

HERITAGE STATEMENT

Four Gables

Nailsea

Bristol

BS48 4NW

November 2023

Prepared by ArchiWest

ARCHIWEST
ARCHITECTURE & HERITAGE



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1. INTRODUCTION

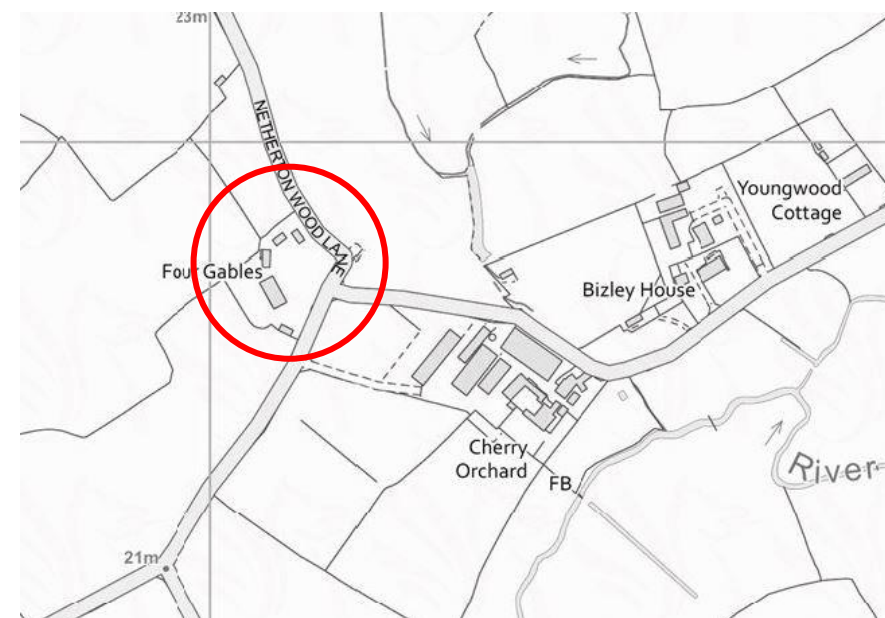
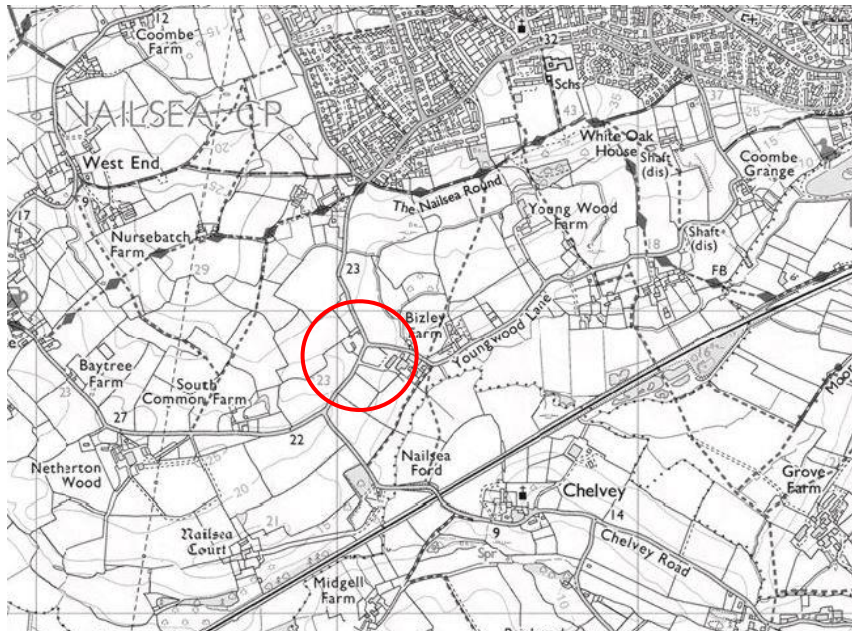
This Heritage Statement supports a Listed Building Application for partial conversion works at one of the barns at Four Gables, Nailsea. The purpose of this document is to provide the Local Planning Authority (LPA) with an assessment of the significance of the Grade II curtilage listed heritage asset, along with a description of the proposals and relevant legislation and planning policies. This document is intended to assist in the understanding of the site and to provide guidance to the proposals based on the details available.

These proposals include the conversion of a currently partially-converted former agricultural barn in to ancillary accommodation.

2. SITE LOCATION, EXISTING BUILDING & PLANNING HISTORY

Site Location

Formerly known as Fosters Farm, Four Gables is a Grade II listed former farmhouse of at least 17th century origin or even older, now used as a residential dwelling, the curtilage of which consists of outbuildings used for ancillary purposes. The site is located outside the settlement boundary of Nailsea but it is not within the Green Belt. The site has long ceased to be used for agricultural purposes and the outbuildings associated with the main house are superfluous to requirements. Planning Permission and Listed Building Consent previously approved for conversion of two of the outbuildings are listed at the end of this section.

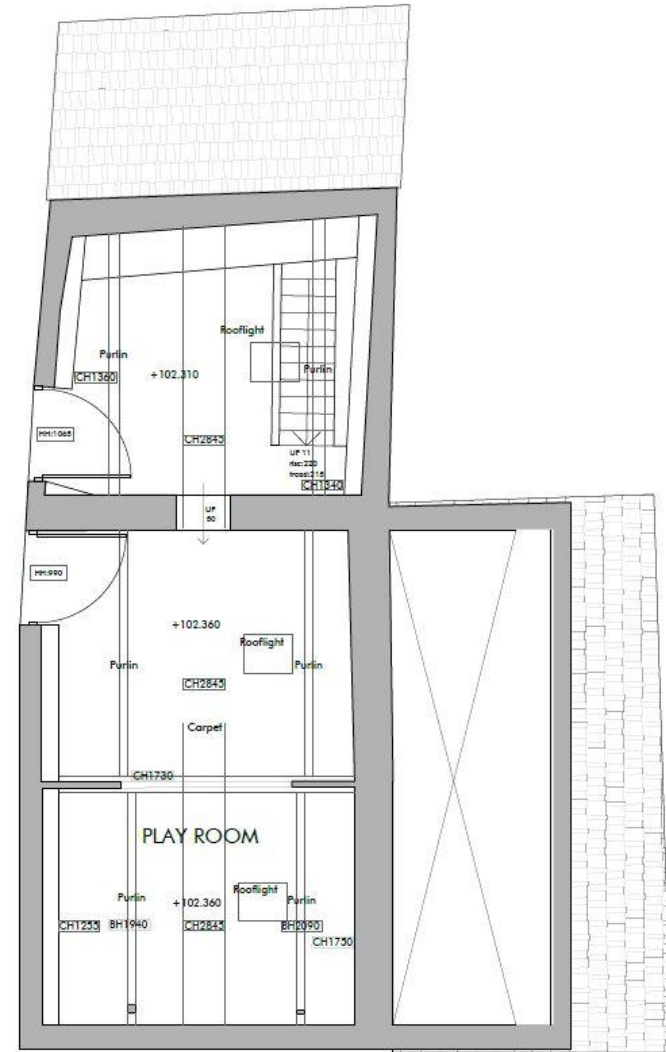
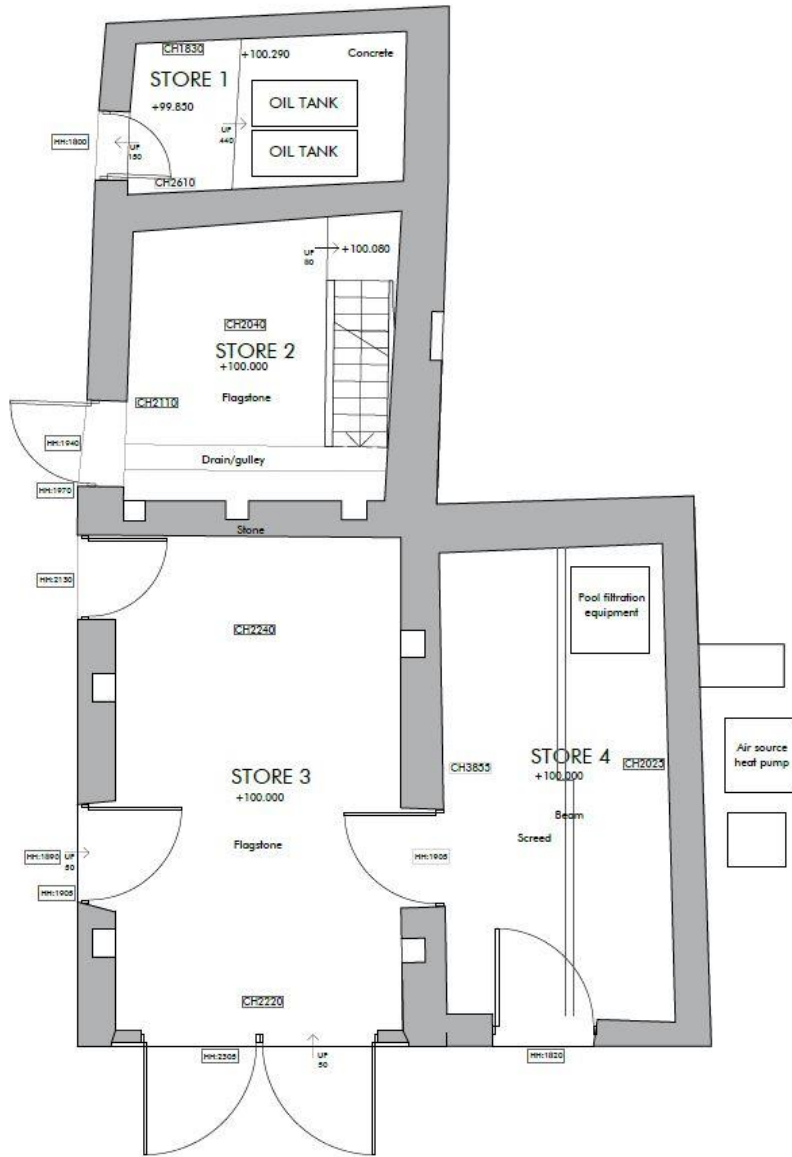


