



PLANNING HERITAGE

Conservation Planning Consultancy



HERITAGE STATEMENT

Project: Latimer Manor, West Kingston, Wilts

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PLATES

1 INTRODUCTION

This statement has been prepared to accompany an application for the development proposals affecting Latimer Manor (the 'Site') and its associated outbuildings and farmstead. These proposals follow a pre-application meeting and favourable advice received from the Council in March 2024. It ceased to be a working farm in 1999 and was renamed Latimer Manor at that time.

Latimer Manor (listed as Latimer Farmhouse) is grade II*, with a grade II listed barn, forming part of a substantial group of curtilage farm buildings. The buildings concerned comprise an open-fronted byre, running south-west from the barn, together with, at right angles and attached to the gable wall of the barn, a partially roofless structure, with a stable under a tin roof. The group of buildings date from C16-C19.

It is understood that the farm buildings have remained largely unused for agricultural purposes for a number of years and have fallen into disrepair.

The statement is a proportionate assessment the buildings affected, which provides the baseline understanding of the history and features of significance in the areas/structures affected.

This proposal seeks to provide a viable use of the outbuildings which are partially dilapidated, and it is hoped that throughout their conversion for domestic purposes that this will create investment that will extend their life and form part of wider scheme of restoration to the site as whole.

2 THE PROPOSAL

Consent is sought to re-new the previous permission to reroof the buildings and to convert them to provide a variety of uses ancillary to the main house. Previously permitted works include glazing existing openings, the provision of new openings, removal of part of an internal dividing wall and new roof structure.

These proposals seek to successfully adapt and reuse the farmstead and its associated buildings and is one based upon an understanding of their significance, the relationship to the wider landscape setting and the sensitivity to and capacity for change of each building.

These proposals seek consent to repurpose the former farm buildings for ancillary uses in tandem with a programme of repair and restoration. The works include the following:

Main House

- Remove modern kitchen and convert room to become cloakroom;
- Remove modern stud walling in existing utility room to expose stairs;
- Lower west facing utility room window and create new door access into link to the adjacent outbuildings.

Outbuilding

- Create two new glazed links, joining House to Outbuilding and corner section of Outbuilding;
- Lower floor in room 2 for flush floor levels throughout;
- Convert Outbuilding to become kitchen, dining and sitting room, with alterations to the existing structure and step down access into wine storage over current pigsty.

Main Barn

- Install new inward opening painted timber double doors on north and south elevations;
- Install two new sets of internal metal framed glazed doors
- Open existing arrowslit windows on ground and first floors, with metal framed fixed windows;
- Install new metal framed staircase, leading up to first floor;
- Replace corrugated sheet metal roofing on north section, using plain tiles to match and full length fixed glazing sections.

Lean-To

- Rebuild collapsed roof, using plain tiles to match and full length fixed glazing sections to line up with arrowslit windows on Big Barn.

Stables

- Adjust internal layout to incorporate WC and kitchenette

Offices

- Install two new sets of internal metal framed glazed doors behind existing painted timber doors;
- Remove existing internal block wall;
- Add first floor with staircase access;
- Replace corrugated cementitious sheet roof on west elevation with reclaimed double Roman tiles to match and fixed glazing sections.

Garage

- Rebuild collapsed roof, using reclaimed double Roman tiles to match existing;
- Install two new painted timber garage doors.

Tennis Court

- Install new artificial grass tennis court with low level fencing and planting

Swimming Pool

- Install new swimming pool with surrounding stone tiles and dark blue pool liner.

Solar PV Panels

- Install new solar array on western boundary

3 THE APPLICATION SITE

The Site forms part of the collection of former farm buildings at Latimer Manor, West Kingston. The sources indicate the manor's earliest origins go back to 1450, however the majority of the house appears to date from the early C16 and retains a number of significant historic features. The Site is located within the village of West Kingston and the manor and main barn are individually listed.

The site lies within the West Kingston Conservation Area (WKCA), the boundary of which runs along the west edge of the farmstead.

The Manor was listed at Grade II* in December 1960. The list description states: **Farmhouse, C16 and early C17 (1617 date in upper south east room), rubble stone with stone tiled roofs and coped gables. 2 ridge stacks to centre range, end-wall stacks to south wing and east end stack to north wing, north west roof hipped at angle. 2 storeys, E-plan with south wing continued to west and rear stair tower gabled to north. C16 centre range with early C17 fenestration and projecting gabled 2-storey porch with broad Tudor-arched doorway with hoodmould and 3-light ovolo-moulded mullion and transom window over. Studded plank inner door in moulded doorcase with hoodmould. To right 4- light ovolo-moulded window with king mullion and hoodmould to each floor. To left 2-light ovolo-moulded mullion and transom ground floor window concealed behind built-out wall with 2-light ovolo-mullion window. Rear of centre range has C16 Tudor-arched flat-headed windows with hoodmoulds, single light above, 3- light below and oak plank door in Tudor-arched oak frame with timber lintel. Stair tower to right has Tudor-arched single light on west wall and ovolo-moulded single light in north return. South wing has first floor 3-light ovolo-moulded window to north east return and long south front, 3-window range, the centre an earlier south extension of centre range (internal evidence of a gabled roof). Upper ovolo-moulded windows, one 2-light, two 3-light; ground floor windows with hoodmoulds, 2-light hollow- chamfer to left, 4-light chamfered mullion-and-transom with king mullion to centre and 4-light ovolo-mullion with king mullion to right. North wing has one 3-light ovolo-mullion window with hoodmould to each floor of south east return. Leaded lights throughout.**

