

DESIGN, ACCESS AND HERITAGE STATEMENT

Alterations at:

Manor House, Rowde, Wiltshire, SN10 2ND

For: JP and Annie Davidson
Date: Tuesday 24th March 2026
Ref: 24-03-02-RS3 DASH



Manor House courtyard and associated outbuildings/garages, 2025

Chalk.

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1. Introduction

- 1.1. This Design, Access and Heritage Statement is to accompany a Listed Building Consent Application for works at Manor House, Rowde, Wiltshire, SN10 2ND. It is to be read in conjunction with the accompanying application drawings.
- 1.2. The intention of this statement is to fulfil the requirements of paragraph 200 of The National Planning Policy Framework (NPPF) (last updated December 2023).
- 1.3. This application is for the addition of glazing behind the existing structure of the outbuilding store, allowing for the conversion of the courtyard store and garage into a boot room and utility. The proposal will improve long-term viable use of the space, providing internal storage, and an improved entrance from the rear garden.
- 1.4. The report was commissioned by the current owners of the building, JP & Annie Davidson, and carried out by Chalk Architects.
- 1.5. Planning History:
Attic conversion PL/2021/07860 (2021/2024)

2. Methodology

- 2.1. The history and significance of the site was analysed using the guidance and information contained within the following literature/sources:
 - Historic England’s Conservation Principles, Policies and Guidance (2008)
 - Historic England’s Advice Note 12: Statements of Heritage Significance (October 2019)
 - Historic England’s Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (December 2017)
- 2.2. This statement concentrates on only those areas of the heritage asset that are affected by the proposals and is limited in its analysis in accordance with paragraph 200 of the NPPF “The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.

3. Relevant Policy

- 3.1. Wiltshire Core Strategy Policy
Core Policy 58 'Ensuring the Conservation of the historic environment' which states that "designated heritage assets and their settings will be conserved."
- 3.2. National Planning Policy Framework (updated 2023)
Section 16 “Conserving and Enhancing the Historic Environment” sets out an overall aspiration for conserving heritage assets.
- 3.3. Planning (Listed Building and Conservation Areas) Act 1990
Sections 16 and 66 require proposals to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It also states that any consent shall “endure for the benefit of the building and of all persons for the time being interested in it”.

4. Context

- 4.1. Manor House is an 18th Century GII listed detached farmhouse on a generous site in the village of Rowde.
- 4.2. The property faces east onto Manor Farm Lane just off the High Street on the eastern edge of the village.
- 4.3. The property is Grade II listed, but is not located within a Conservation Area. The listing description (entry no. 1243406) is as follows:

ROWDE HIGH STREET ST 96 SE (north side) 4/234 Manor House II Farmhouse, C18 extended in early C19, red brick with slate roofs. Two-storey, 2-window hipped-roof front with 2 pairs of 12-pane sashes in timber architraves each floor and rear stack. Flush quoins at south-east angle and 2 blocked bead-moulded 2-light mullion windows in east end wall. Long rear range, half-hipped to north with ridge stack and wing projecting from east side with east end stack. East side door with timber-hood on brackets and one- window range of 16-pane sashes. Wing has south side door, 16-pane sash to right and cambered-head 8-pane window over. West side of rear wing has 3-window range of casements, cambered-heads to lower windows. At north end, attached stable and loft building with pantiled outbuilding beyond.



Figure 1- The existing store, leading through to the garage and courtyard



Figure 2- View onto courtyard from within existing store



4.4. Historic mapping indicates the presence of the store and garage, however it suggests that their current form differs from that shown on the 1840s Wiltshire Tithe Map (see Appendix A). Whilst these structures may have formed part of the original arrangement associated with the house, their current configuration may not reflect their historic form.