Existing Building

Four Gables main house is listed as 17th century in origin, The outbuildings are not mentioned in the listing, but would be considered to be 'Curtilage' listed buildings. As such they are afforded the same protection and have the same restrictions imposed upon them as a listed building with its own listing entry. The outbuilding for which this application applies is located directly north of the main house approximately 10m away. The two-storey barn is constructed of local random rubble under a clay tile roof, and is already partially converted to provide utility/ workshop space on the ground floor and office space on the first floor. The barns are typical of 19th century agricultural buildings in the region.



Existing Plans



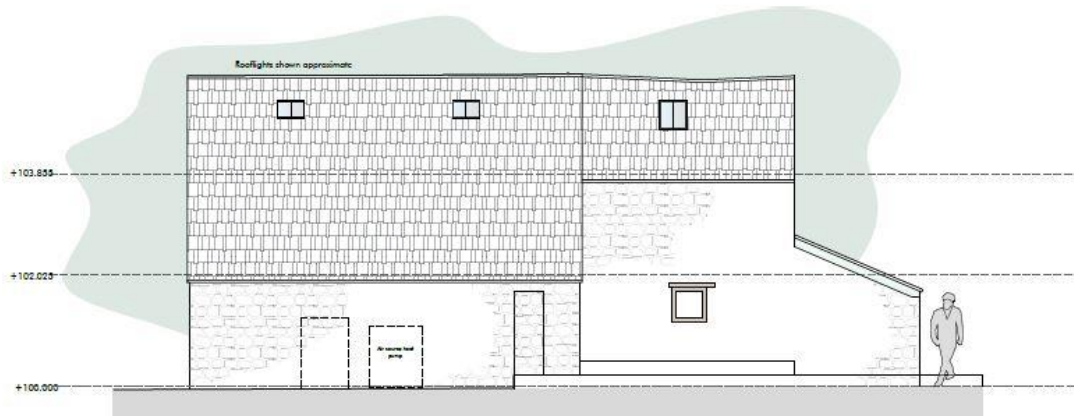
Existing Elevations



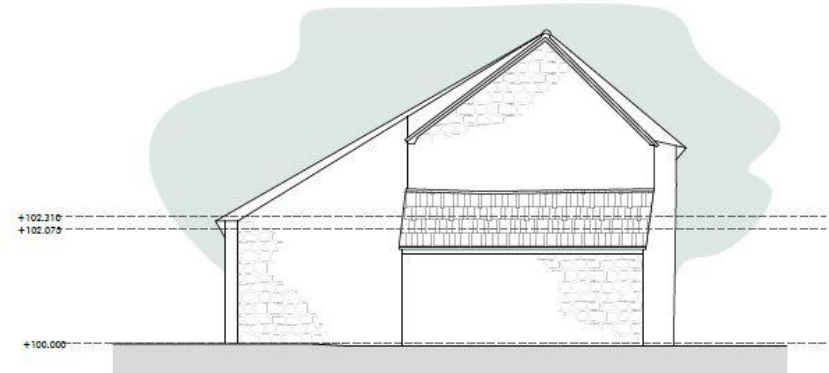
EAST ELEVATION | AS EXISTING 1:50



NORTH ELEVATION | AS EXISTING 1:50



WEST ELEVATION | AS EXISTING 1:50



SOUTH ELEVATION | AS EXISTING 1:50



Designation

Heritage Category: Listed Building

Grade: II

List Entry Number: 1136689

Date First Listed: 13-Oct-1952

List Entry Name: FOUR GABLES

District: North Somerset (Unitary Authority)

Parish: Nailsea

National Grid Reference: ST 46053 68884

Details

NAILSEA C.P. - ST 46 NE 6/44 Four Gables 13.10.52 - II Farmhouse. C17 origin, re-windowed in C19, with later alterations. Rubble, pebble dashed, double Roman tiled roof with brick ridge and gable stacks. 2 storeys and 4 windows, at first floor all 2-light casements of 8 panes each under small gable, ground floor has five 2-light casements with segmental heads of varied sizes, 3rd bay from right has gabled porch with heavy cambered lintel to outer opening and C20 inner door; lean-to with 1/2-glazed door to right. Right return has 2 C20 plate-glass windows in lean-to; left return has one 2-light casement at ground floor and 2 at first floor, all with flat heads. Rear has at first floor two 2-light casements to left of different sizes, two 3-light casements to right with wooden ovolo-moulded mullions (probably replacements, not of C17), ground floor has C20 multi-pane casement, two 2-light casements with segmental heads and C20 French window; single storey addition to left has 1/2-glazed door and 2-light casement. Interior: not inspected.



Historic Landscape Characterisation

Four Gables. Core Settlements. Nailsea.

Monuments (Areas)

Four Gables Nailsea. MNS5580 SETTLEMENT. Unknown. This is core settlement. Core settlements are identifiable on late 18th or early 19th century maps. They may still preserve medieval or even earlier outlines, and building fabric may originate from 17th & 18th centuries

Planning History

18/P/2764/FUL – Conversion of barn into 1 no. residential dwelling including erection of a rear extension - Approved

18/P/2765/LBC – Conversion of barn into 1 no. residential dwelling including erection of a rear extension – Approved

16/P/1557/LB – Erection of a single storey side extension – Approved with conditions

16/P/0199/LB – Conversion of a barn into residential dwelling – Approved with conditions

16/P/0198/F – Conversion of barn into 1 no. residential dwelling – Approved with conditions

12/P/1554/LB – Erection of single storey side extension – Approved with conditions

10/P/1830/LB – Barn conversion into residential use annexed to main house with parking area – Approved with conditions

07/P/1858/LB – Change of use from agriculture to residential with conversion of barn to accommodation annexed to main dwelling with erection of a single storey extension, a first-floor level and alterations to all elevations and insert rooflight, patio and parking – Approved with conditions



4. CARTOGRAPHIC & HISTORIC ANALYSIS

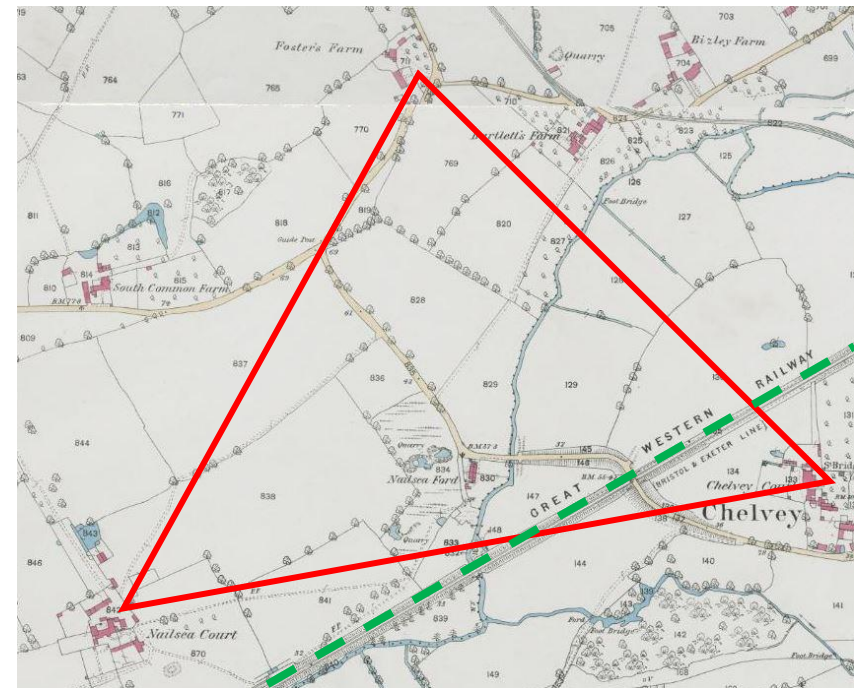
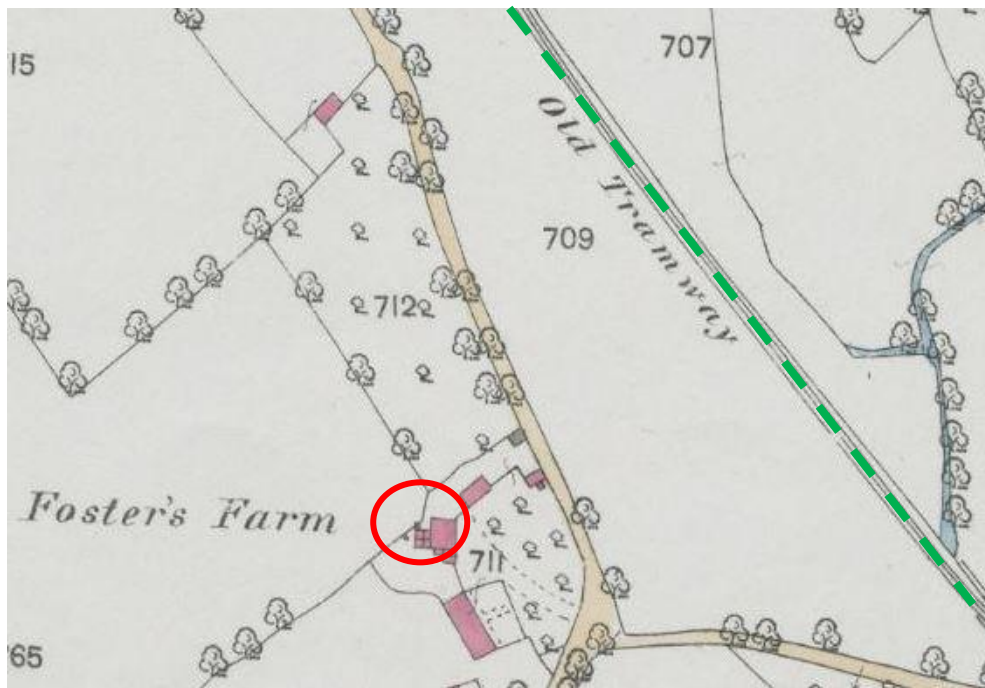
Cartographic Analysis