Interior: centre has fine moulded beams to 6-panel ceiling, chamfered and stopped beams across passage and large timber lintel north fireplace with moulded stone doorcase to right. Stair has octagonal newel. Ground floor centre room to south wing has fine Tudor- arched stone fireplace with shelf and egg-and-dart and guilloche moulding. Stone fireplaces to upper east and west rooms and north wing upper east room. Centre has steep 3-bay roof, double purlin with 2-collar trusses. North side roof is C19 replacement.

The main barn was listed at Grade II in December 1985 and the description states: **Barn, C18, rubble stone with stone tiled roof, coped gables and projecting south side off-centre 2-storey gabled entry. Steel beam lintel with relieving arch over and unmoulded 2-light mullion window in gable. Flush quoins. Lean-to stables each side of cart- entry. Inserted C20 floor within. Listed for group value.**

The barns are located to the west of the Manor House and form a traditional farmstead. The main barn is a former threshing barn that is open with a first floor that has ladder access. The courtyard lean-to is converted and functions as home office, whilst the attached single storey, western range is converted to residential accommodation (17/02063/FUL and 17/02728/LBC). This building dates from the first decades of the C20. Attached to the north side of the main barn the lean-to addition is in a dilapidated condition and is open to the weather having lost its roof structure.

The western boundary of the farmstead is defined by a secondary range of early-late C19 barns and stabling. This range is closet day virtue of curtilage and has a mixed appearance of varying scale and design. It also includes the range at the southern end, which formerly had a clay tiled hipped roof.

To the north of the Manor House is a smaller range of outbuildings which enclose a small courtyard garden area. Unlike the main barns, which date from the C18-C19, this range dates from the early C20 with later alterations. The buildings are considered to be listed by virtue of curtilage, being part of the Latimer Manor complex. They comprise two ranges, the main one dating from c.1900 and the smaller single building from c1920. The buildings are of a rubble stone construction with clay, double roman tile roof. The external ground level falls steeply away to the NW and the outbuildings have been

built to accommodate the slope. The cartographic and aerial photographic evidence show the courtyard was at one time sub-divided with enclosed pens. The northern end of the main length comprises a double height structure with timber gable, whilst the remaining ranges are all single storey buildings. The blank west wall has had drainage holes formed through and the roof structure is a mix of machine cut principle members and more rustic rafters.

The cartographic and aerial photos show how the farmstead has evolved including the loss of a number of large historic barns, modern sheds, silos. To the western side of the farmstead were extensive ranges of single storey byres, pigsties and pens, all of which have been demolished.

The photographic and planning history also show the access to the farm has been relocated to the south after the historic entrance in front of the manor house was closed c.1990s.



