

DEAN FARM
OAKSEY
WILTSHIRE
SN16 9SB



HERITAGE IMPACT ASSESSMENT AUGUST 2025

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1. Background

This Heritage Statement has been prepared to support plans to regularise recent works undertaken to Dean Farmhouse and outbuildings primarily to the listed and curtilage listed buildings. Reference is made to some works that require planning permission as they have taken place within the curtilage of the principal listed building. The report is informed by a site visit conducted on June 17th, 2025, alongside desktop research, which included a review of various documents, Ordnance Survey maps, local history and archival resources, site-specific publications, and statutory list descriptions relevant to the application site and nearby heritage assets.

2. Purpose of the Report

The purpose of this assessment is to provide an overview of the site's history and context to establish the significance of the heritage assets affected by the unauthorised works. This aligns with the requirements set out in paragraph 207 of the National Planning Policy Framework (NPPF) December 2024. The level of detail provided is proportionate to the asset's importance and sufficient to understand the impacts of the works undertaken on the site's heritage significance.

This document has been developed in accordance with guidelines and policies from Historic England's **Conservation Principles, Policies and Guidance (2008)**, **Statements of Heritage Significance: Analysing Significance in Heritage Assets**, and **Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)**, **The Setting of Heritage Assets (2017)**.

The site is situated within the administrative area of North Wiltshire District Council. The Wiltshire Core Strategy, adopted in 2015, is currently under review under Regulation 19. The following heritage and landscape-related policies are particularly relevant to the application:

Policy CP1: Settlement Strategy

Policy CP51: Landscape

Policy CP57: Ensuring High-Quality Design and Place-Shaping

Policy CP58: Ensuring Conservation of the Historic Environment

The historic environment is a key contributor to the unique character of Wiltshire. These policies underscore the Council's commitment to conserving the region's historic assets, including conservation areas, listed buildings, locally significant buildings, scheduled monuments, archaeological sites, and registered historic parks and gardens. Furthermore, they aim to protect the landscapes in which these assets are situated, maintaining their historic and aesthetic significance.

3. Location: Dean Farmhouse is situated in a rural setting to the northeast of the village of Oaksey, surrounded by open farmland and approached by a private track. The setting reflects its origins as a working farmhouse, surrounded by outbuildings, open fields, and natural features that contribute to its sense of place.

4. Context: The historic farmstead retains its traditional character, with a courtyard group of stone outbuildings immediately to the north of the house, still in agricultural use. These include single-storey barns and sheds with stone slate roofs, forming a coherent and well-preserved ensemble reflective of the site's working origins.

To the northeast, a separate structure formerly serving as a pigsty—likely dating to the late 19th century—has been sympathetically converted to ancillary residential use. Though physically detached, it remains visually and functionally connected to the historic core of the farm.

Beyond the immediate curtilage, a modern agricultural complex has been developed to the northwest, set apart from the historic buildings and not intrusive within the setting of the Grade II-listed farmhouse. The farmstead thus retains a strong sense of its historic agricultural identity while accommodating modern use, with newer interventions discreetly sited so as not to compromise the traditional rural character of the place.



Fig.1 Dean Farmhouse outlined in red and converted Piggery (Annexe) in blue. [Source: OS data © Crown copyright and database right 2025 © Historic England]

5. Heritage Assets: Statutory and non-statutory designations: A desktop study of nearby designated heritage assets has found that there is one other heritage asset within 100M of Dean Farmhouse. Norwood Castle is a well-preserved example of a small Norman motte-and-bailey castle, located just northeast of Dean Farm. Dating from the 11th or 12th century, it comprises a low earthen motte and surrounding bailey, enclosed by ditches and banks that remain clearly legible in the landscape. As a scheduled monument, it is of high heritage significance for its rarity, intact earthworks, and potential to yield archaeological evidence about early medieval settlement and defence.

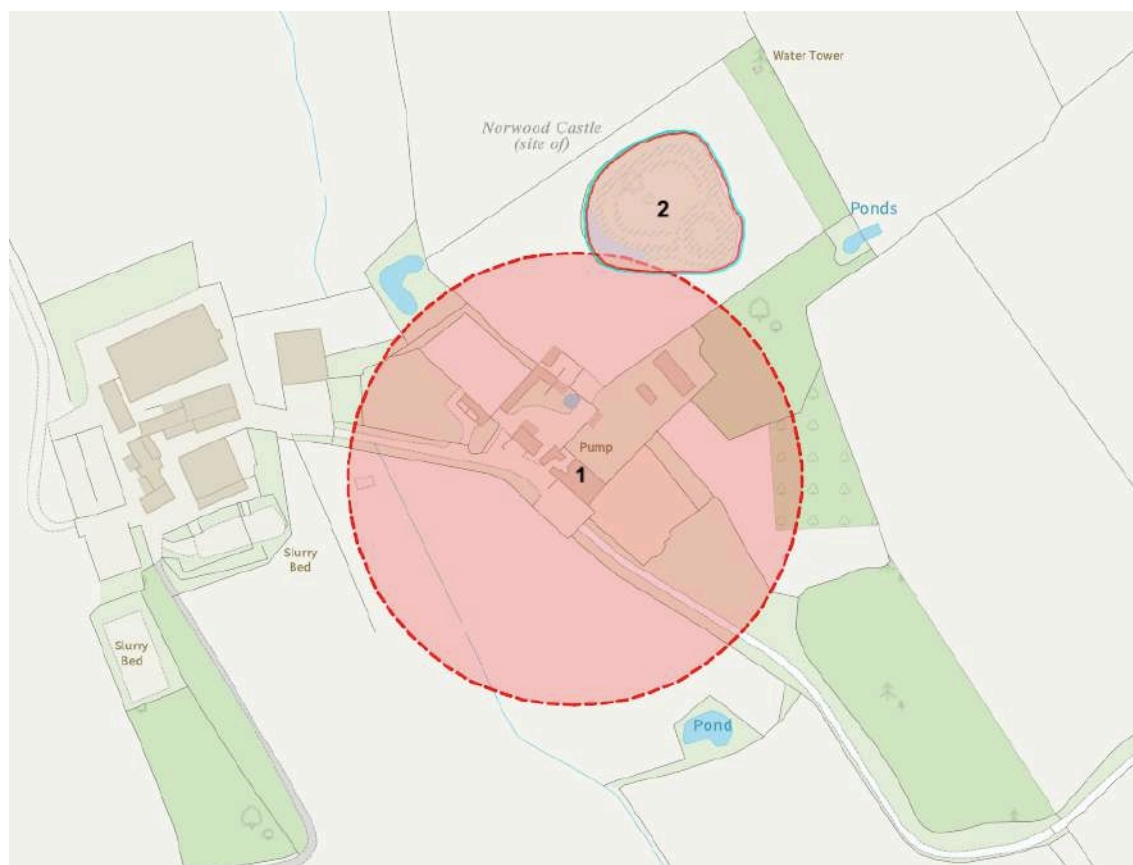


Fig.2 Map showing designated heritage assets within 100M of Dean Farmhouse (1) and Norwood Castle (2)

[Source: OS data © Crown copyright and database right 2025 © Historic England]

Heritage Category: Listed Building

Grade: II

List Entry Number: 1284737

Date first listed: 12-DEC-1951

List Entry Name: DEAN FARMHOUSE, WICK ROAD

Farmhouse. Dated on west gable end to left 'B/A/1773' and restored and extended in 1923 by Paul Phipps ('W/D/P/1923' on west gable end to right). Squared and coursed rubble with flush rusticated dressed stone quoins, stone dressings to voussoirs and gambrel stone slate roofs with central hipped valley; end stacks with stone bases and brick caps. Rectangular plan with low west 1923 courtyard extensions in similar materials. Two-storey and attic, 3-window south front. Windows to outer bays are tripartite sashes, central upper 16-pane sash; 3 hipped dormers with pedimented timber doorcase and 6-panel door with 2 top glazed lights. Interior: complete remodelling of the 1920s.

Heritage Category: Scheduled Monument

List Entry Number: 1012048

Date first listed: 30-NOV-1925

Date of most recent amendment: 11-Feb-1992

List Entry Name: NORWOOD CASTLE: A MOTTE AND BAILEY CASTLE 100M NORTH OF DEAN FARM

Reasons for Designation

Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during

offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Built in towns, villages and open countryside, motte and bailey castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. Over 600 motte castles or motte-and-bailey castles are recorded nationally, with examples known from most regions. As one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castles.

The Norwood Castle site is important as it is an outstanding example of a small motte and bailey and survives particularly well. The monument has considerable potential for the recovery of archaeological remains in addition to environmental evidence which may give an insight into the economy of people living in and around the site as well as the environment within which the monument was constructed.

Details

The monument includes a Norman motte and bailey earthwork set on high ground overlooking a tributary of the River Thames. It comprises a low flat-topped motte 1.5m high and 20m across surrounded by a moat 0.5m deep and up to 7m wide. To the north-west of the motte is a sub-circular bailey measuring internally 37m from NE-SW and 26m from NW-SE. The bailey is defined both by an earthen bank 1.5m high and a surrounding ditch 1m deep. This remains water-filled on its south-west side. The site is described by Aubrey, an antiquarian, as 'a little citadel with a keepe hill, both moated round'.