The Georgian & Victorian Ordnance Survey First Series Map of The British Isles 1805-1845 (right) shows a small cluster of buildings to the North West of the village of Chelvey. The image appears to show three buildings at the site and is an indication that the barns were standing before 1845. The position of Foster's Farm (Four Gables) close to Nailsea Court, Chelvey Court, and Midgell Manor, lends itself to the probability that the Foster's Farm was formerly a tenanted manor-owned farm. The manors of Chelvey and Midgell are recorded in the Domesday Book within the Hundred of Hartcliffe & Bedminster and were amalgamated at an unknown date. Hermon Moll's 1724 map of Hundreds in Somersetshire (below right) shows the Bedminster Hundred listed as number 37. All three manors are recorded as belonging to the Percival family at some point.



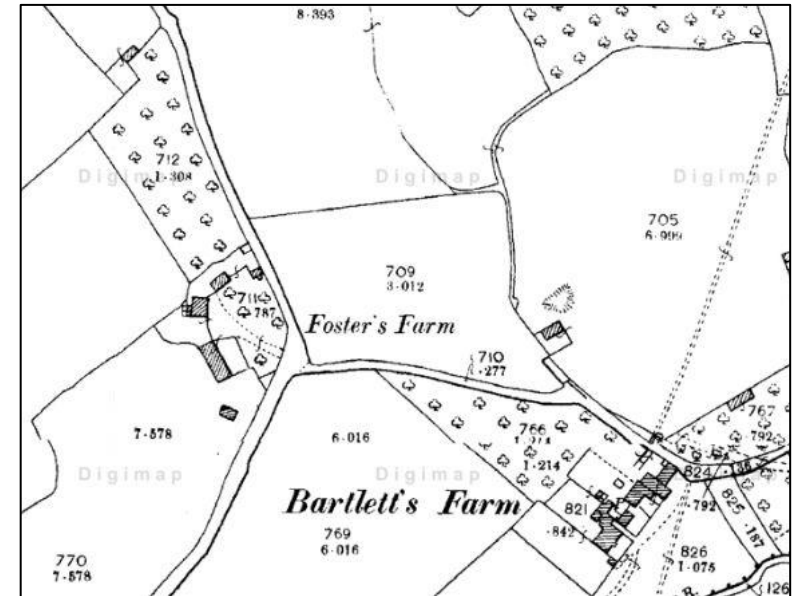
1880s

The first map that can be relied on to have a suitable level of accuracy is the 1880s First Edition Ordnance Survey map. It shows Foster's Farm as a collection of 6 or 7 buildings (below left). The building this application relates to is shown as a large barn with at least 7 attached small outbuildings, most likely animal shelters, kennels and pigsties attached to the back. Pigsties were usually located close to the kitchen as the pigs were fed on scraps. The old colliery tramway which opened in the 1840s can also be seen passing close to the farm to deliver coal from the West End pits to the railway line connection. The 1880s OS map also shows the proximity to Nailsea Court and Chelvey Court (below right), and the Great Western Railway which was opened in 1847 by the Bristol & Exeter Railway, becoming part of the GWR network in 1876.



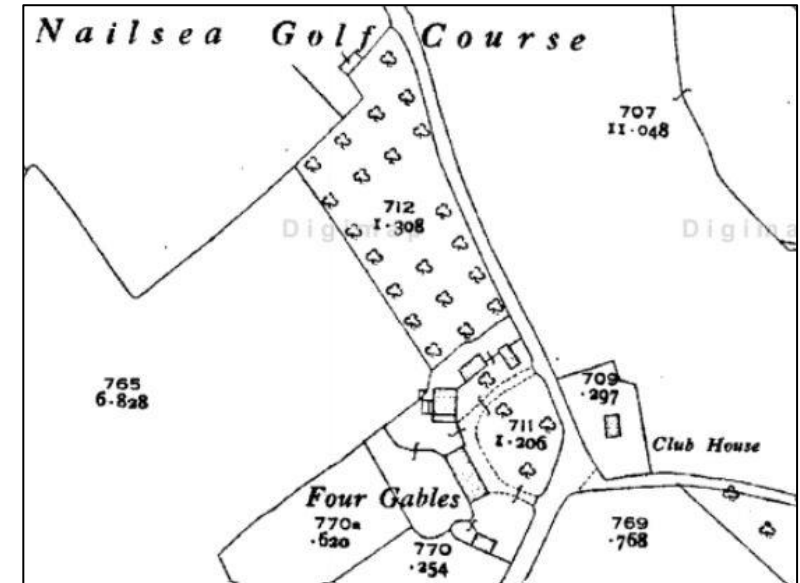
1900s

By the 2nd Edition OS map circa 1900 the tramway has gone and the collieries recorded as 'disused'. The barn has no outbuildings attached to the southern end but the pigsties/kennels are still visible. There are no footpaths marked around Foster's Farm, a common feature linking historic farm complexes to neighbouring settlements, churches, schools etc. perhaps due to its location on a road junction, or because it was a relatively small, self-sufficient farm by this time. Footpaths can be seen leading to nearby Bartlett's Farm.



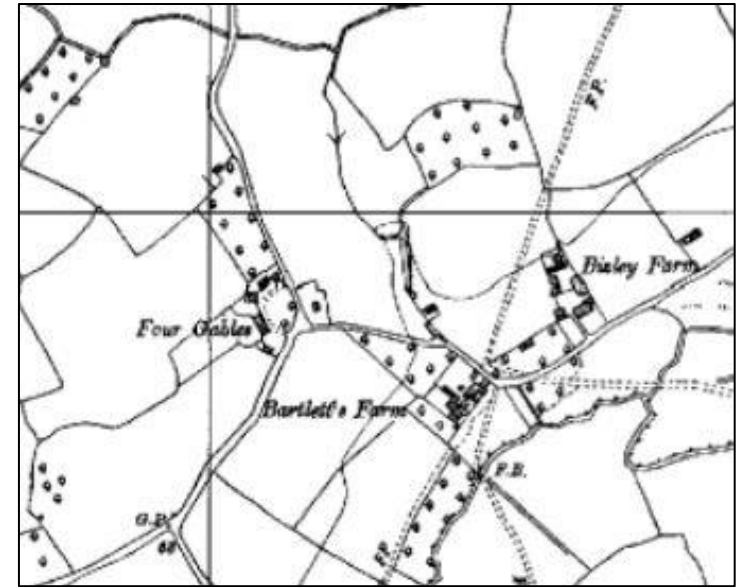
1930s

The revised 2nd Edition OS map circa 1930 now records the building as Four Gables, and it is suggested that this is when it ceased to be a farm, and the barns changed use from agricultural to residential. The map shows Four Gables surrounded by the newly established Nailsea Golf Course. The club house is marked just east of Four Gables, the first hole being approximately 300 yards south west at South Common Farm. The course was originally created by Commander Evans of Nailsea Court, suggesting a connection between the surrounding land with the court. The nine holes were accessed via several styles built into the drystone walls. Note the lean-to extension to the south elevation, and the extended east barn forming a new garage.