5. Description of the Heritage Asset

- 5.1. The heritage asset comprises a Grade II listed C18 farmhouse, which was extended in the early C19. The house is two-storeys and constructed of red brick with predominantly slate roofs. It is believed the house once had stone roof tiles, and these are now laid on the garden path.
- 5.2. The proposed works relate to the open store and garage to the north of the property (see proposed site plan). The listing description above describes this area as an ‘attached stable and loft building with pantiled outbuilding beyond’ suggesting the open store was a stable. However, there is a separate detached stable building located to the south of the house and therefore this suggests the open store was more likely to have been under agricultural use. For the purpose of this application it is therefore referred to as a store.
- 5.3. The site boundary divides the roof of the store as shown in figure 3. On the application property, the roof covering is slate, while on the neighbouring side, Manor Barn, it is finished in pantiles, matching the attached garage.
- 5.4. The store includes an open frontage, supported by a timber beam and two timber posts resting on staddle stones (see figure 4). The end bay of the store is enclosed with horizontal weatherboarding facing the courtyard. The rear wall forms the boundary wall shared with Manor Barn’s outdoor store. A timber ledged and braced boarded door/gate provides access to the rear garden, with a small roof overhang (see figures 6 and 8). The original roof has been replaced with modern rafters, battens and slates, however there are some historic rafters still present in some areas.
- 5.5. The garage appears to be a later addition to the store. It has a pantile roof, with modern rafters and roof membrane (see figure 10). The garage has a single glazed, timber framed painted window with glazing bars along the south elevation (see figure 12). At the western end there are modern double timber boarded garage doors (see figure 11).
- 5.6. There is currently an opening between the garage and store with concrete lintel, containing a modern timber door. This is clearly a later addition and is not considered to represent a historic route between the two spaces (see figure 9).

6. Significance : Heritage Interest & Values

- 6.1. At Manor House the following items have been identified as being intrinsic to the value of the heritage asset:
- The plan form and layout of the farmhouse provide historical value about the vernacular way of building and also how the building was used and its connection to the attached outbuildings.
 - The layout of the farmyard and courtyard, and it’s relation with the associated on site buildings
 - The combination and use of brickwork and stone detailing in the walling materials and sash windows provide a level of architectural interest as well as historical value about the building methods and materials of this time
 - The C19th extension to the west provides evidential value about the general aggrandisement and development of farmsteads during this phase of history.
- 6.2. Its historical value as part of a wider farmstead has been lost by the construction of the neighbouring houses in close proximity.
- 6.3. The flagstone floor present within the store is continuous with that of the courtyard outside. Such stone surfaces were commonly used in traditional farmhouses due to their durability in working environments, and their survival contributes to the evidential and aesthetic values of the site (see figure 5).
- 6.4. Existing within the store are a number of agricultural fixtures, including a pulley and belt system mounted on the roof trusses. This confirms its historic use as agricultural and perhaps once housed an early generator used for cake crushing. While their precise origins and date of installation are not known, these features contribute positively to the evidential value of the building, illustrating its historic use.

7. Design Intent

- 7.1. The design intent is to make minimal intervention to achieve the objective and where intervention has been made the following rules have been applied:
- Sensitive conservation of the historic structures, preserving the maximum amount of historic fabric



Figure 3- Aerial view of site and neighbouring property. The store roof is comprised of both slate and pantiles, divided over the site boundary.



Figure 4 – View into store from courtyard



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- Any new work to match that of the existing in terms of aesthetic and materials

8. Proposals

General:

- 8.1. The proposals aim to create a warm and functional internal space, bringing the store and garage into beneficial use.
- 8.2. Internally, a new insulated lime render is proposed to all external masonry walls both within the store and the garage. The introduction of a breathable lime-based insulation will maintain and protect the existing historic fabric whilst improving thermal performance and comfort within the space.

The Garage:

- 8.3. The existing modern boarded timber garage doors located on the east elevation of the garage will be removed, and the opening will be partially infilled with brickwork to match the existing and repointing to match. A new boarded single timber door will be inserted within the opening, with a timber lintel above, maintaining the historic access route while reducing the overall opening.
- 8.4. A new plasterboard ceiling will be installed within the garage with insulation above, improving thermal performance and allowing the garage to be used as a functioning utility.
- 8.5. The existing door opening between the garage and store will be centrally relocated with a new panelled timber door.
- 8.6. The existing modern concrete floor slabs will be lifted and a new breathable limecrete floor installed further improving thermal performance, and protecting the existing historic fabric by ensuring moisture from the ground is not driven up through the existing walls.