Fig.i: Extract from the 1840 Tithe map

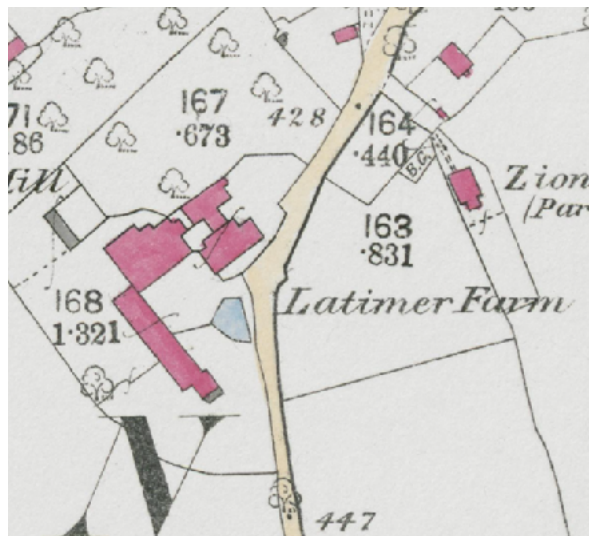


Fig.ii: Extract from the 1886 OS map

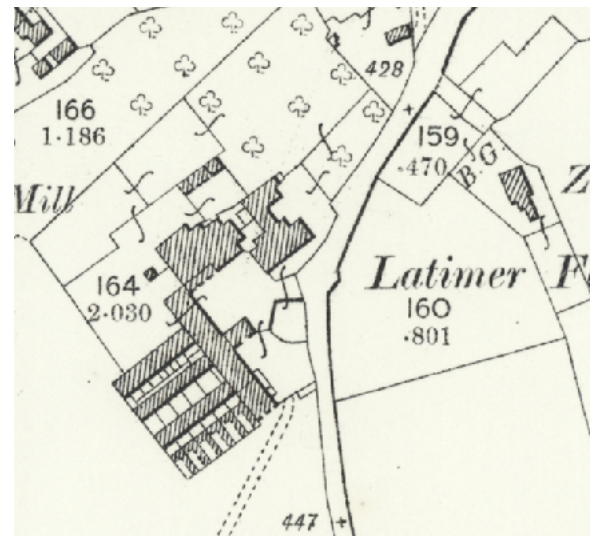


Fig.iii: Extract from the 1900 OS map

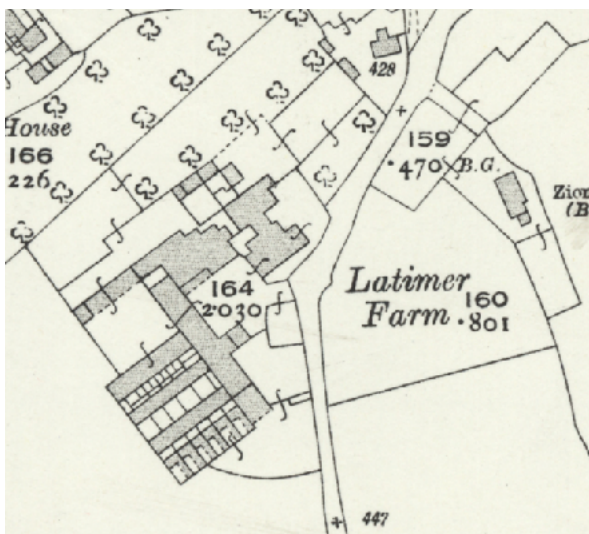


Fig.iv: Extract from the 1921 OS map



Fig.v: Aerial photograph of Latimer Manor c1970s



Fig.vii: Aerial photograph of Latimer Manor c1990s



Fig.vi: Aerial photograph of Latimer Manor c1980s

4 HERITAGE CONSIDERATIONS

The Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses. Section 66 (1) of the same act states that, when considering whether to grant planning permission for development which affects the setting of a listed building, special regard should be had to the desirability of preserving its setting.

The NPPF defines significance as the **value of a heritage asset to this and future generations because of its heritage interest. The interest may be, architectural, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.**

Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic, and communal values of a place.

Likewise, further guidance on the conversion of historic farm buildings is set out in the document published by Historic England *Adapting Traditional Farm Buildings* which seeks that the architectural and historic interest of the building should be respected in any adaption and a balance is required to protect the historic character and the existing farm building and its setting. It also advises that a fundamental consideration is for alterations to be minimised and preservation of significant fabric.

This scheme has been developed following the assessment of the value of the Site in conservation term that is derived from its special architectural or historic interest to ensure that those values and individual aspects are not compromised and would thus be part of that overall evaluation exercise. Latimer Manor, as with many farmstead over recent years has been transformed to accommodate new functions and/or needs which have sought to improve, renovate, or update the Site.

The rural landscape has evolved and although times change, and with them, many agricultural buildings that once served important functions start to become obsolete. However, the heritage they leave behind reflects the

passage of time and provides a living testimony of their history, contributing to the consolidation of identity and the recognition of a sense of value that defines the character of the place.

Latimer Manor is listed at Grade II* and retains substantial and important ancillary farm buildings within its traditional manor farm setting. It is thereby a valuable group of agricultural assets within the West Kington Conservation Area.

THE MANOR HOUSE

The Manor House dates from the C16 although it may have earlier origins. It is believed to have been home to the Rev Hugh Latimer, one of the chief promoters of the Reformation in England, during his stint as rector of West Kington from 1531 to 1535. Latimer, was created Bishop of Worcester after he helped Henry VIII divorce Catherine of Aragon and marry Anne Boleyn. However, following the accession of Mary Tudor, a devout Catholic, Latimer eventually paid the price for his anti-Papist views which led him to becoming one of the Oxford martyrs.

The inspection of the manor revealed it contains a number of significant features including ornate fireplaces, stone window surrounds, decorated ceiling beams and carved stone flower (Lancashire and Yorkshire Tudor roses) motifs set into a window frame in the north elevation, which are thought to suggest the occupier had split loyalties during the period of the War of the Roses. The property also contains an interesting vaulted cellar with Although much is made of apparently 'priest holes', this feature has a hidden access and contains a hidden fireplace, which could easily be covered in the event of an 'inspection', equally being directly below a main fireplace, smoke from any fire in the cellar area would have been disguised by the smoke from the fireplace in the main reception room above. The evidence for what looks to have been a cellar designed to conceal people or goods when searches were made of the building is interesting.

The north section of the house appears to have been the reconfigured as a service wing in the C20 and the works included the insertion of the present windows. It is apparent that the current room arrangement is modern and that this room was originally subdivided. Likewise, the current entrance into

the house and kitchen are all late C20 adaptations; the hall having been previously converted for use as a garage.

The proposals are to link the Manor House to the range of outbuildings to the north, which it is acknowledged will change and alter the external appearance by the addition of a glazed link from the current utility area. The new link would be formed through an area of previous C20 alterations to the Manor House, which involved the insertion of the utility windows, thus it would be in an area of much less significance than the older C16 elements within the principle areas of the Manor. The intention is to design a sympathetic link that sits comfortably alongside the historic character of the single story outbuildings as well as the simplicity of the north elevation of the Manor.

