



RIDGEWAY
HERITAGE CONSULTANCY

Manor Farm, 17 The Street, Chirton, Devizes SN10 3QS

A Heritage Statement for a new Garage/Store Building



Project Ref: RHC 2025-41
Date: 25/06/2025
Client: Fiducia Enterprises Ltd

Manor Farm, Chirton, Devizes, Wiltshire SN10 3QS

A Heritage Statement to support an application for a new garage/store building

RHC Project No. 2025-41

Date: June, 2025

Document Control Grid			
Revision	Date	Author	Status
A	25.06.25	RWM	Internal review draft
B	26.06.25	rwm	Client draft
C	30.06.25	rwm	Final version

Report front cover: Aerial image of Manor Farm, Chirton and its environs (Geoinformation Systems).

This report is confidential to the client. Ridgeway Heritage Consultancy accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk.
No part of this report may be reproduced by any means without permission.

CONTENTS

SUMMARY	1
1. INTRODUCTION	2
2. PLANNING POLICY CONTEXT AND GUIDANCE	7
3. METHODOLOGY	11
4. THE PROPOSED DEVELOPMENT	15
5. THE POTENTIAL IMPACT OF THE PROPOSED GARAGE/STORE BUILDING	21
6. CONCLUSIONS	27
REFERENCES	29

LIST OF FIGURES

- Fig. 1: Location Plan (approximate scale 1:50,000).
- Fig. 2: The location of Manor Farm in Chirton village (approximate scale 1: 2000).
- Fig. 3: Block plan of Manor Farm, with locations of buildings mentioned in this report (Fowler Architecture and Planning).
- Fig. 4: Site Plan of Manor Farm, with the location of the detached garage building (Fowler Architecture and Planning).
- Fig. 5: A-D: Photographs of the existing Garage Building (Fowler Architecture and Planning).
- Fig. 6: View of the existing garage, looking south-west from The Street, with Iris Cottage beyond.
- Fig. 7: Roof-plan and ground-floor plan of the proposed garage building (Fowler Architecture and Planning).
- Fig. 8: Elevation designs of the proposed garage/store building (Fowler Architecture and Planning).
- Fig. 9: Extract from Edward Crocker's Map of North Wiltshire, of 1808 (Wiltshire Council).
- Fig. 10: Extract from the Tithe Map of 1838 (Bristol City Council).
- Fig. 11: Extract from the Ordnance Survey 25-inch England and Wales series 1842-1952 series map of 1885 (National Library of Scotland).
- Fig. 12 A-D: Views of different elevations of Manor Farmhouse (Fowler Architecture and Planning).
- Fig. 13: Plan of the Chirton Conservation Area, with the location of Manor Farm highlighted (Wiltshire Council).
- Fig. 14: The west, front elevation of non-listed No. 28 The Street, located opposite Manor Farm.

SUMMARY

It is proposed to replace a small garage building immediately to the south of the Grade II-listed Manor Farmhouse, and within the Chirton Conservation Area. The replacement garage/store building would comprise an open-fronted, timber-framed garage on the southern side, and a smaller, brick-built store on the northern, with a roof-ridge height of 4m. It is proposed to install two air-source heat pumps on the southern side of the replacement building. The existing garage is a small, functional building, of probable pre-War origin, and of no heritage interest.

The replacement building would occupy a narrow plot between Manor Farmhouse and adjoining Iris Cottage, and would be recessed from the road frontage by some 10m. The building would have hipped, tiled roofs, with a weatherboarded exterior supported by a low brick plinth, and its scale, design and materials would be appropriate to the setting of the Farmhouse and reference the appearance of the adjacent farmstead. It would defer to the Farmhouse in terms of scale and massing. Design and materials have been carefully considered in terms of local heritage settings, and the proposed building would therefore enhance the setting of the Farmhouse on its southern side.

Within its enclosed and recessed location, to the south of the Farmhouse, the replacement building would be completely screened from the historic Manor farmstead buildings, and would have no adverse effect on their setting. While an unlisted building of historic interest, the setting of adjoining Iris Cottage would be similarly enhanced by a new building of limited scale and appropriate design and materials. There would be no issues of residential amenity in respect of this neighbouring property.

Although within the Conservation Area, the section of The Street associated with Manor Farm and the proposed Site represents a later phase of southward expansion of the village, which displays a generally lower level of architectural and historic interest. There are, however, a number of neighbouring non-listed buildings of historic interest on the eastern side of The Street. Northward and southward views along The Street are largely confined by built-up frontages, with side-views restricted to occasional open gaps. The proposed new building would be located within a deeply recessed and narrow site between the dominant built form of surrounding buildings, so that it would not feature in most northward and southward views. It would only be clearly visible from those locations on The Street directly opposite the Site. The overall visibility of the building within the wider Conservation Area would be minimal.

The vernacular style and materials of the replacement building would contribute more positively to the appearance of the Conservation Area than the existing garage. This would be altogether more representative of built form within the Conservation Area, and therefore complementary to surrounding buildings and the adjacent Manor farmstead. The proposed replacement building would therefore result in minimal adverse impact to the appearance and special interest of the Chirton Conservation Area, and to the settings of neighbouring heritage assets. There would be no resulting harm.

1. INTRODUCTION

- 1.1 In April 2025, Ridgeway Heritage Consultancy was appointed by Fowler Architecture and Planning, on behalf of Fiducia Enterprises Ltd, to prepare a heritage statement to support a revised planning application for a detached garage and store building at Manor Farm, The Street, Chirton, Wiltshire SN10 3QS (NGR 407372 157368), henceforth ‘the Site’. (Figs. 1, 2 and 4, and report front cover). The traditional courtyard of Manor Farm adjoining this Site includes a Grade II-listed Farmhouse of early nineteenth-century date (NHLE 1035806), together with a Grade II-listed barn, and a stables and cowhouse building. It is proposed to replace an existing small garage, which is located on the road frontage at Manor Farm, and to the south-east of the Grade II-listed Farmhouse, with a detached, open-fronted garage and attached store. The proposed development would potentially have implications for the settings of the adjacent Farmhouse and neighbouring heritage assets within the Chirton Conservation Area.



Fig. 1: Location Plan (approximate scale 1:50,000).

Location and Context

- 1.2 Manor Farm is located on the western side of The Street, the principal thoroughfare of Chirton (Figs. 2 and 3). The farmstead site extends to some 0.44ha and includes Manor Farmhouse, with associated garage, outbuildings and established residential curtilage. To the immediate north and north-west of the traditional farmstead are situated the modern portal-framed barns and buildings associated with Manor Farm, with paddocks and pasture fields to the western side (Fig. 3). The Application Site is located approximately 5.8 miles south-west of Pewsey and 4.6 miles south-east

of Devizes. The Site is bounded by neighbouring residential development to the north, east and south, with The Street, the principal thoroughfare in Chirton village, bounding the Site on its eastern side (Fig. 2 and report front cover).

- 1.3 Chirton village is located on the southern margins of the Vale of Pewsey, and largely comprises a linear settlement arranged along a north/south road which runs north from the A342 Andover Road. Manor Farm is situated on the western side of The Street, at a location close to its junction with Small Street. Manor Farm is situated at an elevation of 115m above Ordnance Datum (aOD), within an area of gently undulating Greensand terrain within which elevations range from 105m aOD to 115m aOD. A minor watercourse comprising the headwaters of the Wiltshire Avon runs one kilometre to the north, and the chalk escarpment of Salisbury Plain rises approximately 1.5km to the south. The site lies within the Chirton Conservation Area, and within the North Wessex Downs National Landscape.



