposals aim to secure a long-term viable use for the buildings in a manner appropriate to their conservation. In this regard, the proposals aim to convert the main range into nine holiday lets with the piggery converted to a communal kitchen and dining area. Overall, it is considered that the proposals represent an appropriate use of the building.
- 5.5 In detail, the proposals result in changes to the fabric of the building. These comprise:

Main Range

- Removal of existing infill between the stone piers and insertion of glazed screens;
- Insertion of 9 rooflights (reduction from 14);
- Insertion of doors into five internal partitions;
- Removal of stone benches/hayrack;
- Reinstatement of door openings in the eastern elevation;
- New window in southern end of eastern elevation; and
- New door in northern wing.

Piggery

- Removal and addition of internal partitions; and
- Glazed existing openings.

Yard Area

- Insertion of wall/terrace to frontage of the piggery.

- 5.6 Following a review of the consultee responses and the results of this heritage appraisal, the following proposals and their impacts are detailed in the following sections.

Main Range

- 5.7 The main changes to the fabric in the main listed building is for the insertion of new openings within the external fabric, this is limited to a single window at the southern end of the eastern elevation and on the northern wing. These will result in the removal of a small amount of plain fabric with no architectural embellishment. The proposed window balances the window in the same position at the northern end, whilst the new door is placed centrally in the gable where it might be expected.
- 5.8 The reopening of the two doors on the eastern elevation is seen as a benefit, in bringing back into use part of the original layout of the building.
- 5.9 Seven of the rooflights are positioned within the eastern pitch of the roof, which has been replaced and is of no historic interest. Two rooflights are inserted into the internal face of the 'wings', although these are minimal and necessary to achieve light.
- 5.10 The removal and replacement of the existing infill of the piers results in no loss of historic fabric. Their installation will follow to the profile of the existing stonework or utilise the existing cut recesses where they occur, resulting in no loss of fabric.
- 5.11 Internally, the poor condition hayrack in the south end will be removed, but otherwise the internal partitions are set to remain albeit with doors inserted in five of them. Considering the later date of these partitions they have limited heritage interest. The two stone benches in the southern end will be removed to allow for more space to enable the unit to be used. This removal will result in only a very small degree of harm due to the bulk of the significance of the building relating to the wider fabric.
- 5.12 Overall, it is considered that the proposals would cause only a very small amount of harm to the significance of the listed building, but there are also benefits, such as reinstatement of the two doors in the eastern elevation. Furthermore, this 'harm' should be seen in light of the limited nature of the interventions set against putting the building into a use consistent with its long-term conservation.

Piggery

- 5.13 The piggery is currently unused and forms part of the western side of the yard.
- 5.14 Externally, there are few changes proposed other than the insertion of a single rooflight into the western elevation of the roofline.
- 5.15 Internally, the exiting pens within the piggery will be removed. However, considering the limited heritage interest of the building and its current outlook in terms of lack of use,

this is considered to represent a limited impact in relation to securing the long-term use of the building.

- 5.16 This position is confirmed by the conservation officer in their pre-application responses, who has indicated that the proposals to the piggery are acceptable.

Yard Changes

- 5.17 The changes to the yard area are very minimal indeed, as a result of the movement of the parking area to an area to the west, which was found acceptable by the conservation officer within the pre-application response. The proposals relate to the addition of steps/terrace to the frontage of the piggery. This area is currently raised already, being the location of the former external pig pens. The use of this area as a terrace is not considered to result in any changes within the yard area which would be harmful to the listed main building or the piggery.

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Section 6 Conclusions

- 6.1 This Heritage Assessment has used the available baseline information, and the completion of a site visit, to identify and assess the impacts of the development proposals at Broadmoor Farm, Sherbourne.
- 6.2 It has been prepared in response to the Conservation Officer's response to pre-application proposals which has been submitted to Cotswold District Council.
- 6.3 Based on the consultation response to the pre-application, a desktop review and completion of a visit to the site in July 2021, the following designated heritage assets were identified as potentially affected by the development proposals:
- Grade II listed as *Former Open-Fronted Shelter Sheds Now Stables, Broadmoor Farm* (list entry 1340784); and
 - Curtilage listed piggery.
- 6.4 In each case, the assessment has identified their significance, and where relevant, the contribution of the setting to that significance.
- 6.5 The proposals have been amended in response to the consultee comments and also to the results of this heritage assessment.
- 6.6 The former shelter shed (now stables) represents a late-18th or early 19th century building most-likely originating as cattle housing. The building was latterly converted to stables at some point in the 20th century. The original internal arrangement does not survive, although the two doors on the eastern elevation are likely to have given access to a feeding passage, with the cattle held in stalls. The majority of the interest is held within the basic fabric of the building, with the later changes carrying little interest.
- 6.7 The piggery is of two elements, a mid-late 19th century single cell building and a turn-of-the-century piggery. The building is of local interest, albeit curtilage listed.
- 6.8 In terms of the Grade II listed former shelter shed, the changes proposed will re-purpose the building, giving the building a future use. This inevitably will result in the removal of some fabric, but on the whole, this is limited to later features of limited or no interest. The loss of the negligible contribution made by those elements of the existing building will result accordingly in a negligible impact on the listed building. The level of harm would be relatively small because: (1) the asset is considered to derive the majority of its significance from the wider fabric of the listed building, and the development proposals would have no impact upon that whatsoever; and (2) the relatively limited heritage interest and small disruption of fabric of the building in itself means that the level of loss would be very minimal indeed.