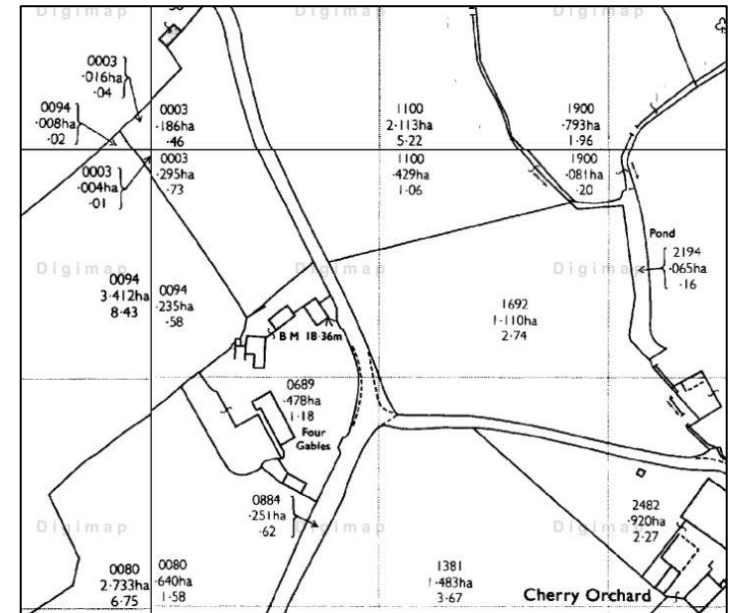
1960s

There is no indication of the golf course on the British National Grid map of 1960, however the clubhouse is still visible. The field immediately north of four gables is still indicated to be orchards.



1970s

The 1970's OS map records a bench mark on the north eastern barn at Four Gables. The arrow shape marks were used to accurately calculate the height above sea level, in this case 18.36m, and were added to buildings from as early as 1831. The last traditionally cut benchmark was carved in 1993. The inclusion of a metric measurement suggests the date is post 1974 when OS maps were metricised. The building this application relates to is shown with one small outbuilding at the rear suggesting that the pigsties are now gone.



2021

The map image to the right is the approved Taylor Wimpy development of 450 new homes, known as Netherton Grange, over a 60-acre site. Four Gables can be seen to the south west of the site as circled, showing that the site will no longer be surrounded by open countryside but instead located very near a substantial residential development for which the settlement boundary of Nailsea has been extended. At the time of this application the new boundary remains unconfirmed and the Local Plan 2039 is still in consultation with the Secretary of State.



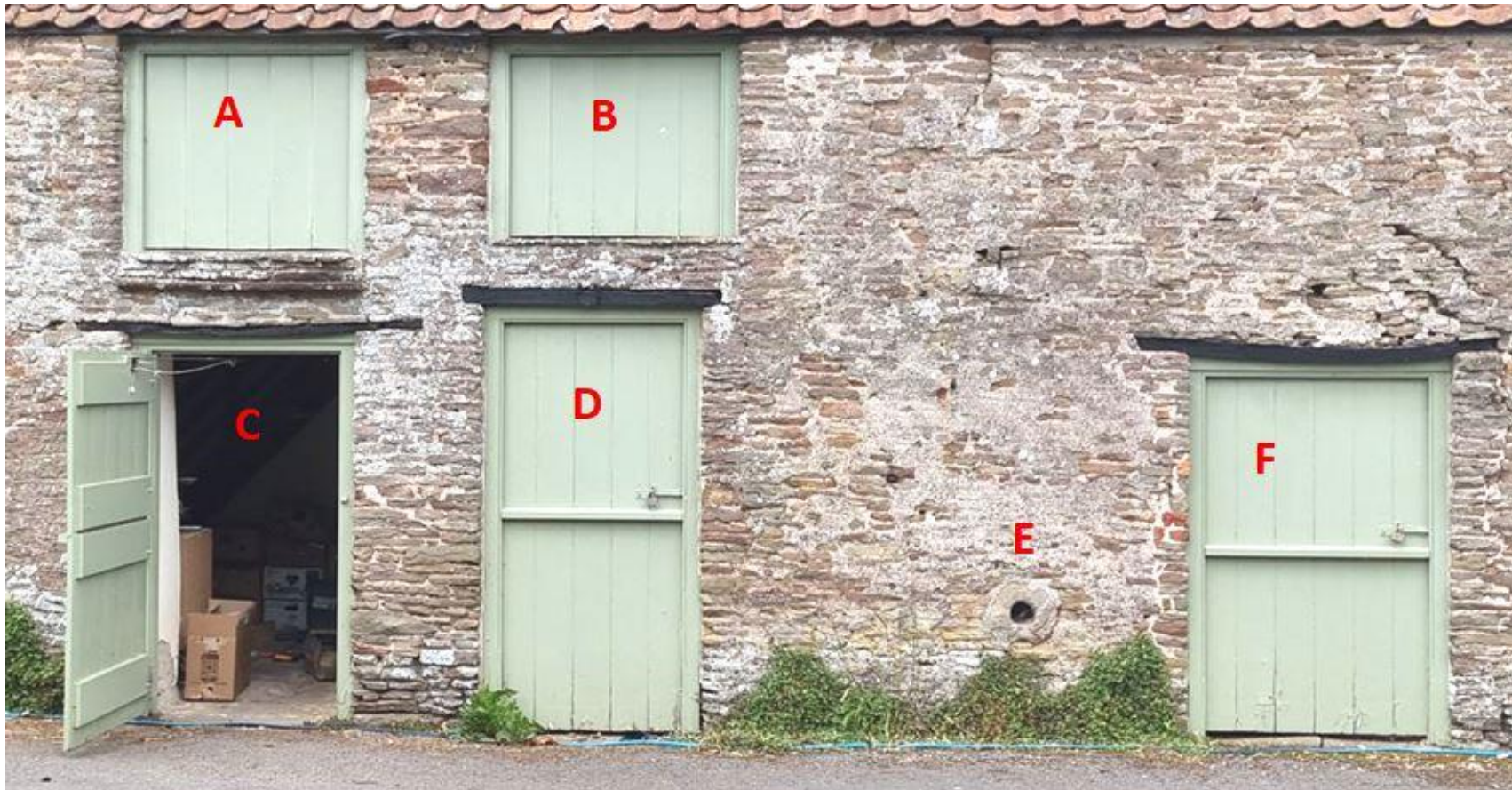
2023

The image right is taken from ARCHIUUK Lidar imagery. It shows the proximity of the excavations for the new housing estate of 450 home to the site at Four Gables and Cherry Orchard – formerly Bartlett’s Farm. In the medieval period much of the area was included in one of the large, commonly owned open fields of Nailsea. This was the area where the arable crops were grown, and some of the area was later converted to water meadows.



Historic Analysis

Four Gables Barn contains some typical historic barn features that evidence its past use. The irregular fenestrations have likely been added at different times indicating the development of the building through changing farming methods. The humble vernacular structure suggests small scale arable farming with associated animal housing. A probable function being a threshing barn with grain/hay storage and shippin.



A – The original hayloft pitching door with reinforced stone cill. Grain may have been hauled up through a floor hatch, however the original floor, if it still exists, is covered with a modern plasterboard ceiling with gypsum plaster. No external access has been identified, usually in the form of stone steps, therefore an internal ladder access is probable.

B – This door appears to be a later addition as it is likely this part of the barn was originally open to the rafters. The door is squeezed in between door D (which is taller than the other two) and the eaves, and is flush with the dividing wall. The cill of this door is not reinforced.

C – Door C is possibly a ‘shippon’ door and slightly wider & shorter than door D, suggesting it could be older and from a time when stockier oxen were used on the farm instead of horses. The original door was probably partly slatted for ventilation.

D – This door is a later addition, probably when part of the right-hand threshing barn was part converted to form a stable with hayloft above. The taller, narrower opening suggests horses instead of oxen. Horses were used with early forms of mechanised threshing and needed year-round housing. Keeping horses also increased the need for extra hay & straw.

E – This small opening is most likely to be a threshing wheel hole which would have had an external flywheel probably powered by horses. Hand threshing was common place until the mid-19th century; however, mechanised threshing was possible from the late 18th century. It is probable the stable alteration stems from somewhere between the two.

F – This low wide door is mirrored on the opposite side of the barn, which indicates the buildings use as a threshing barn. The crop was beaten on the floor to remove the grain, the straw used for animal bedding or thatching. The doors allow a through draught for winnowing the chaff from the grain, which would be stored in the grain loft. The chaff was also stored for animal feed. The flagstone threshing floor is mostly intact. Carts would access the threshing barn through the double doors in the north elevation.

Threshing Barn

The later stable alteration is further evidenced by a cut out section in the threshing floor flagstone to allow for a wooden post to be inserted and a timber wall built. An alternative suggestion is that this was originally part of a 'chaff house' and 'corn hole' for temporary storage that was then later converted to the stable. This form of storage was created with a raised floor area where the sacks of grain could be stored while awaiting winnowing, keeping the grain off the floor and out of the immediate reach of rodents. The timber dividing wall, or stall, no longer exists, and the space has been repurposed as a garage. Threshing eventually became steam powered in the late 19th century and threshing was done in the field, reducing the need for a threshing barn and the extra labour involved in hand threshing.

Animal housing

In addition to oxen and horses other animals would be kept on a small scale to support the farming family. Pigs would be housed in pigsties, usually close to the kitchen as the pigs were fed on scraps. Chickens were often kept with pigs in a 'Poultiggery' as it was thought the hens kept the pigs warm, and the pigs protected the hens from foxes. At Four Gables Barn there is evidence of 'Fowl Holes' in the walls of the shippon, and a chicken 'Pop hole' in the west elevation which is unfortunately in very poor condition, as is the wall. Very little evidence remains of the pigsties but cartographic analysis shows a further building was once attached here.



