

DESIGN AND ACCESS HERITAGE STATEMENT



**January
2026**

**Manor Barn, Manor Farm House, Wylve Road, Hanging Langford, Salisbury
Wiltshire, SP3 4NW**

Removal of Chimney from the Roof of Manor Barn

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TABLE OF CONTENTS

1. INTRODUCTION AND DETAILS OF PROPOSAL.....	3
2. RELEVANT PLANNING HISTORY	4
3. POLICY BACKGROUND.....	5
4. PLANNING ASSESSMENT.....	7
5. CONCLUSION.....	16

BIBLIOGRAPHY

APPENDIX 1 – OFFICIAL LIST ENTRY

1. INTRODUCTION AND DETAILS OF PROPOSAL

- 1.1.** Context Planning Ltd has been instructed to prepare a Heritage Statement to support an application for the removal of a small brick chimney from the thatched roof of Manor Barn, located within the historic farmstead associated with Manor Farm House, Hanging Langford.
- 1.2.** The application site is a historic farmstead associated with the adjacent Grade II listed The Manor Farmhouse located within Hanging Langford Conservation Area and the Cranborne Chase National Landscape (formerly the Cranborne AONB). Public Right of Way (PROW) footpath (ref. SLAN7) runs along the farm track immediately to the west of the application site. The application site lies within Flood Zone 1, however there are some limited areas of Risk of Surface Water Flooding along the access track to the west.



Bird's-eye view of the principal farmhouse and the former farmstead buildings including Manor Barn (to the left)

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- 1.3.** The wider property comprises 43 acres of pastureland split between 5 fields as well as a number of buildings. The main late C17 Grade II listed The Manor Farm House is surrounded by an individually listed C18 to C19 cobb wall (Grade II). The former farmstead a range of converted farm buildings in ancillary and partially - in self-contained use: curtilage listed Manor Barn has previously been let out as a dwellinghouse and now forms ancillary accommodation to the main dwelling. Hen View is currently used as a separate dwelling.
- 1.4.** The works proposed comprise a modest but sensitive intervention to the roofscape of Manor Barn. The chimney is understood to be redundant and/or unsafe, and its removal would facilitate necessary roof repairs and re-thatching works, improving the building's weatherproofing and long-term conservation.

2. RELEVANT PLANNING HISTORY

- 2.1.** The site has limited relevant planning history. Building Control records indicate that The Manor Barn was converted around 1941, and as discussed below, it is likely that some of the existing farmstead structures were removed and altered around the same time. The range of the buildings along the eastern edge of the farmstead were subsequently converted into garages, stores and additional accommodation.
- 2.2.** The Manor Farm House was subject to some internal and external alterations including replacement of one of the rear wings circa 1980, however no planning records could be located on the public register.
- 2.3.** Full planning permission and listed building consents (ref. S/1997/2023 & S/1997/2024) were granted in July 1998 for replacement of the end cob building with a self-contained fishing lodge, currently known as Hen View.
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- 2.4.** In 2002, listed building consent was granted for replacement of windows in the converted The Manor Barn (ref. S/2002/1852).
 - 2.5.** Listed building consent application (ref. 15/06183/LBC) for rebuilding of a portion of collapsed boundary wall with lime and sand rendered concrete blocks was refused and the subsequent appeal dismissed. The wall appears to have been reinstated as per original methods of construction.
 - 2.6.** Listed Building Consent (PL/2021/10095) was granted for installation of a Stannah Stairlift in the main house.
 - 2.7.** Listed Building Consent (PL/2022/02814) was granted to increase the width of an internal opening between the kitchen and dining room
 - 2.8.** Planning permission (PL/2022/01846) allowed provision of vehicular access to former farm yard, replacement outbuilding, resurfacing and expansion of hardstanding to the north of Manor Barn.

3. POLICY BACKGROUND

- 3.1.** The statutory duties set out within Planning (Listed Buildings and Conservation Areas) Act 1990 and national policy in the form of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are also relevant and referenced accordingly.

