

HERITAGE STATEMENT



March 2026

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

Re-thatching of Manor Barn with water reed

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1. INTRODUCTION AND DETAILS OF PROPOSAL

- 1.1.** Context Planning Ltd has been instructed to prepare this listed building application for the re-thatching of Manor Barn, located within the historic farmstead associated with Manor Farm House, Hanging Langford. The works comprise the removal of the existing top layer of thatch and re-covering the roof using water reed, laid over the existing understrata of thatch.
- 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 comprises a range of converted farm buildings. The curtilage listed Manor Barn and Hen View are self-contained dwellings remaining in the same ownership as the main house.
- 1.4.** The proposal has been developed in direct response to the long-term degradation of the existing roof covering, the need to avoid further loss of historic fabric and national shortages of thatching straw. The works represent a necessary intervention to prevent the building from sliding into disrepair.
- 1.5.** The works will be carried out by a local Master Thatcher Bradley Young who was first instructed to re-thatch the property in late 2021. Mr Young has over 30 years of experience of thatching, is a second generation Master Thatcher working in the Salisbury and surrounding area, a full member of The National Society of Master Thatchers and a craftsman in both Wheat Straw and Water Reed.

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
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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.
- 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.
- 2.9.** There is a pending Listed building application (PL/2026/00483) for the removal of a chimney from the roof of The Manor Barn. When this application was prepared in January 2026, the intention was to re-thatch the building with straw thatch.

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)

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- 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 215 deals with instances where development proposal leads to less than substantial harm to the significance of a designated heritage asset. It advises that: *‘this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.*
- 3.7. 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.

Supplementary Planning Documents and Advice

- 3.8. The Government’s Planning Practice Guidance (PPG) gives further guidance to the NPPF on how national policy is to be interpreted and applied locally.
- 3.9. Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015) provides
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useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

- 3.10.** Historic England Advice Note 2 ‘Making Changes to Heritage Assets’ provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition, and alteration, as well as on works for research alone, based on various types of heritage asset.
- 3.11.** The most relevant and recent advice provided by Historic England on Conservation of Traditional Thatch was last updated in February 2025. It recognises the national shortage and backlog following the ongoing several years of poor crop (since 2023). To help owners, thatchers, and local authorities at this difficult time, HE have updated and expanded their guidance on conservation issues when considering a change of thatch material¹. This clarifies the decision-making process, will help ensure all relevant information is submitted at the outset, and will give local authorities the confidence and evidence to grant consent in cases of genuine need.
- 3.12.** It also recognises that *‘there may be cases where a thatched roof urgently needs full re-coating and a thatcher cannot secure enough good quality long straw or combed wheat reed, so water reed is proposed as the best alternative’*. Historic England have prepared a list of considerations to for making the case for changing thatching material on a listed building. These are addressed under the relevant headings below.

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¹ <https://historicengland.org.uk/advice/technical-advice/buildings/thatching-advice/#2025Supply>