Turning to the consideration of the internal changes, those within the Manor provide an opportunity to undo much of the awkwardness created by the reconfiguration of the entrance area. This is an area that was converted by previous farmers into a garage and thus this area has been comprised and the heritage value and fabric largely lost. The proposals seek to relocate the kitchen to the outbuilding, which in turn would allow the reinstatement of the present kitchen space to be returned to use as a separate room and on that has better relevance to its context within the house, which it currently fails to do.

The changes would be minimal and although the buildings would be extended, it would be in a manner that respects the historic form of the outbuildings.

THE BIG BARN AND ATTACHED LEAN-TO

The barn to the west of Latimer Farmhouse, dates from the C18 and is a typical Cotswold barn constructed of rubble stone with a stone tiled roof. The barn is in good condition and has been repaired and modified in the past through the insertion of a first floor. Attached to the north side is a larger redundant stone lean-to, which has been in a dilapidated condition for several years and was the subject of a dismissed appeal for its demolition in 2015.

The southern elevation fronting the farmyard includes an off-centre 2 storey gabled entry with lean-to former stables (now partially adapted as a home office) either side of the cart-entry. The cart entry on the northern side has a stone archway.

The interior of the main barn is open with a pre-cast concrete first floor supported on oversized I-beams. The ground floor retains an area of timber flooring through the cart entrance but has largely been replaced by a concrete screed floor.

The roof structure has principal A-framed trusses with collars and two sets of large square purlins. The roof has been felted. The first floor has a large feed bay in the SE corner.

Attached to the northern elevation is a corrugated tin roofed lean-to porch and the two storey dilapidated lean-to which has lost its roof structure. The difference in ground levels on the site (the Site falls away steeply to the north towards the steeply wooded valley of the Broadmead Brook), the lean-to is a two storey element constructed using coursed rubble with two internal masonry walls, of varying states of repair and completeness. The structure has lost its roof. The lean-to shows areas of structural movement, including cracking and open joints, primarily in and around the opening on the east elevation and along the joints between the lean-to and the main barn.

The interior is overgrown, although internal features include what appears to be dovecote built into the stone steps and various recesses in the walls. The first floor has been lost. The lean-to is thought to date from the early to mid C18 and has been acknowledged as a later addition to the main barn.

The range attached to the western end of the main barn has been converted.

The proposed alterations to the main include the insertion of a new staircase to allow safe access to the first floor area as well as insert two glazed screens across the cart entrance to form a weatherproof and usable interior. It is also the intention to glaze the ventilation slits to further improve the internal environment and allow the building to be actively used all year round. The

new staircase will be designed to reflect the industrial nature of the building and be a lightweight metal structure. In his regard, the impact of the works will be one of minimal intervention, ensuring that the adaptations will strike a balance between the practical requirements of a new use and protection of the historic character of the existing farm building and its setting. The changes will preserve the sense of proportion and long sight-lines within the building but also through the cart entrance, thus ensuring that the significance would be unharmed by subdivision of these spaces by the glazed screens.

Turning to the lean-to, this is in a parlous state and requires extensive repair and reroofing, which will be implemented in accordance with an agreed schedule of structural repairs.

In general however, all new stonework will be coarsed and bedded in with 1:3 lime based mortars (NHL 3.5) to match local examples. The inner core shall be packed and bedded in using NHL5 to ensure adequate grouting and consolidation of the wall.

Where walls have moved or have lost connection to the main barn, these shall be tied together through the installation of Cintec or Helibar SockFix grouted sock anchors. In areas of missing stonework, the use of through-stone to add stability and tie the outer leaves will be utilised, noting that the outer face of such stones will match the height of the coarse in which they are bedded. Courses shall be graded and matched to ensure even height along the line of the course. The range in course height should be c.100mm-c.220mm typically. Larger stones should be reserved for the base or corners of the walls for use as quoins where they abut the piers.

As set described above, the stone is to be laid in regular courses with neither the individual stones nor the mortar pattern being unduly obtrusive. The stones should be fitted together as closely as possible, so that very little mortar shows. The stonework should be laid to give a flat face on both sides, the irregular 'tails' of the stones pointing into the core of the wall. Any remaining voids in the core will be packed tightly with bonded stone fragments and

mortar and earth (subsoil) in the traditional manner. The use of square stones (or 'jumpers') as random features should be avoided.

The horizontal mortar between the courses (the 'bed') and the vertical seam between stones in the same course (the 'perp' or 'perpend') should be as thin as possible (on average no more than c.10mm). Any projections on the stones which may enlarge the joint should be trimmed with a walling hammer or bolster. Stones should be selected to be compatible in shape for the course in which they are laid, all courses will be laid level on top, with any variation in shape taken up in the top of the bed joint below.

The wall tops are currently exposed and these will be repaired and finished by an appropriate mortar capping prior to a wall plate being affixed to carry a new roof structure. The new roof will be in the form of the previous structure although it may be feasible to construct an entirely modern roof replacement using lightweight materials that allow for insulation and weather protection. The proposed details currently show a roof of plain tiles to match the existing with full length glazed sections lining up with internal ventilation slits in the main barn.