Fig. 2: The location of Manor Farm in Chirton village (approximate scale 1: 2000).

Heritage Context

- 1.4 The proposed development would comprise the erection of a small, detached single-storey garage/store building, following the removal of an existing garage. The adjacent Grade II-listed Manor Farmhouse (NHLE 1035806), is a two-storey, L-plan dwelling of c.1840 which, along with the adjoining Farmstead, is situated within the Chirton Conservation Area (Figs. 2, 12A-D and 13). Due to the intervening built form of the Farmhouse, there would effectively be no inter-visibility between the Site and the historic farmstead buildings of Manor Farm (Fig. 3). However, the proposed development may potentially affect the settings of neighbouring heritage assets, including adjacent Grade II-listed Farmhouse, together with neighbouring elements of the Chirton Conservation Area (Figs. 13 and 14).

Planning Context

- 1.5 A planning application for the erection of a detached, timber-framed cart shed structure, following the removal of an existing garage, was submitted in July, 2024 (ref. PL/2024/05971). This was refused on September 13th 2024, when the delegated officer's report included the following comments:

- 'Whilst it is acknowledged that the existing garage is visible from Iris Cottage, the siting of the proposed cart shed, combined with the increase in height compared to the existing garage, is considered to result in such an overbearing impact and overshadowing of the neighbouring property to warrant a reason for refusal';
- 'There are strong concerns and reasons for refusal from a neighbour amenity and heritage perspective, based upon the proposed scale of the development. Whilst the design and materials do not give rise to a concern from a planning perspective in isolation, as they are broadly an improvement upon the existing garage, there remain concerns given its scale and location. As there is an existing garage structure in this location, accessed from the highway, the principle of the development is generally accepted, but the scale and design does cause concerns from a general visual amenity point of view upon the streetcene as identified by the Conservation Officer below';
- 'In principle, there is no objection to the creation of a cartshed on site for parking. However, the applicant already has historic buildings in their ownership which are not in use, and could be used or modified for this purpose. This is the conservation preference since this would give an active use for a heritage asset and ensure its repair and longevity. For example, the cart shed to the front boundary could be repaired and modified for this purpose. Also, the listed barn could also be used for this purpose. I also consider that there would be some limited harm to the Conservation Area through the partial demolition of the front boundary wall and the loss of the trees which contribute to the

garden setting. As such at the current time, in conservation terms, the new build cart shed has not been fully justified in favour of the heritage assets’.

- ‘The scale of harm would be less than substantial (para 208). The magnitude of change would be minor adverse change – the proposed development would impose on the setting of the LB and character and appearance of the CA in a minor way that would erode the significance of the heritage assets to a slight extent. In weighing up the planning balance I do not consider that there are any public benefits to outweigh this level of harm.’

Aims and Objectives

- 1.6 It is necessary to articulate the significance of affected heritage assets, and to assess the impact of the proposed works upon that significance, in accordance with Paragraph 208 of the National Planning Policy Framework:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

- 1.7 In considering applications for development, the statutory duty, under Sections 16 (2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, is to have special regard to the “desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses”. It will also be necessary to articulate the significance of this heritage asset and to assess the impact of the proposed works upon that significance, in accordance with Paragraph 207 of the National Planning Policy Framework:

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.

- 1.8 The aims and objectives of this assessment will therefore include the following:

- A description of the Grade II-listed Farmhouse and surrounding elements of the Chiton Conservation Area, and their significance;
- An assessment of the contribution made by setting to the significance of Manor Farmhouse;
- A description of the proposed detached garage/store building, and its potential impact on the setting and significance of the Grade II Farmhouse and Conservation Area;
- An assessment of the resulting level of harm.

- 1.9 A site visit, which included a detailed assessment of the buildings at Manor Farm, and their Conservation Area setting, was made on April 8th, 2025, in bright, sunny conditions.

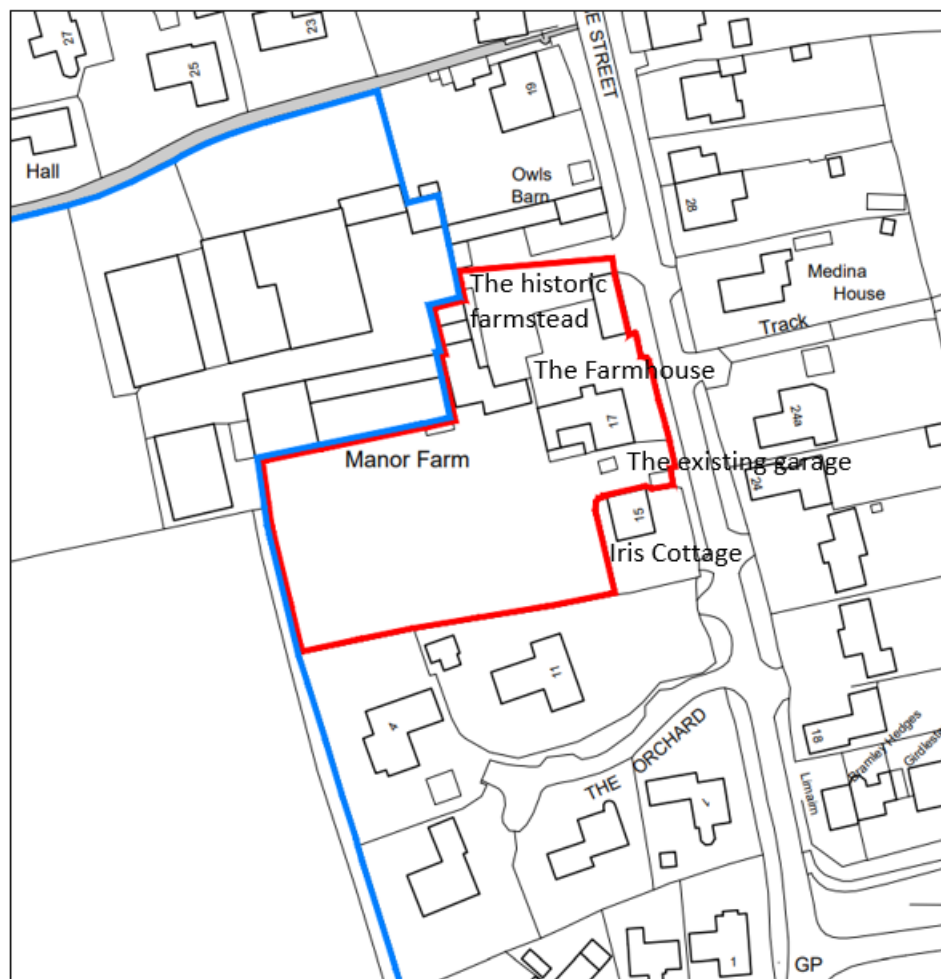


Fig. 3: Block plan of Manor Farm, with locations of buildings mentioned in this report (Fowler Architecture and Planning).

