

**Lower Huxham Farm,
East Pennard
Statement of
Significance**

Client: Ms. Giaretta

AB Heritage Project No:60553

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Lower Huxham Farm, East Pennard Statement of Significance

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Ms. Giaretta to produce a Statement of Significance in advance of redevelopment designs at the Grade II Listed Lower Huxham Farmhouse at East Pennard (NHLE Ref: 1222243).
- 1.1.2 This document will seek to establish the historical development and heritage significance of the farmhouse and its associated buildings. The report will assist the clients design team in better understanding the historic environment in relation to their emerging designs for alterations to the farmhouse and the conversion of the barns.
- 1.1.3 Once a design scheme or options have been proposed, this report will be updated to include a heritage impact assessment, to assess the potential harm from the proposals to the historic fabric, character and setting of the heritage asset. The updated report will also include, where appropriate, recommendations for mitigation to alleviate any perceived potential harms.

1.2 Statutory Designations

- 1.2.1 The Grade II Listed Building Lower Huxham Farmhouse was listed in February 1988
- 1.2.2 It is described in the NHLE listing as:

'Farmhouse, now divided into 2 dwellings. Late 16th century, later alterations. Coursed and squared rubble, triple-Roman tiled roof coped verges, ball finials, brick stacks. U-shaped frontage. Two storeys, 1:3:1 bays, centre 3 bays with 3-light moulded stone-mullioned windows on first floor, two 20th century 3-light metal casements on ground floor; right wing with 2 and 3-light chamfered stone-mullioned windows, probably 19th century, under a front-facing gable with a breather to the gable face, inner face to left with a further similar window. Similar wing to left with 3 and 4-light reconstituted stone-mullioned windows. Central door opening in a panted stop-moulded architrave.

A three-room, cross-passage house with the inner room replaced by a later wing, and a 17th century addition onto the outer room built as separate accommodation. The stack between the outer room and the addition may have contained a curing chamber. The door to the hall has a large, well four-centred chamfered frame, but may be an insertion. It is probably mid-16th century.'

1.3 Site Location & Description

- 1.3.1 The site comprises Lower Huxham Farm and its associated buildings, located to the south of Huckeymead Lane, East Pennard, BA4 6RS; National Grid Reference (NGR) ST 59293 35942. It lies c. 400m to the southwest of the hamlet of Huxham Green and c. 420m north of the A37 road, formerly a Roman road (the Fosse Way) (Figure 1).
- 1.3.2 The site occupies an area measuring c. 0.8 hectares (ha), bounded to the north by Huckeymead Lane. It currently comprises the Grade II Listed farmhouse at the north of the

plot with garden extending to the south and a total of seven barns. The barns are arranged principally to the south and west of the farmhouse and garden with a single example positioned on the eastern side of the garden. A tennis court lies further to the east (Figure 2).

- 1.3.3 The farm partially overlies two small fields bounded by hedgerows to the south, east and west with farmland extending further to the south.

1.4 Proposed Development

- 1.4.1 The proposed works are at an early stage with no fixed design proposed at this time. However, the general considerations for proposed design includes for:

- Alteration, replacement or removal of barns to create flexible workspaces, gallery, studios and a canteen;
- Potential conversion of outbuildings to a creche, offices and a possible bedsit or additional bedrooms for the main house; and
- Minimal alterations to the Listed farmhouse, allowing better use as a family home (Fig. 3).

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'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.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development and heritage significance of the application site.

2.2 Consultation

- 2.2.1 In previous discussion concerning Barn B between the client and the local council, it was suggested by a representative from the council that the Barn was a Listed Building; however, it is not included within the NHLE listing for Lower Huxham Farm and was not encountered as either a Locally or Nationally Designated heritage asset during research for this document (see Paragraph 2.3.3).
- 2.2.2 Consultation with the Local Planning Authority (LPA) will take place as part of future design meetings with the clients architect (Orme Architecture) to ensure that the heritage significance of Lower Huxham Farm is fully considered from the outset of design work.

2.3 Data Collation

The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2018
- 2.3.3 The Somerset Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. A 250m search radius centred on NGR ST 59275 35961 has shown Lower Huxham Farm to be the only recorded heritage asset within the search area.
- 2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or Somerset HER;
- Pastscape and other research resources, including the National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- Online historic sources, such as Know Your Place and the National Library of Scotland; and
- A site visit was undertaken on 8th October 2018. During the site visit, an inspection of the building was made, and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed.

2.3.5 Information from these sources was used to understand:

- Information on statutory designated sites;
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs;
- Any information on the proposed development site contained in published and unpublished historical sources;
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area developed through the site visit; and

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

| SCALE OF SITE IMPORTANCE | |
|--------------------------|---|
| NATIONAL | The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well-preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s). |
| REGIONAL | Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds. |
| LOCAL | Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc. |
| NEGLIGIBLE | Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc. |
| UNKNOWN | Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs). |

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified.