- 6.9 Overall, it is concluded that the changes will result in a small amount of harm, but also some benefits such as the re-use of the eastern blocked doors. Furthermore, this should be offset by securing the long-term optimum viable use for the building.
- 6.10 Likewise, in terms of the piggery, there will be some loss of fabric, although this should be considered against the low value of the building as a whole, plus the securing of the building in a future use.
- 6.11 Given these relatively low impacts, there is no heritage reason why the updated proposals within this site should not be treated favourably by the Local Planning Authority.

Section 7

Bibliography

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Images



Image EDP 1: View of the former shelter shed, looking south-east showing the later infilling as stables.



Image EDP 2: View of the former southern end of the former shelter shed, looking south-east.



Image EDP 3: View of the detail of a column, showing how the stable door has been cut into the head.



Image EDP 4: View of the east elevation of the former shelter shed looking northwest showing the relatively blank wall, with only the two former doors.



Image EDP 5: View of one of the doors, sealed shut from the inside, most likely of 19th century date.



Image EDP 6: View of the interior of a stall, noting the nailed planking on the inside of the former door, looking east.



Image EDP 7: View of the southern elevation of the former shelter shed, looking north.



Image EDP 8: View of one of the interior partitions, showing planks attached to framing.



Image EDP 9: Close up of the internal partition boards, showing the clear machine marks.



Image EDP 10: View of the roof structure, looking north, note replacement rafters to left.



Image EDP 11: View of one of the later corner feed troughs.



Image EDP 12: View of the southern wing, showing the dilapidated hayrack, the stone bench and cobbled floor, looking east.



Image EDP 13: View of the piggyery, with the early section to right and the later section to left, looking west.



Image EDP 14: View of the earlier section of the piggery, looking south, albeit the end wall and brick flooring are likely to be later.



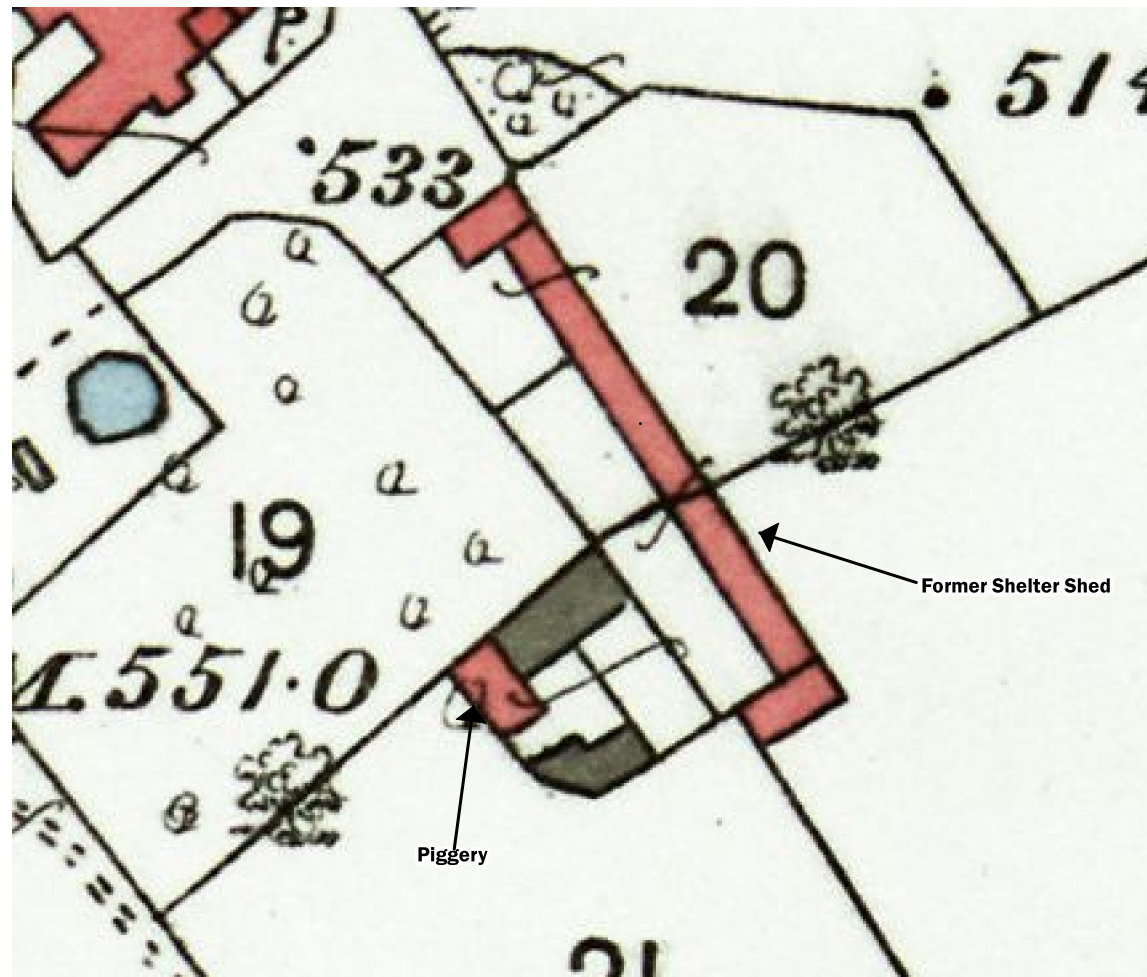
Image EDP 15: View of the interior of the later section of the piggery, looking south.