2. PLANNING POLICY CONTEXT AND GUIDANCE

2.1 This Heritage Statement has been compiled in accordance with the following statutory, planning policy and guidance documents:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework (amended December 2024);
- National Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2016 revised 2021);
- English Heritage guidance: ‘Conservation Principles; policies and guidance for the sustainable management of the historic environment’ (2008);
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 2; Managing significance in decision-taking in the historic environment’ (2015a); and
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 3: The Setting of Heritage Assets’ (2015b).

Planning (Listed Buildings and Conservation Areas) Act (1990)

2.2 The 1990 Planning Act states that:

‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest that it possesses (Section 66)’.

National Planning Policy Framework (rev. December 2024)

2.3 The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as: “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past activity, whether visible, buried or submerged, and landscape and planted or managed flora.” Individual components of the historic environment are considered to constitute heritage assets: “buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest”.

2.4 Key tenets of the Framework are that:

- when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater that weight should be (Paragraph 212).
- heritage significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to, or loss of, a Grade II-listed building, park or garden should be exceptional. Substantial harm to, or loss of, designated assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I or II*-listed buildings, registered parks and gardens and World Heritage Sites should be wholly exceptional (Paragraph 213).
- where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Paragraph 215).
- With regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected (Paragraph 216).
- Local planning authorities should look for opportunities for new development within Conservation Areas [and World Heritage Sites], and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (Paragraph 219).

2.5 Local Planning Authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be “proportional to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance”.

Local Planning Policy

2.6 In Wiltshire, the current *Development Plan* includes the Wiltshire Core Strategy of 2015, and incorporates a number of saved policies from District Local Plans. Within the Core Strategy, relevant provisions for development design are contained within Core Policy 57: Ensuring High-Quality Design and Place-Shaping. Provisions for the conservation of the historic environment are contained within Core Policy 58.

Core Policy 57 Ensuring high-quality design and place-shaping

2.7 A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;
- ii. responding positively to landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines, to effectively integrate the building into its setting;
- iii. being sympathetic to and conserving historic buildings and historic landscapes; and
- iv. the use of high standards of building materials, finishes and landscaping;

Core Policy 58 Ensuring the conservation of the historic environment

2.8 Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved and, where appropriate, enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains;
- ii. World Heritage Sites within and adjacent to Wiltshire;
- iii. buildings and structures of special architectural or historic interest;
- iv. the special character or appearance of conservation areas;
- v. historic parks and gardens; and
- vi. important landscapes, including registered battlefields and townscapes.

2.9 Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets which contribute to a sense of local character and identity, will be conserved and, where possible, enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered, in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that improve

their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

The Chirton and Conock Neighbourhood Development Plan (2019)

- 2.10 This Neighbourhood Development Plan sets out a series of development objectives for Chirton and the neighbouring hamlet of Conock, in which matters of housing allocation, design and building density are given primary consideration. The matter of infill development and conversion at Manor Farm is given particular prominence, as described in Paragraphs 1.6 and 1.7, above.

The vision stated in the Neighbourhood Development Plan includes the following:

‘In 2026, the historic and landscape character of Chirton and Conock will have been conserved and if possible, enhanced. Development, should it occur, will be modest in scale and quantity and of high quality in terms of design and materials. The rural character of the conservation area and the surrounding landscape will be unharmed’.

- 2.11 The Neighbourhood Plan notes the ‘particular sensitive to future development of the traditional farm buildings of the area, due to their associations with local history, place in the community psyche and physical size and location. Many of the buildings will be listed, either directly or as a result of curtilage listing, which may not be apparent from a basic scan of the records.
- 2.12 The Neighbourhood Plan includes guidance and design criteria for new developments within the village:

‘The sensitive landscape setting and high-quality historic townscape of Chirton and Conock must be respected by the design of any new development, especially in relation to the Conservation Area, the registered Park and Garden at Conock Manor and the AONB. Responding to, and respecting, local character should be the starting point for every new design. In particular, new development must demonstrate that attention has been paid to the context described in the VDS, and that the resulting schemes will preserve or enhance that character especially within the conservation area. Development in Conock must not harm the character or setting of the registered historic park and garden at Conock Manor. While no rigid design code is imposed by this policy, new designs will be expected to respect the settings of listed buildings and the general scale, tempo and rural character of the village. The use of local materials and vernacular architectural elements is encouraged especially in regard to additions to or development close to traditional rural and agricultural buildings’.

3. METHODOLOGY

3.1 The Historic England *Planning Note No 3* (Historic England 2015b) provides key stages of consideration in regard to assessing the impact of a proposal on the setting of a designated heritage asset (listed building or conservation area) as follows:

- Identify the degree to which setting makes a contribution to the significance or the heritage asset or allows its significance to be appreciated;
- Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Explore ways to maximise enhancement and avoid or minimise harm; and
- Make and document the decision.

3.2 Paragraphs 9 and 10 of *Note Number 3* also provide an overall and general understanding of ‘Setting’. Paragraph 9 states ‘Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance’. While Paragraph 10 states ‘The contribution of a setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.’

General

3.3 The methodology employed by this assessment is in accordance with key professional guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists 2014), the Historic England guidance *Conservation Principles* (2008) and Historic Environment Good Practice Advice in Planning Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Impacts to heritage settings were assessed using the methodology detailed within the current Historic England guidance *Historic Environment Good Practice Advice in Planning Note 3: the setting of heritage assets* (2015).

Sources of data

3.4 This Heritage Statement has involved detailed consultation of readily-available historical information drawn from documentary and cartographic sources. The major repositories of information consulted have comprised:

- National Heritage List for England (EH);
- Wiltshire Historic Environment Record;
- Published and unpublished documentary sources;

- Conservation Area Appraisals and Management Guidance;
- Historic maps and photographs;
- English Heritage Archives (EHA) and AMIE (Archives and Monuments Information, England) data;
- Online sources, including Local Plan policies and information.

3.5 A bibliography of documentary, archive and cartographic sources consulted is included in the References section of this report.

The Significance of Heritage Assets

- 3.6 Heritage assets are defined by the National Planning Policy Framework (henceforth, ‘the Framework’; revision of December, 2024) 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’. The term Heritage Asset includes both designated heritage assets and assets identified by the local planning authority as possessing heritage significance (including locally-listed structures)’. Designated heritage assets include: World Heritage Sites; Scheduled Monuments; Listed Buildings; Protected Wreck Sites; Registered Parks and Gardens; Registered Battlefields; and Conservation Areas. Non-designated heritage assets include sites held on the Historic Environment Record, in addition to other elements of the landscape understood to have a degree of significance meriting consideration in planning decisions.
- 3.7 The assessment of the heritage value (significance) of a site determines the ways in which particular aspects of a place and different periods in its evolution contribute to, or detract from, those identified heritage values associated with the asset.
- 3.8 Heritage significance is defined in Planning Practice Guidance (Annexe 2, 2021) as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical fabric, but also from its setting’
- 3.9 Current national guidance for assessing the significance of heritage assets is based on the criteria provided by Historic England (formerly English Heritage) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). Within this document, significance is weighed by the estimated potential for the asset to demonstrate the following criteria:
- Evidential value derives from ‘the potential of a place to yield evidence about past human activity’ (ibid, 28). It is primarily embodied by physical remains or historic fabric, but also includes buried archaeology;

- Historical value derives from ‘the ways in which past people, events and aspects of life can be connected through a place to the present’ (ibid, 28). Illustrative historical values depend on visibility in a way that evidential value does not; and ‘have the power to aid interpretation of the past [...] through shared experience of a place’ (ibid, 29). Associative historical values relate to historical connections with a notable family, person, event or movement;
- Aesthetic values derive from ‘the ways in which people draw sensory and intellectual stimulation from a place’ (ibid, 30). Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting; • Communal value is tied to historical (associative) value and aesthetic value, deriving from ‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’ (ibid, 31);
- Communal values may be commemorative, symbolic or social. The latter is typically ‘associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence,’ and might only be articulated when the resource is under threat (ibid, 32).