2.5.2 The impact assessment cannot be undertaken at this time. Development proposals are currently at an early stage and there is no fixed design against which to assess the impacts of the scheme on the heritage significance of Lower Huxham Farm. This assessment will form a subsequent phase of works following further consultation with the design team and the formation of detailed designs.

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Ms. Giaretta and any associated parties they elect to share this information

with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (October 2018) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate future mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. HERITAGE REVIEW OF LOWER HUXHAM FARM

3.1 Historic Development of Site

- 3.1.1 The site of Lower Huxham Farm lies within the civil parish of East Pennard. East Pennard was part of the Hundred of Whitstone and is recorded in Domesday as being in the ownership of Glastonbury Abbey, which retained it until the dissolution of the monasteries in 1549. Following this the estate fell into the ownership of William Paulet, 1st Marquess of Winchester. (Hamilton, 1868 & Bush, 1994).
- 3.1.1 The suggested original layout of the farmhouse is a three roomed cross passage house, established in the Late 16th Century. It had been subsequently extended, initially in the 17th century with the addition of a room to the east and, by the earlier part of the 19th century at the latest, with further additions to the west (Somerset Vernacular Building Research Group (SVBRG), 2010).
- 3.1.2 The 1840s Tithe Map for the area clearly depicts the extended farm house with an 'L' shaped configuration in plan and with three barns to the south, which broadly correspond to Barn C, and parts of Barns E and G. A further two barns are depicted to the north of the farmhouse. Two fields to the south are shown as orchards (Plate 1).



Plate 1: Extract of 1840s East Pennard Tithe Map

- 3.1.3 The 1st edition 25" OS map shows the farm closer to its current configuration. The house is shown as 'L' shaped in plan with the additions to the original cross passage house more clearly defined, while the garden layout depicted remains unchanged to the present day. Access to the farmhouse is depicted via a lane to the east of the house. Additions to Barns E

and G are shown and to the west of the main house, Barn B has been added. Of the two barns to the north of the house, the eastern example has been removed (Plate 2).

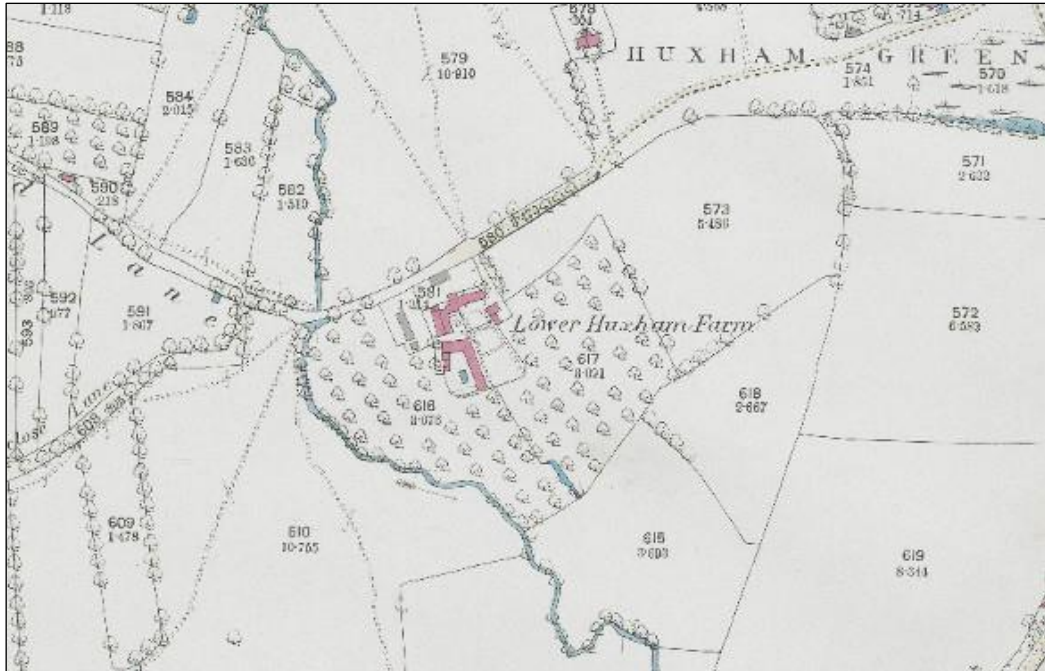


Plate 2: Extract of 1844-1888 1st edition OS map

3.1.4 Little change is shown on the c. 1900 publication of the 2nd edition 25" OS map (not depicted) or its c. 1921-1943 revision (Plate 3), with the exception of a small addition to Barn G and an addition to Barn E.

