



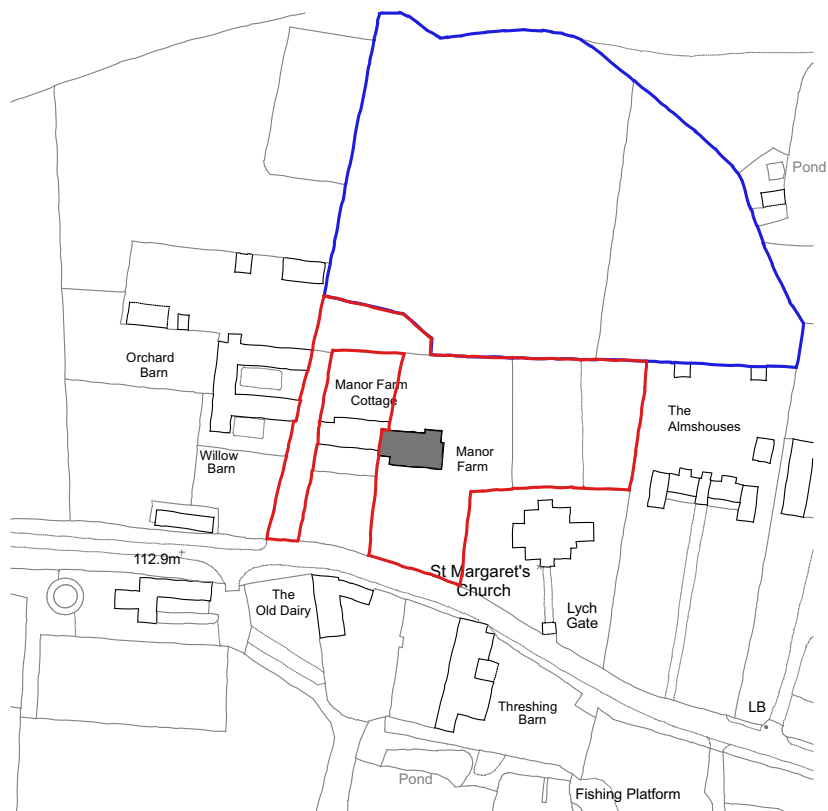
Design & Heritage Impact Statement

Manor Farm, Leigh Delamere, Chippenham, Wiltshire, SN14 6JZ

November 2025

Introduction

Manor Farm is a grade II listed semi-detached property, located in the hamlet of Leigh Delamere, Wiltshire. The property is inherently linked to the wider historical context of Leigh Delamere and at one point formed part of the Grittleton Neeld Estate. Manor Farm has been owned by the occupant for approximately 4 years and the proposals set out in this application consist of internal alterations that seek to enhance the flow and usability of the property as a family home.



The property is set back from the road and accessed down a private gravel drive. One side of Manor Farm adjoins a neighbour forming the semi-detached property whilst the other boundary borders St Margaret of Antioch's Church.