Right top & bottom - the west & south elevations show further evidence of historic development. The ghost outline of an earlier building, as on the 1880s map, can be seen.

Below left – the north elevation shows the cart entrance to the threshing barn, with the clear line between that and the outshot extension, likely built after threshing was mechanised and possibly housed a threshing machine.



Right – The historic winnowing door situated between the threshing barn (store 3) and the outshot extension (store 4) is constructed from historic salvaged timber elements, as was common practice in vernacular buildings.

Below – The door shows historic 'Tally' marks, which are often found in agricultural buildings scribed on doors or walls and used to calculate grain sacks, but also have the potential to be apotropaic. It is proposed this door is retained unpainted and in situ.



Right and below – ‘Fowl holes’ are located in several places in the barn and are evidence of the common practice of keeping chickens among other animals. Chickens were also allowed to ‘fatten’ themselves by gleaning in the threshing barn, which would also help clear up the leftover grain and reduce rodents. Dogs would be kept to catch rats and one of the outbuildings identified on the 1880s map was probably a kennel, along with the pigsties. The fowl holes will be retained in the current set of proposals.



3. RELEVANT POLICY AND LEGISLATION

National Planning Policy Framework 2021 (NPPF)

The NPPF has been revised and sets out government planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development. This requires the planning process to consider three dimensions, being economic, social and environmental considerations, and requires that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise. The NPPF goes on to state that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including widening the choice of high-quality homes. Chapter 16 of the NPPF sets out the policies relating to the conservation and enhancement of the historic environment. Notably, paragraph 194 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." Paragraph 199 goes on to state "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."

Paragraph 200 explains 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 and that substantial harm, or the total loss of the significance of a heritage asset, should be wholly exceptional. Paragraph 201 notes that "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".

Planning (Listed Buildings and Conservation Areas) Act 1990

This Act sets out the legislative duties placed upon the LPA with Section 66(1) stating 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”. This heritage statement has due regard to the implications of the Court of Appeal judgement in the Barnwell Manor Wind Energy vs East Northamptonshire et al [2014] case which ruled that considerable weight should be attached to the preservation or enhancement of the setting of heritage assets. The Court held that: “to make an assessment of the indirect impact of development or change upon an asset it is first necessary to make a judgement about the contribution made by its setting”. In the subsequent decision it was stated that there remains a strong presumption against granting planning permission for development which would cause harm to heritage assets as the desirability of preserving the special interest is of considerable importance and weight.

Furthermore, the heritage balance was clarified in Palmer vs Herefordshire Council & ANR [2016]. In this case it was confirmed that, where a development would affect a heritage asset or its settings in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, the overall effect is taken on the basis of the development as a whole. On this basis, paragraphs 201 and 202 of the National Planning Policy Framework (NPPF) would only be engaged where the harm is not outweighed by the heritage benefits delivered by a development. In other words, paragraphs 201 and 202 are only engaged when harm arising from the proposals outweighs the benefits, and the residual effect is considered harmful. It is suggested that no such scenario exists here and that the proposals, once implemented, will not lead to any such significant harmful effects but will protect the heritage values of the building itself and the setting.

North Somerset Sites and Policies Plan Part 1

The proposal would create ancillary accommodation that is considered to be a residential annex. Under the current local plan, the site is of considerable distance from the defined settlement boundary for Nailsea.

Policy DM43 of the North Somerset Sites and Policies Plan (Part 1) states the following in relation to annexes. “Proposals for residential annexes will be permitted within settlement boundaries provided that they are of a good quality design and do not cause significant adverse impacts on the living conditions of adjoining occupiers. Outside settlement boundaries annexes will only be permitted where they are clearly a physical extension to the main dwelling, do not exceed 50% of the floor area of the existing dwelling and can be incorporated into the main dwelling once there is no longer a need for the annex. Proposals which are not designed as an integral part of the house will not be permitted”. However contradictory to policy DM43 the NPPF paragraph 47 states that “applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”. In this case the development of 450 dwellings in the neighbouring field means the property is no longer surrounded by open countryside but very near to substantial development, which is a material consideration. At this juncture the settlement boundary for Nailsea is under review in the new local plan.

North Somerset Local Plan 2039

The pre-submission version of the plan was presented to the council’s Executive Committee on 2nd November 2023. The plan will be submitted to the Secretary of State for examination after a consultation period in November/December 2023 by an independent planning inspector. The new Local Plan is due to be adopted by the end of 2024.

Flood Risk Zone

The site is located in Flood Zone 1 as indicated by the flood map for planning services at Gov.uk which means it has a low probability of flooding from rivers or sea.

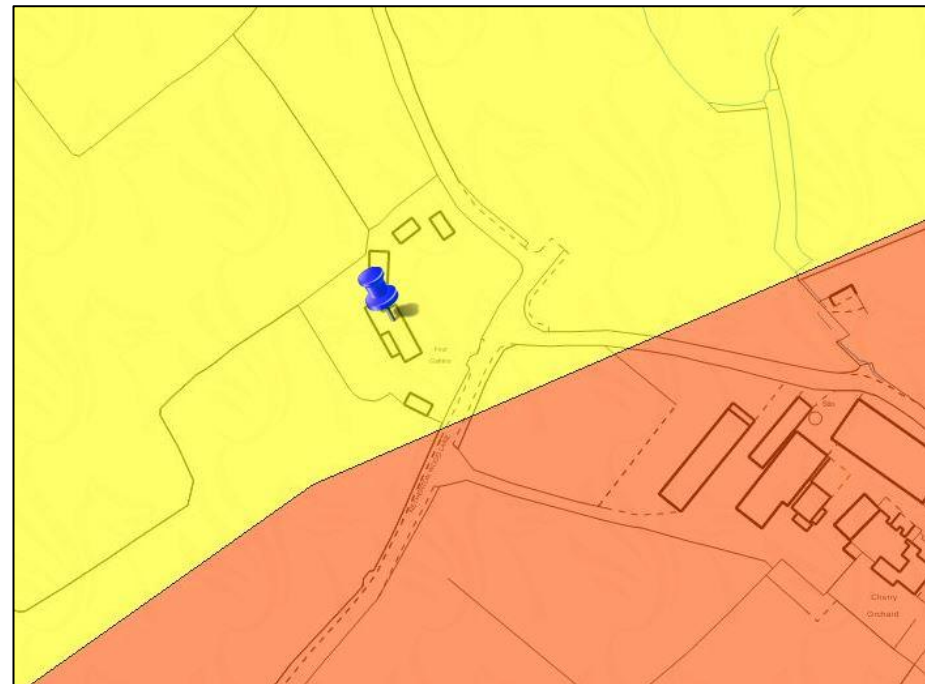


5. ECOLOGY

The site is located on the boundary of the Bat Consultation Zone (BCZ) between bands A and B and as such has been assessed for its ecological potential by Nash Ecology Ltd in July 2023. In summary, the barn was initially assessed as having Low Bat Roost Potential based on the presence of a small number of features that could support an individual or small number of bats (BCT, 2016). However, the subsequent emergence survey (September 2023) did not record any bats emerging from the property and very little bat activity locally. Thus, it was concluded that the project will not affect any roosting bats or other protected species. **The full Bat & Bird Survey Report is submitted with this application.**

Table 1: Bat Roost Potential Categories (BCT, 2016 and Mitchell-Jones, 2004)

Roost Potential	Description
Known or Confirmed	Confirmed signs of bat presence/ occupation (droppings, oily staining around entry points, insect remains, odour, scratching) and actual bat presence.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Negligible	No features suitable for roosting bats. Includes structures constructed from unsuitable materials e.g. prefabricated with steel and sheet material. Structure is draughty, light and cool buildings with no roosting opportunities. High levels of regular disturbance including external lighting. Building is isolated for areas of foraging habitat. In the case of trees, no



4. METHODOLOGY

This appraisal has been augmented by site visits and desk-based research along with limited cartographic analysis to further inform the assessment and conclusions. This heritage statement focuses principally upon the impact assessment of the proposals at Four Gables, also providing observational comments as appropriate, referring to relevant guidance along with the principles and philosophy.

Conservation Principles

- Minimal Intervention with a 'light touch'
- Like for like materials where possible (unless contraindicated, e.g., cement-based renders)
- Conserve as found/conservation of original fabric
- Reversibility and re-treatability (repairs are able to be undone or do not preclude the use of alternative interventions)
- Re-use of sound materials from the site contributes to sustainability
- Use of tried and tested materials and methods
- Mitigation e.g., recording and retaining
- New work aspires to a quality of design and execution [materials and workmanship] which may be valued now and in the future. The new defers to the original (or setting) and is compatible (e.g., materials, scale, proportion)
- Differentiation between old fabric and new interventions helps maintain reversibility and does not distort evidence by confusing the historic record
- Periodic renewal of elements in a way that is visually and physically compatible and avoids incremental loss of heritage values



Conservation philosophy

- Respect for authenticity and integrity
- Avoidance of conjecture
- Respect for the setting
- Respect for significant contributions of all periods
- Respect for age and patina

The historic environment should be viewed as a shared resource, the understanding of which is vital. Decisions about change must be reasonable, transparent and consistent. Significance is the core principle in the assessment of heritage value, and the conservation principles can be divided into four values – Evidential, Historical, Aesthetic, and communal. Assessing and applying these values for the sustainable management of the historic environment needs a clear philosophical framework of good practice and consultation. The historic built environment forms part of our national cultural heritage, traditions, beliefs and identity, which represent a public interest in places regardless of ownership. It is therefore important for owners to sustain the heritage in their stewardship and protect public interest.

