



HERITAGE STATEMENT

Farmhouse works
Riseley Farm, Part Lane, Swallowfield, RG7 1TB

Prepared for: Matt Close

The site has recently changed ownership and the new owners wish to undertake maintenance and refurbishment of the existing Grade II Listed Farmhouse. No proposed extension.

The purpose of this report is to accompany a Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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Job number: 2198

Riseley Farm, Part Lane, Swallowfield, RG7 1TB

Heritage Asset and its Setting:

Project Address: Riseley Farm, Part Lane, Swallowfield, RG7 1TB

Local Authority: Wokingham Borough Council

Conservation Area: None. Riseley Farm Area of Special Character

Archaeological Notification Area:

Buildings Use: Residential

Listing Status: Farmhouse Grade II

List entry no. 1118070

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	N
World Heritage Site	N

Non Designated Heritage Asset	N
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Photo 1 – View of front/side elevation of the farmhouse (northwest)

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Photo 2-4 – View of the rear elevation of the farmhouse (east)



Photo 5 – View of the side elevation of the farmhouse (south)

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Photo 6 and 7 – View of the fireplace and ceiling in the dining room



Photo 8 – View of the living room



Photo 9-11 Existing Master Bathroom

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Photo 12 and 13 Existing family bathroom

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Drawings and Documents provided:

Farmhouse:

- E01 Farmhouse Location Plan
- E02 Farmhouse Site Plan
- E03 Existing Farmhouse Ground Floor Plan
- E04 Existing Farmhouse First Floor Plan
- E05 Existing Farmhouse Roof Plan
- E06 Existing Farmhouse Front and Side Elevations
- E07 Existing Farmhouse Rear and Side Elevations
- P02 Proposed Farmhouse Ground and First Floor Plans
- P03 Proposed Farmhouse Roof Plan
- P04 Proposed Farmhouse Front and Side Elevations
- P05 Proposed Farmhouse Rear and Side Elevations

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required. Refer to proposed drawings for more detail:

Farmhouse:

- Removal of the existing kitchen and utility fittings. New kitchen and utility fittings.
- Internal redecoration like for like throughout kitchen and utility.
- New tiled finish on electric heating mat on existing concrete floor in kitchen and utility.
- New woodburning stoves and fireplace repairs/ alterations on the ground floor as noted in the drawings.
- Redecoration and repair of external doors and windows.
- Redecoration and repair of existing cast iron rainwater goods.
- Cleaning (non chemical) of black paint from existing internal timbers.
- New secondary glazing.
- Repair and redecoration like for like of internal doors.
- Cutting back of hard surfaces against the existing building externally and installation of a French drain.
- New sandstone patio.
- New first floor sanitaryware to bathrooms. Removal of the existing carpet. New tile finish on Ditra mat to allow for movement in existing floor. Electric underfloor heating mat.
- Adjustment of the layout of the first floor master bedroom bathroom dressing rm including the removal of a modern wall.
- Repointing of existing chimneys in lime.
- Paint removal and repair of brickwork plinth to building. Lime pointing repairs.
- Extension and renewal of the existing patio area in sandstone.

Setting Overview/ Context:

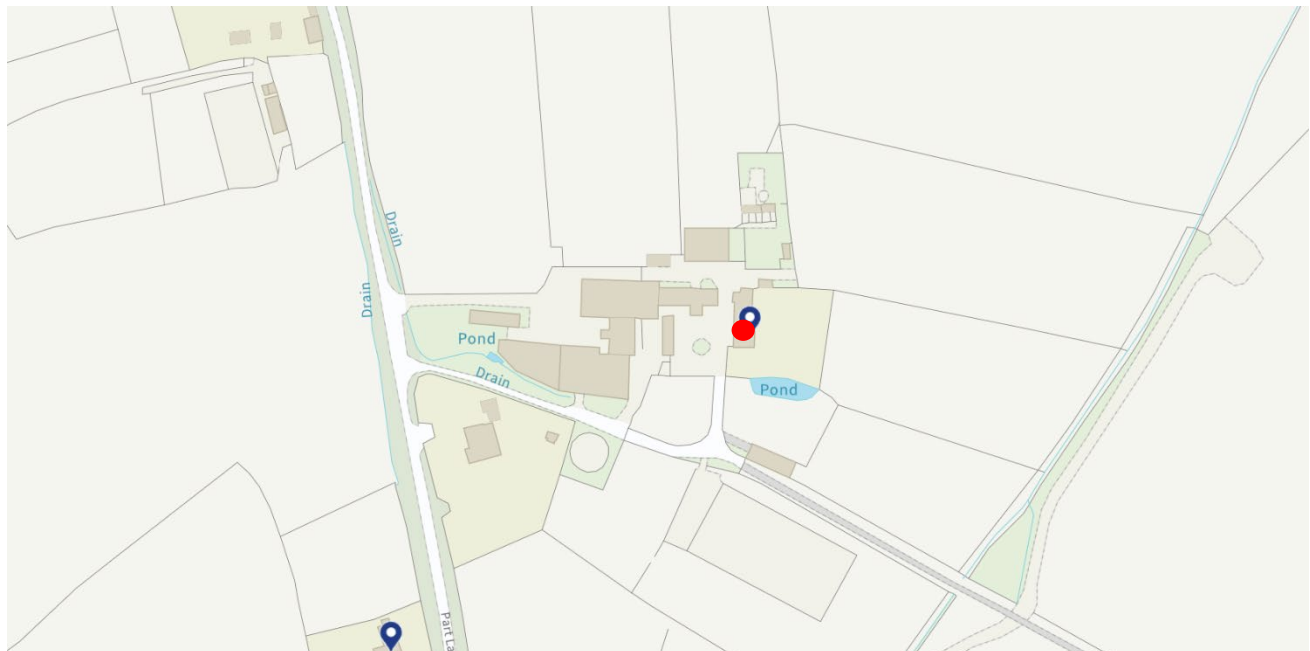
Riseley sits on the border of Berkshire and Hampshire, approximately halfway between Reading and Basingstoke, with the A33 passing about 0.5km to the west of the village. The course of The Devil's Highway – a Roman Road - passes through the south of the village. Within 2km north-east lies the slightly larger village of Swallowfield, which serves as the administrative centre of the Swallowfield parish of Wokingham borough – a semi-rural parish covering over 14km² of villages (including both Swallowfield and Riseley), hamlets, farms and surrounding countryside, with a population of around 2200.

Riseley Farm is situated off Part Lane, a single track road, running north south, lined with trees and hedges, that connects the villages of Riseley and Swallowfield. The site sits approximately halfway along the lane's 2.5km length, equidistant between the villages. Despite the narrowness of the lane, it has been developed along most of its length with detached dwellings, generally set back from the lane in moderate grounds, or farms. Buildings range in age from the 17th century onwards.

Views from Part Lane into the site are mostly limited by the hedges and trees with the roofline just visible above hedges, however the access road into the farm is quite open, giving uninterrupted views to the brick and corrugated metal barn directly in fronting the lane. This and the adjoining disused timber threshing barn form the central axis of the farmstead's reversed z-plan. Open sided timber shelters form the south side of the front yard, while a brick and weatherboarding barn and the Grade II listed 16th Century farmhouse form the north and east sides of a rear courtyard respectively. Two small brick barns, a brick piggery and a metal clad barn, all set to the north of the rear yard, complete the farmstead. This arrangement of barns shields the farmhouse from all views from the lane. The disused driveway along the south of the site, connecting to the farmhouse, is lined with taller hedging, preventing views into the site either from Part Lane or the drive.

The site was sold to the current owners after a series of failed planning applications. It is used as a domestic residence and continues its agricultural purpose through the owners equestrian business. There is no wish to change the use of the site.

Setting: Rural Topography: Flat



Map taken from Historic England Listing Database. The farmhouse is shown with a red dot.