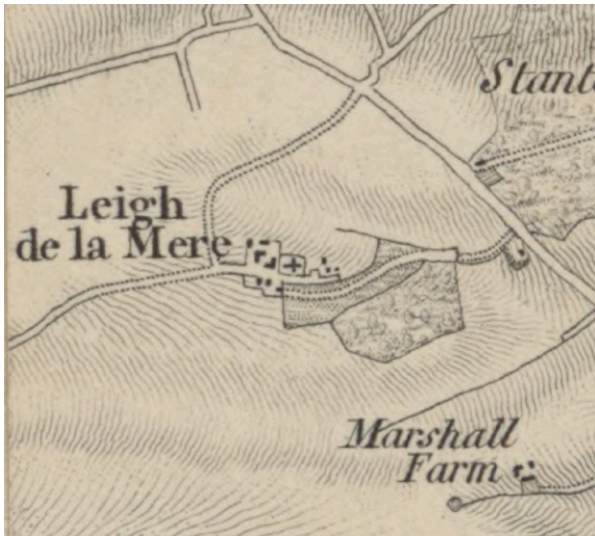


Rear elevation and entrance

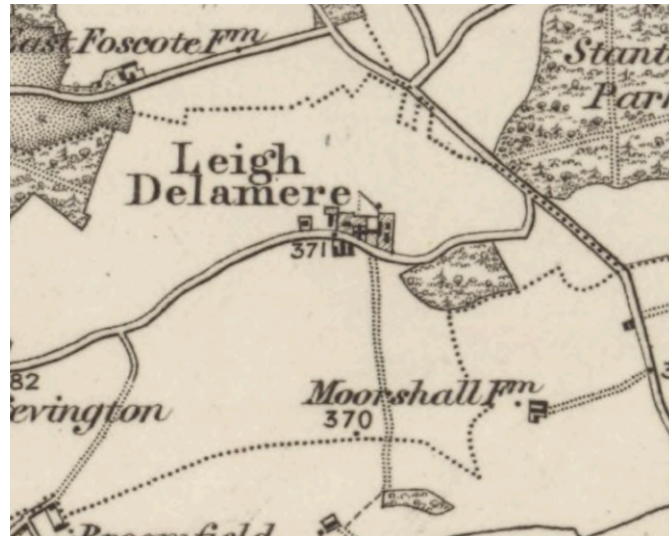


Garden boundary to St Margaret of Antioch's Church

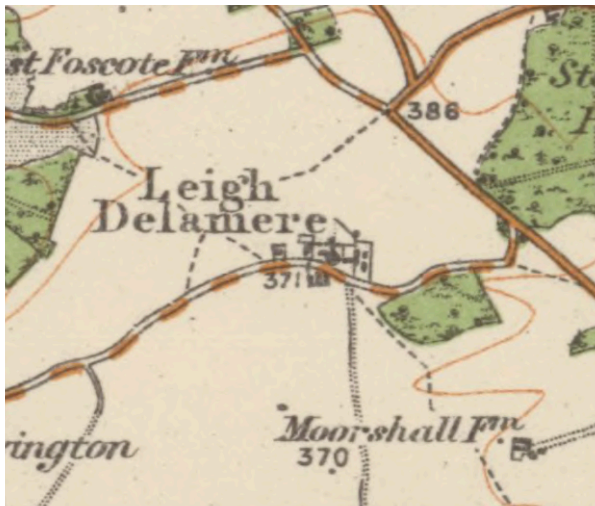
History



1801-1869



1872-1914



1919-1926



1931-1937

Leigh Delamere has a rich history. Its name originates from the knightly 'de la Mere' family - a noble Norman family who prospered in England after the Norman Conquest of 1066. 'Leigh' is an old English word meaning wood, clearing or pasture. The de la Mere family held the manor here in 1236, however, this original building no longer exists today.

Manor Farm dates from the 17th Century and is believed to have incorporated elements of older structures such as the Tudor-arched front door. Joseph Neeld bought, altered and significantly extended the property in 1842. Joseph Neeld was a solicitor from Bristol who became extremely wealthy after inheriting £900,000 in 1827, becoming one of the richest men in Britain.

Joseph Neeld bought Grittleton estate in 1828 and subsequently enlarged the ownership by acquiring the neighbouring villages of Alderton, Leigh Delamere and Sevington in the 1830/40's. This is when substantial building and redevelopment took place, commissioning the services of the architect James Thomson (1800-1883). Together, they oversaw the extensive upgrades to Leigh

Delamere including the rebuilding St Margaret of Antioch's church, the rectory (Leigh Delamere House) and building the neighbouring almshouses. The rectory was built for the Reverend John Jackson, a noted antiquarian, librarian to the Marquess of Bath and founding member of the Wiltshire Archaeological and Natural History Society. He was also the author of The Topographical Collections of John Aubrey (1862) as well as The History of the Parish of Grittleton, in The County of Wiltshire (1843).

Manor Farm operated as part of the Grittleton Estate until 1944 when it was sold. It continued to operate as a farm until [2000], at which point it was broken up for development, with its barns being converted into dwellings and the manor itself divided into two. Today, Manor Farm is largely comprised of the extension and alternations undertaken by Neeld. The neighbouring Manor Farm Cottage is a separate dwelling that is exclusively comprised of the 17th century farmhouse.