4. SIGNIFICANCE

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 Wylve 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.
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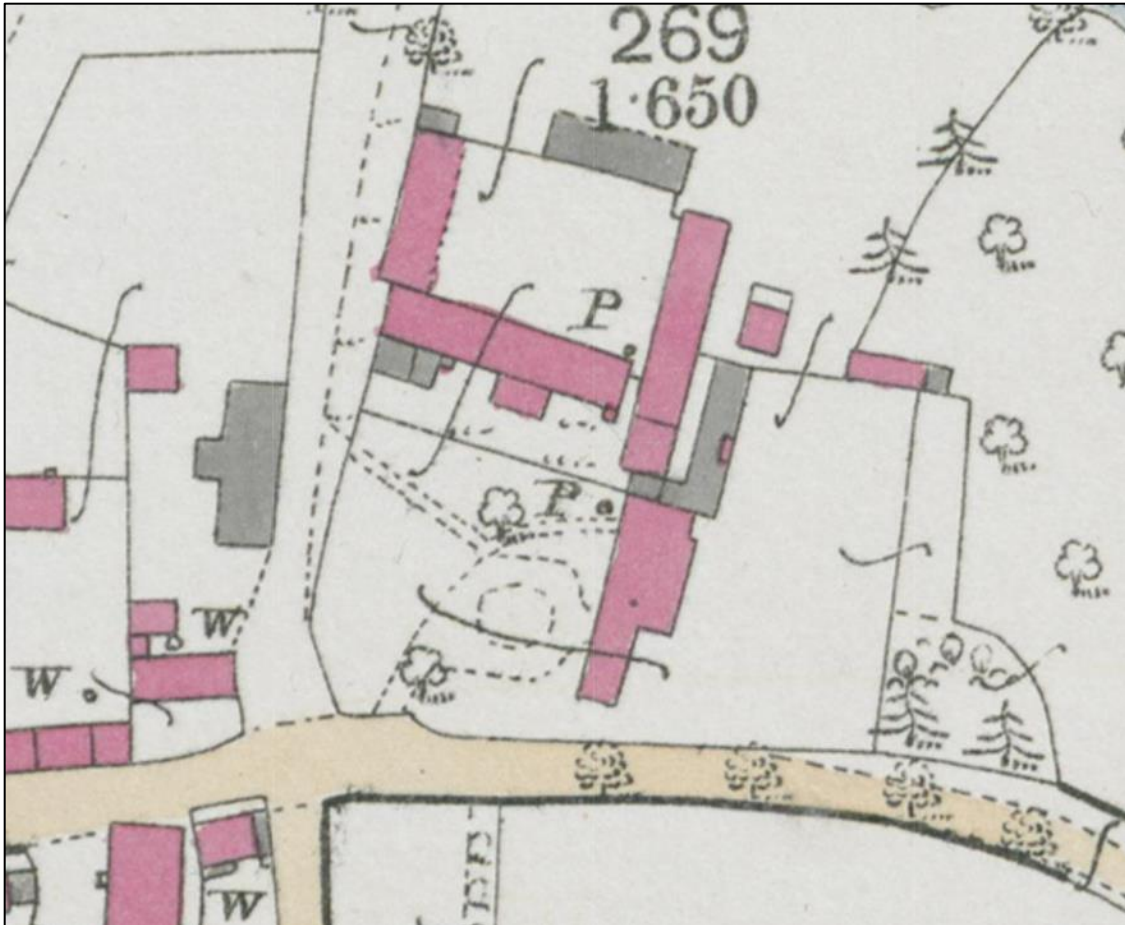
Andrews' and Dury's Map of Wiltshire, 1773

- 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.
- 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.



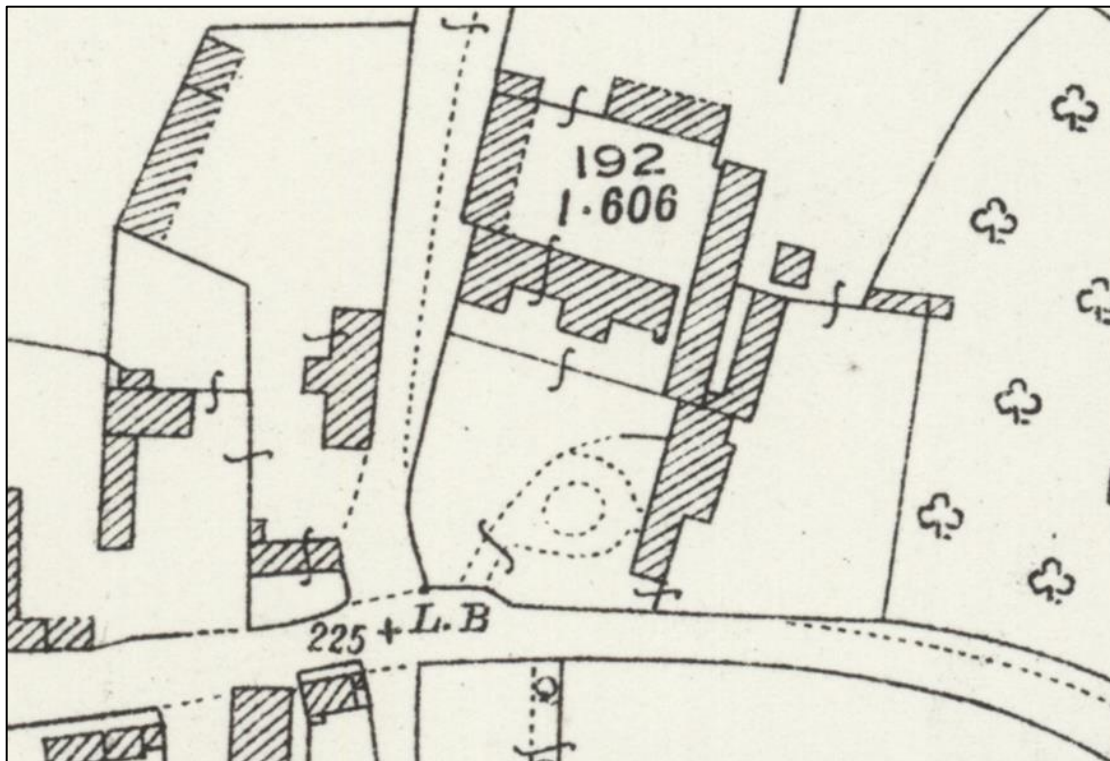
1840s Wiltshire Tithes Map

- 4.6.** 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.