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Site Planning History:

App. No.: 231196 iLap Ref No.: None

Description: Application for Listed Building consent for the conversion of 1 no. existing curtilage listed threshing barn into 1 no. dwellinghouse and the demolition of 1 no. existing pole barn to facilitate the erection of 1 no. new dwellinghouse.

Received : 18/05/2023 Decision Date: 01/08/2023 Decision: Refused

App. No.: 222281 iLap Ref No.: None

Description: Full application for the proposed change of use from agricultural barns to 2 no. residential dwellings, involving the demolition and rebuild of one barn and one conversion.

Received : 25/07/2022 Decision Date: 24/07/2023 Decision: Refused

App. No.: 141769 iLap Ref No.: MB/2014/2777

Description: Prior approval submission for the conversion and change of use of existing agricultural building to one dwelling (Use Class C3).

Received: 18/12/2014 Decision Date: 10/02/2015 Decision: Application Withdrawn

App. No.: 142867 iLap Ref No.: MB/2014/1982

Description: Prior approval submission for the conversion and change of use of existing agricultural building to one dwelling (Use Class C3).

Received: 03/09/2014 Decision Date: 08/10/2014 Decision: Application Withdrawn

App. No.: 001358 iLap Ref No.: F/2000/2342

Description: Proposed change of use of grazing area to sand school for carriage driving.

Received: 11/09/2000 Decision Date: 03/01/2001 Decision: Approve

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Impacted Heritage Assets:

The farm sits neither within nor outside a Conservation Area. It is, however, within the Riseley Farm Area of Special Character.

The farmhouse is Grade II Listed.

Official list entry

Heritage Category: Listed Building

Grade: II List Entry Number: 1118070 Date first listed: 14-Feb-1986

List Entry Name: RISELEY FARMHOUSE

Statutory Address 1: RISELEY FARMHOUSE, PART LANE

Location

Statutory Address: RISELEY FARMHOUSE, PART LANE

District: Wokingham (Unitary Authority) Parish: Swallowfield National Grid Reference: SU 73236 63828

Details

SWALLOWFIELD PART LANE SU 76 SW (east side) 11/31 Riseley Farmhouse G.V. II Hall house and byre, now farmhouse. Early C16 extended early C17 and C18, altered C20. Part timber framed with painted brick infill, part painted brick; old tile gabled roofs. L-plan. 3 framed bay hall, 2 framed bay crosswing with C19 gabled extension at rear in angle; 2 framed bay byre on left. 2 storeys and one storey. Chimney on ridge of crosswing, one on rear roof, one tall chimney on left gable of byre. Entrance front:- 2 bays 2,3 and 4 light casements on left, one bay gable on right with 2-light at first floor, 4-light on ground floor. C20 half glazed entrance door to left of gable with flat hood. Interior:- some frame visible; large beams on the first floor and those on the ground floor with chamfers and stopped ends. Inglenook fireplace with C20 front. Listing NGR: SU7323663828

The farm is not within the context of another Listed Building.

Riseley Lodge, a short distance from the site is considered to be a non-designated heritage asset.



1933 OS Map

- (brown dot) Designated heritage asset as a building of curtilage listed building status.
- (red dot) Undesignated heritage asset.

Extract from Area of Special Character Pro Forma Assessment

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

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 – NPPF

Archeological: *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

Previous site reporting for an application on the site for new housing have highlighted the site to be within an area of moderate-high potential for Prehistoric Archaeology.

The area around the Site is of known archaeological importance. There is evidence for significant prehistoric activity in the form of Bronze Age and Iron Age occupation with several settlement foci, which includes enclosures related to occupation, funerary and iron-working. The majority of the information (17 monuments records) derives from an evaluation and subsequent excavation (ERM259) and the area includes the application site and fields to the north, east and south of the Site. In addition, there are areas of extensive cropmarks within this area and in the fields beyond which are listed as undated, but include enclosures, settlements and field systems (13 monuments records). The excavation works also recovered evidence for a Mesolithic flint scatter within topsoil and ditch fills.