3.10 Further information on good practice in implementing historic environment policy in the NPPF is provided within the guidance Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015a). This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that the information required regarding heritage significance should be no more than would be necessary to inform the planning decision.

Assessing levels of Impact

3.11 Impact assessment addresses predicted changes in the existing condition of the environment, as a result of a proposed development. The significance of an impact is generally determined as the combination of the ‘sensitivity and/or value’ of the affected receptor, and the predicted magnitude of change. In this case, heritage receptors comprise a group of Grade II-listed buildings, which may be considered both as individual structures and as a coherent group of related assets. These are considered to represent receptors of medium to high sensitivity and/or value.

Magnitude of Impact

3.12 The determination of the magnitude of change is based on the current level of survival, or condition, of the receptor. The variable factors which determine the magnitude of change include the vulnerability or sensitivity of the site or feature to change. The criteria commonly used to determine the magnitude of impact are as described in the following table:

Magnitude of Impact	Description
Major	The proposed development would cause a large change to existing environmental conditions. Complete destruction of the site or feature. Change resulting in a fundamental change to the ability to understand or appreciate the asset and its context and setting.
Moderate	The proposed development would cause noticeable change to existing environmental conditions. Change resulting in appreciable change to the ability to understand or appreciate the asset and its context and setting.
Minor	The proposed development would cause small change to existing environmental conditions. Change resulting in small change to the ability to understand or appreciate the asset and its context and setting.
Negligible	The proposed development would result in no discernible change to existing environmental conditions. Negligible change or no material change to the site or feature. No change to the ability to understand or appreciate the asset and its context and setting.

Table 1: Criteria used to determine the level of impact.

Significance of Impact

3.13 The significance of impact and environmental effect is determined by two variables:

- The importance or significance of the receptor; and
- The magnitude of change affecting the receptor.

Environmental effects may be either adverse or beneficial, depending on the nature of the impact.

Receptor sensitivity/value	Significance of Impact			
	Major	Moderate	Minor	Negligible
Very high	Substantial	Substantial	Moderate	Slight
High	Substantial	Moderate	Slight	Negligible
Medium	Moderate	Slight	Negligible	Negligible
Low	Slight	Negligible	Negligible	Negligible

Table 2: Criteria used to determine the significance of impact.

4. THE PROPOSED DEVELOPMENT

The Existing Garage Building

- 4.1 The existing detached garage building is located to the south-east of the adjacent Grade II-listed Farmhouse, and between this and the neighbouring, non-designated Iris Cottage, which is located immediately to the south (Figs. 3 and 5A-D). The garage is recessed from the adjacent road frontage, from which it is separated by a grass verge. At the frontage, it is surrounded on both sides by low brick walls which engage with the building and are assumed to be contemporary with it. The garage is closely bounded on its southern side by the timber boundary fence of the adjoining property, Iris Cottage (Figs. 3, 4 and 6).
- 4.2 The existing garage has a simple gable roof of corrugated asbestos-cement sheeting, which has a maximum roof-ridge height of approximately 3.2m. It is timber-framed and weatherboarded construction (Figs. 5A-D; 6). The wide doorway opening on the eastern, roadside elevation accommodates a metal up-and-over garage door, which appears to be a relatively recent feature. There is a small, glazed window opening on the north elevation and a plain timber door at the rear. The garage building appears to feature on the 25-inch Ordnance Survey map of 1940 (not illustrated), and is therefore assumed to be of earlier twentieth-century date, with some later additions.

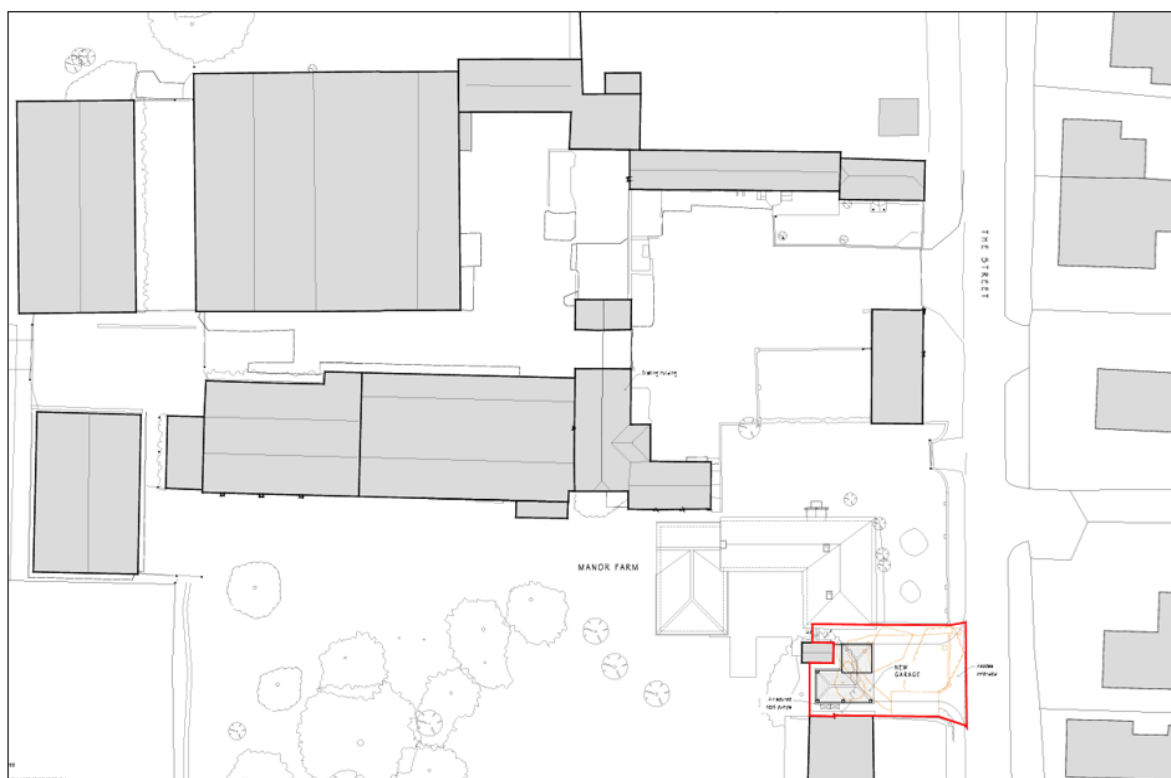


Fig. 4: Site Plan of Manor Farm, with the location of the proposed detached garage/store building (Fowler Architecture and Planning).



Fig. 5: A-D: Photographs of the existing Garage Building (Fowler Architecture and Planning).

- 4.3 The existing garage building is a small, utilitarian structure of earlier twentieth-century date, which is of no historic or architectural interest. In its current condition it does not contribute positively to the setting of the adjacent Grade II-listed Farmhouse, or to the appearance and character of the Conservation Area. It is therefore a structure of minimal heritage significance, and its removal would result in no harm.