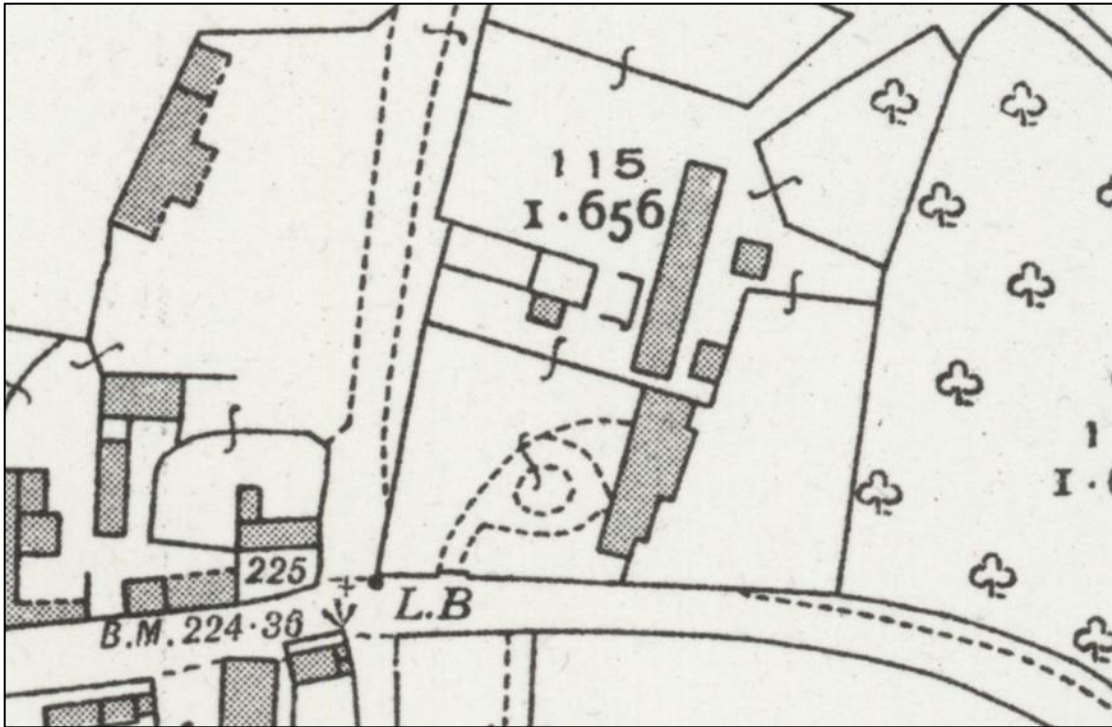
1844-1888 OS 25" 1st Edition

- 4.7. 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

- 4.8.** Importantly, Building Control records (ref. G11/760/496) indicate that the main barn subject to this application 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.
- 4.9.** Late 1950s aerial images of the building confirm the presence of thatch on this former barn.



1921- 1943 OS 25" Rev. Edition



Aerial photo of Manor Farm, June 1959

5. EXISTING CONDITION

- 5.1.** Existing building has a pitched, thatch roof set on external walls that are mostly solid stone. There are some sections of cob, particularly towards the north end of the building. Internally, wall and ceiling linings are modern, with a modern concrete ground floor. The northern garage section at the north end provides basic storage.
- 5.2.** The thatch is several layers thick, with an obvious join between the most recent coat and older thatch visible underneath the eaves. A flush ridge is provided with hazel spars that are now loose and missing in places. The slopes have a wired finish to prevent birds pulling straw from the surface. The thatch has a half hip on the south end and runs to a raised gable parapet at the north end of the building.
- 5.3.** The roof covering has built up over time, particularly at the north gable/parapet junction, where the thatch now sits flush against the stonework. This build-up reduces the visual articulation of the parapet and increases the risk of moisture retention at the abutment. The half-hip at the southern end remains legible but shows similar signs of thinning and surface degradation.
- 5.4.** The thatch is clearly in need of replacement, with extensive erosion on both slopes. The central area around the small brick chimney was particularly affected by 2021, with obvious holes in the thatch surface and was temporarily patched up. The thatch has built up level with the stone parapets at the north end. There is a loose lead section on the front slope against the stonework and there are signs of water penetration internally. The main truss just to the south of the chimney breast has been replaced in modern timbering at some stage in the past, following failure of the original arrangement.