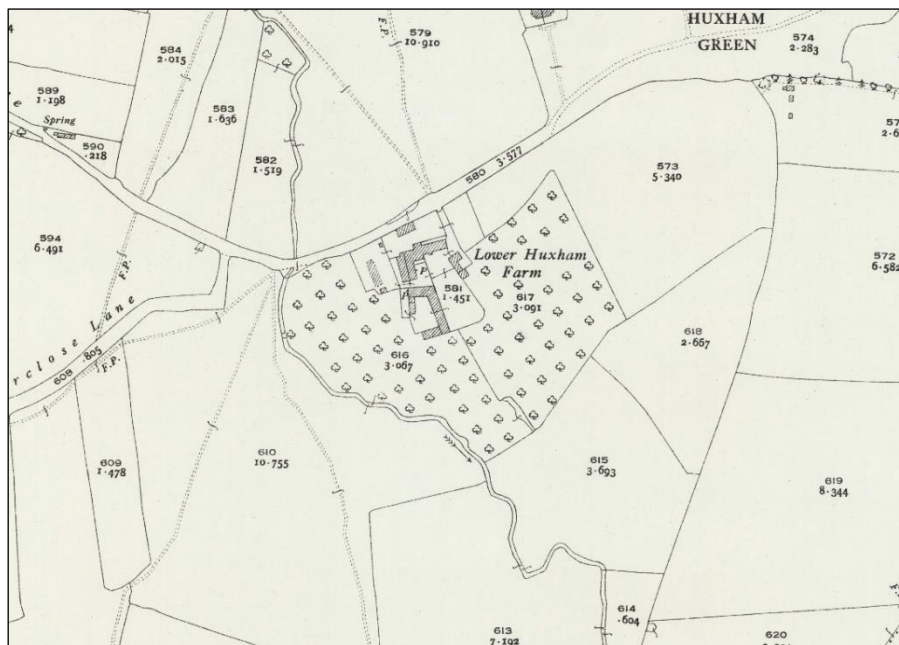


Plate 3: Extract of 1921-1943 25" OS map

- 3.1.5 No further change is shown on OS mapping until 1971 when the farm appears in its current form (not depicted). Additions consist of a north facing extension to the eastern end of the main farmhouse and three additional barns (A, D and F on figure 2). The remaining barn to the north of the farmhouse is removed (Old Maps, 2018).
- 3.1.6 More recent alterations to the house were suggested by the client to include re-orientation of the farmhouse from a south to north facing entrance and the removal of an internal north - south aligned wall to open up the existing kitchen.

4. SITE VISIT

4.1.1 A site visit was undertaken by Alex Farnell and Paul Cooke of AB Heritage on the 10th October 2018. The purpose of this visit was to gain a greater understanding of the current site, along with an appreciation for the condition and significance of the existing buildings.

4.2 Lower Huxham Farmhouse

Exterior

- 4.2.1 The house is located at the north end of the site, accessed from Huckeymead Lane. It comprises a main east-west aligned original core with later north-south aligned wings at either end (Photo 1).
- 4.2.2 A further series of extensions that lead west from the western wing appear to have incorporated a previously discrete north-south aligned structure, originally situated to the south-west of the house (see Figure 2). This presents a series of differing roof-levels and construction styles and materials, incorporating brick walls and a concrete block garage (visible at the right of Photos 1 & 2).
- 4.2.3 Further additions and alterations to the exterior of the house are visible, such as porches at the east and south elevations, and differing window styles, most of which appear to have been replaced. The addition of further modern windows and doors was noted on the northern, eastern and southern elevations. In the case of the current front door, this appears to have been inserted in the location of a former window. The only window mouldings which might be contemporary with the date of construction were located on the first floor of the original central wing (Photos 1 & 4).



Photo 1: Lower Huxham Farmhouse, north elevation



Photo 2: South-western additions to main house, view from south-west



Photo 3: Eastern elevation of the house



Photo 4: Southern elevation of the house, view from south-west

Interior

4.2.4 Internally, the majority of the building (including the west wing and the further extensions from this) appears to have undergone both superficial and structural alteration. There are a range of features suggesting that much of this may be 19th century to early 20th century in date, including:

- Skirting boards throughout much of the western interior;
- The design of the wooden doors and window shutters, especially through much of the western half of the house;
- A pair of narrow sculpted 'beams' of unclear purpose in two rooms abutting the kitchen;
- The blocking of some fireplaces and addition of Victorian fireplaces in some of these;
- The addition of glazed tiling on the floor in front of one fireplace; and
- The design and appearance of the two current staircases to the first floor, especially the one in the entrance hall.

4.2.5 Further modernisation and alteration of the interior dating from the mid-20th century to more recently, includes:

- Possibly the western-most staircase;
- Addition of the north-facing front door; and
- Removal of an original north-south orientated wall to open up the existing kitchen.

