



HERITAGE STATEMENT

Small Barn Replacement.
Riseley Farm, Part Lane, Swallowfield, RG7 1TB

Prepared for: Matt Close

The site has recently changed ownership and the new owners are reviewing the buildings on site for 'fitness for purpose' to meet the needs of the equestrian business. The existing small barn/ stable serves the fields to the north but is of a poor build quality and falls below animal welfare standards,

There is a wish to replace the structure which has been in place since the 1960s with something of an improved aesthetic and quality standard.

The purpose of this report is to accompany a Pre App planning or 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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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: Stable

Listing Status: The barn in question is not Listed and is a modern structure. The location however is within the curtilage of a Listed Building: Farmhouse Grade II List entry no. 1118070

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	N
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 existing barn

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Photo 2 – View towards the farm from main drive (west elevation)



Photo 3 – View of the small barn west elevation



Photo 4 – View of the small barn east elevation

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Drawings and Documents provided:

Small Barn:

- E21 Small Barn Location Plan
- E22 Small Barn Site Plan
- E23 Existing Small Barn Plan
- E24 Existing Small Barn Roof Plan
- E25 Existing Small Barn Front and Side Elevations
- E26 Existing Small Barn Rear and Side Elevations
- P21 Proposed Small Barn Plan
- P22 Proposed Small Barn Roof Plan
- P23 Proposed Small Barn Front and Side Elevations
- P24 Proposed Small Barn Rear and Side Elevations
- P25 Proposed Small Barn 3D

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Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

Small Barn:

- Demolition of the existing poor quality building.
- New single storey stable with timber cladding and brick plinth. Pitched clay tile roof.

No works elsewhere on the farm.

No works to any Listed structures

Setting Overview/ Context:

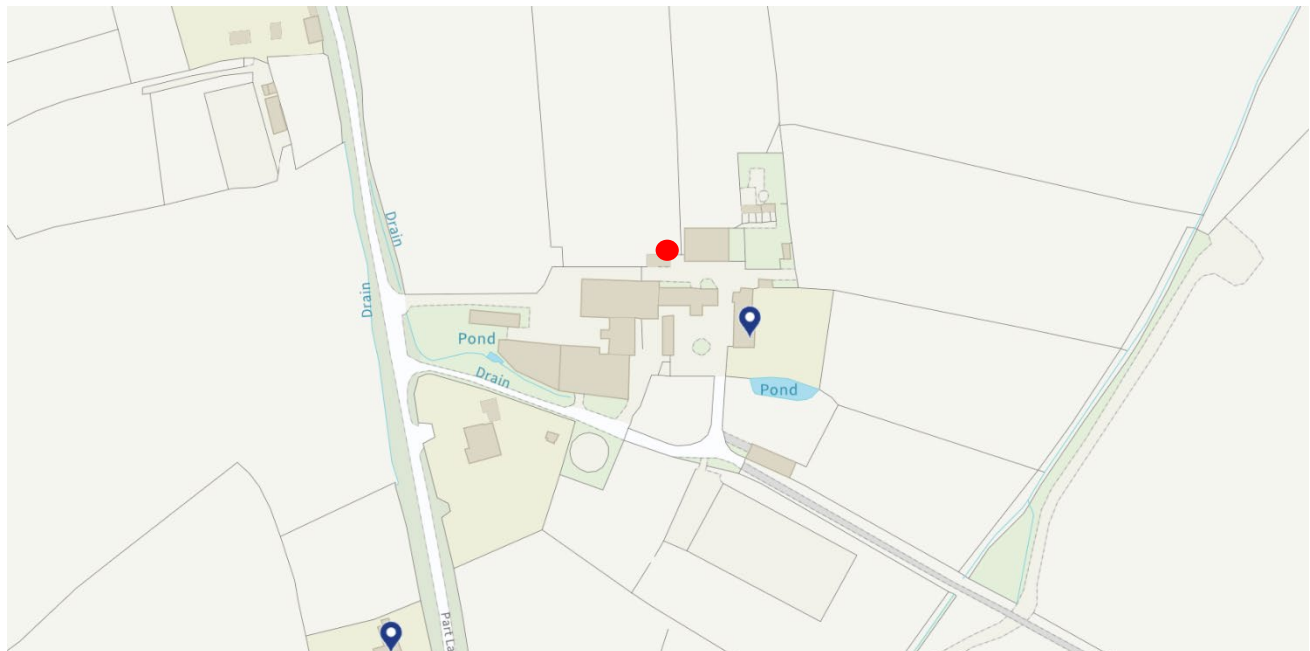
Riseley sits on the border of Berkshire and Hampshire, approximately halfway between Reading and Basingstoke, with the A33 passing about 0.5km to the west of the village. The course of The Devil's Highway – a Roman Road - passes through the south of the village. Within 2km north-east lies the slightly 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. The small barn in question was known to be present on the site at the point of Listing however a recent pre app does not consider it to be a Listed curtilage structure since it is unlikely to have been in place in 1948.