6. History: Dean Farmhouse, historically known as "*The Dean*", lies within the former Manor of Oaksey, whose roots stretch deep into the early medieval period. According to notes compiled in 1946 by Rev. H. A. Watts, Rector of Oaksey, "*It is mentioned in Domesday Book as Wochesie, a name probably derived from Wuxi, a wattled sheepfold... Nowadays at any rate there do not appear to be more oaks here than elsewhere.*" Locals in the 1950s still referred to the village as "Woxey".

After the Domesday survey, the manor passed through several owners before becoming Crown property under Henry IV. It was later acquired by Sir Robert Wheatley in 1710 and sold by his grandson to James Harris, 1st Baron Malmesbury, in the late 18th century.

The first clear evidence for the current Dean Farmhouse appears in the 1787 sale particulars for the Manor of Oaksey, which describe a "*newly built*" farmhouse, outbuildings, and 283 acres. Harris, a distinguished diplomat, likely purchased the property as an investment and retained it until 1800–01, when he sold it to John Brooks. Brooks may already have had an interest in the farm, as annotations from 1789 on the 1787 sale catalogue bracket Dean Farm as "*Mr. Brooks*". He sold the farm in 1806–07 to William Henderson of Flintham House, parish of Oaksey..

Following Henderson's death in 1830, his executor John Stone of Tetbury managed the estate in trust, later succeeded by Charles Castle JP. The *Victoria County History* notes that Henderson's son Alfred (d. 1867) held the farm, with trustees continuing to act for the family until the 1880s.

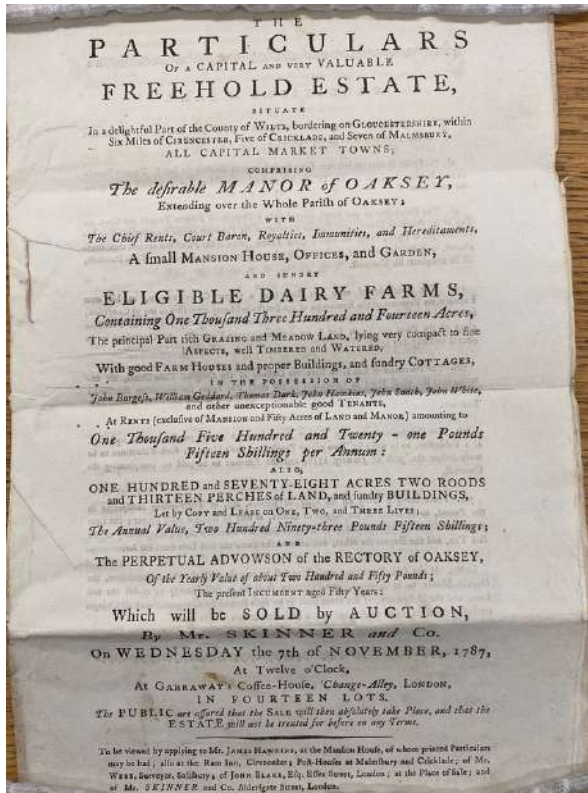


Fig.3 - 4 1787 Sale Particulars - Manor of Oaksey including Dean Farm *with a new built Dwelling House*

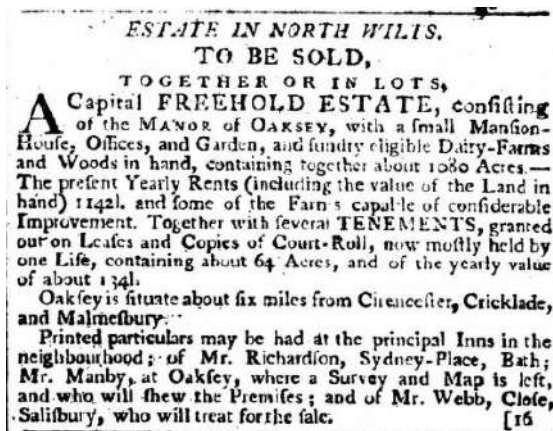
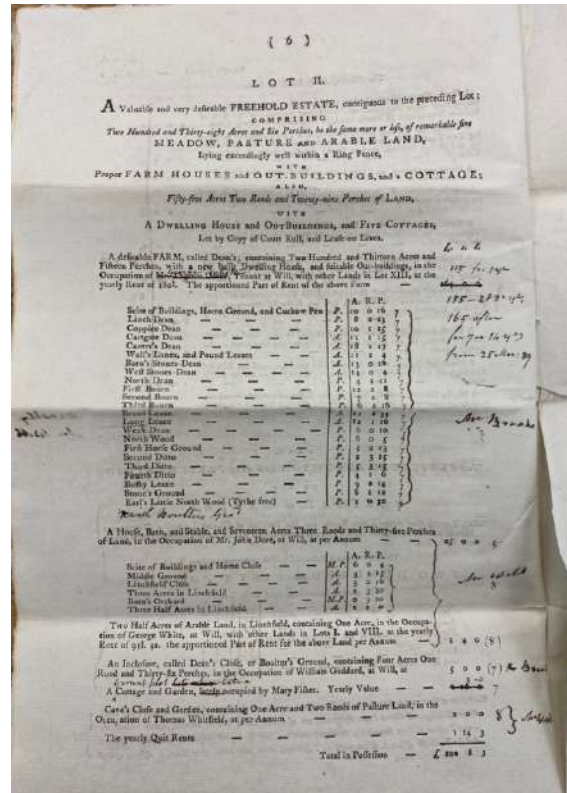


Fig.5 1799 April Salisbury & Winchester Journal

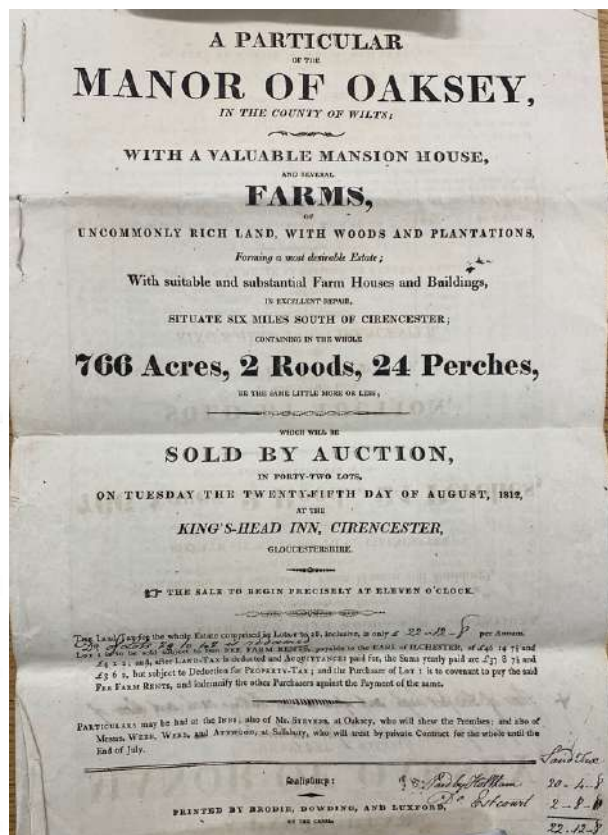


Fig.6 1812 Sale Particulars 'Manor of Oaksey'.

Dean Farm appears on a Tithe Commissioners sketch map of 1842 - the map has been rotated on the second image to more closely correspond with the later OS maps - interestingly the two principal frontages indicated by heavy red lines are on the NE and SE elevations and not the SW elevation as today. A carriage turning circle is shown on the SW elevation on both the sketch and the subsequent Tithe Map for the Parish of Oaksey (1843), by the early 1920s this had disappeared, and a 'forecourt' was added by Paul Phipps along with a new formal entrance.