The Store:

- 8.7. The existing timber posts to the store's semi-open frontage are to be repositioned more centrally within the opening to avoid the existing clash with the stair and maintain the established open character of the structure. Any existing paintwork to the timber frame is to be gently removed using a poultice system.
- 8.8. New crittal-style double glazing is proposed behind the timber posts and staddle stones. The intervention will improve the usability and provide weather protection to the store whilst retaining the visual openness and character of the frontage.
- 8.9. The existing stable door between the store and the main house is to remain and be refurbished to remove the remains of a cat flap.
- 8.10. The existing modern gate from the store out into the rear garden will be removed. The roof will be extended to provide sheltered access to the rear garden, matching the existing roof with painted barge boards to ensure visual continuity with the existing house. A new crittal-style double glazed door with sidelight and toplight will be installed at the threshold.
- 8.11. Internally, wood fibre insulation is to be installed in between and below the existing rafters to follow the slope of the roof. The existing trusses will remain visible.
- 8.12. The existing flagstone floor will be carefully numbered, lifted and relaid in the same pattern following the installation of a new breathable limecrete floor, further improving thermal performance, and protecting the existing historic fabric by ensuring moisture from the ground is not driven up through the existing walls. The flagstones will be relaid to match the existing layout and appearance, ensuring the proposal preserves the established character and value of the courtyard.
- 8.13. The existing agricultural fixtures will be retained in place (see figure 7).

9. Impact of the proposals on the significance

- 9.1. See Heritage Impact Assessment in Appendix A.

10. Appearance/ Materials

- 10.1. The proposed materials throughout are generally to match existing.

11. Privacy, Amenity & Overlooking

- 11.1. The store is attached via a shared roof to the neighbouring property (see figure 3 & 11).



Figure 5- The existing store and connection into the current utility/ main house



Figure 6- West elevation of the store, roof overhang forms neighbouring property's outdoor store. Door connects rear garden with the store.



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11.2. The proposed works pose no impact on the neighbouring property.

12. **Flooding & Radon**

- 12.1. The site is in Flood Zone 1, it has a low probability from flooding from rivers and the sea.
- 12.2. There are no known drainage issues, or surface water flooding issues on the site.
- 12.3. Radon potential is less than 1%.

13. **Access & Parking**

- 13.1. The garage is not currently used for car parking.
- 13.2. The proposed works pose no change to the existing parking arrangements on site, and do not affect access routes.

14. **Conclusion**

- 14.1. It is considered that the proposals have a positive impact on preserving the significance of the heritage asset. The intention is to bring back the outbuildings into viable use, justifying their continued maintenance and upkeep for future generations to appreciate.
- 14.2. We therefore believe the proposals comply with all local and national planning policies and guidance and should subsequently be given Listed Building Consent.

15. **List of submitted drawings**

CHALK 24-03-02-E100 Location Plan
CHALK 24-03-02-E101 Existing Site Plan
CHALK 24-03-02-E102 Existing Ground Floor Plan
CHALK 24-03-02-E120 Existing Elevations 1 of 2
CHALK 24-03-02-E121 Existing Elevations 2 of 2
CHALK 24-03-02-E140 Existing Sections

CHALK 24-03-01-101 Proposed Site Plan
CHALK 24-03-01-102 Proposed Ground Floor Plan
CHALK 24-03-02-120 Proposed Elevations 1 of 2
CHALK 24-03-02-121 Proposed Elevations 2 of 2
CHALK 24-03-02-140 Proposed Sections