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- 5.5.** Externally, the outer coat exhibits significant biological colonisation, particularly moss and algal growth across both principal slopes. The growth is pronounced across the entire roof, and especially at the middle section. This has resulted in extensive moss growth, darkening of the surface and uneven texture, with visible thinning of the straw matrix beneath the netting.
- 5.6.** There is clear evidence of localised surface failure, including small voids and depressions within the coat, especially around the ridge line and in proximity to the chimney penetration. In several locations the straw has eroded back to expose earlier underlying layers, indicating that the outer coat has lost its protective density. The eaves line is uneven and worn in places, with some loss of material at the margins.
- 5.7.** The galvanised wire netting fixed across the slopes to deter bird damage is visibly loose in places and locally detached at the eaves and verge. While this has likely limited further loss of material, it also highlights the advanced weathering of the surface coat. The ridge itself appears flattened and compressed, with spars either missing or inadequately securing the ridge material.
- 5.8.** Taken together, the review of the current state of the building confirms that the outer coat has reached the end of its functional lifespan. The deterioration observed is consistent with advanced weathering rather than isolated defect. Continued delay in renewal would increase the likelihood of water penetration and subsequent deterioration of the historic roof structure beneath.
- 5.9.** Master Thatcher was first invited to inspect the roof following the purchase of the property by its current owner in 2021. Building Survey Report prepared by Davies Chartered Surveyors in August 2021 identified the thatched roof covering as being in an advanced state of weathering, with thinning of the outer
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coat and localised deterioration increasing the risk of water ingress.

- 5.10.** The 2021 survey recommended urgent renewal of the outer thatch layer in order to maintain the building's weatherproofing and to prevent consequential deterioration of the underlying roof structure and internal fabric.
- 5.11.** The findings of the building survey have been reviewed by the Master Thatcher Bradley Young, who concurred with the assessment. Some localised patching was done, and the full re-thatching works were scheduled to start early in 2023.
- 5.12.** Several attempts have been made since 2021 to secure a sufficient quantity of long wheat straw in order to proceed with the works using like-for-like materials. The latest attempt at re-thatching was provisionally scheduled for the current year, and arrangements had been made with the local supplier to source the necessary straw. However, by email dated 16 February 2026, the supplier confirmed that the latest order could not be fulfilled due to ongoing national shortages arising from consecutive poor harvests. The correspondence enclosed with the application indicates that stock levels remain insufficient and that the earliest opportunity to re-evaluate supply availability is likely to be at the conclusion of the 2026 harvest season (August–September 2026).
- 5.13.** The continued uncertainty of supply, coupled with the deteriorating condition of the outer coat, has therefore necessitated consideration of an alternative traditional thatching material in order to ensure that essential maintenance works can proceed without further delay.
- 5.14.** Based on similar projects in the South-West (Wiltshire and Somerset) overseen by Context Planning, it is very clear that other thatchers are experiencing the same problem regionally and nationally. Attached to this submission is a letter from Directors of National Society of Master Thatchers, Andrew Raffle and Nigel
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Turton, who explain the devastating impacts the current straw shortage has upon thatched properties across the country and this traditional craft industry.

- 5.15.** Other temporary measures have been considered and discussed with the applicant and his thatcher. The roof has already seen series of patch-repairs and now is in need of more permanent solution. Protecting the roof with a temporary tarpaulin would not address the underlying issue and worsen the condition by trapping moisture and protecting microbial growth which in turn will increase load on the building. Tarpaulins are not coping well with the increased intensity of wind and the rain. Furthermore, it will for a sustained period harmfully affect the presentation of the building at the heart of the Hanging Langford Conservation Area.