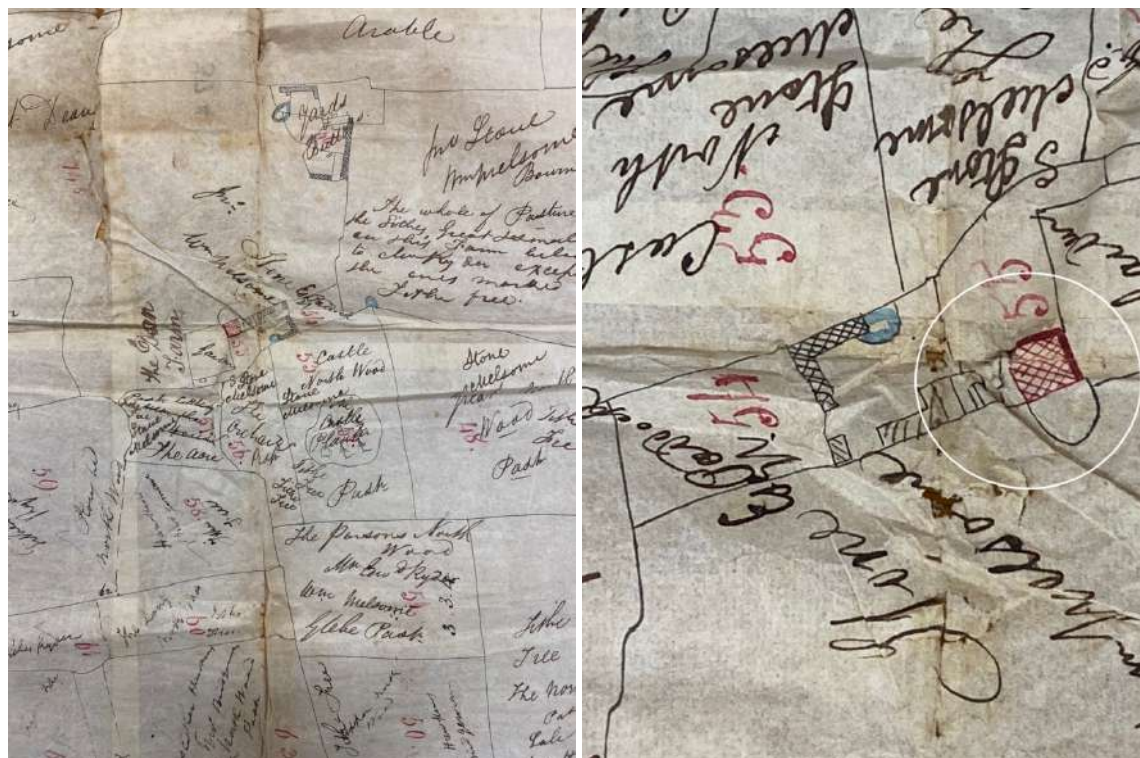
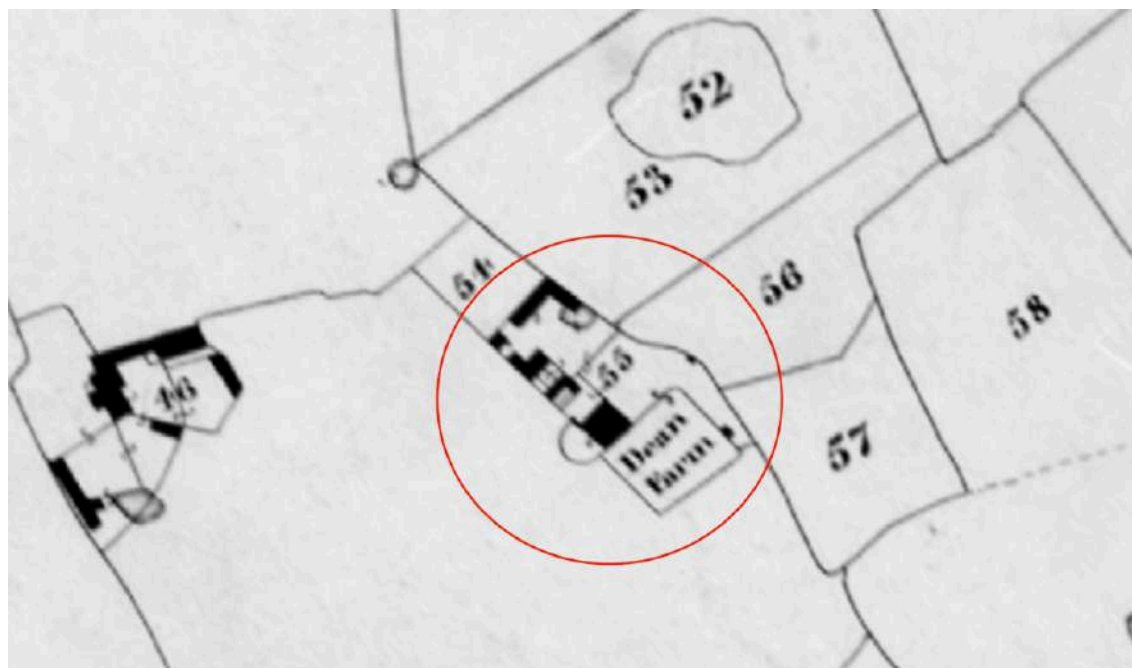


Fig.7 -8 1842 Sketch of the Parish of Oaksey



LANDOWNERS.	OCCUPIERS.	referring to the Plan.	and Premises.	of Cultivation.	in Statute Measure.	several Lands, and p able to the Rectory
Henderson William Esquire Trustee of John Stone Esquire (continued)	John Kilminster continued		Brought forward		A. R. P.	£. s. d.
		40	Middle ground	pasture	5 2 17	16 5 3
		41	great horse ground	pasture	9 3 3	1 12 2
		42	lower part of horse ground	Arable	11 . . 36	3 5 0
		43	Fishes Lean	Arable	17 . . 15	4 15 1
		44	Lower Lane ground	Arable	11 . . 31	3 8 2
		45	East Lane ground	Arable	11 3 22	4 1 1
		46	Lane Buildings and Yard		. . 3 39	
		47	The House	pasture	12 . . 33	2 5 1
		48	Littell	pasture	. . 1 13	1 3
		55	The Dean house and garden		. . 3 27	3 0
			Buildings and Yard			
		141	Fishes Hill and Openings	pasture	7 3 34	2 1 7
		147	Little Lane	pasture	3 . . 17	1 16 1
		148	great Lane	pasture	17 . . 3	4 3 8
		149	littell Lane	pasture	11 . . 10	2 10 11
		149	East gate Lane	Arable	13 3 32	4 6 5
					255 0 20	62 14 1

Fig. 9-10 Tithe record and map - parcel no. 55 owned by Trustee (John Stone) of William Henderson Esq. and occupied by John Kilminster. 1843

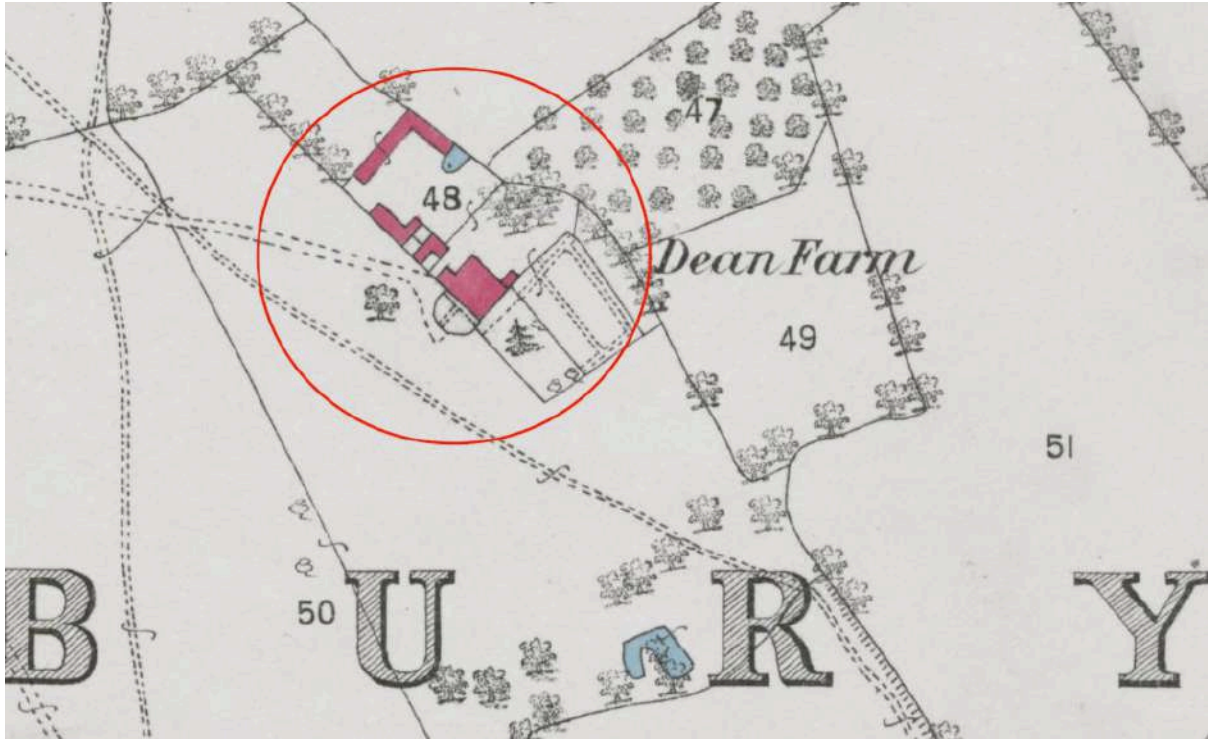


Fig.11 Wiltshire IV.9 Surveyed 1875 Publ. 1879 Size 25" [Reproduced with the permission of the National Library of Scotland]