Plan

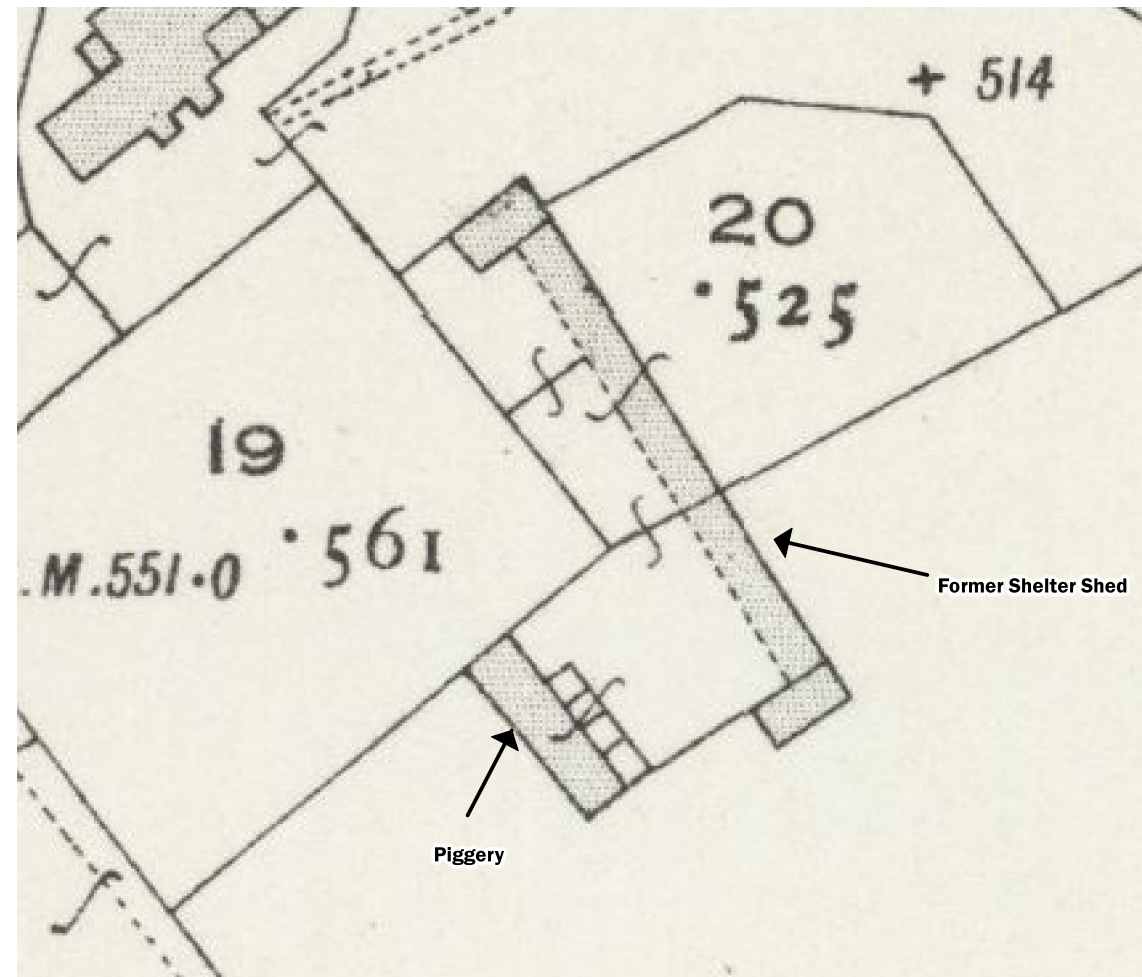
Plan EDP 1

Extracts from Historic Mapping
(edp7256_d001 12July 2021 EO/RS)

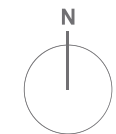
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1882



1922



client
Windrush Agricultural Estates Ltd

project title
Broadmoor Farm, Sherborne

drawing title
Plan EDP 1: Extracts from Historic Mapping

date	12 JULY 2021	drawn by	EO
drawing number	edp7256_d001	checked	RS
scale	Not to scale @ A3	QA	RB



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