The proposals do not involve ground works beyond light disturbance of the topsoil area to extend the existing patio and therefore this has not been further assessed as part of this reporting.

Historic: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The four listed buildings, Riseley Farmhouse, Angel Sprints, Yew Tree Cottage and The Poor's House, are all Grade II Listed and built in the 16th century and are part of Riseley Farm Area of Special Character. Riseley Farm is possibly depicted on John Roque's Map of Berkshire (1761).

The 16th Century farmhouse is noted to have been extended early C17 and again in C18. It was recorded as being altered C20.

The farm buildings, mixed in age, around the farmhouse form a historical farmstead arrangement which adds to the character and significance of the site.

In 1788 Riseley Farm was leased for 21 years by Silvanus Bevan to John Webb.

In 1846 the Landowner was named as Sir Henry Russell Bart and the farmstead occupied by Elizabeth Cotterell listed as House, Yard and Premises. Sir Henry Russell Bart was the estate owner for Swallowfield Park and the family took ownership in the 1820s.

In 1871 Frederick Stivenson, farmer, and his family including servants, were recorded to be living in the house. There was also recorded to be 4no. agricultural labourers and a shepherd living on the site.

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By 1891 Issac Jones, Farmer was recorded as being head of the household living there with his wife and eight children. He remained in residence in the 1911 Census.

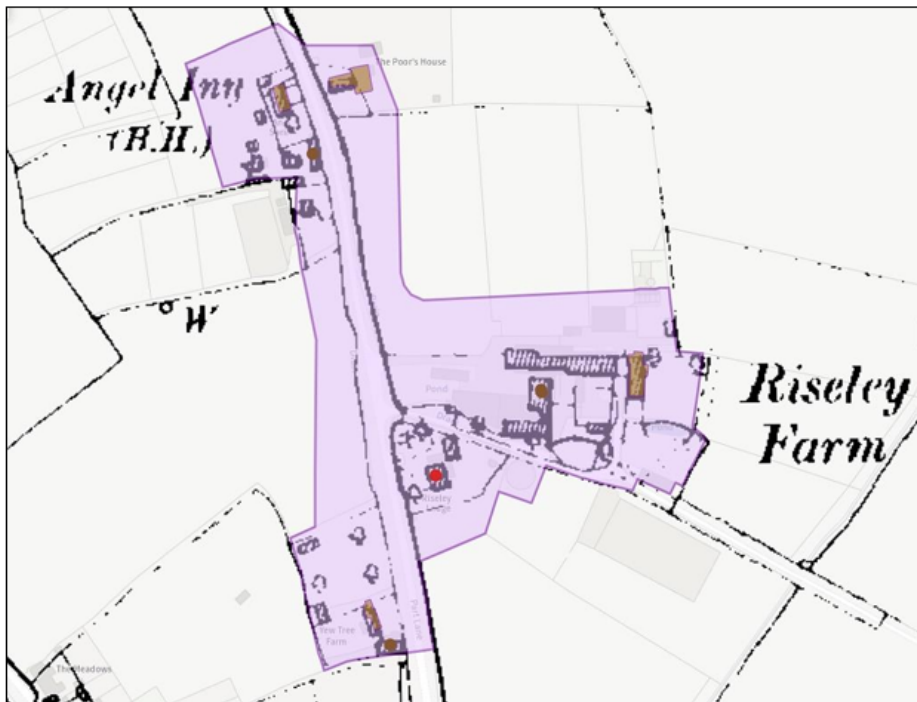
In 1939 the farm is recorded as being a dairy farm with Julia Dance managing the farm with her daughter.

The site still has agricultural purpose and was sold in 2022 as a farm with 18 acres.

Architectural or Artistic: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

The site is located within the Riseley Farm Area of Special Character, as defined by MDD Local Plan Policy TB26. This states that planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.