The Schedule referred to

<i>No in Apprentice Map</i>	<i>Description</i>	<i>State</i>	<i>Quantity</i>
31	The Dean plantation	Wood	15 2 39
34	Do plantation	do	" 1 10
52	Castle plantation	do	" 2 28
3	Cottage & Garden		" 18
8	Orchard	Pasture	" 2 23
114	Grassh Wick Ground	do	9 1 7
15	Little Wick Ground	do	3 1 10
16	Home Wick Ground	do	7 3 13
17	Great Wick Ground	do	3 1 14
22	Stones Ground	do	9 0 17
23	Brathes Ground	do	10 0 14
29	Upper part of Twenty Acres	Arable	10 3 14
30	Lower part of Twenty Acres	Pasture	12 3 30
32	Sandy Corner	Arable	5 0 22
33	Pea Ground	Pasture	4 2 10
37	Wick North Wood	do	6 1 20
38	Plantation North Wood	do	6 2
39	Peat Ground	do	12 1 37
40	Middle Ground	do	5 2 19
41	Great Horse Ground	do	9 3 3
42	Lower part of Twenty acres	Arable	14 0 36
43	Canter's Green	do	19 0 18
44	Second Barn Ground	do	14 0 31
45	First Barn Ground	do	14 3 22
46	Barn Buildings & Yards		" 3 39
47	The Burne	Pasture	12 1 38
54	Paddock	do	" 1 13
55	The Dean Farm house Garden Buildings & yards		" 3 27
1141	Fishers Hill & Spruings	Pasture	7 3 34
1171	Little Dean	do	8 0 19
118	Great Dean	do	19 0 8

31

Fig.12 1876 Schedule

A schedule of 1876 included in a 5-year lease agreement transferred the tenancy to a J Austee late of Wolston near Faringdon for:

"All that messuage Tenement and Farm House with the Gardens Court Yards Back Sides barns stables and outhouses thereto belonging and adjoining. Together with the several closes pieces and parcels of orchard arable meadow and pasture ground plantations and two small groves called or commonly known by the name of Dean Farm".

In the autumn of 1888, a "VALUABLE FREEHOLD DAIRY AND GRAZING FARM KNOWN AS "THE DEAN FARM" was offered for sale by auction comprising 'capital Farmhouse, Homestead, Cottage' and 283 acres of arable, pasture lands and woods'.

OAKSEY, WILTS.
Two Miles and a Half from FEMBLE STATION, and Six from each of the Market Towns of MALMESBURY and CIRENCESTER on the G. W. Railway.

Particulars, Plan & Conditions of Sale
OF A VALUABLE FREEHOLD
DAIRY AND GRAZING FARM,
KNOWN AS
"THE DEAN FARM."
In the Parish of Oaksey, Wilts, comprising capital
FARMHOUSE, HOMESTEAD, COTTAGE,
AND
283A. OR. 25P.
(MORE OR LESS) OF EXCELLENT
ARABLE AND PASTURE LANDS, WOODS
AND
PLANTATIONS,
WHICH WILL BE
OFFERED FOR SALE BY AUCTION,
BY
MESSRS. MOORE & HILL,
AT THE
"KING'S HEAD" HOTEL, CIRENCESTER,
ON
MONDAY, the 10th of September, 1888,
At Three for Four o'clock in the Afternoon.

MULLINGS, ELLETT & Co.,
Solicitors, Cirencester.

BATEY AND SON, PRINTERS, CIRENCESTER.

281/8

Particulars.

**THE VALUABLE & COMPACT
FREEHOLD DAIRY AND GRAZING FARM,**
SITUATE IN THE PARISH OF OAKSEY, WILTS, KNOWN AS "THE DEAN FARM,"
COMPREHENDING
283A. Or. 25p.
(MORE OR LESS).

OF EXCELLENT ARABLE AND PASTURE LAND, WOODS AND PLANTATIONS, more particularly described in the annexed Schedule.

17 1/2 Acres are superior GRASS LAND, 95 Acres are SHEEP and CORN LAND, HOMESTEAD and BUILDINGS, and about 37 Acres are PLANTATIONS and COVERTS.

The FARM HOUSE, which is substantially built, stands in a detached position a short distance from the high road, and contains Entrance Hall, 2 Sitting-rooms, 4 Bedrooms, 4 Attics, 2 Closets, Kitchen, Scullery, Dairy, Pantry, and wheat requisite Offices.

It is surrounded by a Flower Garden, Lawn, Kitchen Garden, and Apple and Cherry Orchards, well stocked with choice Fruit Trees in full bearing.

The OUTBUILDINGS, which are built of Stone, comprise large Stable with Loft over, 11 Loose Boxes for Cart Horses, Mares and Cows, Barn and 30s, well arranged cupboards, Paving Stall, excellent Cattle Ties with open sheds for Dairy Cows and young Stock, Churnery, Implement House, Wagon Shed, Nag Stable, Pig House, Poultry House, Figgeries, &c.

The OUTSIDE, situated at Wink, contains four Barns and has the usual Out-offices.

The ESTATE, which is said to have been for several years past in the occupation of the owner, lies in a Ring Fence, is well adapted for a Small Farm, and for the breeding and rearing of pure-bred Cattle of any description, and there is an ample supply of Water in the Lake.

There is a good show of Game on the Farm, and the Coverts are well stocked with Pheasants.

The Sporting generally is considered the best in the neighbourhood. Both Packs of the V.W.H. Hounds hunt the District.

SCHEDULE.

No. or Plan.	Description.	State.	Quantity.	Quantity.
			A. R. P.	A. R. P.
8.	Orchard ...	Pasture	2 33	
14.	Pasture with Ground ...		5 1 9	
15.	Little Wood Ground ...		5 1 10	
16.	Home With Ground ...		5 1 11	
17.	Great With Ground ...		5 1 11	
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"The FARM HOUSE which is substantially built, stands in a sheltered position a short distance from the high road, and contains Entrance Hall, 2 Sitting Rooms, 4 Bedrooms, 4 Attics, 2 Cheese-rooms, Kitchen, Sculleries, Dairy, Pantry, and other requisite Offices.

It is surrounded by a Flower Garden, Lawn, Kitchen Garden, and Apple and Cherry Orchards, well-stocked with choice Fruit Trees in full bearing."

The 'Special Conditions of Sale' included in the sales particulars states that the 'Estate was sold in the year 1877, under an order of the Court of Chancery' and the present owner completed that sale on the 2nd of April 1878. The Memorandum of Agreement names the owner as William Cole of Cirencester.

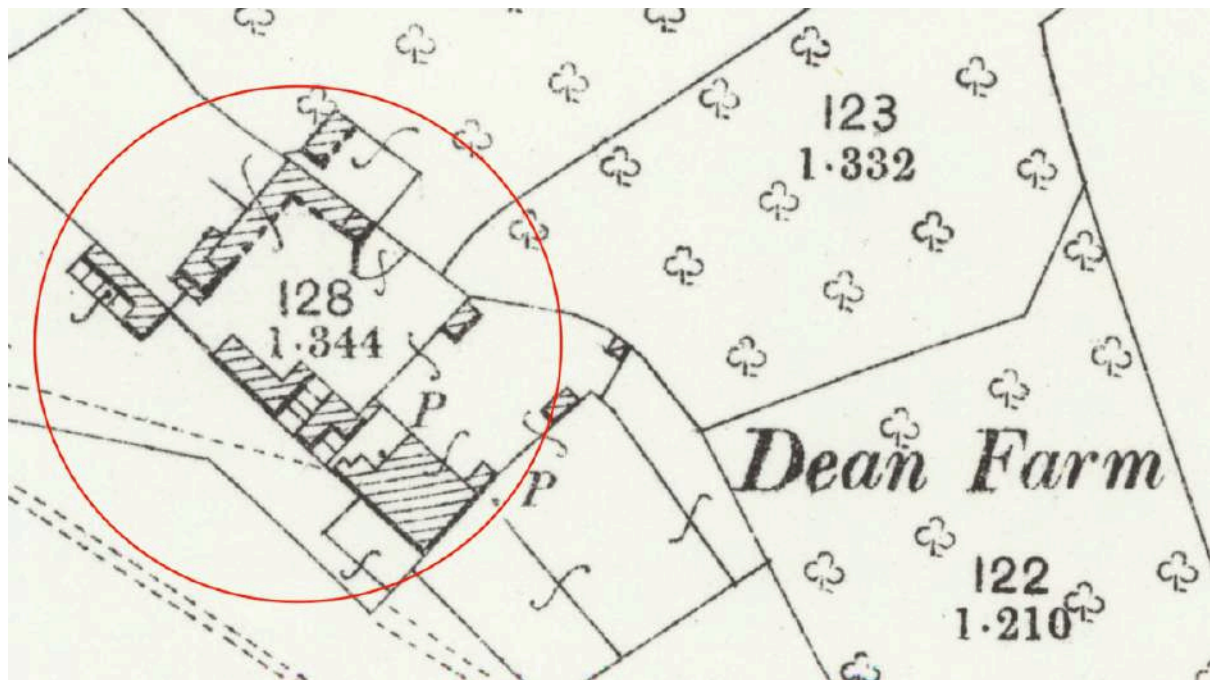


Fig.17 Wiltshire IV.9 Rev. 1898 Publ. 1900 Size 25" [Reproduced with the permission of the National Library of Scotland]

In 1902 the farmhouse was again for sale, it is unclear whether it was sold and continued to be leased by the Hanks family until 1922:

"Comprising an old-fashioned Stone-built Farm-House, possessing capabilities for enlargement and occupying a choice position, surrounded by well-timbered Park and Pastoral Lands, gently falling away to the south, the views opening up beyond over a broad vale of well-wooded country. It contains hall, 2 reception, 8 bedrooms, 2 large cheese rooms and offices, and has pretty garden, capital walled kitchen garden, splendid orchard, and stabling for 4 horses. The Farmstead at a convenient remove affords ample accommodation, and includes 2 ranges of horse boxes for about 30 horses, and there are 3 Cottages..." [June 1902 North Wilts Herald]

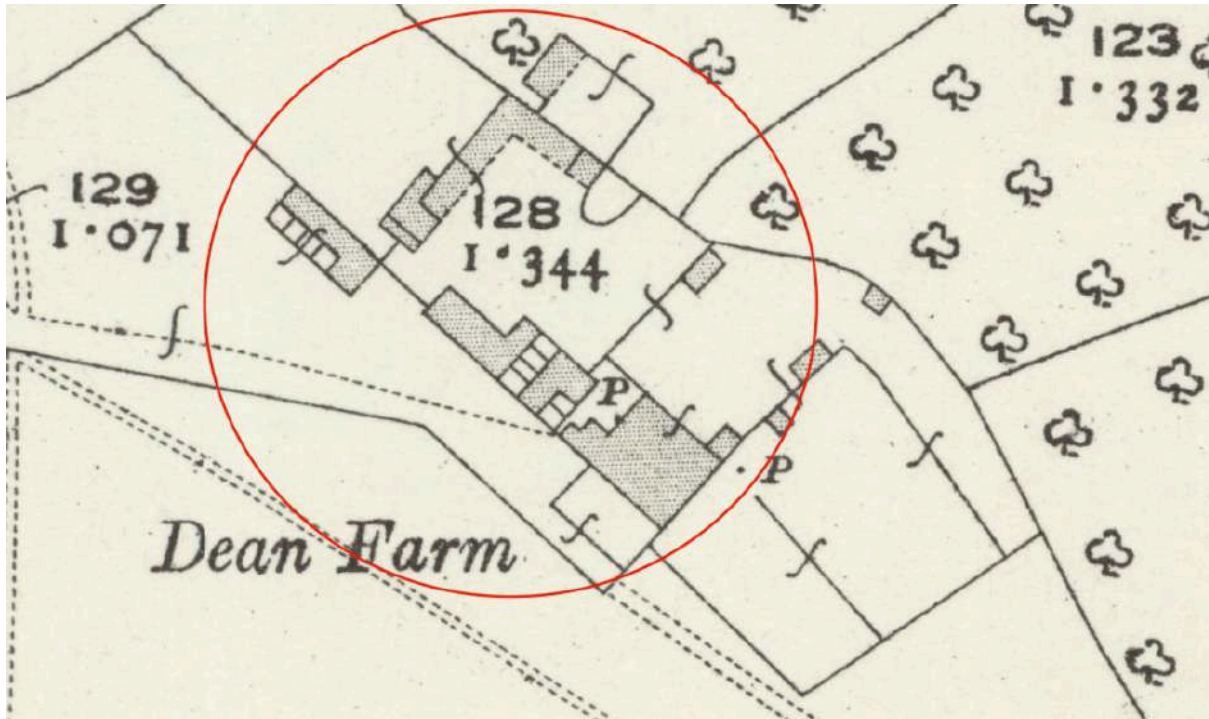


Fig.18 Wiltshire IV.9 Rev.1920 Publ.1921 Size 25" [Reproduced with the permission of the National Library of Scotland]

Following the sale of Dean Farm in October 1922 to Captain W. D. Phipps, significant internal alterations were undertaken by his brother, the architect Paul Phipps. These works occurred after his professional split from Oswald P. Milne in 1924. Drawing on his experience with Edwin Lutyens, Phipps elevated the property from a working farmhouse to a refined small country house, a transformation recognised in *Country Life* magazine's 1929 article series *The Lesser Country Houses of To-day*.

Internally, the alterations were extensive and purposeful. As *Country Life* notes:

" Inside, radical alteration was necessary. The accommodation that existed was far from being what is needed to-day in the small country house, and actually the western half of the first and second floors were simply empty space used originally for storing cheeses.

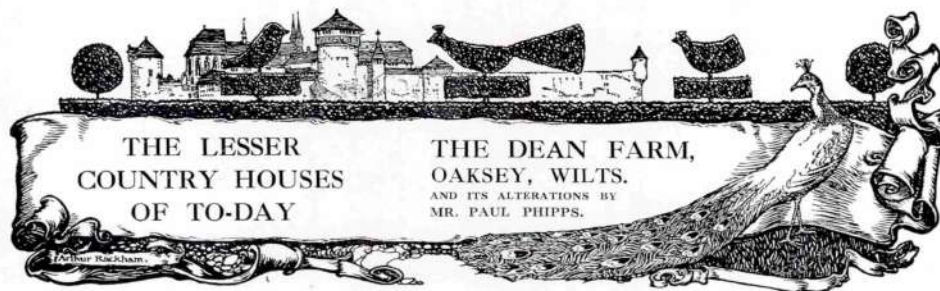
In the re-arrangement of the interior everything was done to reduce labour as much as possible, and the house now has a dining-room, drawing-room and study in convenient relation to one another and the service, while upstairs are ten bedrooms and four bathrooms...

The new front entry has a simple dignity. Passing through it we come into the hall, which occupies the centre of the house. It is long and not inconveniently narrow, with the staircase rising from the end of it. To the left is the study. This was originally the farmhouse kitchen, now wholly transformed by structural features and appointments."

July 6th, 1929.

COUNTRY LIFE.

35

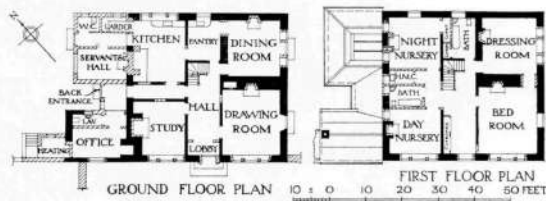


THE adaptation of a farmhouse to serve the purposes of a small country house with modern accommodation is very familiar to us to-day. It has been done times without number, being part of the necessity to make the most of what exists. But it has not always been done successfully. Sometimes, in the transformation, the original house loses all its character outside, while inside the furnishing scheme conveys a wrong feeling. At The Dean Farm we see quite the opposite. The old house, indeed, far from losing, has actually gained in character by what has been done to it outside, and inside an air of good taste pervades its rooms.

Mr. Paul Phipps has altered the house for his brother, Capt. W. D. Phipps, R.N. Certainly he had good material to work upon, as may be seen from the illustration of the house before alteration. Here was a very pleasant example of simple country building, with a touch of eighteenth-century formality about it (there is a date, 1775, on the house); the walling of beautiful stone, and the roof laid with stone slates. But it is very easy for an architect to over-reach himself in making alterations to such a house. Mr. Phipps has, most commendably, avoided this. He has left the main body of the house exactly as it was, and though he has replaced all the windows in order to provide light which was imperative, he has done this so skilfully that the old house now looks better than ever it did. The formation of a forecourt was a decided improvement. Before, the farm road trailed past, and there was no lay-out of any sort. This road had to remain, as it provides access to the



ENTRANCE FRONT BEFORE ALTERATION.



Copyright.

ENTRANCE FRONT AFTER ALTERATION.

"COUNTRY LIFE."

Image © Future Publishing Ltd



Copyright

SOUTH-EAST FRONT AFTER ALTERATION. "COUNTRY LIFE."

farm; but the new forecourt, while not interfering with the access, gives to the front of the house a far better setting. Similarly, the garden scheme on the south-east side is a fresh asset.

Inside, radical alteration was necessary. The accommodation that existed was far from being what is needed to-day in the small country house, and actually the western half of the first and second floors was simply empty space used originally for storing cheeses.

In the re-arrangement of the interior everything was done to reduce labour as much as possible, and the house now has a dining-room, drawing-room and study in convenient relation to one another and the service, while upstairs are ten bedrooms and four bathrooms. Ample hot water is supplied from an independent boiler, and electric light from a self-contained plant installed in one of the outbuildings.

The new front entry has a simple dignity. Passing through it we come into the hall, which occupies the centre of the house. It is long and not inconveniently narrow, with the staircase rising from the end of it. To the left is the study. This was originally the farm-



Copyright.

DINING-ROOM.

"COUNTRY LIFE."



STUDY.

house kitchen, now wholly transformed by structural features and appointments. There is an open fireplace framed in by a cement moulding of good design, and in the wall recesses on either side is bookshelving; while easy chairs and furniture of eighteenth century and later date give the room a most inviting appearance.

In the drawing-room a still pleasanter scheme meets the eye. Here the walls are painted a soft blue, obtained by stippling on a grey ground, and the woodwork is painted in with the walls. The floor is covered with a string-coloured hair carpet, in contrast to which the chintz-covered chairs and settee are most effective. At the windows are copper-coloured hangings, edged with dull silver braid. There is some delightful furniture in this room, and also in the dining-room, where its lines show to advantage against the plain walls.