The Wiltshire Core Strategy

- 3.2.** Core Policy 57 (Ensuring High Quality Design and Place Shaping) relates to design and advises that new development should be sympathetic to the historic

and natural environment. It should enhance local distinctiveness and relate positively to its setting.

- 3.3.** Core Policy CP58 (Ensuring the Conservation of the Historic Environment) advises that development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their setting will be conserved, conserved, and where appropriate enhanced in a manner appropriate to their significance.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.4.** The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works 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.

National Planning Policy Framework (NPPF 2024)

- 3.5.** Paragraph 210 advises that in determining applications, LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 212 advises *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).’*
- 3.6.** Paragraph 219 states that *“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 220 clarifies that not all elements of a conservation Area will necessarily contribute to its significance and that relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole should be taken into consideration.

4. PLANNING ASSESSMENT

Heritage Assets

- 4.1.** The wider site encompasses two Grade II listed building: The Manor Farm House and the cob wall encompassing residential curtilage of the main house. Large parts of the village core along Wyllye Road are also washed over by the Conservation Area designation. Historic Environment Records (HER) contain no entries of any known archaeological features within or near the application site. Manor Barn is a curtilage listed building.

The site’s historic context

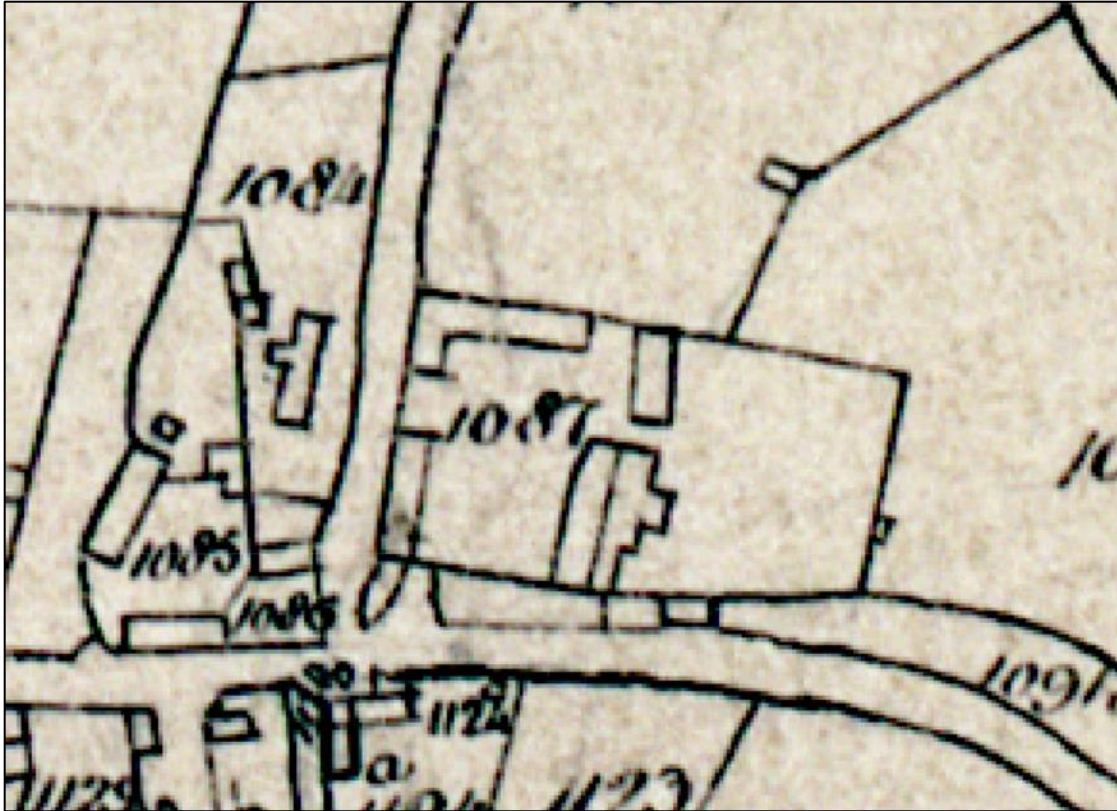
- 4.2.** Manor Farm forms one of the key historic building groups within the village of Hanging Langford, a settlement of considerable antiquity and a characteristic “street village” in which farmhouses historically faced across the linear route with long plots extending behind. The Manor Farm complex represents one of the principal historic holdings in the village and retains a coherent relationship between the high-status farmhouse and its associated agricultural yard and buildings, reflecting the gradual evolution of farming practice and domestic improvement over time.