The character area is described as : 'The Riseley Farm Area of Special Character is located within the parish of Swallowfield. The AoSC has a linear layout, with buildings accessed from Part Lane. The area can be characterised as being predominantly agricultural with Riseley Farmhouse (Grade II Listed 16th Century farmhouse and byre) located at the core of the AoSC. This Listed Building shares a plot of land with several large working agricultural buildings as part of modern-day Riseley Farm with farm fields beyond. There are three other Grade II Listed Buildings in this AoSC all in use as residential properties. All buildings are well set back from Part Lane and, for the most part, well screened by boundary hedging and mature trees. '



1933 OS Map

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Riseley Farm Area of Special Character



Mapping showing extent of Area of Special Character

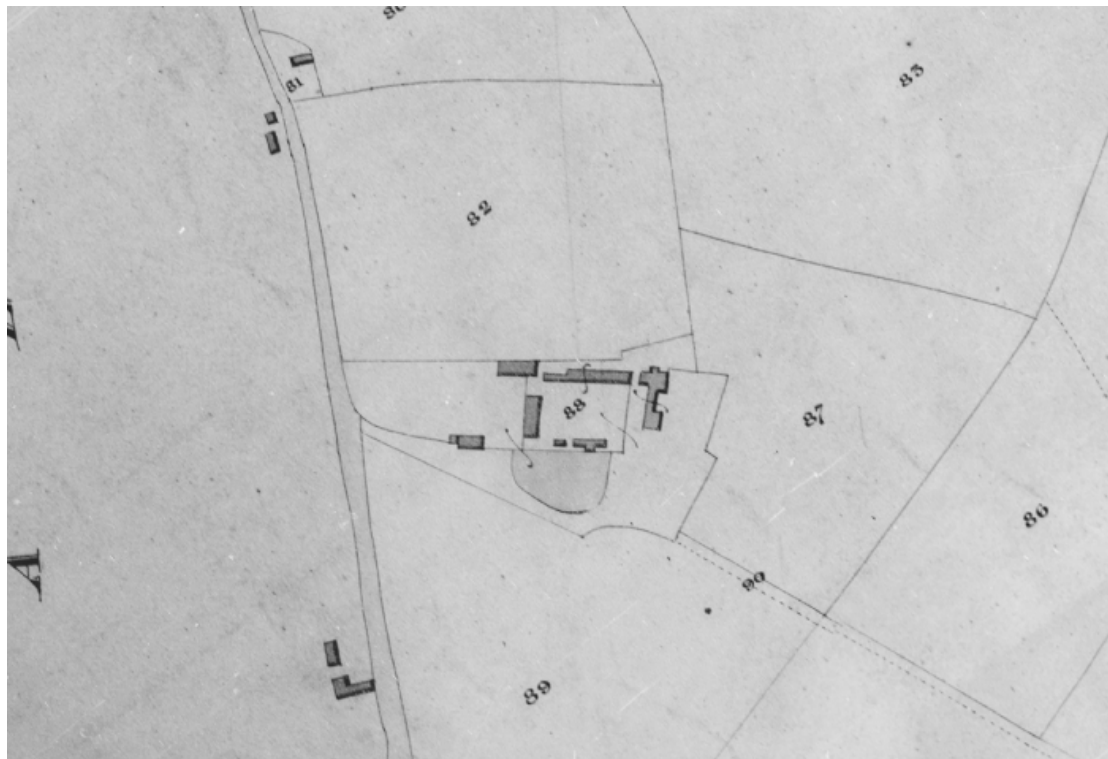
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Historic Mapping – For reference dating only, not for reproduction