Throughout the house the same good taste is displayed. There is not an ugly thing anywhere to be seen, and the decorative schemes of the rooms, while being simple, are marked by refinement in colour and form. An architect must indeed count himself fortunate in having his work completed in so charming a manner.

RANDAL PHILLIPS.



Copyright

DRAWING ROOM.

"COUNTRY LIFE."

Fig.19 - 20 Country Life July 1929

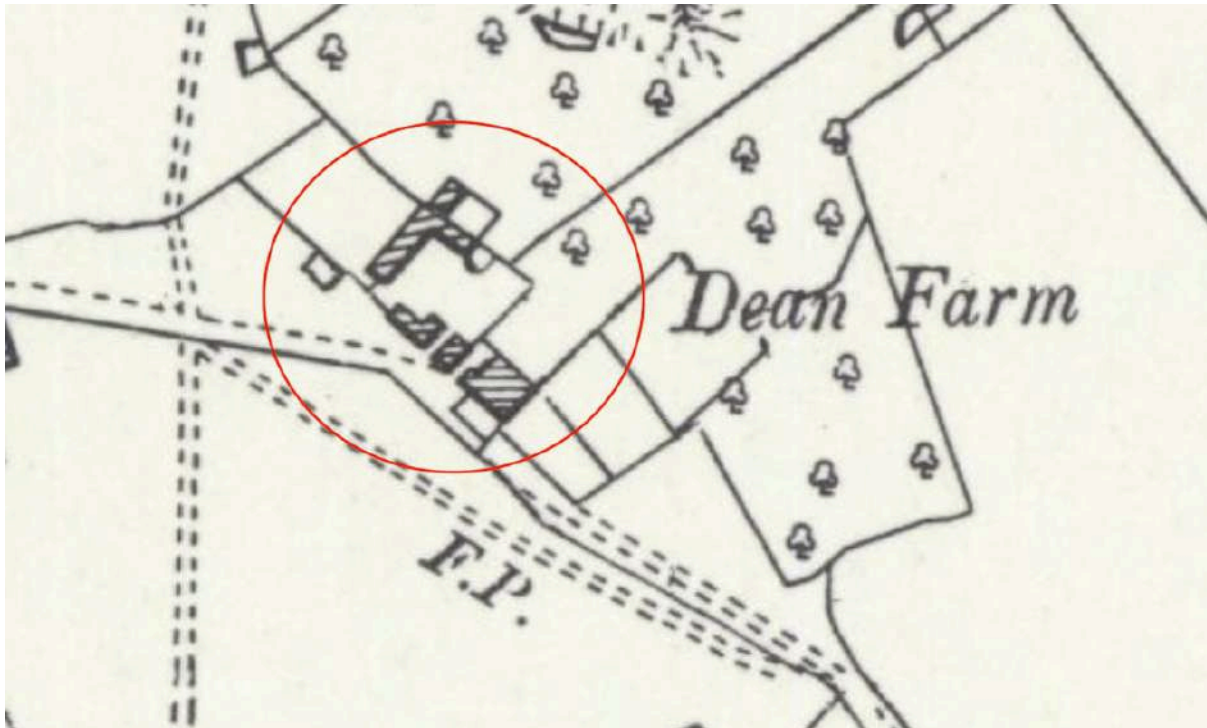


Fig. 21 ST99SE - A Surveyed/Revised Pre-1930 to 1959 Publ.1960 National Grid Map [Reproduced with the permission of the National Library of Scotland]

The Todd family succeeded the Phipps at Dean Farm in the early 1930s, and the property has remained in their ownership ever since. For much of the 20th century, only minimal alterations were made to the house, and by the early 2020s, it stood unoccupied. The ground floor, laid out by Paul Phipps in the 1920s in the manner of a gentleman's residence—with a sequence of formal and service rooms extending from a relatively dark and enclosed rear kitchen—no longer met contemporary expectations for comfort, usability, or family living.

Although Phipps' plan was well suited to a lightly staffed household, the fragmented layout was increasingly at odds with the needs of a modern family, particularly one seeking flexibility, natural light, and sociable, functional kitchen space. Modest internal alterations were undertaken to address these concerns, primarily focused on remodelling the kitchen. Later partitions—inserted as part of Phipps' service wing—were removed to open up the space and introduce better daylight, resulting in a more practical and welcoming environment.

These changes were carefully considered though not authorised. They were limited in extent and designed to retain the legibility of the building's earlier plan form, which remains apparent in the surviving ceiling beams and wall nibs. The works enhance the building's ongoing use and viability, striking a balance between preserving historic character and enabling sustainable, long-term occupation in a 21st-century domestic context.

7. Site analysis: A review of historic mapping demonstrates the gradual evolution of Dean Farm from a traditional agricultural farmstead into a more residentially focused estate. Early 19th-century evidence, including the 1842 tithe sketch and map, presents a compact and cohesive cluster of buildings, centred around the principal farmhouse and associated barns and outbuildings. These structures form a near-enclosed courtyard to the north, characteristic of working farmsteads of the period. Notably, a circular turning area to the southwest—likely for carts or carriages—is present on early mapping but later disappears, marking a shift in functional use.

From at least 1842, the main operational elements of the dairy and grazing enterprise were located at some distance from the house to the northwest (Plot 46 on the tithe map). The 1888 sales particulars describe Dean Farm as a substantial estate with a “capital farmhouse” accompanied by a wide variety of domestic and agricultural buildings, highlighting the separation between the farmhouse and the main productive yard. Two separate clusters of buildings are described: “Barn, Buildings and Yards” (Plot 46) and “The Dean Farmhouse, Garden, Buildings and Yards” (Plot 55). By 1902, sales literature notes that the working farmstead remained conveniently removed from the house, accommodating facilities for up to 30 horses, while closer to the farmhouse, stabling was provided for only four—further evidence of an emerging shift in emphasis away from agricultural function.

This transformation becomes more pronounced in the early 20th century, as seen in the 1900 and 1920 Ordnance Survey maps. Substantial additions and alterations—particularly on the southern and western ranges—reflect an expansion of domestic accommodation and increasing subdivision of the original footprint. The introduction of a forecourt on the southwest side, paired with classical fenestration and a formal entrance door designed by Paul Phipps, softens the formerly utilitarian character of the building. These elements collectively signal the transition of Dean Farmhouse from a working agricultural hub to a more refined and domesticated country residence.

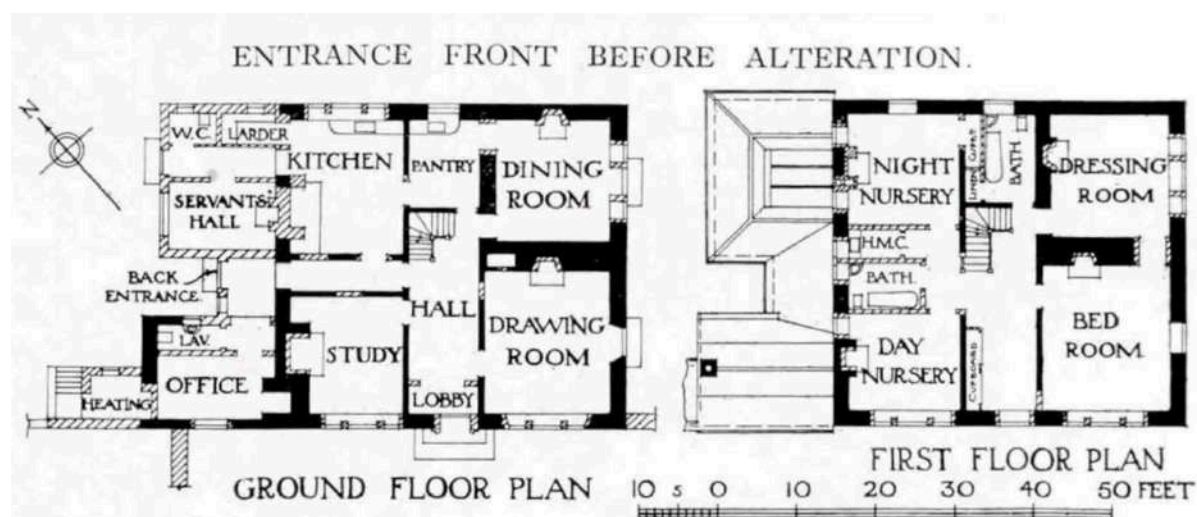


Fig.22 Paul Phipps' additions to the footprint of the house shown as hatched walls - the 'Study' was the original Kitchen and First Floor on the west side was reconfigured.

8. Site Description: Dean Farm is a substantial late 18th-century farmhouse, date stone 1773, likely indicates its first major phase of alteration rather than its original build date. The building displays the characteristic materials and proportions of the late 18th century period, however a vertical joint parallel with the East corner; the position of the chimney on a cross-wall and the thickness of the wall noted from the door reveal into the rear sitting room suggest that the building's earliest form may have been L-plan - the section where the date stone is positioned added in 1773 - quoins on this corner differ in size and arrangement. There is huge variation in the appearance of the stonework with the SW and SE elevations constructed in squared and coursed limestone rubble with ashlar dressings and the NW and NE elevations in random rubblestone brought to course. All elevations have several phases of re-pointing of varying quality.