4.2.6 Not all alterations are easily dated, and the layout of the building has clearly been altered numerous times. Many apparent historical features are also of debateable merit, such as the stone doorway from the entrance hall to the kitchen, potentially taken from another site, or the location of a large chamfered beam in the sitting room, which rests in atypical fashion above a window (Photos 5 & 6). Also the historic fireplaces in the kitchen and living room which features a full width timber lintel and evidence of a former curing chamber.



Photo 5: Stone doorframe from entrance hall to kitchen (1m scale)



Photo 6: Oddly placed beam in the sitting room

4.2.7 The house is in generally good condition but clearly has a complex history of alteration, which has fundamentally altered the flow and experience of the original central east-west core and its historic additions.

4.3 Barns A, D & F

4.3.1 These Barns have been grouped, due to the similarity in their materials and likely contemporaneity. They are located as follows:

- Barn A – At the north-west corner of the farm complex, parallel with Huckeymead Lane;
- Barn D – At the western edge of the complex, between Barns C and E; and
- Barn F – At the south-west corner of the complex, aligned c. north – south.

4.3.2 All three buildings are constructed primarily from steel girder frames set on concrete bases. Their sides are constructed either from slatted wooden planks, wooden railway beams, corrugated steel or pre-fabricated reinforced concrete beams, while their roofs are potentially corrugated asbestos sheets (Photos 7 – 9).

4.3.3 They are all in functional condition and are anticipated to be approximately mid-20th in date.



Photo 7: Barn A, view from south-east



Photo 8: Barn D, view from south



Photo 9: Barn F, view from north

4.4 Barn B

- 4.4.1 Barn B is located at the western edge of site on a c. north – south alignment, between Barns A and C and is in a poor condition. It appears to be originally of wooden construction, although the upright beams have rotted through at their bases and are now supported by

steel uprights and ad-hoc modern repairs have been made to the roof structure. Steel wire ties hold the building from collapsing east from its western elevation. The roof covering is terracotta ceramic tiles, although it is unclear how much of this is original, as with the corrugated steel sheeting which forms its sides (Photo 10).



Photo 10: Barn B, view from the east

4.5 Barn C

- 4.5.1 Barn C is located at the western side of the site, between Barns B and D. It is of primarily wooden construction, with some steel probably added along the southern elevation to create a feed trough, with the corrugated sheet iron forming the roof also probably a later addition (Photo 11).
- 4.5.2 This building is atypical compared to the rest of the open barns, as it has a stone floor (seen only in the stone-built buildings). This appears to have some concrete patching / repair. The overall condition of the building is very poor, with the sides clearly pushed outwards by the failing roof structure. It appears on the East Pennard Parish Tithe map (Plate 1) dating it to before c.1840.



Photo 11: Barn C, view from the west

4.6 Barn E

Exterior

- 4.6.1 Barn E is positioned towards the south of the farm and comprises four interconnected ranges in a roughly 'C'-shaped plan around a central courtyard (Photo 12). Externally it clearly shows different phases of construction or alteration, the development of which is depicted on historic mapping. The west and north ranges appear on the 1840s tithe map with the long east range added in the later 19th century. All three of these ranges are of stone construction and are likely to have been open fronted, with the roof possibly supported by stone pillars, of which there is one potential surviving example.
- 4.6.2 The southern range is an early 20th century addition first shown on the 1921-43 OS map constructed in stone with arched windows in its southern elevation (Photos 13 & 14). The most recent alteration is to the inside wall of each of the north, east and west ranges which are built primarily from concrete blocks and beams and steel pillars of later 20th century date (Photos 12 & 14).



Photo 12: Barn E complex, view from south-west



Photo 13: Barn E complex, view from south



Photo 14: Barn E complex, view from north-west

Interior

- 4.6.3 Internally the long north-south aligned eastern range was used as a milking parlour, with metal divisions for stalls and a concrete floor surface. The roof is of wooden lathe construction, with terracotta ceramic tiles, but the impression of the beams and joists was of roof replacement or alteration (Photo 15 – note the wedges under the rafters on the right of the photo).



Photo 15: Interior of Barn E, north-south arm, looking north

- 4.6.4 Modern partitions and some walls and ceilings have been added throughout the north and west ranges to create office rooms and animal stalls respectively (Photo 16).



Photo 16: Internal room, northern range of Barn E

4.6.5 Generally, Barn E appears to be in good condition, although some modern roof repair was visible. The impression from the visit was of an older building / buildings, which have been extensively altered during the 20th century to facilitate changes to use.

4.7 Barn G

4.7.1 Barn G is located at the eastern edge of site and actually comprises two discrete buildings which have been connected through the addition of a brick garden wall to their west and the provision of a modern roof to create a covered area between the two (Photos 17 & 18).