6. TREE PROTECTION PLAN & DESIGNATED PARKING

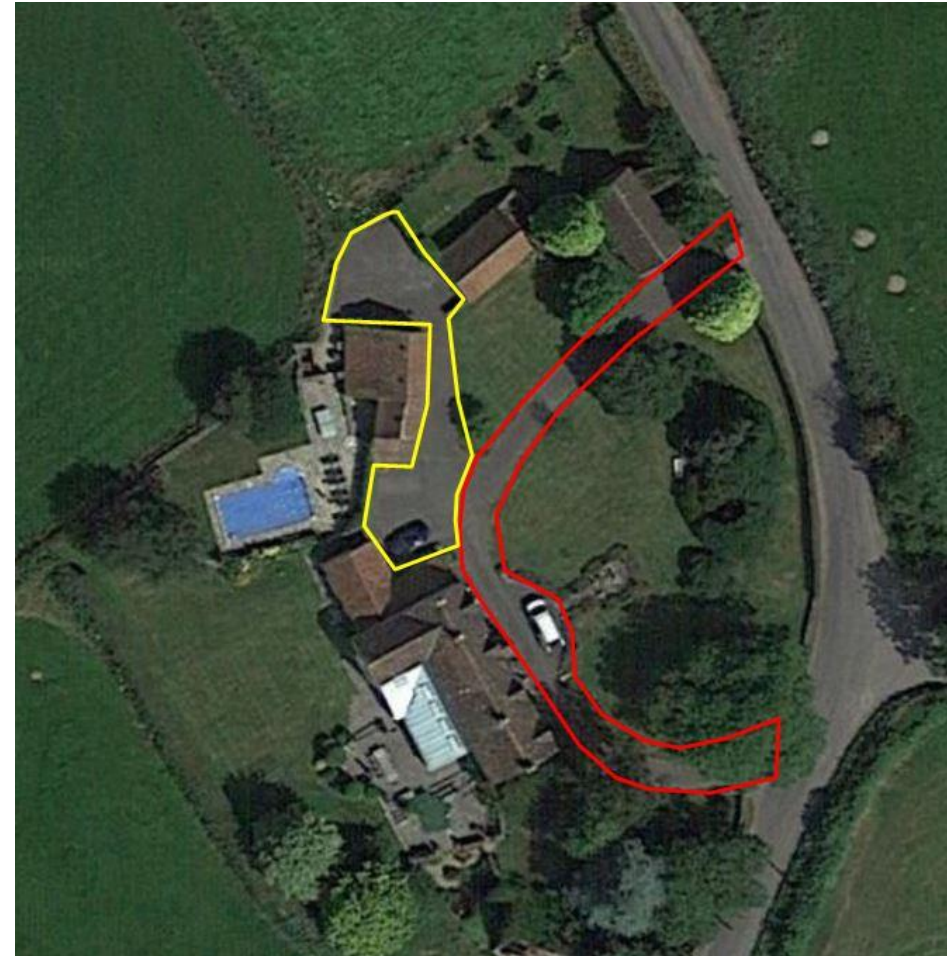
Tree Protection

None of the trees on the site are not protected by a TPO and the site is not within a conservation area. In this case the trees are within the curtilage of the Grade II listed building and as such a tree protection plan has been requested in the pre-application report.

The semicircular carriage driveway provides access for all vehicles via the south east entrance and the north east entrance which are both accessed from Netherton Wood Lane. The lane is currently a quiet throughfare that connects Clevedon with the village of Chelvey and the West End Nailsea.

The driveway, outlined in red, is fully tarmacadamed and connected to two substantial areas of tarmacadamed hardstanding which offer ample parking and construction material storage.

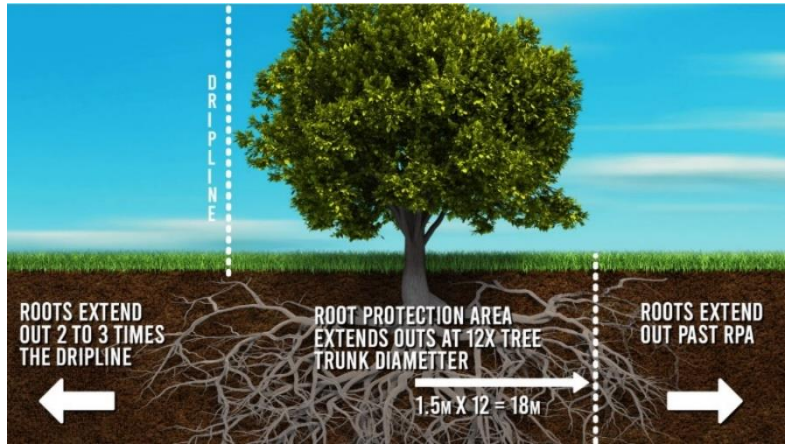
The main house faces east-northeast with the land to the front mostly laid to lawn and edged with various mature trees and shrubs. There is a small paved area opposite the front door edged with low walls and formal borders planted with ornamental shrubs and lavender.



Physical barriers exist along the west side of the driveway and around most of the hardstanding areas, with the east side of the driveway edged mostly with lawn. The site is surrounded by historic stone walling to the front and open farmland to the rear.

A measured survey has been undertaken of the site and the location of the trees plotted on the plan – right. The root protection area is defined by the canopy of the trees which do not encroach onto the areas of hardstanding allocated for site material storage.

Vehicular access for deliveries and off loading will be via the semi circular carriage drive and site parking will be restricted to the area of hardstanding between the main house and barn. The proposed works to the barn are not considered to have any potential to impact the trees.





Above – the south east entance

Below – the driveway looking north



Above – the north east entrance

Below – the driveway looking south



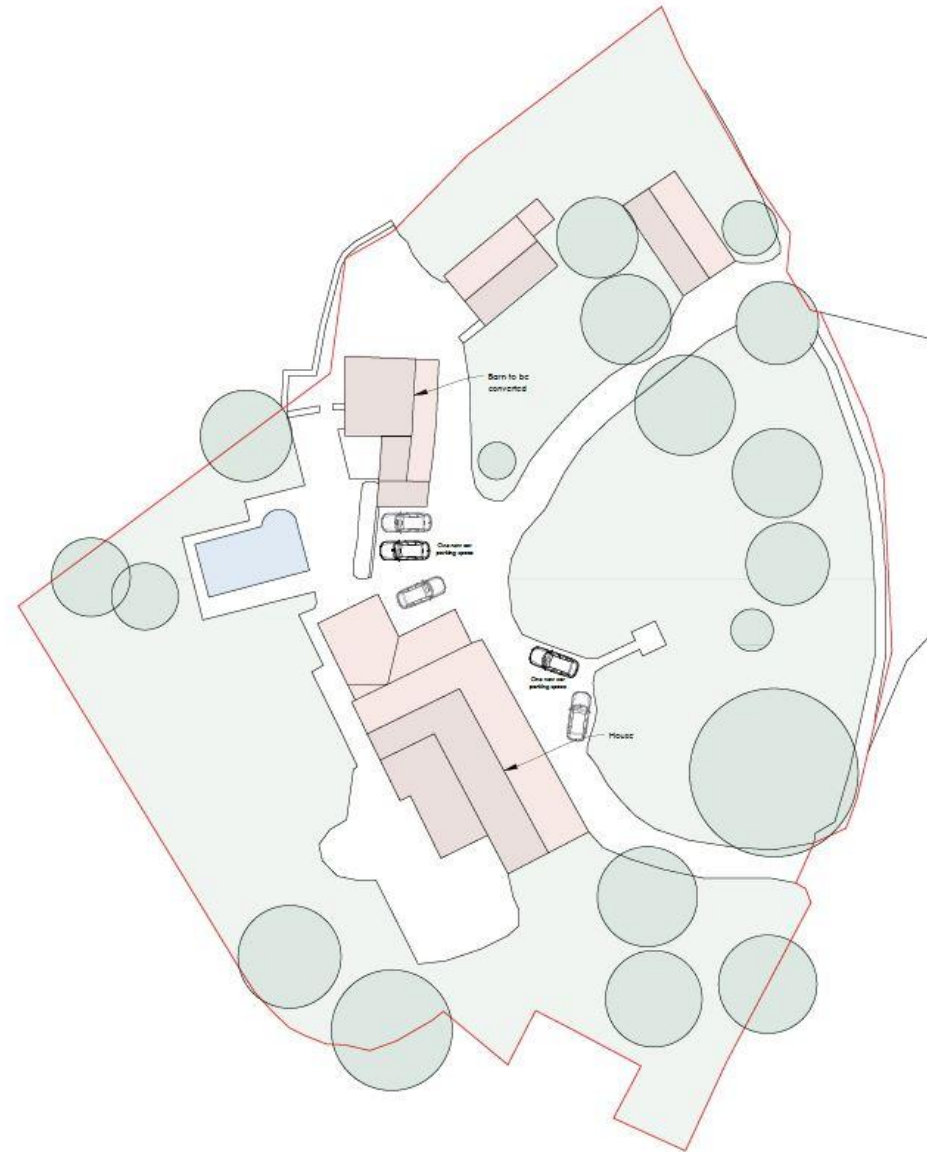
Designated parking

In line with policy CS11 of the Core Strategy requires that adequate parking is provided to meet the needs of users of a development and that this must be in useable spaces that meet highway safety requirements as well as preserving the living conditions and character of an area.