Since the conversion in [2000] there has been minimal change or development at Manor Farm with only one planning application granted in 2006. This saw retrospective approval granted for internal enhancements, 2 roof lights and a new boiler room.

Planning History

N/06/00560/LBC - Approved with conditions
Internal & External Alterations (Retrospective)

Description of proposed development:

Ground floor

- wall between living room and kitchen blocked up
- two roof lights added to kitchen roof
- boiler room and flue added to rear elevation
- new wall and doors between hall and dining room

First floor

- existing doorway from hall to bedroom 3
- new doorway formed to bedroom 3
- ensembles added to bedroom 2 and bedroom 3

Listing

Originally listed in 1988, the listing is stated as follows:

Overview

Grade: II

List Entry Number: 1022287

List Entry Name: MANOR FARMHOUSE

Details

GRITTLETON LEIGH DELAMERE ST 87 NE

7/9 Manor Farmhouse

GV II

Farmhouse, C17 altered 1842 for J. Neeld of Grittleton. Squared rubble stone with imitation stone slate roofs. Moulded coping with ball finials to main gables. Two storeys, and attic to main range. Ovolo-moulded stone mullion windows. Main range, to right, has two dripcourses and 2-window range of mullion-and-transom windows with hoodmoulds, 4-light with king-mullion to ground floor, 3-light above. Similar 3-light to east end wall with attic 2-light in gable and ground floor date plaque '160X / JN / 1842'. Similar west end attic window. Adjoining to west is L-plan 2-storey range with west stack of 2 diagonal shafts, one-window range of mullion windows with hoodmoulds to left, 2-light above and 3-light below and 2-storey projecting porch bay to right apparently of 1842 though possibly reconstructing original porch bay. Tudor-arched doorway with hoodmould, JN plaque above and first floor shallow ashlar 2-light C19 oriel. Beyond extends long 2-storey range with coped west gable. Two doors in centre, 3-light window each end with 2-light window above, all with hoodmoulds. Single storey outbuilding on west end wall. Rear wall stack.

Listing NGR: ST8835779312

Proposed Internal Alterations

Kitchen relocation

The house currently has a narrow galley kitchen that forms a thoroughfare between the boot room entrance and the rest of the house. This arises from the conversion of the building into two dwellings. A large farmhouse kitchen which would have served the entire building is located in Manor Farm Cottage. The design of the [2000] conversion did not make effective use of the space available, and the circulation creates a bottleneck within the kitchen that negatively impacts the flow of the house.