Photo 17: Barn G, view from the east



Photo 18: Barn G, view from west

4.7.2 The suggestion from the exterior and interior of the northern building of the pair was of an older structure which had undergone extensive repair / alteration, based on:

- Remnants of a limestone rubble wall amongst shale stone replacement (including the whole east elevation);
- Blocked / altered portals;
- The addition of a modern staircase; and
- Probable roof repair / replacement (Photo 19).



Photo 19: First floor of northern structure, Barn G

- 4.7.3 The southern structure appeared more coherent in its construction, although the use of bricks in the window-sills may suggest the addition / alteration of windows, while the roof appears to have been replaced / repaired.
- 4.7.4 The connecting brick wall between the two structures had some surviving features, including a blocked portal at ground level and an apparent fire-place.
- 4.7.5 Historic mapping suggests that Barn G developed from the northern most structure, present at the latest by the 1840s, extended successively to the south in the later 19th century and in its present form by 1903.



Photo 20: Southern elevation, southern structure of Barn G

4.8 Summary

- 4.8.1 The site visit has confirmed that Lower Huxham Farm and Barns A, D, E, F & G appear to be in generally good condition, although all structures show some signs of repair and exhibit signs such as cracking in the walls / gaps in the roof. Barns B & C are in a poor state with Barn C in particular being close to collapse. The owner (Ms Giaretta) also informed A. Farnell and P. Cook during the site visit that the roof is also a problem in the main house, with snow accumulating in the loft during the winter.
- 4.8.2 This report has confirmed that Lower Huxham Farm is of at least 16th century in origin with later additions to historic core. It has also shown that associated Barns B, C, E and G are of some age with Barn C and parts of Barn E & G predating the 1840s. Barns A, D and F, are of relatively modern origin, dating to the later 20th century.
- 4.8.3 All buildings exhibit signs of alteration and modification to varying extents, with the uniform appearance of all the roofs (excluding Barns A, D & F) suggesting perhaps a phase of replacement of these.

5. CONDITION & SETTING

5.1 Summary of Current Condition of Lower Huxham Farm

- 5.1.1 Lower Huxham Farmhouse is in good condition and is currently occupied throughout. The owner (Ms Giaretta) informed A Farnell and P Cooke that the roof is in need of repair in places.
- 5.1.2 The structure of Barns E and G appear in relatively good condition; however, they are not currently in regular use. Steel sliding doors on Barn E are in poor and repair and the interiors are dilapidated in places.
- 5.1.3 Modern Barns A, D & F are in a functional condition, however none of them are currently in regular use and all are starting to fall into disrepair.
- 5.1.4 Barns B and C appear to be in very poor condition with obvious structural issues. Timber framing of Barn B has rotted at ground level and has been repaired by the addition of modern steel uprights. It is also supported by steel wire bracing to the rear. Barn C is in a state of near collapse. The roof tie beams have failed, and the roof structure is pushing the walls apart.

5.2 Summary of Current Setting of Lower Huxham Farm

- 5.2.1 The current setting of the Listed farmhouse is a historic farm complex in a relatively sparsely populated agricultural landscape dominated by post medieval fields and hedgerows.
- 5.2.2 The existing ancillary buildings form part of the setting of the farmhouse. The modern barns (A, D & F) have not kept with the style of the original farm, however, this is not considered to have impacted the historic setting of the farmhouse as they maintain the agricultural character of the setting.

6. SIGNIFICANCE OF LOWER HUXHAM FARM

6.1 Lower Huxham Farmhouse

6.1.1 As a Grade II Listed Building, Lower Huxham Farmhouse is considered to be a heritage asset of Regional Importance (in line with Table 1). This also takes into account the age of the surviving farmhouse, which dates back to the 16th century. The significance of the farmhouse is created largely by its historical value which is derived principally from surviving elements of the 16th century farmhouse and to a lesser degree from its immediate setting within a historic farmstead.

Elements of Historic Significance

6.1.2 The original historic core of the house is considered to be its most significant area of the Farmhouse. This area comprises the east-west aligned central range of the house, including the kitchen, entrance hall and living-room and the corresponding range on the first-floor.

6.1.3 Elements particularly contributing to its significance include:

- the surviving elements of the floor plan, in particular the west wall of the original cross passage;
- the stone mullioned windows on the first floor of the north and south facing elevations;
- moulded frames to the centrally positioned north facing entrance and the internal doorway to the kitchen;
- the historic fireplaces in the kitchen and living room, in particular, an exposed full-length timber lintel over the fireplace in the living room with evidence of a possible former curing chamber; and
- the large chamfered beam in the living room.

6.1.4 Probable 17th century additions to the original historic core are considered to be slightly less significant than the original core of the building. These include an additional room to the east, and a north-south aligned wing to the west. Further extensions to the west are likely to have occurred throughout the 18th and earlier 19th centuries and their contribution to heritage significance is more limited.