- 4.3.** Cartographic sources confirm that the extent of the Manor Farm plot has remained broadly consistent since at least the late 18th century. Andrews' and Dury's Map of Wiltshire (1773) indicates the established presence of the farm complex and suggests that the farmstead historically contained structures aligned with the lane (now the farm track/PROW) linking Hanging Langford and Steeple Langford, evidencing the longstanding agricultural function and connectivity of the holding.



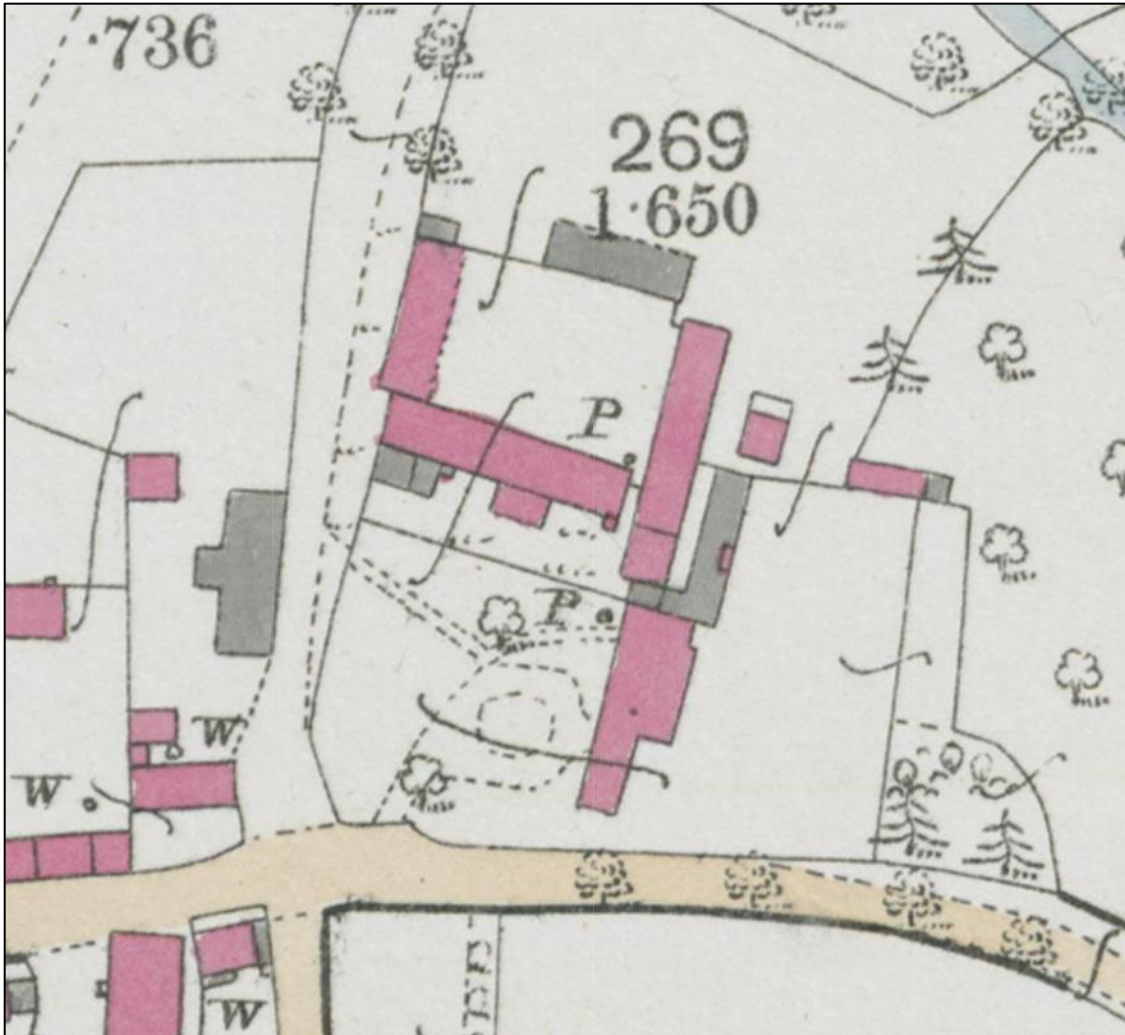
Andrews' and Dury's Map of Wiltshire, 1773