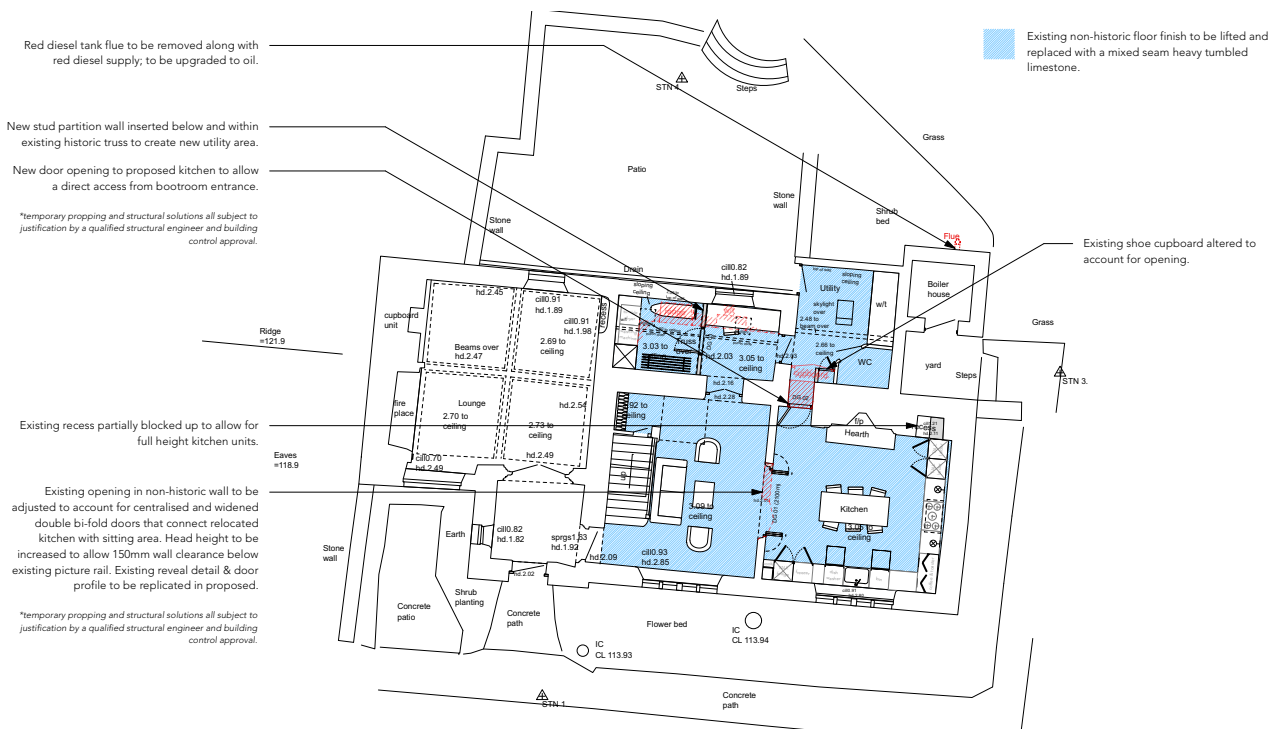
Whilst the house currently benefits from 2 reception rooms, it leaves one underutilised and the other more suited to a farmhouse kitchen/dining location. The property has a rich history of development, however, the last extension was undertaken in 1842, and so the owners believe that building a kitchen extension would negatively impact Manor Farm's appearance. In relocating the kitchen, they will avoid this eventuality and preserve the historic integrity of the rear elevation.

New internal wall

Upon relocation of the kitchen into a larger room, the existing kitchen could then be re-purposed as a separate utility area, which is currently housed in the same place as the boot room. Given that the boot room is generally a dirty zone occupied by muddy boots and dogs, this will enable the house to benefit from a separate utility area, improving functionality and ensuring a clean zone for washing and ironing.

The existing kitchen units will remain within the new utility area forming useful fitted storage with minimal disruption. A new timber stud wall positioned in line with the existing historic truss would

neatly divide the proposed utility and study area. The new study area provides an ideal place to facilitate working from home, overlooking the entry route whilst positioned away from thoroughfares, minimising interference.



New opening

A new opening is proposed between the existing boot room and proposed kitchen location. This will enable a more direct access from the entry point of the property to the kitchen, necessitating the need to travel through a study area, then sitting area, to arrive at the kitchen. It will also avoid the need to disrupt family members working from home. This door will match the existing door details remaining in keeping with the existing features of the house.

Replacement floor finish

The existing random pattern flooring – believed to have been laid in [2000] – has degraded with cracks through a number of the tiles as shown below. This is believed to be due to a lack of underlay. The existing flooring is proposed to be replaced with a more sympathetic natural mixed seam heavy tumbled limestone - 60cm width flagstones x mixed lengths 70cm through 100cm x 2.0cm thick. The colour consists of a natural mix of tones including pale honey, sand & beige. Underlay will be laid in order to prevent cracking.



Existing flooring



Proposed flooring

Impact on the Listed Asset

The design intention has been to minimise the impact on the listed building. The internal alterations proposed re-configure the existing spaces whilst offering a solution without extending. There is no impact to the listed building's external fabric, and when viewed from the public realm there will be no perceived change.

The internal alterations seek to work with the existing context and constraints, such as introducing a partition wall where an historic truss already sits, and widening an opening that retains one of the door reveals along with matching the existing door details.

Conclusion

On balance, the proposed internal alterations seek to upgrade the functionality and usability of the property to compliment family life without compromising the importance of its historic fabric. The alterations are well considered, with an emphasis on treading lightly. The proposal avoids the need to extend the property and any harmful impacts this could cause. The improvements will bring about significant benefits to the current occupants of Manor Farm, as well as any future residents, and safeguard its future as a family home.