Non-Significant Elements

6.1.5 From the site visit it is clear that parts of the historic core of the building have been altered, including changes to the original layout. Examples of this include:

- the recent removal of a wall at the west end of the original range, to create a more open plan in what is now the kitchen;
- access to the eastern most room to either side of the original fireplace has cut into the 16th century full width lintel largely removing what may have been a curing chamber;

- the probable removal of the eastern wall of the original cross passage and the addition of a c.19th century staircase and light partition wall; and
- the insertion of 20th century metal framed windows on the ground floor.

6.1.6 These changes have impacted the overall significance of the farmhouse by removing visible elements of the historic fabric and reducing its overall historical value.

6.1.7 Alterations to the 17th and 18th century extensions to the building, including some fixtures and fittings added in the later 19th century (e.g. windows, doors and internal fittings), do not contribute to the heritage significance of the farmhouse.

6.1.8 Both the modern garage and the north facing, extension to the eastern end of the house have no heritage significance and are considered to reduce the overall significance of the historic core of the house.

6.2 The Barns

Elements of Historic Significance

6.2.1 Barns B, E and G are considered to have Local Importance (in line with Table 1) which they derive from their historical value and the contribution they make to the setting of the Grade II Listed Lower Huxham Farmhouse.

6.2.2 Barn B appears to retain some original timber-framing, though this is in poor repair and supported by modern steel posts, wire bracing and recent timber repairs to the roof structure.

6.2.3 Barn E appears to have been constructed in phases, but is broadly of 19th century date, with the exception of the 20th century southern range. Much of the original fabric survives including the outer walls the roof structure and the flooring and stone partitions in the southern range.

6.2.4 The heritage significance of Barn G is in the northern of the two buildings which is the only element present on the 1840s tithe map. The fabric of this structure is clearly historic and although it has visibly undergone significant rebuilding of its walls this seems likely to have occurred historically. More recent impacts are the alterations to windows, the addition of a staircase and probable re-roofing works.

Non-Significant Elements

6.2.5 Modern works to Barn E that are considered to have reduced heritage significance, include:

- the infilling of what may have originally been an open fronted milking parlour with later 20th century steel and concrete walls;
- the concrete flooring and recent milking stalls; and
- the addition of modern partitions to the northern and western range.

6.2.6 Barn C is of some age and certainly predates the 1840s, however it is in an extremely poor state of repair and the only original fabric may be the partial stone flooring.

6.2.7 Barn C and later 20th century Barns A, D & F are considered to be of Negligible Importance (in line with Table 1).

7. FUTURE DESIGN WORKS DISCUSSION

7.1 Lower Huxham Farmhouse

7.1.1 The emerging design for the redevelopment of Lower Huxham Farm will be guided by design meetings with the client's architect, at which, there will also be the opportunity to consult with the Local Planning Authority.

7.1.2 In general, the redevelopment will benefit from respecting and, where possible, retaining the original fabric, features and layout of the house. This is particularly the case in the most historically significant areas, namely the 16th century core of the farmhouse, comprising the entrance hall and the living room and kitchen to either side. Significant features to consider include:

- Fireplaces in the historic core;
- The entrance into the farmhouse from the north and doorway from the entrance hall to the kitchen;
- the first-floor stone mullioned windows in the north and south facing elevations; and
- the chamfered beam in the living room.

7.2 The Barns

7.2.1 Barns B, C, E & G are part of the historic setting of the farmhouse and contribute to its overall significance. However, the modern barns (Barns A, D & F) are not in keeping with the historic character of the farm and their removal is likely to enhance the appreciation of the heritage asset. Barn C is in a very bad state of repair with little probable surviving original fabric. Its removal is not considered to affect the heritage significance of Lower Huxham Farm.

Barns B, E & G

7.2.2 Designs for redevelopment of barns B, E and G would, as with Lower Huxham Farmhouse, benefit from retention of historic fabric (stone walls, roof trusses and pan tile coverings) and restoration where possible of earlier or original apertures.

7.2.3 Barn B has significant structural issues including the need for modern steel supporting uprights and wire bracing and is of later 19th century date. However, it is considered to contribute to the overall historical setting of Lower Huxham Farm and therefore the retention of original fabric and overall form should be a consideration in the design.

7.2.4 Barn E is considered to have been originally open fronted. Modern concrete and steel infilling walls have no historical value and can be removed. Internally, the features and fittings comprising concrete flooring and block partitions and later 20th century milking stalls are of little heritage significance. There will be no benefit to retaining these features from a heritage perspective.

7.2.5 Finally, the northern element of Barn G is considered to have heritage significance that would benefit from retaining original fabric and reversing the unsympathetic blocking up of windows.

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Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "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."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve 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 securing its optimum viable use. In weighing applications that affect directly or indirectly 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.