The windows will have new cast coping stones of an apex form with drips to protect the core.

THE STABLE, OFFICE, GARAGE BARN

This range sits to the south of the Big Barn and extends south, forming the western side of the farmyard. The range is made up of a large barn (not part of this application) with what has been called the office building with two arched entrances and attached at right angles, a former stable building.

At the southern end of the office barn is a former cart shed, which dates from the early C20. The hipped clay roof was lost leaving the gable end of the cart shed structure with a central pier and two 'openings'. The face of the internal walls have low level brick edged shallow recesses and former door openings. As with those found in the outbuilding to north of Manor House, it is unclear as to what purpose the arched recesses served. Documentary sources indicate the roof was supported upon 3x A-frames trusses with collars. Consent was approved in 2018 for the building to be reroofed.

Turning to the office barn at the northern end, it has clay double Roman roof tiles on the farmyard (east) side whilst the western side is covered with asbestos sheeting. The eastern elevation comprises two arched cart entrances and a small stable door and window to the north of these. A second window was blocked when the stable range was attached in at the end of the C19. The cart bays are individual bays and separated by a stone wall and the former stabling.

The smaller stable building, attached at right angles to the office barn, has a double Roman clay tile roof and has been internally divided by blockwork walls. A through passage divides this building from the office barn to which it was attached in late C19. There are stable doors in each side of the building.

As with the main barn, the intention is to adapt the interior to allow for use as a small office. The existing double cart entrance will be glazed behind the timber doors to allow for light. A first floor will be inserted to give improved space and lit by fixed glazed strips in the roof. The present [passage between the stable and coach house buildings will be repurposed to create WC and kitchenette facilities and glazed so that it is weathertight.

The end garage building will be reroofed as previously consented, and the building repaired where required, to ensure a viable space is created for garaging and storage.

THE OUTBUILDINGS (north of the Manor)

The cartographic evidence shows the outbuildings date from the turn of the C20 with the smaller north south range being built after the initial range in c.1920. These buildings form part of the manor/farmstead complex and provide a sense of enclosure to the north side of the manor house where the land falls away towards the village.

As part of the wider site, it no longer is characterised as a working farmstead, which ceased approximately in 2000. The evolution of the farm is illustrated through the series of aerial photographs dating from the 1970s to the 1990s. These images show the various and significant alterations which have been made to the farmstead. They also show the single storey outbuildings have been adapted and become part of the wider garden/domestic area of the

manor.

In assessing the outbuildings, the interior of the main range is split into three parts;

- the SW end is a small store with door and internal pigeon boxes;
- the open sided central section has been altered to accommodate a later raised floor and lower eaves level; and
- the northern 1½ storey section, which was previously accessed from the central section but it is now unsafe, is a later extension and is of split level design. The timber floor is dilapidated and unsafe was accessed via a short set of steps and has a timber plank gable end and an open central vertical section with metal bars to provide safety and ventilation. The 'mezzanine' floor spans across an undercroft arrangement which has a low ceiling height, concrete floor and concrete stands/footings for oil storage tanks. This area opens into the pigsty. The gable end at this level is built in mixed bond brickwork. In the courtyard (southern) elevation at the junction with the 1920 building is a blocked up window.

The 1920 building is a single storey store with two doorways; one in the south wall and one in the NW corner. As with main range, the floor level has been raised above the courtyard and internal floor level is approximately 1m above that of the pigsty to the north.

Internally, the flooring is laid in setts and as with other outbuildings on elsewhere on the Site, it has two brick arched alcoves built into the walls, one in the north wall and one in the west wall. The alcoves are approximately 300mm deep and their purpose is unclear. The brickwork of the alcove in the north wall is visible externally. The roof coverings have been replaced and has plasterboard set on the top side of the rafters with simple triangular principles/trusses.

It is acknowledged that the changes proposed would alter the external appearance of the single storey buildings as well as the northern range of the Manor.

AS stated above, the construction of a glazed link connecting the main house with the outbuilding is proposed to be located where earlier C20

alterations have occurred. As such, the changes when understood in the context of the manor complex as a whole, will only affect fabric of low heritage significance.

In considering the proposals and the impact upon the outbuildings, their conversion and adaptation will retain the more significant features including the nest boxes, the separation between the southern section and central space and the lightweight treatment of the northern end of the buildings. The option to extend the northern range to create a space is on that will avoid the need to form a connection with the 1920s store via a more harmful intrusion within the courtyard. It will also create a new space that can take advantage of the views across the village. Although the extension would span over the pigsty, the open sty is not so significant that its 'loss' would compromise the heritage value of the outbuildings. The new extension would retain the sty walls and thus the reference to the former uses.

The work to the outbuildings would create a viable use for these buildings which are only used for bins and informal storage. It is clear the their use was lost when the agricultural business ceased on site and they bang a slow decline that has resulted the dilapidated condition that they are now found.

By facilitating a use that would allow for the occupation of these buildings on a daily basis, it would bring them into the maintenance regime of the main house as well as creating a space that would give the occupants access to an outside/garden area. These are changes that would benefit the buildings and could be introduced without significant harm. Likewise, the modifications to convert the buildings would have a positive impact upon the use of the Site and would be sympathetic to the character of the Site.