Extract from Swallowfield Enclosures Map 1811



Extract from Swallowfield Berkshire Tithe Map 1846

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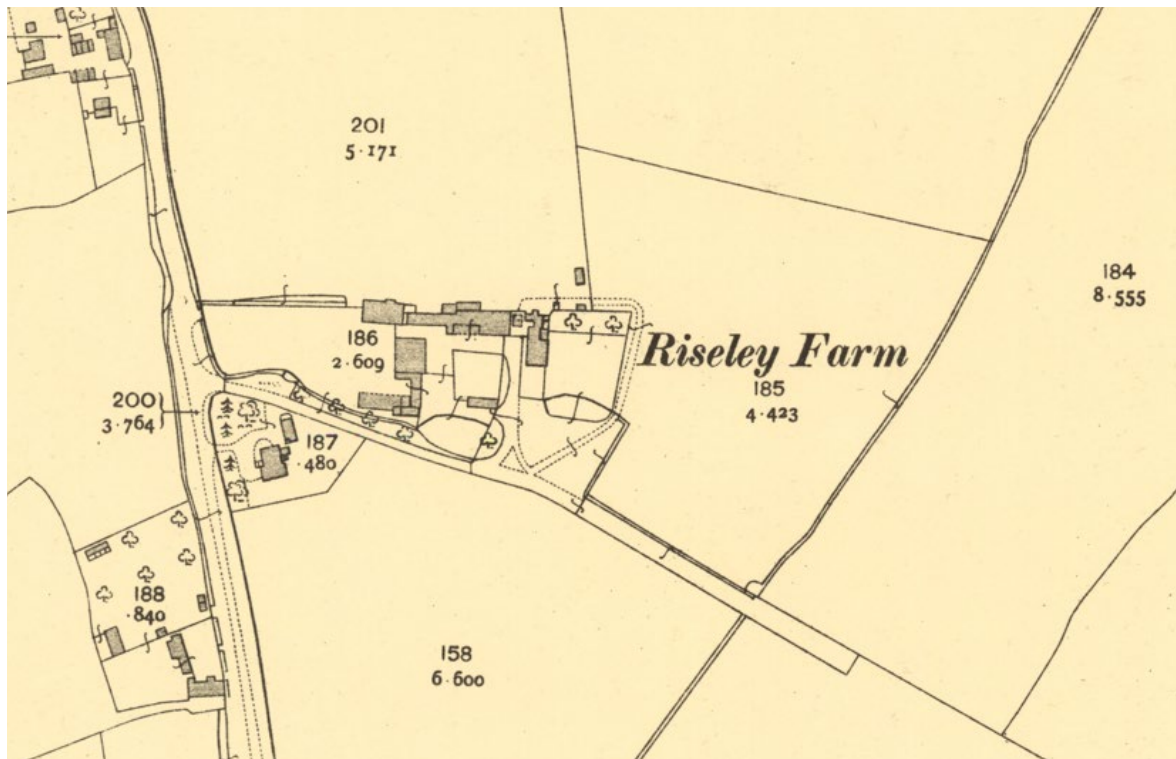
Extract from Berkshire XLV1 1877