Local Planning Policy

Mendip District Council Local Plan: 2006 - 2029

Mendip District Council adopted their current core strategy on 15th December 2014. This document is designed to guide planning decisions up to 2029 and features the following relevant Core Policy:

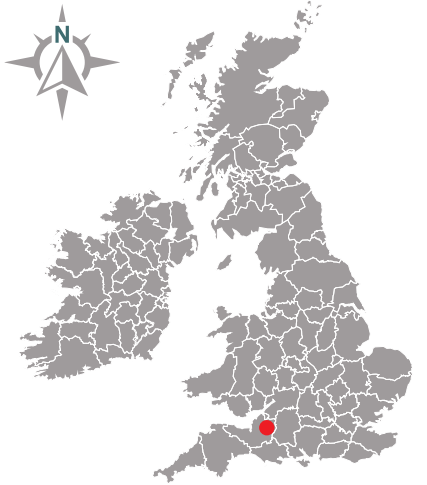
DP3: Heritage Conservation

Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district's Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip.

1. Proposals affecting a Heritage Asset in Mendip will be required to:
 - a. Demonstrate an understanding of the significance of the Heritage Asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level proportionate with its importance.
 - b. Justify any harm to a Heritage Asset and demonstrate the overriding public benefits which would outweigh the damage to that Asset or its setting. The greater the harm to the significance of the Heritage Asset, the greater justification and public benefit that will be required before the application could gain support.
2. Opportunities to mitigate or adapt to climate change and secure sustainable development through the re-use or adaptation of Heritage Assets to minimise the consumption of building materials and energy and the generation of construction waste should be identified. However,

mitigation and adaptation will only be considered where there is no harm to the significance of a Heritage Asset.

3. Proposals for enabling development necessary to secure the future of a Heritage Asset which would otherwise be contrary to the policies of this plan or national policy will be carefully assessed against the policy statement produced by English Heritage – Enabling Development and the Conservation of Significant Places.



KEY

 Site Location



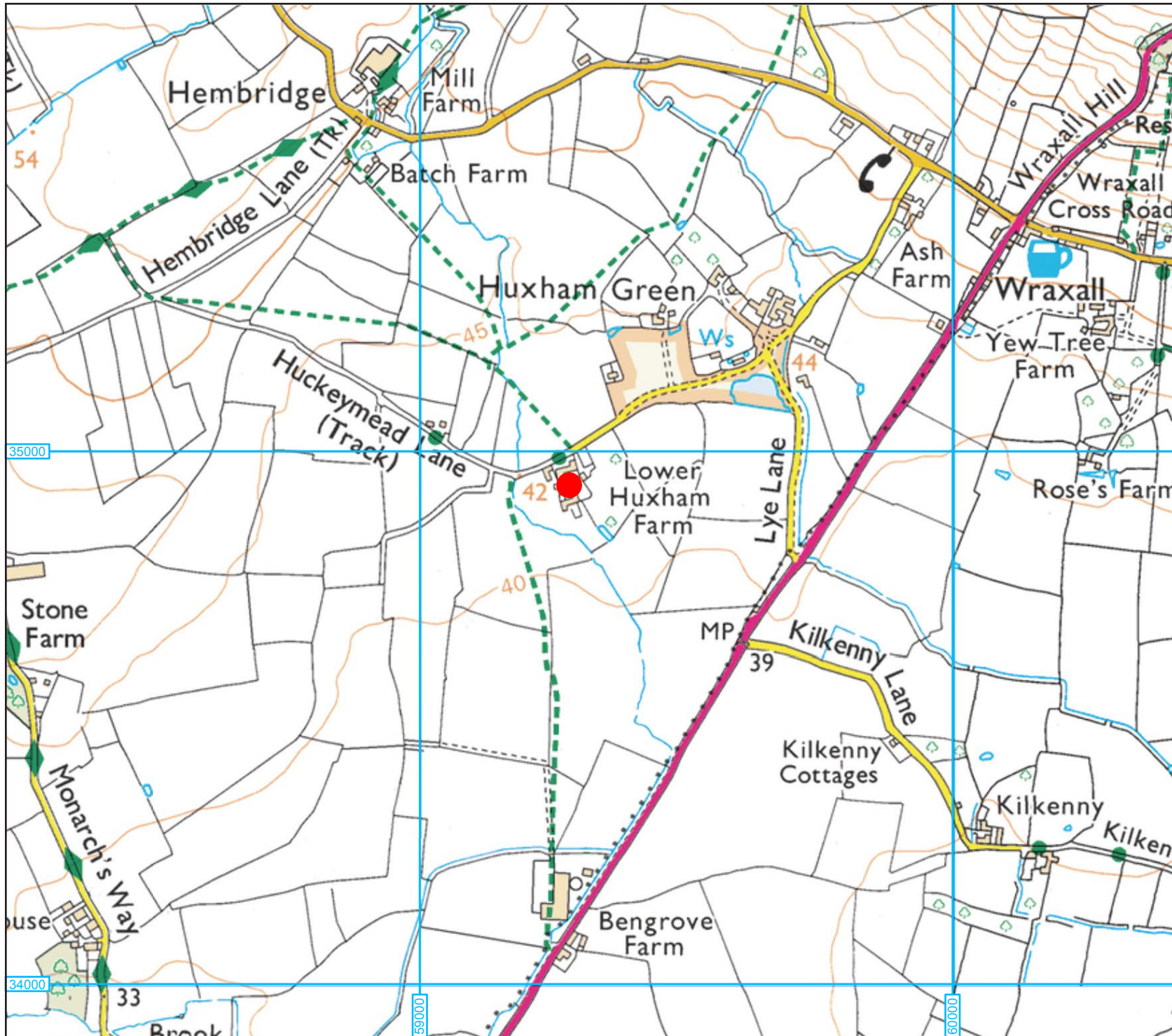
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Figure 1: Site Location