The changes would be minimal and although the buildings would be extended, it would be in manner that respects the historic form of the outbuildings.

THE FARMSTEAD SETTING

The farmstead has been noted by Historic England as being one of substantial and important ancillary farm buildings within its traditional manor farm setting, which contribute to and form a valuable group of agricultural assets within the West Kington Conservation Area.

The Site is today defined by the residential use rather than the historic agricultural activities. In this regard, the proposed creation of a tennis court and swimming pool, would not be alien features within a residential setting of this scale and status. They would not in themselves be detrimental to or erode the character of the setting or the buildings.

The sources show how the setting has evolved and in particular how the access drive has been redirected from being immediate adjacent to the former farmhouse to a point c.100m to the south. This change has significantly altered the approach to farmstead and created a more formal approach to this important group of buildings, but also created a private residence that is no longer exposed to the road and visible to passers-by.

Today the Site has a sense of privacy as a result of the changes to the access and this has had a positive impact. The use of this important collection of former agricultural buildings has evolved and although the historical, evidential and aesthetic values of these buildings remains very apparent, the Site is now defined by its residential use rather than that of a working farm. The evolution into a family residence with ancillary accommodation for family members has been a positive one.

5 ASSESSMENT OF SIGNIFICANCE

THE ASSESSMENT OF SIGNIFICANCE

The NPPF definition of the significance of a heritage asset (Annex 2: Glossary) 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 presence, but also from its setting.**

Likewise, the definition of the setting of a heritage asset is **the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.**

The Site has a mixture of high and low significance. Its high significance is found in the Manor and the features contained within the principle rooms, the cellar and overall appearance of the E-plan of the building. That significance is also found in the high quality of the farmstead buildings, which provide an understanding of the historical uses and function of the Site.

The Manor and its wider Site make a positive contribution to the history of the village and landscape in which it is located. It is property of high significance that is recognised through the Grade II* listing, whilst the importance of the bush barn is recognised but its owner individual listing at Grade II.

The assessment of the barns and outbuildings has shown that they also hold heritage value and that they are of medium-high historic significance when taken in the context of their location and detailing, accepting that some elements are of greater interest/uniqueness, for example nesting boxes within the outbuildings to the north, the .

The significance of the farmstead buildings is found in the external architectural composition as well as their internal spaces. As a group they contribute to the overall significance of the complex and the relationship between the buildings and spaces.

In assessing their setting, the courtyard creates an open space around which

the principle buildings are located. This contributes to the character of the Manor but equally, allows for the visitor to seek glimpses of the smaller private spaces beyond, which offer softer calmer areas for reflection and relaxation.

To avoid the erosion of such spaces, the proposed changes will be to the less significance elevations to ensure the site is not compromised and that the extensions/ new build will compliment the buildings and the architectural character of the Site.

Likewise, the introduction of leisure and sustainability features within the grounds will be sited to avoid conflict with or compromise the Manor or barns, fitting discretely amongst the subservient barns on land which was previously developed.

Overall, the proposed works and interventions are considered appropriate and not harmful to the areas of high significance of the heritage asset(s) and are not seen to cause any significant detrimental heritage impact to the buildings.

As discussed, the adaptive reuse of these buildings and the introduction of leisure and energy technology can be achieved without detriment to the historic significance of the Manor House, the barns or its setting.

IMPACT UPON THE HERITAGE ASSETS

The range of work proposed see the renovation and additive reuse of the buildings on the Site and introduce models changes to the wider setting.

The assessment of the Site has shown that the changes proposed are all ones, which rather than imposing upon the historic fabric and values, they seek to work with the heritage of the standing buildings. The scheme engages with what is significant of the past by accommodating the present, it will not erase it or mimic it, but offers continuity. These are proposals which are based upon the recognition that to build with the past should not impose upon it. The heritage value of these buildings is considerable and this has not been seen as a constraint but as a positive element for the design and the scheme seeks to respond to this.

Throughout history, interventions on existing buildings involved operations of replacement or addition in the architectural language of the time, with few references to their original architecture. These proposals will however, integrate themselves into the historical context of the Site and the collection of buildings that create what is an attractive complex of historic rural buildings. The scheme will not dilute that heritage rather it will renew the relevance of the historic structures through innovative and contextually responsive approaches. This scheme is one which will add to the layer of history by ensuring interventions frame rather than replace and protect rather than obscure. In doing so, they will ensure the history remains visible, enhancing the architectural qualities of the original.

The adaptive reuse of these former agricultural buildings will preserve their character, reveal their internal volumes and their overall architectural presence. This scheme will breathe new life into an important collection of historic agricultural buildings, creating sustainable uses and revitalising the surrounding setting of the Manor and its wider rural landscape. It is a scheme that reinvigorate this site and ensure it has active and vibrant uses.

THE FARMSTEAD SETTING

The starting point in understanding 'setting' is the requirement to have special regard to the desirability of preserving the listed building(s), its setting and its special features as set out in S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This duty to take into account the effect of development affecting the setting ensures that new development or works is complimentary rather than detrimental.