6. IMPACT UPON SIGNIFICANCE

- 6.1.** The existing thatch contributes positively to the significance of Manor Barn insofar as it reinforces the building's vernacular agricultural character, traditional material palette and distinctive roof silhouette within the historic farmstead group. The thatched roof is a defining visual and architectural component of the barn and plays an important role in its contribution to the character and appearance of the Conservation Area.
- 6.2.** In assessing significance of this curtilage listed structure, a distinguishment ought to be made between the presence of thatch as a traditional roofing material and the specific botanical composition of the current outer coat. Thatch is, by its nature, a cyclical and renewable material, historically replaced at regular intervals as part of routine maintenance. The evidential value of a thatched roof therefore lies primarily in its structural form, constructional method and continuity of thatching tradition, rather than in the survival of any particular

outer layer, which is inherently temporary.

- 6.3.** The roof structure of the barn is arguably the most interesting surviving part of the building, albeit there is evidence of 20th century reinforcement. However, the significance of the roof lies primarily in its internal construction, form, profile, depth and craftsmanship rather than in the specific crop type of the current outer coat, which represents a relatively recent 20th century renewal phase rather than a rare or evidentially important historic survival.
- 6.4.** There is no evidence of surviving smoke-blackened base layers or stratified historic thatch of archaeological interest within the roof structure, and in any case only the outer perished layer of the coat is proposed to be removed and replaced. Accordingly, the proposed recoating with water reed (laid in a traditional wheat-straw style and maintaining the established roof profile and detailing) would not result in the loss of historic fabric of evidential value.
- 6.5.** The works will also include the addition of a raised block ridge. This is a traditional feature seen on many thatched buildings in the area and serves both an aesthetic and practical purpose, enhancing the appearance of the building and prolonging the life of the thatch beneath. The ridge will be finished in a plain style with a straight, sharp-cut edge, consistent with the character of the local vernacular. This approach is considered the most appropriate and traditional style for the building and its setting.
- 6.6.** While a change in material would constitute a minor alteration to material authenticity and legibility of local regional thatching techniques, any resulting impact on significance would be very limited and clearly at the lower end of the spectrum of less than substantial harm.
- 6.7.** In contrast, timely re-thatching will secure the continued weatherproofing and
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structural protection of the barn and thereby sustain the long-term conservation of the designated heritage asset. This is a significant public benefit associated with the proposed works which will outweigh the harm associated with the recoating in alternative thatching materials.

7. CONCLUSION

- 7.1.** 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.
- 7.2.** 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.
- 7.3.** The Historic England guidance (February 2025) has been issued as a direct response to the crisis in thatching wheat straw supplies. It recognises that whilst a change of thatching materials may result in less than substantial harm to the significance of the heritage asset, this will in cases, where temporary or alternative measures will not suffice, potentially result in public benefits which outweigh that harm.
- 7.4.** The above assessment demonstrates that this proposal represents a genuine last-resort intervention following the failure of material supply, exhaustion of patch repair, and emerging structural risk. The applicant has not sought material

change by preference but as a necessary response to market collapse affecting the supply of traditional thatching straw.

- 7.5.** The proposal therefore satisfies Historic England's test that alternative materials may be accepted where repair cannot reasonably await supply and where heritage loss would otherwise be caused by delay.
- 7.6.** The applicant accepts that the existing combed wheat straw thatch contributes to the significance of the heritage asset albeit it is assessed that the contribution of this particular material is limited, and the overall architectural presentation of the building carries greater significance. In this regard NPPF paragraph 215 is engaged.
- 7.7.** The building is however in a risky state, and degradation will only increase the longer works are delayed to the building. This trend needs to be reversed as a matter of urgency before more serious harm occurs. There is a clear and convincing justification for the proposed works in this regard, meeting the requirement of NPPF paragraph 213.
- 7.8.** NPPF paragraph 212 makes clear that great weight should be given to the asset's conservation, irrespective of the degree of harm. The PPG (paragraph 020: Ref ID: 18a-020-20190723) outlines that 'benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secures its future as a designated heritage asset could be a public benefit'.
- 7.9.** The same PPG paragraph goes on to note (not exhaustively) a list of heritage benefits which includes 'reducing or removing risks to a heritage asset'. Re-thatching of The Manor Barn is proposed to protect this heritage asset from more serious structural damage and to avoid any further loss of fabric and
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consequent harm to significance.

- 7.10.** The introduction of a water reed topcoat would be a reversible measure. The applicant would support an informative being attached to the grant of consent making clear that the Council's expectation is that the next re-thatching should take place with combed wheat straw following the removal of the water reed thatch. The fact that the works are reversible, and ultimately temporary in nature, reduces the overall extent of harm to the significance of the heritage asset. In this regard the harm would be minimised as far as possible.
- 7.11.** Overall, in this case having regard to the fact specific circumstances of this case it is considered that the public benefits of approving the re-thatching with water reed would outweigh the acknowledged harm to significance caused by the change in materials. The NPPF 'heritage balance' outlined in paragraph 215 would therefore be passed. This position is consistent with Historic England's most recent (February 2025) advice.