Policy DM28 of the Sites and Polices Plan (Part 1) states that development proposals should meet the council's standards for the parking of motor vehicles and bicycles. It also states that development would not be permitted if car parking arrangement would unacceptably harm the character or the area or the safe and effective operation of the local transport network.

Policy DM28 requires that planning applications demonstrate the functional parking needs of the development can be accommodated on or close to the site without prejudicing the highway safety or resulting in an unacceptable impact on on-street parking in the surrounding areas.

5 car parking spaces are required at this site and have been allocated on the site plan (right). Further parking is available on the hardstanding north of the barn if required.



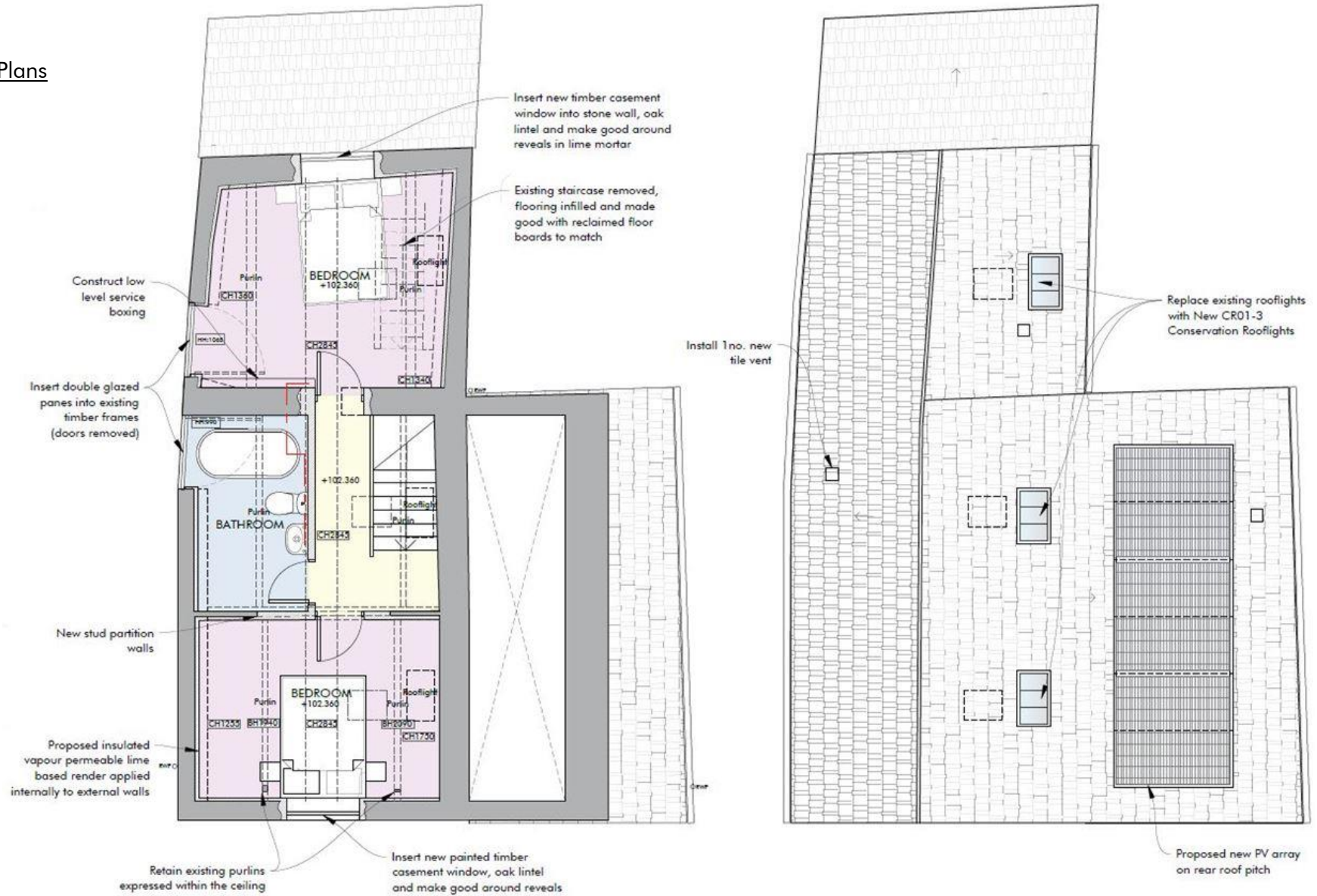
7. OUTLINE PROPOSALS & PRE-APPLICATION ADVICE

Outline proposals

The barn is currently arranged as a play room on the first floor over 3 separate storage rooms on the ground floor that became largely redundant when farming on the site ceased some decades ago, inevitably leading to some neglect. Should the building fall into unappreciative ownership in the future then a lack of maintenance and repair poses a real threat. It is therefore proposed that the barn is suitably adapted and thermally efficient ancillary accommodation to the family home. Converting the storerooms and playroom into guest accommodation, along with facilities for the swimming pool area, will give the building a viable new use that will enhance the historical nature and significance of the barn. As areas of the barn are already showing signs of decay, it is suggested that the proposals will secure the necessary investment to save the heritage asset for future generations.

The conversion of the barn into ancillary accommodation includes two bedrooms and a new bathroom on the already partially converted first-floor, with a kitchen, home gym, and pool changing/showering facilities on the ground floor. The plans involve the replacement of the modern staircase and the retention of the historic winnowing door. Flagstones will be retained and reused, and the existing stone work will be repointed and repaired externally and internally where appropriate with lime mortar, alongside a breathable insulating internal lining system. The west elevation of Store 2 and the South elevation of Store 4 require a sensitive programme of structural repair and partial rebuilding, and as such it is proposed to locate the two new opening in these walls. As the timber in the small niche to the west elevation is in such poor condition it has been deemed unsalvageable - see additional photos at the end of this document. Where doors are to become windows the detail will be retained, and the windows will be double glazed units in timber frames. It is further proposed to install solar panels on the West facing roof, and to replace the existing rooflights with new Conservation Rooflights. Key historic features will be retained and preserved including the internal winnowing door and the various fowl holes. No impact is proposed to the historic environment monument known as 'Four Gables Nailsea' recorded as a core settlement.