The building's articulation is enhanced by rusticated stone quoins and arched stone voussoirs, which frame its well-proportioned sash windows added by Phipps in 1923. The gambrel roof—a notable regional feature—accommodates a full attic storey and is punctuated by hipped dormers, while tall brick chimney stacks rise from its gable ends, anchored on stone bases.

The principal (southwest) elevation is organised with a degree of classical formality. Tripartite sashes are placed in the outer bays, balanced by a central six-panel door with glazed upper lights, set within a restrained timber doorcase with a shallow pediment.



Fig.23 SW Elevation - principal from at least 1924



Fig.24 Viewed from the west



Fig.25 Phipps extension on the NW of the kitchen



Fig.26 NE Kitchen Garden elevation



Fig.27 Bothy on Kitchen Garden N boundary



Fig.28 New Greenhouse within Kitchen Garden (15)



Fig.29 Rebuilt sections of boundary wall (14)



Fig.30 SE elevation to formal garden

The walled kitchen garden located to the northeast of Dean Farm after many years of neglect has recently become an actively cultivated space, historically associated with the functional landscape of the house. It is enclosed by stone boundary walls, consistent with the local building traditions, providing shelter and a clear delineation of use. Within the garden, structured gravel paths divide productive beds, which are laid out in a traditional rectilinear arrangement suitable for vegetable cultivation and ornamental planting.

A single-storey stone bothy, situated along the northern boundary, forms part of the historic core of the garden's working ensemble. Its modest scale and vernacular form suggest it was used for storage or as a gardener's shelter. Nearby, a timber-framed and glazed greenhouse has been added in a sympathetic style. Though of modern construction, its design—with brick base and white-painted timber glazing—respects the traditional character of the site. This later addition contributes positively to the continued horticultural use of the garden, echoing the heritage context without appearing intrusive.

Together, these elements preserve the integrity and functionality of the kitchen garden as an important part of the farm's historic setting.



Fig.31 Grouping of farm outbuildings north of the house



Fig.32 Rebuilt garden wall and new gate to rear courtyard (16)

Converted Piggery: Annexe

The converted piggery at Dean Farm has been sensitively adapted for residential use, successfully retaining key elements of its agricultural character while introducing modern interventions to enable habitation. The original gable-ended form and stone walls, remain intact, though largely rebuilt with their materials and craftsmanship contributing significantly to the building's vernacular identity.

Internally, exposed roof timbers and sections of original stonework have been left visible, reinforcing the rustic character of the structure and evidencing its agricultural origins.

A key feature of the adaptation is the enclosed, glazed frontage, which—although not part of the approved plans—has been executed in a clearly modern yet reversible manner. Framed in timber and set beneath the existing roofline, it replaces what was likely a series of open or part-enclosed bays. While this glazed wall increases the internal usability of the space by providing light and weather protection, it is not bonded into the stonework and could be removed without permanent harm to the historic fabric. As such, its impact on the character of the building is modest and reversible.

An additional window has been inserted into the gable end and fitted with internal timber shutters. Though not included in the original permission, this feature has been carefully positioned beneath the eaves and designed to be visually discreet. Internally, it serves to improve natural lighting to the sleeping space while continuing the tradition of modest domestic adaptation of agricultural buildings. The window retains the gable's sense of enclosure and solidity, particularly when the shutters are closed, and does not compromise its architectural integrity.

The internal layout includes a kitchen and living area in the former open-fronted section, with bedrooms occupying the more enclosed end. Although these functional changes diverge from the permitted scheme, they remain respectful of the building's form and scale. Internal partitions have been kept low or lightweight where introduced, and finishes throughout are sympathetic to the building's historic character.

Overall, the unauthorised works do not undermine the heritage value of the piggery. While some features—such as the glazed frontage and additional fenestration—fall outside the approved scheme, they are executed in a reversible manner, using materials and detailing that reflect the rural setting. The layout changes respond to practical living requirements and have been handled with a level of care that sustains the building's agricultural memory. As such, retrospective consent is justifiable based on the preservation of character, reversibility of change, and enhancement of the building's long-term viability through sensitive reuse.



Fig.33 Converted Piggery viewed from the west



Fig.34 Glazed front to Piggery enclosing former open bays



Fig.35 Galvanised metal hurdles retained at the front



Fig.36 Rear of the Piggery



Fig.37 Internal view of the glazed front



Fig.38 Exposed walls and joinery retains character



Fig.39 Kitchen within main Piggery building



Fig.40 Sleeping area with additional high-level window

Main Farmhouse: Internal

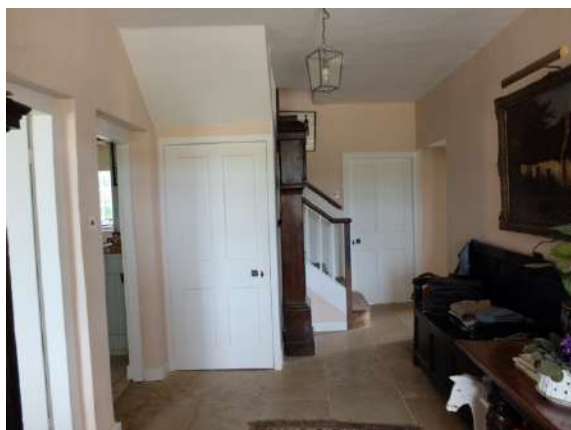


Fig.41 Dean Farmhouse Central Hallway



Fig.42 Hatch in ceiling central hallway GF (6)



Fig.43 Kitchen removed partition (2)



Fig.44 Kitchen removed partition (3) - dropped cill on LHS (4)



Fig.45 Kitchen looking towards lobby area

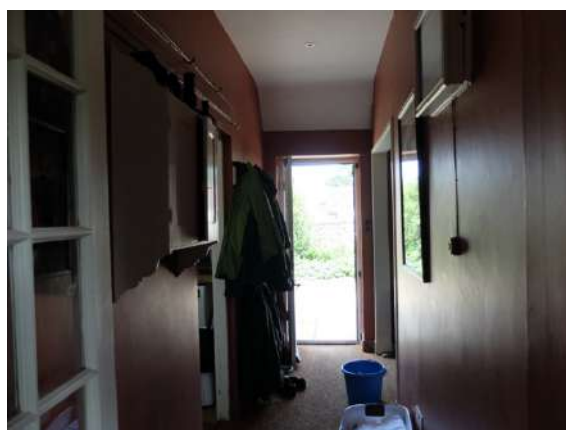


Fig.46 Lobby area (1)



Fig.47 Study - former Kitchen



Fig.48 Sitting Room



Fig.49 First Floor Landing

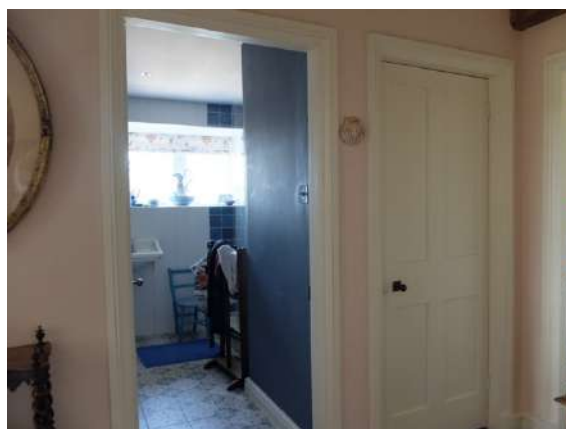


Fig.50 Landing entrance to First Floor Shower Room (9-10)



Fig.51 First Floor Shower Room (9-10)

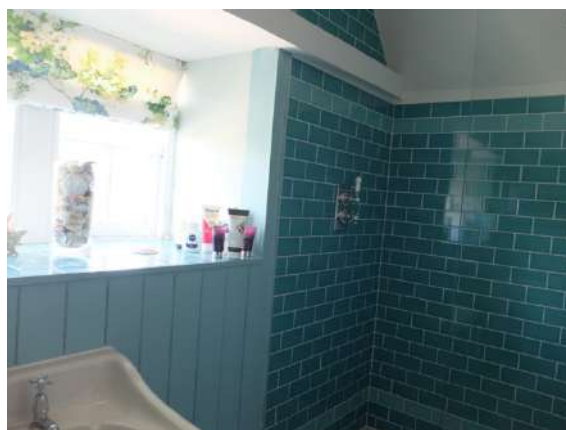


Fig.52 Second Floor Shower Room (11)



Fig.53 First Floor Bathroom (8)



Fig.54 Second Floor bathroom (12)

9. Phased plans: The coloured phased plan of Dean Farmhouse illustrates the evolution of the building's footprint and internal layout, with construction phases shown in:

Mid-18th Century (light blue)

Late 18th Century, 1773 (medium blue)

Post-1842 (dark teal)

1923 alterations by Paul Phipps (dark blue)

The red numbers on the plans correspond with areas altered since 2020 detailed below in section 10 and illustrated in the Site Description section of this report.