- 4.4.** By the 1840s, the Wiltshire Tithe Map shows the house in roughly its current position and confirms that the yard already comprised more than just a house and a single barn. At this stage the courtyard form appears more regular, reflecting the broader pattern of farmstead improvement and intensification that occurred in the post-1790 period and particularly during the "High Farming" years of the mid-19th century, when livestock management and manure production drove the reorganisation and investment in farm buildings and yard.



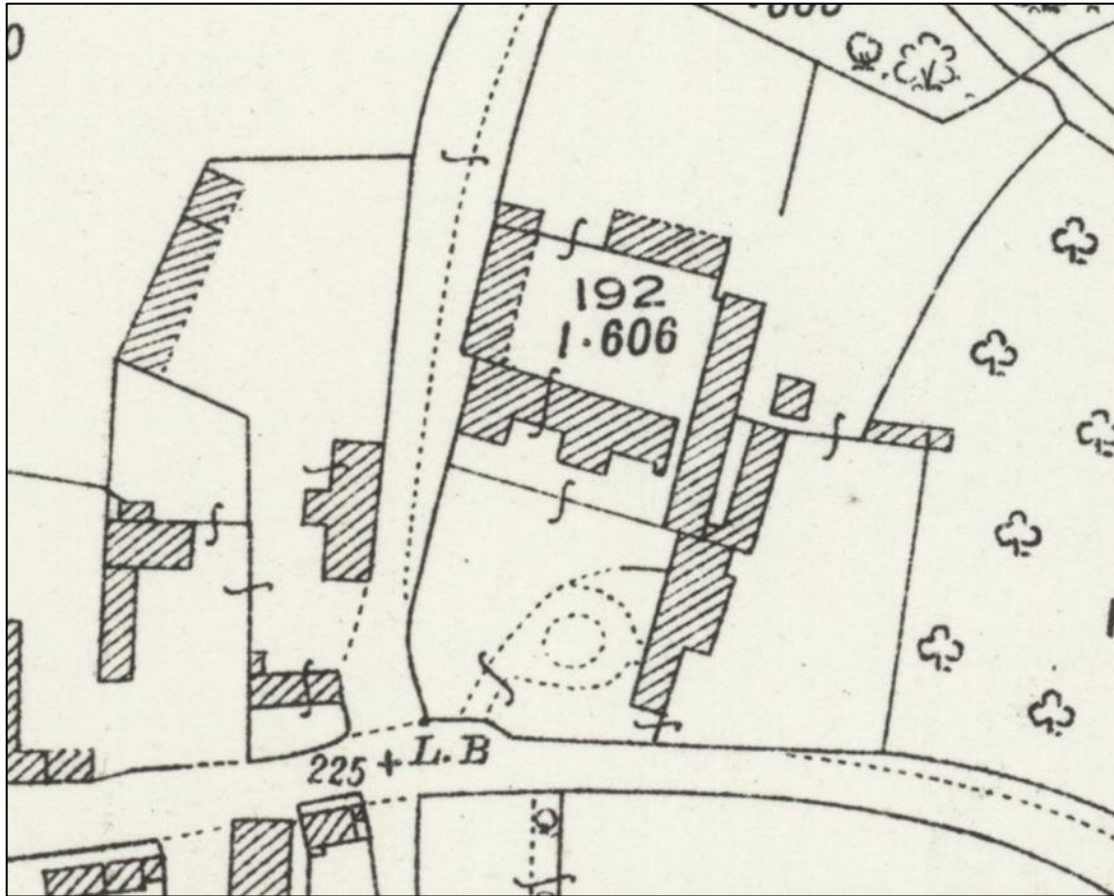
1840s Wiltshire Tithes Map

- 4.5.** The mid-late 19th century OS mapping further reinforces this trajectory, showing the farmstead developing into a more complete and ordered courtyard arrangement. The mapping indicates the segregation of the working farmyard from the more “gentrified” domestic curtilage around the principal farmhouse, and the emergence of a regular plan form containing a number of linear buildings, of which only some have survived to the present day. The Manor Barn is understood to be one of these surviving components and is therefore likely to be among the older buildings in the group, forming a key historic element of the former working yard. The building immediately to the north of the main house is likely to comprise part of the surviving converted Manor Barn, however by the late C19 the building to the west of the house and the L-shaped structure to the north-west corner have either been demolished or altered.