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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

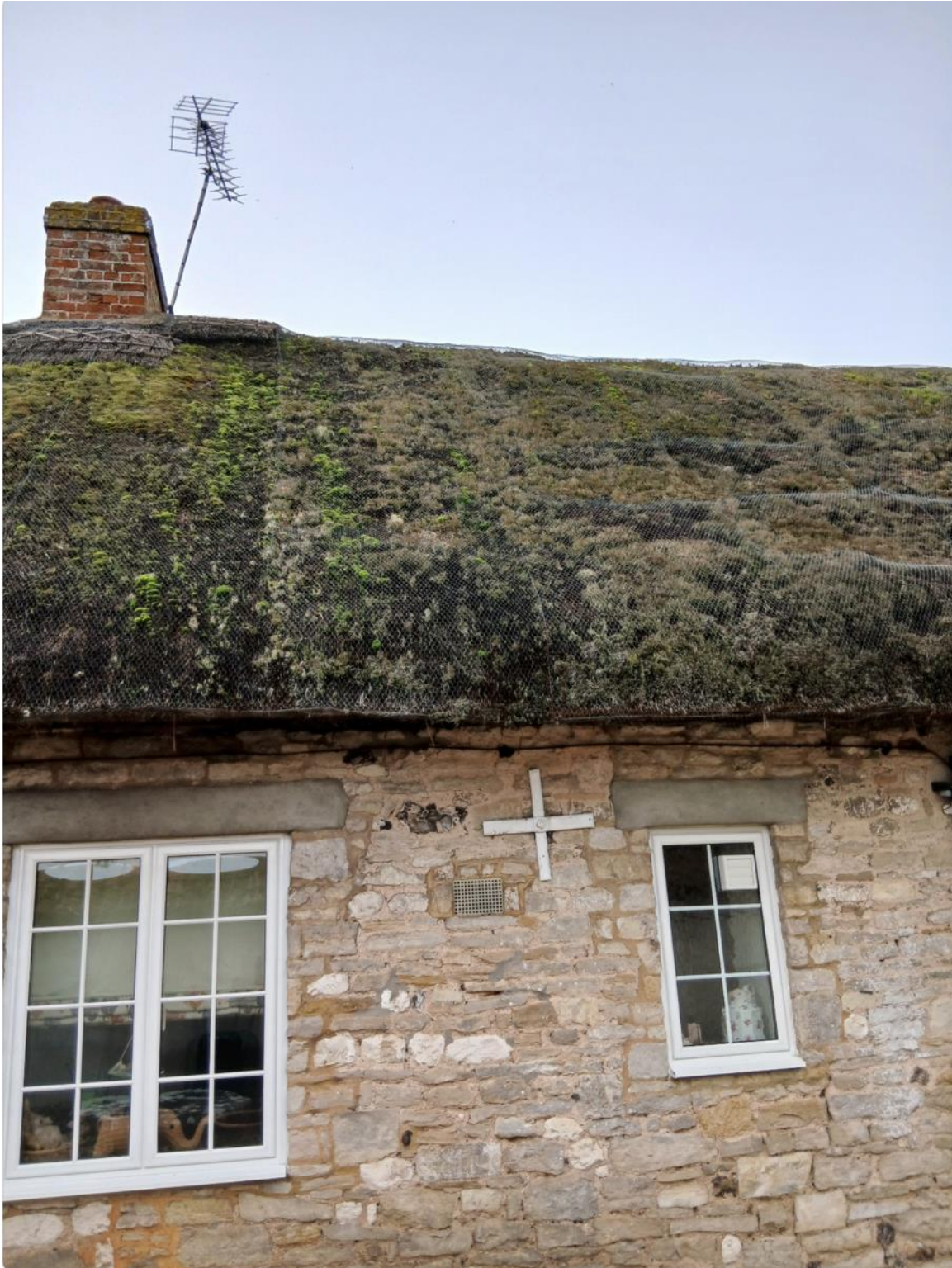
Details

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

Appendix 2 - Photographic Schedule





Manor Barn, Wylie Road, Hanging Langford, SP3 4NW



Manor Barn, Wylve Road, Hanging Langford, SP3 4NW



Manor Barn, Wylie Road, Hanging Langford, SP3 4NW