Fig. 6: View of the existing garage, looking south-west from The Street, with Iris Cottage beyond.

The Proposed Replacement Garage Building (Figs. 7 and 8)

- 4.4 The proposed new garage building would incorporate an attached store on its northern side, and would be of L-plan. The principal element comprising an open-fronted, single-bay garage would measure 7m by 4m in ground-plan, with the attached store measuring 4m by 3m (Figs. 4 and 7). The maximum roof-ridge height would be 4m. The whole building would have a maximum width, north/south, of 7m. Both elements of the proposed building would have hipped roofs of solar slate tiles. The eastern roadside elevation of the garage elements would be open-sides, with both sides of the entrance supported by timber posts mounted on staddle-stones. The adjoining east elevation of the store section would not feature any openings on this side (Fig. 8).
- 4.5 The timber-framed construction of the garage would be supported by six substantial timber posts mounted on staddle-stones. Intervening timber studs would support black-painted timber cladding, and would be mounted on a low brick plinth, with brickwork to match that of the adjacent Farmhouse (Fig. 8). The adjoining store section would be constructed of solid brickwork masonry, with external black-painted timber cladding, to match that of the garage. External details would be very simple, and confined to a few openings. These would include a timber door at the rear of the store, on the west elevation, and two identical casement windows on the north

elevation of the store. The south, west and exposed north elevations of the garage would be plain, and without openings (Fig. 8).

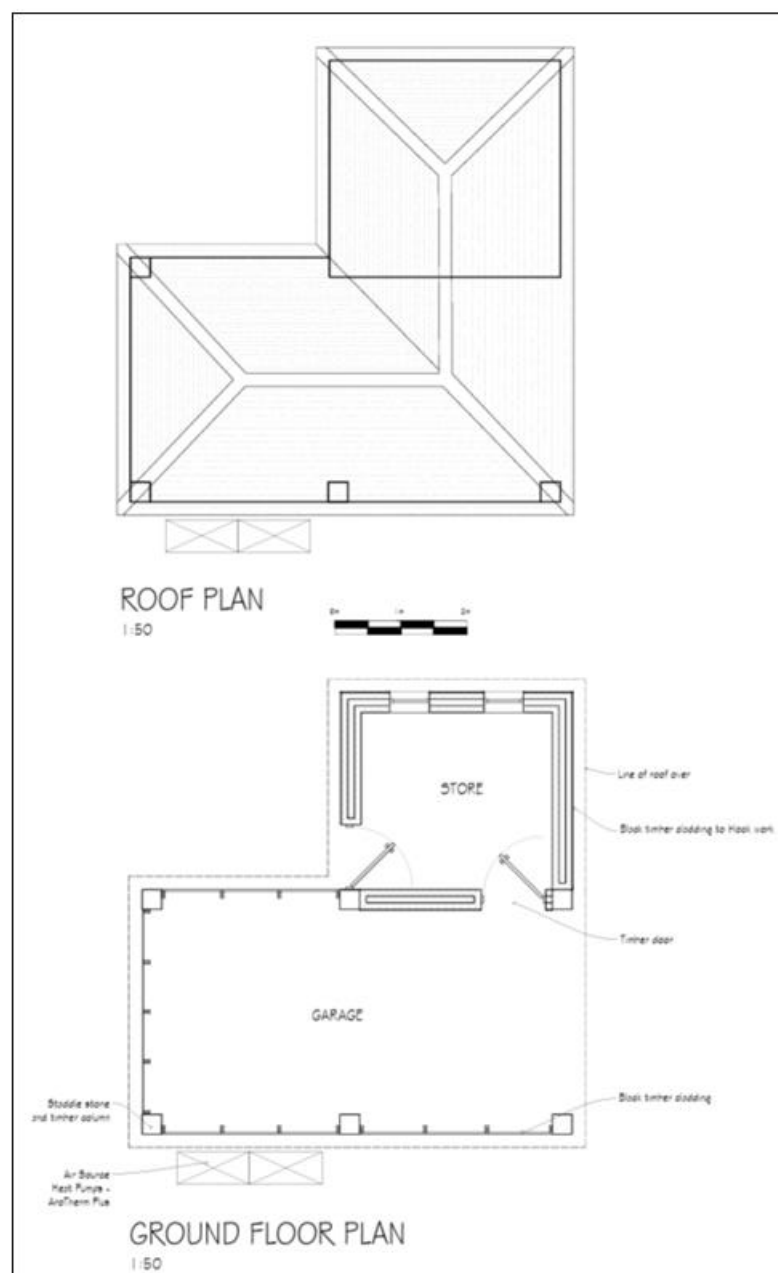


Fig. 7: Roof-plan and ground-floor plan of the proposed garage building (Fowler Architecture and Planning).

- 4.6 The garage and store elements of the proposed new building would be linked internally by a connecting door. Two AroTherm air-source heat pumps would be installed close to the garage, on its southern side (Figs. 7 and 8). The existing narrow access off The Street would be considerably extended, to provide an apron and turning space in front of the new garage (Fig. 3). This would entail the removal of an existing section of brick boundary wall on the northern side of the old

garage, together with a number of adjacent trees and shrubs. New boundary hedges would be planted, as appropriate (Figs. 4 and 7).