Figure 7- existing agricultural fixtures to be retained



Figure 8- Existing ledged and braced door/gate between rear garden and store



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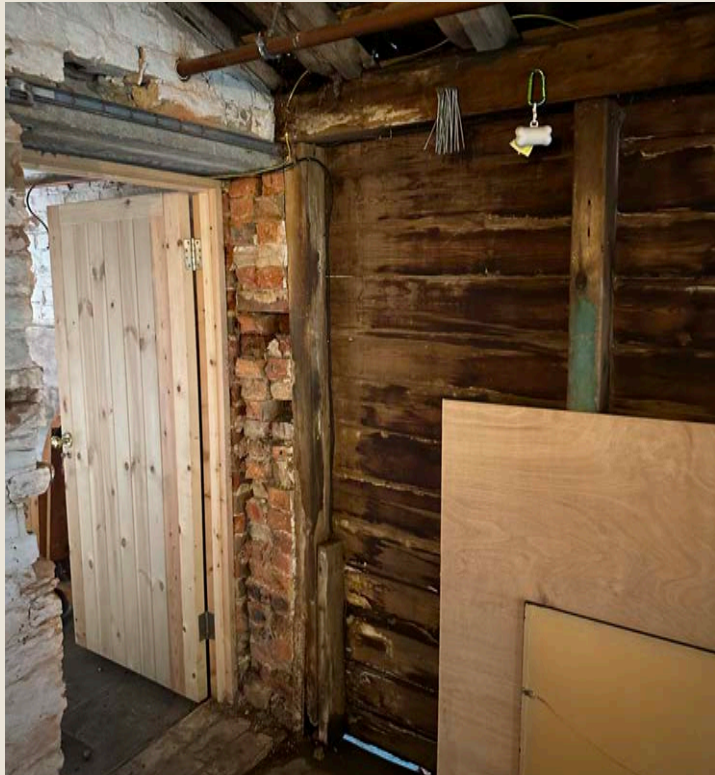


Figure 9- Current connection between the store and garage, not a historic connection



Figure 10- Garage doors along the east elevation of the garage. Roof has been replaced more recently



Figure 11- East elevation of the garage, shared roof with neighbouring property's store



Figure 12 - South elevation of existing garage



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APPENDIX A Heritage Impact Assessment

Ref	Location	Drawing Reference	Summary of proposed works	Significance affected	Impact on significance	Justification
1	General	24-03-02-102 24-03-02-140	Addition of internal insulating lime render	Internal appearance	Positive	- Increases longevity of the heritage asset. An increase in comfort whilst preventing moisture ingress and damp. - Internal application allows for the external facade to remain unchanged.
2	Garage	24-03-02-102 24-03-02-120	Replacement of the existing modern garage doors with a single boarded timber door and partial infill with brickwork to match existing and repointing to match	External appearance	Positive	- The existing garage and doors are a modern addition and provide no historic value. - The proposed intervention will support a more practical and sustained use of the space without causing harm to the heritage significance of the property. - The partial infill will be brickwork to match existing, remaining sympathetic to the character of the building.
3	Garage	24-03-02-140	Installation of a plasterboard ceiling with insulation above within the garage	Internal appearance, roof structure	Positive	- The current roof structure is a modern replacement, and does not represent historic fabric. - The proposals improve the thermal comfort to allow the redundant garage to be used as a functioning utility.
4	Garage/ Store	24-03-02-102	Relocation of the connecting door between the garage and store	Plan form	Negligible	- The current opening is not historic and the loss of historic fabric will be negligible. - Maintaining a link between the two spaces is crucial to ensure continued, practical use. The new location will improve usability of both spaces.
5	Store	24-03-02-102 24-03-02-120	Relocation of the supporting timber posts and staddle stones to the store opening and removal of existing weatherboarding	External appearance	Negligible	- The existing weatherboarding is a later addition, and does not represent historic fabric. - The relocation of the existing posts and staddle stones will allow for improved access and weatherproofing whilst allowing the existing open structure to remain legible. - The proposals will therefore not visually impact the established character of the asset
6	Store	24-03-02-102 24-03-02-120	Introduction of glazing within the opening	External appearance	Neutral	- The proposal has been designed to retain visual permeability and preserve legibility of the historic form. The location of the glazing set behind the timber posts and staddle stones ensures the original character of this space remains legible. - The slim frame and glazing bars are sympathetic to the character of the existing building. - The glazing will ensure continued viable use of this space without detracting from the significance of the building
7	Store/ rear garden	24-03-02-121 24-03-02-140	Extending the existing roof of the store down the rear passage and the introduction of glazing to enclose this space	External appearance, built fabric	Neutral	- By establishing a more practical access point, the proposals will encourage regular use of the space. Regular use supports ongoing maintenance and prevents further deterioration of the historic fabric. The existing roof structure will remain, and the extension will match existing. - The slim frame and glazing bars are sympathetic to the character of the existing building and allow the passage to be read as such.
8	Store/ rear garden	24-03-02-102	Removal of the existing gate between garden and store	Access	Neutral	- Historic opening and lintel will be retained, previous opening will remain legible. The gate to be removed is of modern construction and does not represent historic fabric. - Access will be maintained between the garden and store.
9	Store	24-03-02-102	Lifting and relaying of existing flagstone flooring following the installation of a new breathable limecrete floor	Internal appearance	Positive	- Preserves the established character and appearance of the floor and it's connection to the courtyard. - As the tiles will be re-laid to match existing, the intervention will not result in any long-term harm to the building's evidential values. - The improved floor construction supports continued viable use and will enhance usability and comfort of the space. - Care will be taken when removing existing flagstones to ensure no damage, and that they are relaid to match existing.
10	Store	24-03-02-140	Installation of insulation between and under existing rafters	Internal qualities	Positive	- The existing rafters are largely modern and will be retained. - The existing trusses will remain visible internally within the space. - No change to external appearance. - Improves thermal qualities within the store, encouraging use and therefore maintenance of the space.