Project: Lower Huxham Farm

Date 11/10/18

Job No: 60553





Lower Huxham

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Lower Huxham Farm

revision

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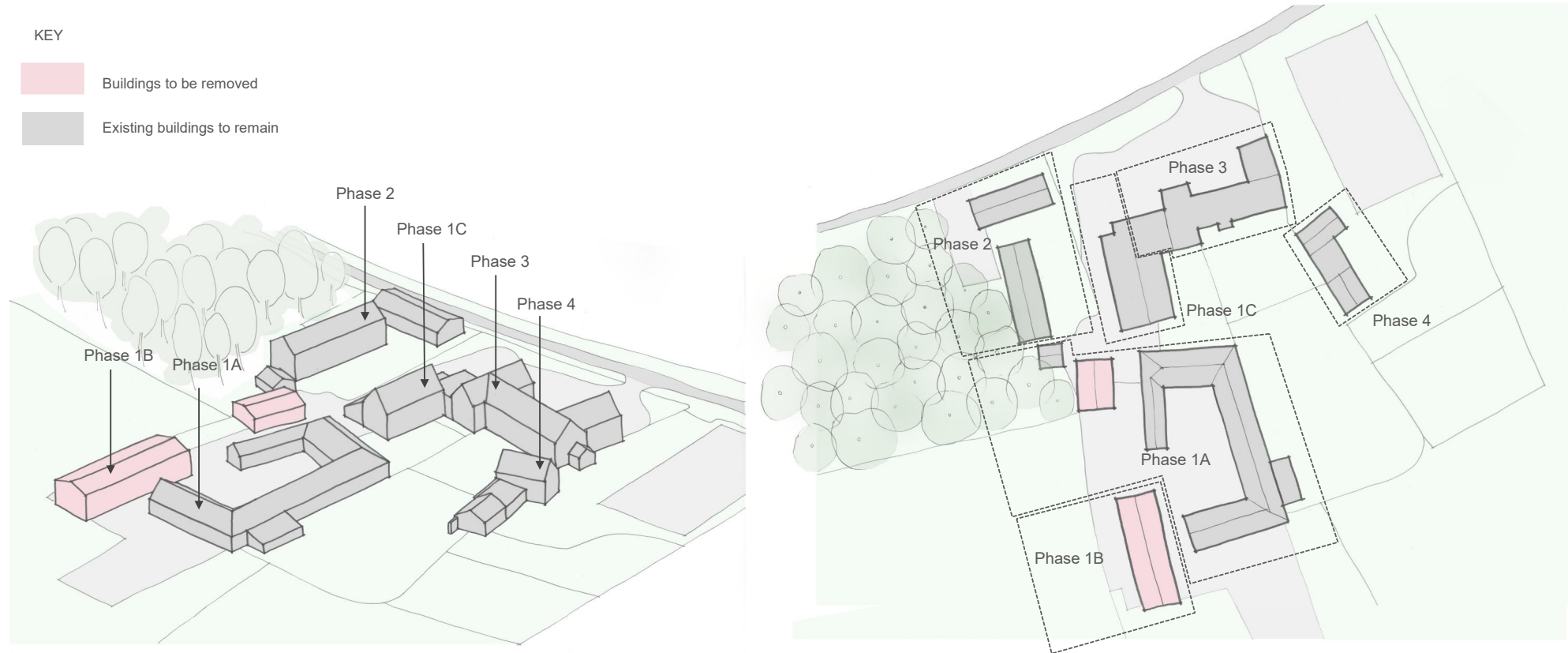
| | |
|-------|----------------|
| title | Site Plan |
| date | 05.01.18 |
| scale | 1:500 @ A3 |
| drg | 1040/002 rev * |

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Lower Huxham Farm 1040

Existing Site Plan and Axo View





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