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 are however limited to areas of extensive previous development presumed to be of low archaeological significance as a result.

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.

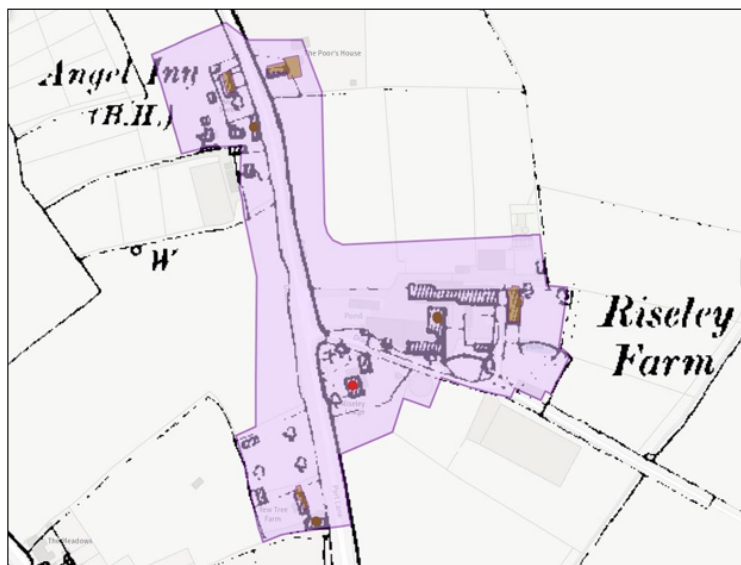
The site still has agricultural purpose and was sold in 2022 as a farm with 18 acres.

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. ‘

It should be noted that the study specifically excludes the small barn and piggery as a non designated heritage asset or a Curtilage Listed Building and considers them to be of low architectural significance.



1933 OS Map

- (brown dot) Designated heritage asset as a building of curtilage listed building status.
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Riseley Farm Area of Special Character