In assessing the historic farmstead setting of Latimer Manor, it is apparent that it is one characterised by the status and historical values of the C16 Manor House but equally, the grouping of the traditional farm buildings; the large barns, the smaller outbuildings and their associated features including walls, spaces and other features that add to the collective such as the cartwash/ pond. It is these, which alongside the Manor and surrounding land, form the overall setting.

Latimer Manor is not just a historical site, but an integral collection of buildings that makes a positive contribution to the rural landscape. It is one that reflects

a well-established history of agricultural development and rural life. Albeit no longer a working farm, it offers an understanding of past farming practices and contributes to the unique character and distinctiveness of the rural environment. It provides a suitable site to allow for new uses in which the residential activities can operate alongside more commercial operations.

In considering how the impact of development may affect that setting, it is clear that development within the setting of any listed building could potentially affect the setting of the heritage asset in some way. However, in approaching an assessment of the impact (if any) of the proposed development on the setting of the listed building there are two principal factors to be taken into account.

First, the architectural quality or interest of the listed building(s) itself is a material consideration in assessing the setting of that building. In this regard, the nature and character of the listed building is clearly an important factor in judging its setting.

Secondly, it is necessary not only to consider the listed building itself but also the nature and appearance of the existing surroundings in which the listed building is located prior to the proposed development being carried out.

In judging the setting of a listed building and in assessing the impact (if any) of the new development on that setting, it is important to take full account of the contemporary context and the way in which the setting of the listed building has changed over time. As with many farms around the country, all the buildings on Site have witnessed changes to and within their setting, which is now very different from the original farmyard with its surrounding orchards and traditional agricultural barns and cart sheds. Likewise, as the residential character developed, former yard have become gardens for quite reflection and privacy, the carwash serves as a pond and land to the west has become informal play areas where there were until relatively recently, extensive farm buildings of all ages, scale and uses.

Today, it is a setting in which the traditional buildings form a compact collection which is clearly defined by the historic use. The removal of the more extensive ranges to the west, has opened up the setting and returned it

to a more historic appearance. The expansion of the farm in the late C19-early C20 is apparent from the cartographic sources however the majority of that expansion has been cleared and no longer exists.

In assessing the impact of the proposals upon the current setting, it is clear that the utilisation of those areas for a tennis court and small domestic swimming pool, associated with the mainly residential use of Site, will have very little visual impact upon the listed buildings, and even less the Manor .

Likewise, in assessing the potential location for a domestic solar farm, to the west of the existing buildings, this location is discrete and due to the topography, will have little visual impact upon the wider setting of the complex.

Today, the setting of Latimer Manor is defined by the relationship to the collection of barns, the rural landscape and the view to the north over the village. However, the main factor which contributes to and characterises the Site is the collection of former agricultural buildings, most of which are either redundant or in need of repair.

In this regard, both the pre-application advice and previous consents we're supportive of the restoration and reuse of these buildings. The Council has previously granted permission for the renovation/restoration of the barns (17/10352/LBC, PL/2021/11512, N/12/01133/LBC) for ancillary usage connected with the house and as such the the principle of renovation and reuse is acceptable.

The adaptive reuse of these buildings is based on a sustainable change of uses of these historic agricultural buildings which occupy this Site in tandem with the sensitive insertion of the tennis court and pool within the immediate landscape/setting of the complex. This a scheme that will create functional buildings that have a viable use for the longterm in a manner that will not compromise the qualities of the wider rural landscape.

6 CONCLUSION

In summary, the significance of the designated heritage assets, are identified as the Manor House and Barn within its associated farmstead and which will be affected by the application proposals, has been described proportionately as part of this report.

This is a scheme that will preserve the character of the buildings and their interior spaces, only adding the minimal pieces necessary for its operation. In considering the wider setting, these proposals involves a series of landscape interventions around the Site that are in effect, minimal modifications. The reuse and to a degree the remodelling of these buildings, gives a second life to buildings, leading to new uses and spatial qualities and better living conditions for this important group of buildings.

The report demonstrates the proposals have been informed by a considered assessment of the heritage value and significance of the property as a whole and that the works are of a nature that will enable these buildings to be upgraded and changes made that are without harm to the historic form of the buildings. These are changes that will allow the history of each building to remain visible as an integral element of the converted buildings. In each, the interventions will frame rather obscure or replace the historical significance of the Site and its structures.

In considering the extent of the works, this statement demonstrates the restoration and adaptive reuse of the farmstead buildings and extension to the Manor, the creation of leisure facilities associated with the residential use of the Site and the provision of on-site renewable energy to meet/contribute towards the energy demands of the Site will extend the lifespan of the Site, reduce energy costs and avoid demolition or more substantial interventions. These proposal will transform the farmstead and preserve their character and interior spaces.

In conclusion, the application proposals would be in accordance with the principles of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990; national policy set out in the NPPF and local planning policies.