Proposed Plans



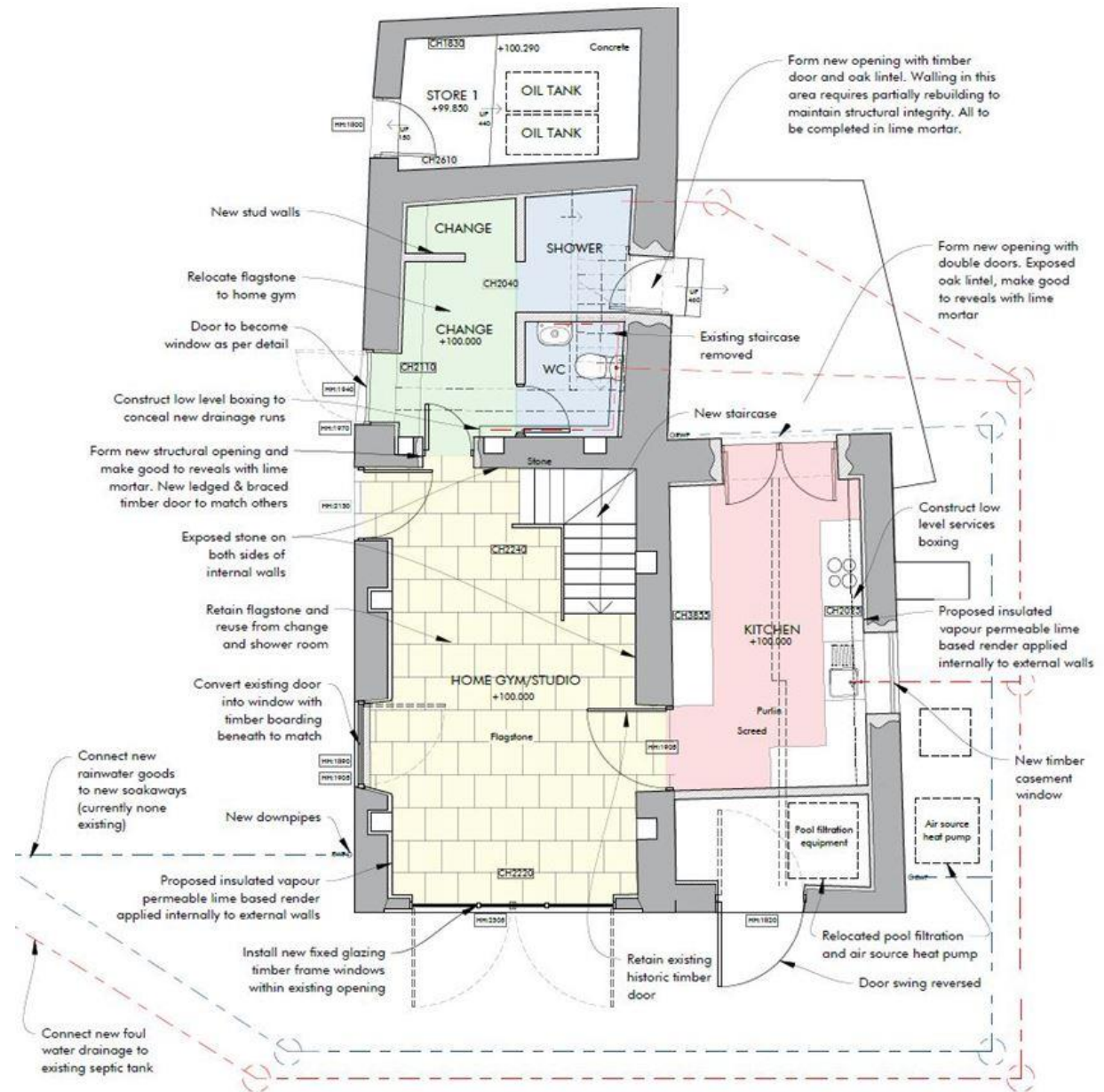
Proposed Materials

The use of high quality sympathetic materials is proposed with the repair and maintenance of as much existing fabric as is appropriate.

The roof is red clay tile and any necessary replacements will be reclamation sourced.

The random rubble walls will be repaired and repointed using suitable lime mortar by an experienced heritage tradesperson. The windows will contain double glazed units in timber frames and new exposed oak lintels.

Doors and door frames will be also be painted timber to match existing, and rainwater goods will be black cast aluminium.



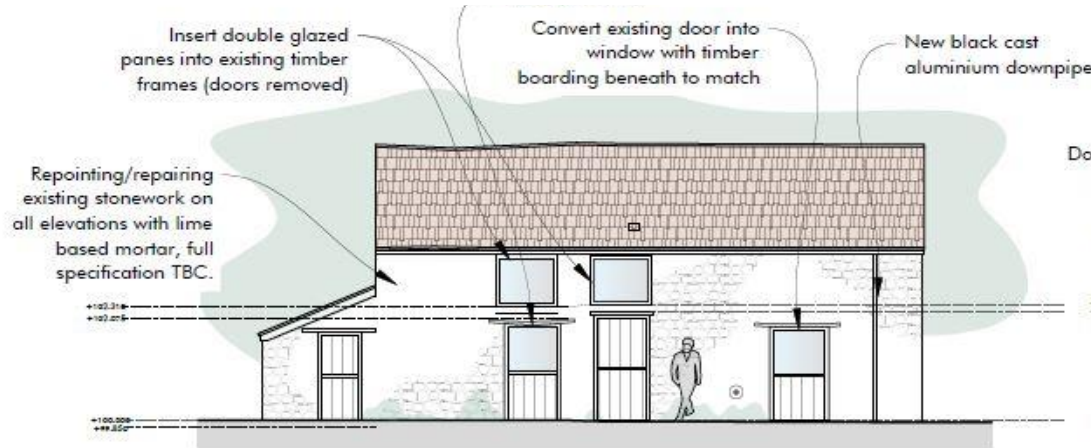
Proposed Elevations



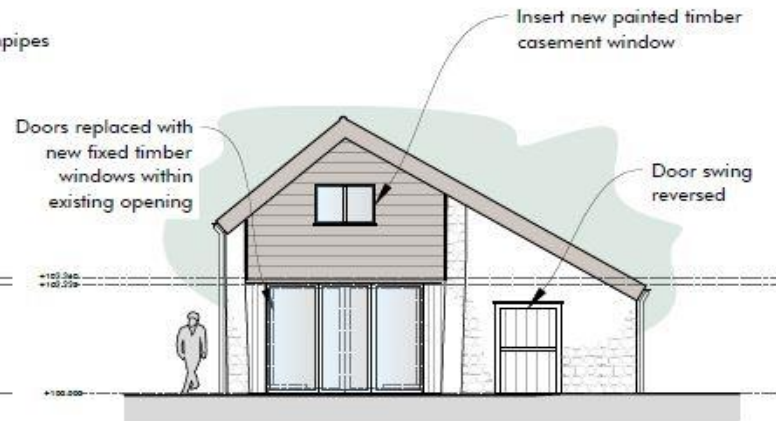
WEST ELEVATION | AS PROPOSED 1:100



SOUTH ELEVATION | AS PROPOSED 1:100



EAST ELEVATION | AS PROPOSED 1:100



NORTH ELEVATION | AS PROPOSED 1:100

Pre-application advice

Advice received from Pre-Application ref: 23/P/1846/PR2 following initial assessment of the proposals considers that Planning Permission and Listed Building Consent is likely to be granted subject to amendments and details, and that the proposals will preserve the building.

The barn is curtilage listed and is an important remanence of the site's history as a once working rural farm. The Principal Conservation and Heritage Officer was consulted and in principle the proposal was deemed acceptable, subject to further detail and justification. The development will be expected to adhere to the principles in Policy DM4 of The Sites and Polices Plan (Part 1) and great weight should be given to the asset's conservation. Advice has been followed regarding historic significance of certain features which have been explored in this heritage statement. The historic 'winnowing' door and the 'fowl holes' will be retained. Where elements that have little historic significance will be removed/replaced, such as the staircase and the barn style doors. Removal of any elements of historical significance will need to be justified. A detailed schedule of works was also requested and this would be expected to be covered by pre-commencement conditional discharge.

6. IMPACT ASSESSMENT & SUMMARY

Impact Assessment

Traditional farm buildings are among the most common types of historic buildings in Britain. They are fundamental to its sense of place and local distinctiveness, and are a valuable resource in the countryside. The restructuring of the farming industry means that traditional farm buildings are often susceptible to alteration, neglect, or demolition. On one hand this process of change poses a real threat to these historic assets. On the other, it offers real opportunity to give them renewed life in the 21st century and beyond. The significance of views into and within the immediate area are understandably important. The proposals outlined above have been carefully developed to avoid the potential of significant harm to the character and appearance of the wider area. In this case the wider area, formerly open countryside, has been significantly impacted by the recent

approval for the construction of 450 homes on adjacent land. The new settlement boundary is currently still under review. The impact on the wider area, therefore, is considered to be negligible. The evidential value of the site remains predominantly within the built heritage, which remains with its various alterations and additions, culminating in the surviving building today. In terms of the heritage asset itself, this includes the materials and techniques utilised to construct the building. The internal fabric of the main building retains limited potential to contain elements of further evidential value and some of the alterations and adaptations undertaken throughout the 19th, 20th and 21st centuries have already diminished some elements. Nevertheless, the evidential value of the site is considered to retain significance and as such the impact is considered minor using the ICOMOS guide below. The aesthetic value of the building is derived from the vernacular structure with its various aspects as noted in this heritage statement. Despite the noted alterations, diminishing some components of the original built form, when viewed as a whole, Four Gables barn can be considered to be of aesthetic and architectural significance. The impact to the aesthetic value is considered minor. Professional judgement is used to determine the importance of the resource and the magnitude of any impact is derived using the International Council on Monuments and Sites (ICOMOS) grading scale in the table that follows. Notably the table is not intended to be exhaustive, however, using this table allows any overall harm to the asset to be graded as minor. In terms of the NPPF (paragraph 193-202) through implementing the proposals it is considered that the resulting change would not harm or diminish the qualities of the listed building or its setting.

Summary

The building represents several layers of the region's rural farming history, and several key changes in farming methods can be identified through the extant fabric. Although the main house itself is a relatively high-status building, the surrounding barns are humbly small and would suggest the inhabitant's accrued income from investment methods other than farming. The small-scale threshing barn with room for maybe one or two oxen or horses and a few pigs and chickens indicates a small holding set up for self-sufficiency in a rural setting. Structural evidence for historical development and internal subdivision can show how buildings have changed in response to national and local trends in agriculture, and as such the retention of significance and sympathetic adaptation are paramount to this development.



These proposals seek the sympathetic alteration and repair of this Grade II Curtilage Listed building, and it is considered that the proposed internal alterations and external repairs will improve the setting and the character of the existing building through preservation and utilisation. This application has sought to research and understand the history & development of the existing building, along with the cultural and social changes, that have resulted in the current building. The proposals have been developed to minimise the impact on the existing fabric and setting and in this respect, the proposals are considered to comply with the local and national Core Strategy and Policies Plan.

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Guide for Assessing the Magnitude of Impact (Excerpt from ICOMOS, 2011)

	Description of Impact		
Magnitude of Impact	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited changes to historic landscape character.
Negligible	Very minor changes to archaeological materials, or setting.	Slight changes to historic buildings elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No change	No Change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.



Additional Photos

These photos illustrate the extensive level of decay and worm damage in the 'pop hole' in the west elevation. The opening has been covered up and plastered over internally for several decades and the outer frame neglected. Structural repair and rebuilding is now necessary to save the wall from collapse and the weakened timber is considered beyond salvage.