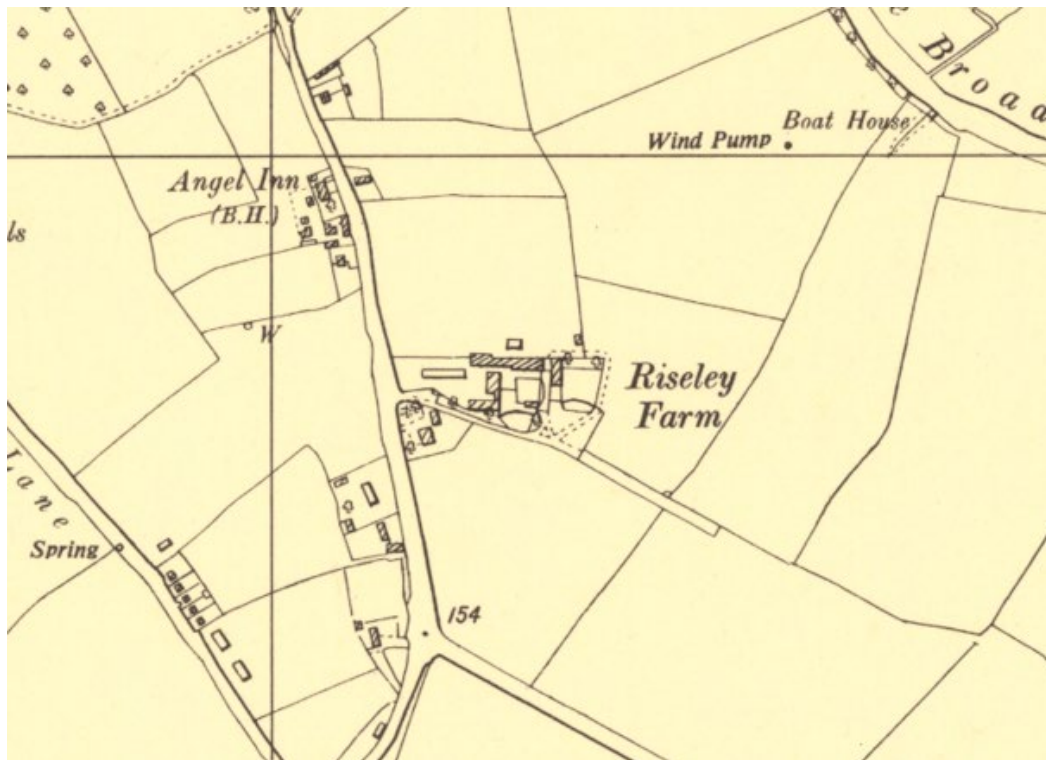
Extract from Berkshire XLV.SE 1897

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Extract from Berkshire XLV.12 1911



Extract from SU765W 1 1961

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Aerial photo 1970s



Aerial Photo 2020 (2000)

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Aerial image from Sales Particulars 2024

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

Farmhouse: The works to the farmhouse are primarily repair and restoration works in a like for like manner with little impact upon the elevations and setting apart from general enhancement.

The proposals retain the form and appearance of the Listed building and have no negative impact upon the wider farmstead setting or the character of the wider area.

There is no impact upon the surrounding buildings as a result of the works.

Internally:

Farmhouse: The proposed internal works remove only modern fabric and do not result in the loss of heritage detailing. New sanitaryware and finishes retain the historic fabric in tact and take care around any existing features or historic timbers ensuring their preservation. Refer to submitted method statements for details.

Restoration works are like for like using vapour permeable fabric/ materials/ paints where needed in accordance with best practice for traditional buildings..

The cleaning of the existing timbers is to be non chemical based and to use the gentlest approach in order to remove the existing black paint, allowing the timbers to breathe again. A test area approach is assumed. For the purposes of this application we would assume the use of a wet abrasive blasting or soda low pressure blasting which minimizes dust and risk of damage. This would be specified and carried out by a specialist contractor.

The new kitchen and utility fittings replace modern structures including the brickwork nibs around the aga which are a modern addition.

Overall there is no loss of detailing as a result of the proposals. None of the proposals require adjustment or removal of any existing historic timbers.

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Scale and Massing:

There is no change to the scale or massing of the existing farmhouse as a result of the proposals.

There is no proposed extension to the farmhouse.

Archeaology:

Apart from the extension of the existing patio which requires minimal ground works there is no requirement for below ground disturbance. As a result there is no likely of impact upon any below ground archaeology as a result of the works.

Use:

There is no proposed change of use to the overall farmhouse and farmstead.

The building will remain residential in use. The proposals support the buildings long term conservation in its original design purpose and improve existing functionality for the occupants without intensification of use.

Items such as secondary glazing improve the thermal performance of the building and thermal comfort of the occupants as well as reducing energy costs without causing material harm.

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021, 2023 and 2024.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are either designated heritage assets or non-designated heritage assets.

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. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

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.

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.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

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Conclusion:

The proposals maintain in a high quality manner an existing residential farmhouse ensuring its long term conservation in its original design purpose. Repair work is proposed in a like for like manner in accordance with best practice and method statements for the work are included in this application.

The proposals maintain the form and appearance of the existing farmhouse and therefore continue its positive contribution to the rural character of the surrounding area.

The proposals do not material harm the value of this historic setting and should be supported by the local authority acting in line with both local and national planning policy.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site.

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):