PLATES

The Manor:



1. Latimer Manor



2. The Manor as seen from the farmyard



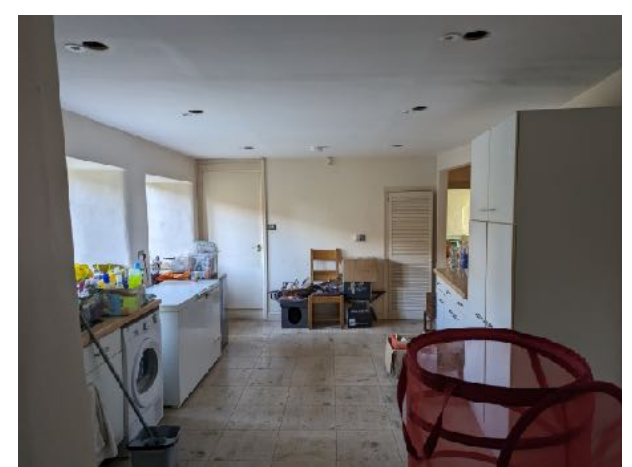
3. The north utility windows c.C20 insertions in location of link



4. The entrance hall, formerly adapted as a garage for the farmer



5. The Utility room and window through which the link will be formed



6. The utility room and back stairs door on left

The Outbuilding:



7. The north outbuilding range and small garden



8. View towards 1920 outbuilding and link location



9. Timber gable at north end and pigsty



10. 1920 outbuilding, location of proposed link



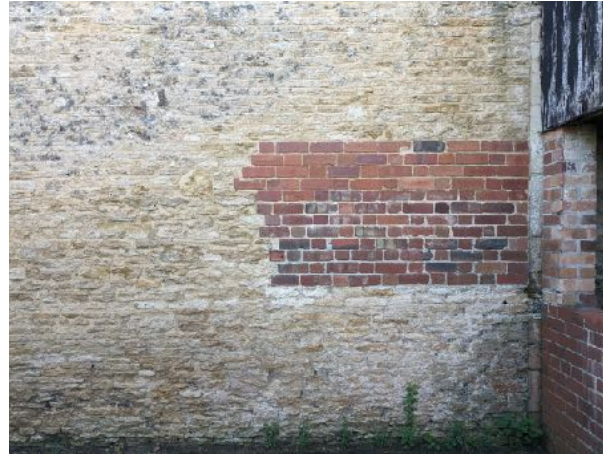
11. Mezzanine level of north end of outbuilding



12. Undercroft area in north section



13. Brick recess of unknown purpose in 1920s outbuilding



14. External elevation of 1920s store and back of brick recess



15. Brick recess of unknown purpose

The Main Barn and rear Lean-to:



16. The Main Barn



17. The cart entrance



18. The rear lean-to



19 Main Barn; concrete first floor looking east



20. The Main Barn; threshing floor under concrete first floor



21. Looking east in Main Barn



22. The Lean-to showing vertical cracks



23. Lean-to features



24. Propped doorway into lean-to



25. Lean-to staircase and pigeon boxes



26. Lean-to dividing wall

The Garage Barn, Offices and stable buildings:



27. Office barn and attached cart shed



28. Rear of Office barn



29. The stable building, southern elevation



30. View of the stable from Manor house



31. The former cart shed



32. The eastern elevation of cart shed



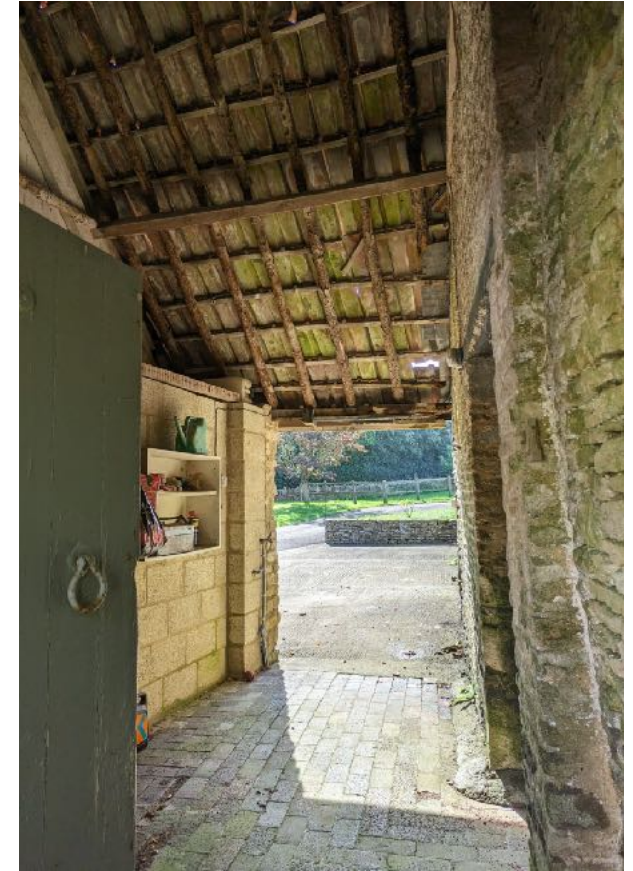
33. Doorway into cart shed in west elevation



34. Blocked door in east elevation of cart shed



36. Stable in Office building



35. Through passage in stable building