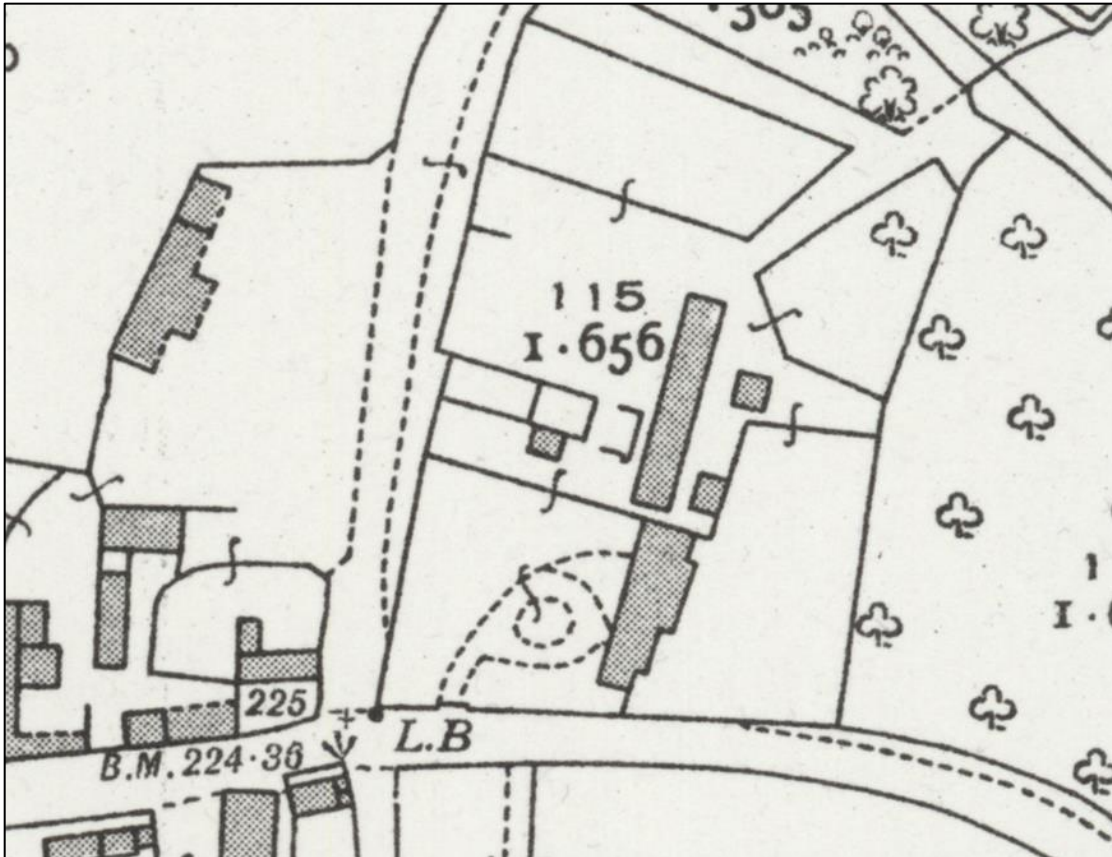
1844-1888 OS 25" 1st Edition

- 4.6.** By the turn of the 20th century, mapping indicates that the phase of investment and expansion had slowed, reflecting national trends in declining agricultural profitability and reduced new building activity, with most farmsteads relying instead on repair and incremental modification of earlier structures. Subsequent early 20th century mapping suggests removal of some farmstead structures along the western and northern boundaries of the yard, indicating a degree of rationalisation and change in the arrangement of the farm buildings during this period. The regular courtyard plan contains four linear buildings, two which have survived to this day (The Manor Barn and the stone walls on the east-west axis).



1898 – 1939 OS 25" 3rd Edition

- 4.7. Importantly, Building Control records (ref. G11/760/496) indicate that the main barn was converted around 1941. This conversion is likely to mark a significant functional transition away from more intensive agricultural use of the yard, and may have coincided with the enclosure and domestication of parts of the former farmyard, including the possible formation of the capped stone wall along the western boundary. This evidence supports the conclusion that the barn's current domestic use and internal configuration represent a relatively modern phase in the building's long history, superimposed upon an earlier agricultural structure of traditional form and materials.



1921- 1943 OS 25" Rev. Edition

- 4.8.** Within this context, the small brick chimney rising through the thatched roof is best understood as a later intervention associated with the 20th-century residential conversion and/or later domestic servicing requirements, rather than an original historic agricultural feature. This is consistent with the building's known conversion history and is supported by the photographic record, which indicates that the chimney does not form part of the barn's earliest roofscape character. The chimney therefore makes a limited contribution to the historic significance of Manor Barn, and its removal would not erode the legibility of the farmstead's historic development; rather, it would support the long-term conservation of the traditional thatched roof form and fabric.



Aerial photo of Manor Farm, June 1959