Mapping showing extent of Area of Special Character

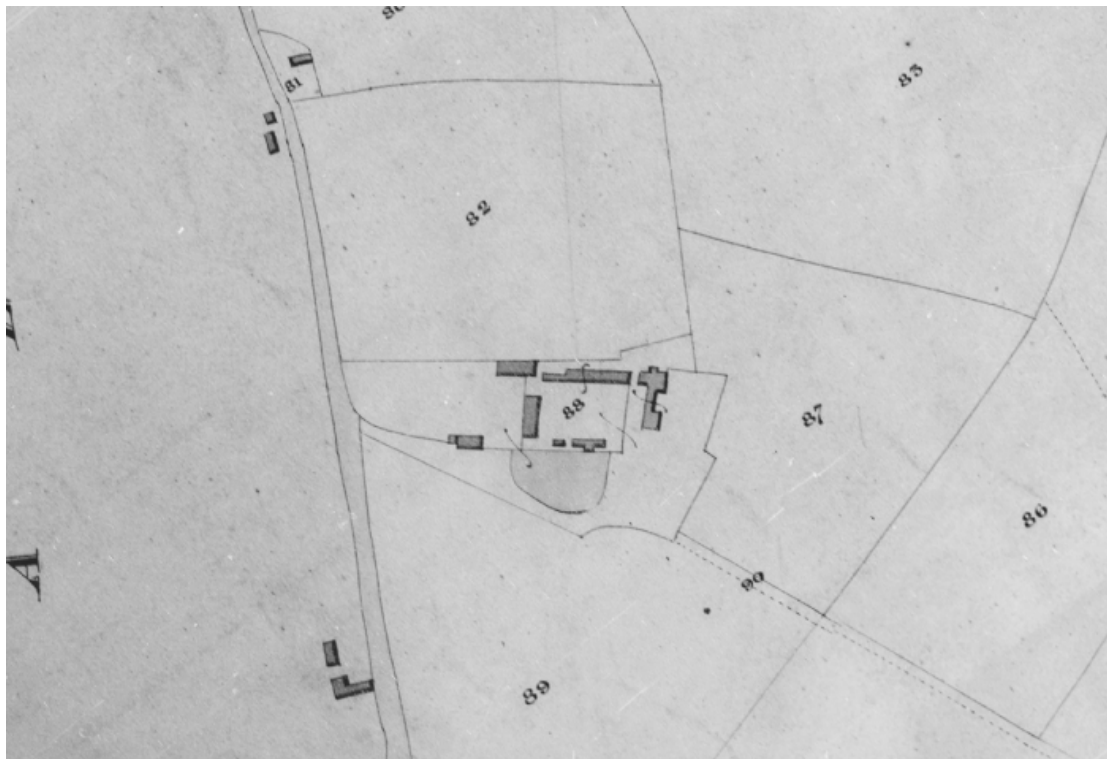
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Historic Mapping – For reference dating only, not for reproduction



Extract from Swallowfield Enclosures Map 1811



Extract from Swallowfield Berkshire Tithe Map 1846

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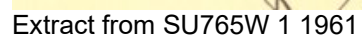
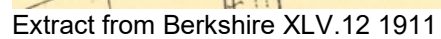


Extract from Berkshire XLV1 1877



Extract from Berkshire XLV.SE 1897

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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:

Small Barn: The existing barn is a low quality modern single storey barn/ outbuilding that has been substantially altered over time. Its demolition does not result in the loss of historic fabric and will aesthetically improve the approach to the Grade II Listed Farmhouse as it sits along the main drive. The proposed design is a matching footprint with a rural agricultural character in line with the farmstead architecture.

Internally:

Small Barn: The existing barn contains no historic detailing and there is no heritage loss from its demolition.

Scale and Massing:

Small Barn: The new barn is slightly higher in order to achieve a traditional aesthetic and functionality however it is on a similar scale and is subservient to the structures on the site. The increase in massing is offset by the improvement in the aesthetics.

Archeaology:

Any new structures are situated on previously extensively disturbed ground. The ground is considered to be of a high archaeological value however the extent and location of the proposed works with single storey structures is unlikely to pose any archaeological risk to significance.

Use:

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

The replacement barn is for use by a stable supporting the equestrian purpose of the farm buildings and improve animal welfare.

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:

Overall the proposals are minor in nature replacing an poor quality but important barn which supports the functionality of the site as a rural equestrian business and meets a specific need in this location. The maintenance of the rural business is important in maintaining the rural character of the local area.

There is no proposed increase in built footprint. There is a re-use of the existing footprint which protects the visual impact upon the character and openness of countryside. The proposals remain subservient in scale to the historic structures on the site.

The aesthetics of the site are improved as a result of the proposals to the benefit of the historic environment and use a more appropriate traditional materiality.

A recent pre app with the local authority supported the demolition of the existing barn and the designs proposed however requested a relocation of the replacement to the south of the access road. Functionally this does not support the needs of the farm for animal welfare and practicality reasons and a statement of need is included within the application to address this concern. In this instance the proposed barn supports the equestrian business which is an important contributor to the character of the historic environment and we feel that the public benefit of the replacement barn far outweighs any harm caused since the structure has been in place for at least 64 years and has clear precedent in this location.

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):