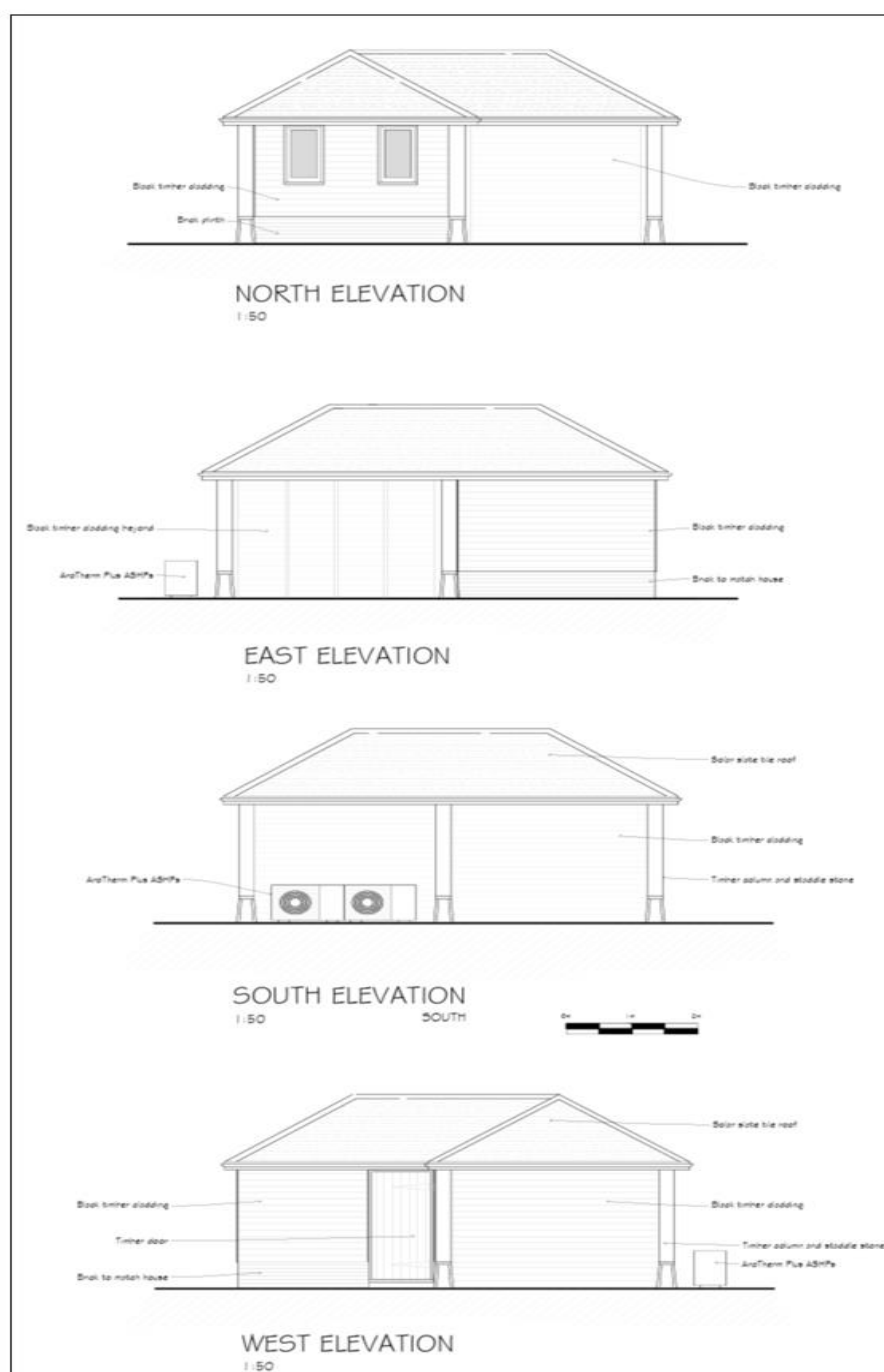


Fig. 8: Elevation designs of the proposed garage/store building (Fowler Architecture and Planning).

The Context of the Proposed new Garage Building

- 4.7 In terms of its elevation design, scale and use of materials, the proposed replacement garage/store building would strongly reference local vernacular character, and would therefore be complementary to that of surrounding parts of Chirton village. Wiltshire Council Planning Policy

CP58 contains provisions for the conservation of the historic environment, and states that: 'development should protect, conserve and where possible enhance the historic environment'. This revised application has been made with particular regard to the sensitive location of the Site within the Chirton Conservation Area, and the historic character of adjacent Manor Farm. The proposed material palette of the proposed garage building will be appropriate to the timber boarding and tiled roofs of neighbouring buildings, including the traditional structures at Manor Farm.

5. THE POTENTIAL IMPACT OF THE PROPOSED GARAGE/STORE BUILDING

- 5.1 The removal of the existing garage building on this Site, and its replacement with a new garage/store building, would have potential implications for the settings and historic character of surrounding heritage assets, including the Chirton Conservation Area. Potential impacts to setting would principally concern the adjacent Grade II-listed Manor Farmhouse, although the historic character of surrounding parts of the Conservation Area have also been considered. In this context, evidence for the historical development of this part of the village is informative.
- 5.2 The documentary evidence and historic mapping indicate that the historic core of Chirton village is situated to the north of Manor Farm, within the area surrounding St John the Baptist's Church (Fig. 2). Apart from the Grade I-listed church, this historic core is associated with eight Grade II-listed buildings and number of associated non-listed buildings of historic interest, all of which are located at least 200m, or more, to the north of Manor Farm. This southern section of The Street associated with Manor Farm and the proposed Site represents an area of later, eighteenth and nineteenth-century village expansion (Figs. 9-11), which may therefore be considered to be a part of the Conservation Area which makes a correspondingly smaller contribution to overall significance. In terms of potential impact to heritage settings, the sensitivity of the area surrounding Manor Farm is therefore considered to be somewhat lower than the historic core of the village.



Fig. 9: Extract from Edward Crocker's *Map of North Wiltshire*, of 1808 (Wiltshire Council).

- 5.3 Manor Farm is depicted, somewhat schematically, on the map of 1808, and on the Tithe Map of 1838 (Figs. 9 and 10). The more accurate and detailed plan depicted on the 25-inch Ordnance Survey map of 1885 provides record of the maximum extent of the historic farmstead (Fig. 11).

On this map, a number of existing historic buildings are clearly recognisable, including those of Manor Farm. The roadside frontage of the Farmstead was open to the Street, presumably with a low boundary wall (Fig. 11). The L-plan of the existing Farmhouse is evident to the south of the farmstead, with its surrounding garden wall and an adjacent single-storey coach house building.



Fig. 10: Extract from the Tithe Map of 1838 (Bristol City Council).

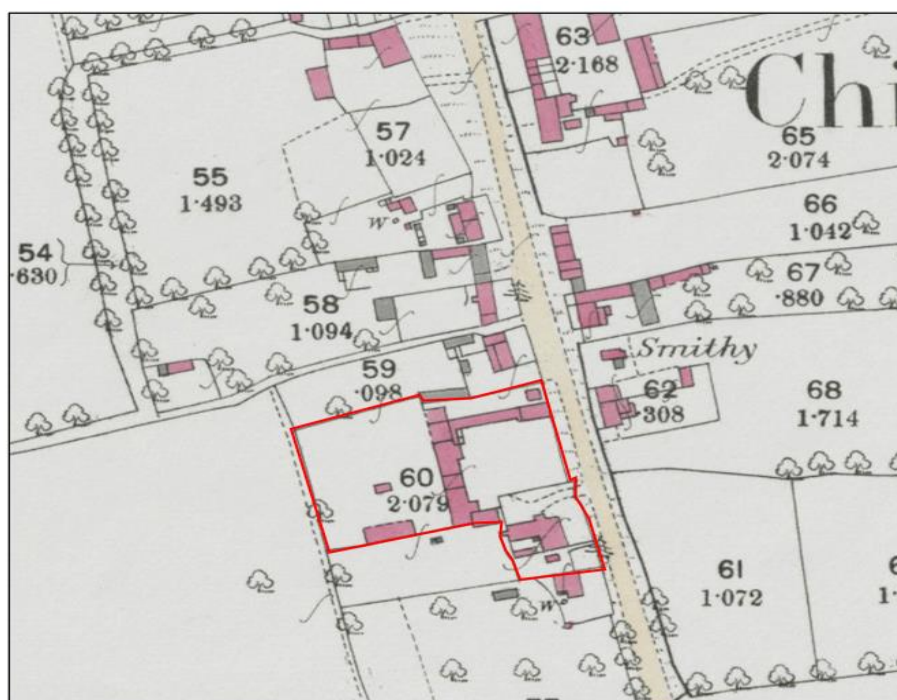


Fig. 11: Extract from the Ordnance Survey 25-inch England and Wales series 1842-1952 series map of 1885 (National Library of Scotland).

- 5.4 By the time of the 25-inch map of 1940 (not illustrated), the existing small garage building had been constructed on the roadside frontage between Manor Farmhouse and Iris Cottage. Available historic mapping does not provide any more precise date of construction, although some time in the 1920s or 1930s seems probable.