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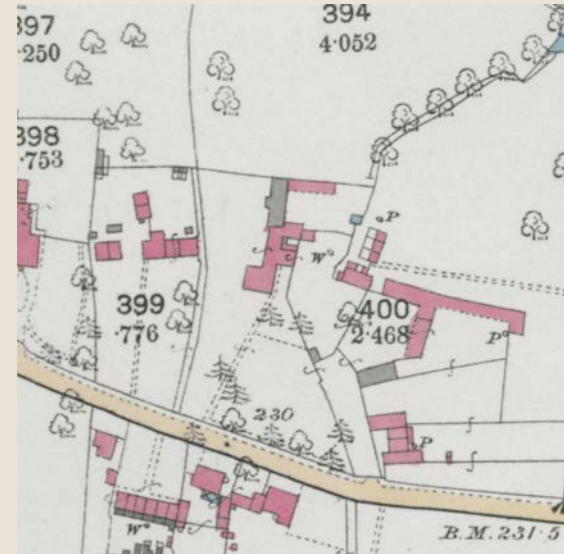
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APPENDIX B

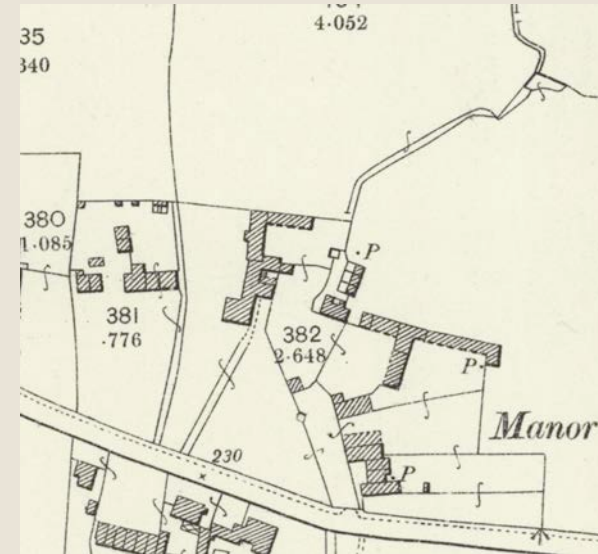
Historic Map Progression



Manor Farm, 1840's Wiltshire Tithe



Manor Farm, 1844-1888



Manor Farm, 1898-1939

Manor Farm, 2019



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