Impact upon Listed Building

- 4.9.** The chimney is a small brick stack positioned centrally on the ridge. While has formed part of the roofscape from the mid-20th century conversion phase, it is not considered to be a valuable element of historic or architectural significance of the building when considered against the building's form and massing, traditional wall materials and thatched roof character as the dominant heritage feature.
- 4.10.** The existing thatch is clearly of some age, with extensive erosion on both slopes. The area around the chimney centrally is particularly eroded, with obvious holes in the thatch surface. A local Master thatcher is instructed to strip

off the outer coating of thatch and replace with a fresh coat of wheat straw as soon as possible.



Manor Barn - eroded thatch covering and very short brick chimney.

- 4.11.** The chimney however is clearly a modern feature related to a later adaptation for domestic heating rather than the original agricultural use or form of the barn. It is rising centrally over the ridge to provide a flue for the fireplace in the sitting room. The chimney is very short and nowhere near adequate to provide safe use at present.
- 4.12.** The current Building Regulation standard is for a minimum height of 1800mm above the thatch and significant alteration and rebuilding would be needed to achieve this level. The cement mortar flaunching around the chimney is loose against the surrounding thatch. This type of detail would normally be replaced

by the Thatcher when the ridge is renewed, however in this instance the owner is looking to decommission the flue for the foreseeable future.



Manor Barn roof structure showing replaced main truss and mid C20 chimney.

- 4.13.** In heritage terms, the chimney makes only a limited contribution to the significance of Manor Barn. Its removal would not erode the legibility of the barn's historic form, fabric or roofscape character, and consequently would not result in harm to the significance of the heritage asset.
- 4.14.** On the contrary, the removal of this disproportionate and uncharacteristic feature would support the long-term conservation of the thatched roof by enabling a continuous and more robust roof covering, reducing the risk of ongoing erosion and water ingress. The proposal therefore secures a modest heritage benefit.