Manor Farmhouse

- 5.5 The Farmhouse is listed at Grade II (NHLE 1035806), and is constructed of red brick, laid in Flemish bond (Figs. 12A-D). It is thought to date from c.1840, although this later date suggests that it is a replacement of an earlier dwelling on this site, although there is currently no external evidence of this. The original house is of two storeys and four bays, although a new extension to the western side, which closely matches the existing build, has recently been completed. There is a gabled, open stone porch on the western, front, which has a date-stone of 1843. This appears to have been re-set, following a fire of c. 1900.



Fig. 12 A-D: Views of different elevations of Manor Farmhouse (Fowler Architecture and Planning).

- 5.6 Fenestration on the north elevation of the Farmhouse comprises three-light windows to the ground-floor, set within stone, hollow-moulded mullions, with corresponding two-light windows, of similar character, to the first floor (Fig. 12). Window openings on the rear elevation have been

modernised. Ground-floor windows have hood mouldings, with a plain brick band above (Fig. 6). The slate roof is hipped on the eastern side, and gabled on the western, with two brick ridge-stacks. The Farmhouse has wide, boxed eaves. The front garden and curtilage is demarcated on the northern side, by a low brick wall in Flemish bond, which may be contemporary with the main body of the house.

- 5.7 The principal significance of Manor Farmhouse resides in its historic fabric and built form, as a fine surviving example of a substantial nineteenth-century rural dwelling. Setting also contributes to significance, most particularly the historic farmstead buildings on the northern side of the Farmhouse, with which this building had an important spatial and functional relationship. The adjacent section of The Street also comprises an important aspect of setting, together with fields and paddocks to the rear of the farmstead. The Application Site comprises part of a relatively insignificant service area to the side of the Farmhouse, which makes a comparatively limited contribution to setting and overall significance.
- 5.8 The existing garage building is a small, functional modern building which is of no architectural or heritage interest, and which does not contribute positively to the setting of the Grade II-listed Farmhouse (Figs. 5A-D). The proposed replacement garage/store building would be of a scale, design and material palette which would be appropriate to the setting of the Farmhouse, and would reference the appearance of those historic farmstead buildings on its northern side which form a significant aspect of its setting. Although it would be somewhat larger than the existing garage, and positioned slightly closer to the Farmhouse, the proposed development would not compete visually with it. In terms of its carefully considered form and materials, the proposed replacement building would represent an enhancement of the setting of the Farmhouse. Construction would entail the removal of some surrounding tree growth and a section of adjoining brick boundary wall, which is of comparatively recent date (Figs. 4 and 6).
- 5.9 The replacement garage/store building would be sited within an enclosed and recessed location, directly between the Grade II-listed Farmhouse to the north and Iris Cottage, on the southern side (Figs 3, 4 and 7). Because of the intervening built form of the Farmhouse, directly to the north, the proposed new building would have no visual connection with the listed and non-listed historic buildings beyond, which form the tradition farmstead. There would therefore be no adverse effect on the settings of these buildings, which include the timber-framed barn and the elongated cowshed and 'Owls Barn' range. Although not designated, the adjoining property of Iris Cottage is depicted on nineteenth-century historic mapping, and may therefore be considered to represent a

building of historic interest (Figs. 3 and 6). As with the Farmhouse, the replacement of the existing garage with a new building of limited scale and more appropriate design and materials would represent an enhancement of setting. The proposed development would not compete visually with Iris Cottage. The level of adjoining useable garden space would not be compromised as part of this development, and there would be no issues of residential amenity in respect of this neighbouring property.

The Chirton Conservation Area

5.10 Manor Farm is located within the Chirton Conservation Area, which was designated in 2009 (Fig. 13). Heritage assets within the village are protected by national policy and by Wiltshire Council Core Policy 58 which requires both the conservation and, where possible, enhancement of heritage. Manor Farm and its constituent listed buildings represent the southernmost extent of designated heritage assets within the Conservation Area, which is aligned along the north/south direction of The Street. There are, however a number of neighbouring non-listed buildings of historic interest on the eastern side of The Street, including No. 28 The Street, located opposite manor Farm (Fig. 14). It is possible that the proposed replacement building might be partly visible from this non-designated building in oblique views, although the impact on its wider setting would be negligible.

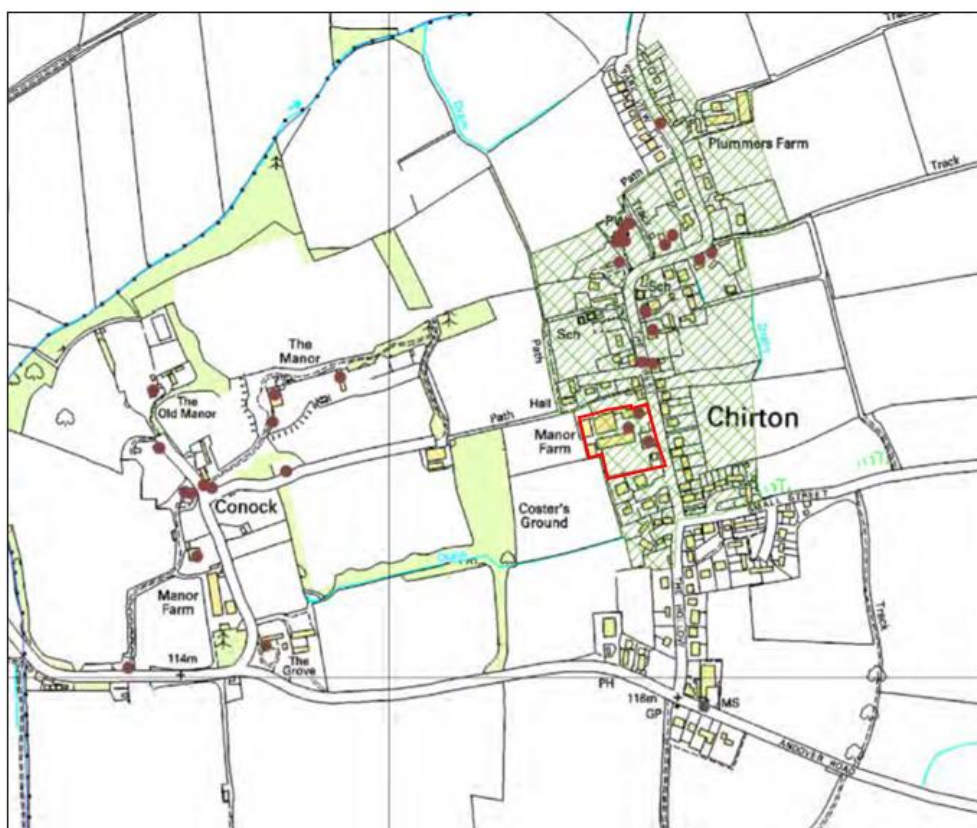


Fig. 13: Plan of the Chirton Conservation Area, with the location of Manor Farm highlighted (Wiltshire Council).