5. CONCLUSION

- 5.1.** The Manor Barn and associated historic buildings form an integral part of the village, and the conservation benefits of the preservation and enhancement of these heritage assets are closely aligned with the owner's aspirations for the site. As custodians of the building, the owner is looking to invest in repair and improvement works.
- 5.2.** The proposal has been developed in accordance with the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting, and with Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the Wiltshire Core Strategy.
- 5.3.** The chimney is not considered to be an important historic element of the barn, and is likely to relate to later phases of adaptation following conversion in the mid-20th century. Its removal, together with localised reinstatement of the roof structure and thatch on a like-for-like basis and using traditional techniques, would preserve and enhance the significance of the heritage asset and its setting, and would secure a conservation benefit by reducing a vulnerable roof penetration and facilitating improved long-term weathering performance.

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Appendix 1 – Official List Entries



Extract from Wiltshire Planning Explorer Map indicating Listed buildings in the immediate vicinity of the site (The Manor House, the surrounding cobb walling and the adjacent Manor Cottage)

THE MANOR HOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1183125

Date first listed: 23-Mar-1960

Date of most recent amendment: 21-May-1986

District: Wiltshire (Unitary Authority)

Parish: Steeple Langford

National Grid Reference: SU 03256 37095

Details

STEEPLE LANGFORD HANGING LANGFORD SU 03 NW (north side) 2/81 The Manor House 23.3.60. (Formerly Listed as Manor House Farmhouse) GV II Detached house. Late C17. Dressed limestone, tiled roof, brick stack. Gable end to road, T-plan. Two storey, 3-windowed. Door with six fielded panels and flat wooden hood on brackets to right of centre, 3-light restored ovolo-mullioned casement to right and 16-pane sash to left. Moulded string course to first floor; 4-light, 3-light and 2-light ovolo-mullioned casements. Service block to left has C20 glazed door, 3-light ovolo-mullioned casement to ground floor and two C20 two-light ovolo-mullioned casements to first floor, eaves raised C19. Right return has 12-pane sash to ground and first floor, coped verge. Rear has truncated external stack to left, to right is C20 lean-to porch with ovolo-mullioned casement and glazed door, first floor has 2-light ovolo-mullioned casement. Rear wing with 2-span roof, partly rebuilt 1980's, has French windows and restored ovolo-mullioned casements, flint first floor. Left return has blocked doorway. Interior extensively remodelled 1980's, but retains chamfered beams with ogee stops, two open fireplaces with timber lintels on stone jambs, first floor has reset stone Tudor-arched fireplace.

Listing NGR: SU0363537562

COB WALLING AT THE MANOR HOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1146232

Date first listed: 21-May-1986

District: Wiltshire (Unitary Authority)

Parish: Steeple Langford

National Grid Reference: SU 03256 37078

Details

STEEPLE LANGFORD HANGING LANGFORD SU 03 NW (north side) 2/82 Cob walling at The Manor House GV II Garden walls enclosing garden on four sides. Probably C18 and C19. Cob wall about 1.5 metres high, on flint and brick footings with thatched capping to north and west sides, pantiles to south and Welsh slates to east. Well preserved.

Listing NGR: SU0324337082

MANOR COTTAGE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1146231

Date first listed: 21-May-1986

District: Wiltshire (Unitary Authority)

Parish: Steeple Langford

National Grid Reference: SU 03198 37085

Details

STEEPLE LANGFORD HANGING LANGFORD SU 03 NW (north side) 2/80 Manor Cottage GV II Detached cottage. Mid C17. Dressed limestone and chalk, square-panelled timber-framing retained on rear wall, half-hipped thatched roof, brick stacks. Two-storey, 3-windowed front; casements. Central glazed door, two 2-light casements to right and one 2-light casement to left. First floor has 2-light casement and two eyebrow dormers with 2-light casements. Build to left is C20 extension in similar style and under thatched roof. Medieval carved stone head set over front door. Rear has timber-framing with brick nogging, glazed door and single leaded light to left part rebuilt in dressed stone, to right are planked door in chamfered case, 2-

light casements and small wooden mullioned light to left of door, first floor has 3-light casement and two 2-light casements in eyebrow dormers. Interior said to have chamfered beams and open fireplace with chamfered lintel on stone jambs.

Listing NGR: SU0319537089