- 5.11 Northward and southward views along The Street are largely confined by built-up frontages and topography on either side, so that view-lines are strongly channelled in these directions. Any available side-views are restricted to occasional open gaps between buildings and the minor lanes leading off. The proposed new garage/store building would be located within a deeply recessed and comparatively narrow site between the Farmhouse and Iris Cottage, so that it would not feature in most views north and south along The Street (Figs. 4, 6 and 7). As it would be recessed by some 10m from the road frontage, the proposed new building would only be clearly visible from a location on The Street which was directly opposite the Site (Figs. 4 and 7). The overall visibility of the building within the wider Conservation Area would be minimal.
- 5.12 Although the proposed new garage/store building would be visible from very limited parts of the surrounding Conservation Area, in terms of its design and materials it would make an altogether more positive contribution to the appearance and character of the Area than the existing timber garage. In this context, the proposed replacement garage building would be strongly representative of local vernacular character, and would therefore be complementary to that of surrounding parts of Chirton village and the Manor farmstead. It is therefore considered that there would be minimal adverse impact to the appearance and special interest of the Chirton Conservation Area, and to the settings of neighbouring heritage assets.



Fig. 14: The west, front elevation of non-listed No. 28 The Street, located opposite Manor Farm.

6. CONCLUSIONS

- 6.1 It is proposed to replace a small garage building immediately to the south of the Grade II-listed Manor Farmhouse, and on the eastern side of The Street, Chirton. The proposed Site is also located within the Chirton Conservation Area. The replacement building would comprise a single-storey garage/store structure, with an open-fronted, timber-framed garage on the southern side and a smaller, brick-built store attached on the northern side. The proposed building would measure 7m by 7m in maximum ground-plan, with a maximum roof-ridge height of 4m. It is proposed to install two air-source heat pumps on the southern side of the replacement building. The existing garage is a small, functional structure, with a gabled corrugated roof and weatherboarded exterior. It is of probable pre-War origin, and of no heritage interest.
- 6.2 The proposed replacement building would occupy a narrow, currently unused garden area, located directly between Manor Farmhouse on the northern side and adjoining Iris Cottage on the southern. It would be recessed from the road frontage by some 10m, with an intervening apron and turning space. The garage and store building would have hipped, tiled roofs, with a weatherboarded exterior supported by a low brick plinth. The replacement building and associated access space would occupy a larger footprint than the existing garage, entailing the removal of some surrounding tree growth and an adjoining section of brick boundary wall. Provision would be made for the planting of new hedges around the Site.
- 6.3 The proposed replacement garage building would be of a scale, design and materials which would be appropriate to the setting of the Farmhouse, and would reference the appearance of the historic farmstead buildings of the adjacent Manor farmstead which forms an important aspect of the setting of the Farmhouse. Although it would be somewhat larger than the existing garage, and positioned slightly closer to the Farmhouse, the proposed development would defer to the parent building in terms of scale and massing. Its design and materials have been carefully considered to address the sensitivities of local heritage settings, and the proposed building would therefore represent an enhancement of the setting of the Farmhouse.
- 6.4 The replacement garage/store building would be sited within an enclosed and recessed location, between Manor Farmhouse to the north and Iris Cottage, to the south. The intervening built form of the Farmhouse would screen the proposed garage/store building from the historic farmstead buildings, and there would consequently be no adverse effect on the settings of those Grade II-listed buildings. Although not designated, the adjoining Iris Cottage may comprise a building of

historic interest. As with the Farmhouse, the replacement of the existing garage with a new building of limited scale and more appropriate design and materials would represent an enhancement of setting. There would be no issues of residential amenity in respect of this neighbouring property.

- 6.5 Although intrinsic to the Conservation Area, the section of The Street further to the south, including Manor Farm and the proposed Site, represents a phase of later, eighteenth and nineteenth-century expansion of the village from its historic core, located some 200m to the north. This southern area therefore contains fewer designated heritage assets, and displays a correspondingly lower level of architectural and historic interest. There are, however a number of neighbouring non-listed buildings of historic interest on the eastern side of The Street.
- 6.6 Northward and southward views along The Street are largely confined by built-up frontages and topography on either side, so that view-lines are strongly channelled in these directions. Available side-views are restricted to occasional open gaps and minor lanes. The proposed new garage/store building would be located within a deeply recessed and comparatively narrow site between the dominant built form of the Farmhouse and Iris Cottage, so that it would not feature in most axial northward and southward views along The Street. As it would be recessed by some 10m from the road frontage, the proposed new building would only be clearly visible from those limited locations on The Street which were directly opposite the Site. The overall visibility of the building within the wider Conservation Area would be minimal.
- 6.7 While the proposed new garage/store building would be visible from very limited parts of the Conservation Area, its sympathetic and appropriate design and materials would make a more positive contribution to the appearance and character of the Area than the existing timber garage. In this context, the vernacular character of the proposed replacement building would be representative of built form within the Conservation Area, and would therefore be complementary to surrounding parts of Chirton village and to the Manor farmstead. The proposed replacement building would therefore result in minimal adverse impact to the appearance and special interest of the Chirton Conservation Area, and to the settings of neighbouring heritage assets. The magnitude of impact in this case has been assessed as Slight, and the significance of impact as Negligible (Tables 1 and 2). There would be no harm. The proposed development would be in accordance with Core Policies 57 and 58 of the Wiltshire Core Strategy (2015), and with the requirements of relevant paragraphs of the National Planning Policy Framework, and of the Chirton and Conock Neighbourhood Development Plan (2019).

REFERENCES

Baggs, A P, Crowley, D A, Pugh, Stevenson, J H and Tomlinson, M 1975, 'Parishes: Chirton', in *A History of the County of Wiltshire: Volume 10*, ed. Elizabeth Crittall (London, 1975), *British History Online* <https://www.british-history.ac.uk/vch/wilts/vol10/pp60-71> [accessed 25 April 2025].

Chartered Institute for Archaeologists 2015 *Standards and Guidance for Historic Environment Desk-Based Assessment*.

Chirton and Conock Parish Council 2019 *Chirton and Conock Neighbourhood Development Plan* <https://www.chirtonandconock-pc.org.uk/parish-council/neighbourhood-plan/ndp/> [accessed 17.04.25].

Department for Communities and Local Government 1990 *Town and Country Planning (Listed Buildings and Conservation Areas) Act*, <https://www.legislation.gov.uk/ukpga/1990/8/part/VIII/chapter/I/crossheading/trees-in-conservation-areas>. [accessed 27.10.21].

Department for Communities and Local Government 2012 (rev. 2023) *National Planning Policy Framework*.

English Heritage 2008 *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.

Historic England 2015a *Historic Environment Good Practice Advice in Planning: Note 2: Managing Significance in Decision-Making in the Historic Environment*.

Historic England 2015b *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets*

Historic England 2016 *Understanding Historic Buildings: a guide to good recording practice*.

Historic England 2025 [1988] 'Manor Farmhouse' (List No. 105806), *National Heritage List for England*, [retrieved 15th April, 2025].

Ministry for Housing, Communities and Local Government 2016 [rev. 2021] *Planning Practice Guidance: Conserving and Enhancing the Historic Environment* www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment-decision-making-historic-environment

Sunley, T. 2017 *Wiltshire and Swindon Historic Landscape Characterisation* https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-2730-1/dissemination/pdf/Wilts_HLC_Report.pdf [accessed 10.01.24].

Wiltshire Council 2015 *Wiltshire Core Strategy* <https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wcs.pdf?m=637099399373530000> [accessed 24.01.22].



RIDGEWAY

HERITAGE CONSULTANCY

5 Orchardleigh View, Frome, Somerset, BA11 3SB
0118 9333 147 | www.ridgewayheritage.com | richard@ridgewayheritage.com