Basic Plan Form and Development:

Original Core – Mid-18th Century (light blue)

The earliest part of the house comprises a compact L-plan block, including spaces such as the central hallway, drawing room and adjacent rooms - their division and usage likely differs from the current plan form. This section demonstrates a typical vernacular plan, possibly with a central entrance on the South East and symmetrical flanking rooms. The position of the chimney stacks in the eastern reception room is of interest.

1773 Extension (medium blue)

The later 18th-century work expanded the building footprint, adding domestic and service spaces to the north east corner of the building. This phase marked a transition toward a more formal arrangement with increased internal subdivision, suggesting a rise in the building's status and domestic comfort.

Post-1842 Expansion (dark teal)

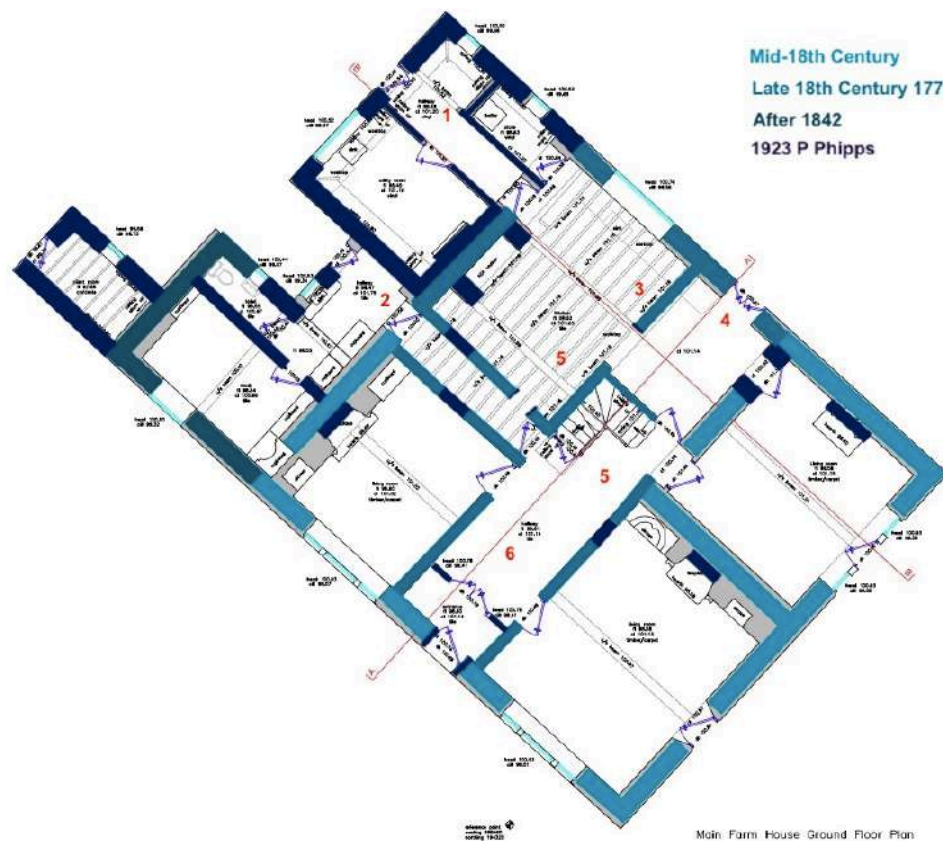
The 19th-century additions, likely reflecting evolving agricultural or service needs and appear to be limited to the introduction of a more cellular character, aligning with Victorian functionalism and the needs of a working farm.

1923 Paul Phipps Alterations (dark blue)

Architect Paul Phipps carried out extensive internal remodelling and modest external additions in the early 20th century. His work focused on rationalising the layout to suit contemporary expectations of a small country house. This included reconfiguring the internal circulation, creating a more prominent stair hall, and converting the former kitchen into a study (3). His interventions are characterised by careful integration with earlier fabric, the use of matching materials, and an improved spatial hierarchy that distinguished formal family rooms from service areas.

Summary:

The development of Dean Farmhouse reflects a layered architectural history, with each phase responding to changing domestic expectations and agricultural practices. From its 18th-century vernacular origins through to its early 20th-century refinement, the building retains a largely cellular plan form, though increasingly formalised and rationalised by later alterations. Paul Phipps' sensitive reworking in 1923 elevated the farmhouse to a gentleman's residence while preserving the legibility of earlier phases.



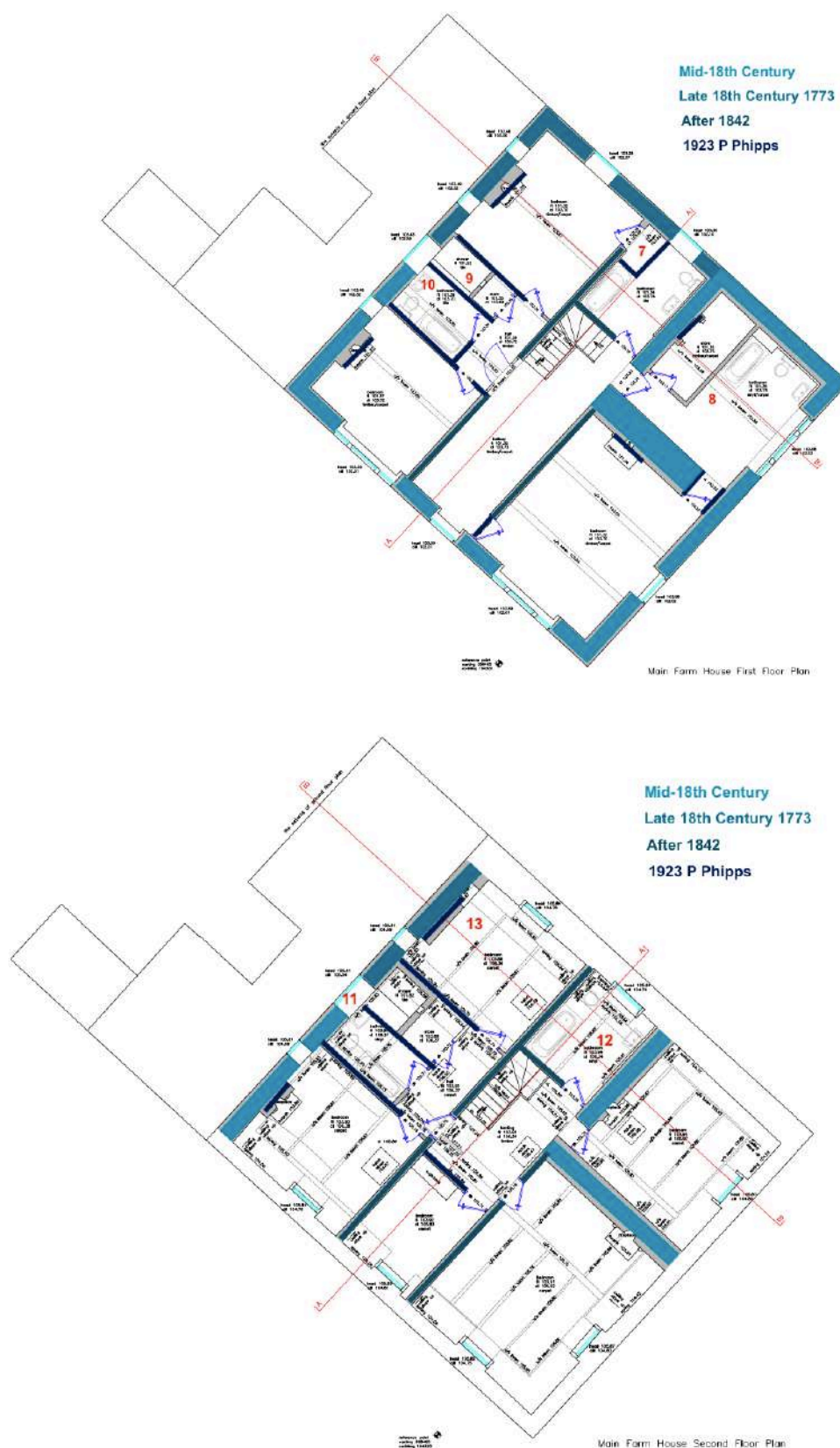


Fig..55 Phased plans (not to scale)

10. Statement of Significance: This assessment evaluates the heritage significance of the asset(s) based on the framework set out in Historic England's *Conservation Principles* (2008) and addresses the requirements outlined in paragraph 207 of the National Planning Policy Framework (NPPF), 2024. The determination of significance plays a fundamental role in guiding all decisions and is informed by an understanding of the values and importance attached to the site. Heritage significance is determined using statutory designations and professional judgment across four primary values: evidential, historical (both illustrative and associative), aesthetic, and communal where relevant. Supplementary guidance from the National Planning Practice Guidance (NPPG) can be found in the Appendix.

Dean Farmhouse is a Grade II listed building that embodies substantial evidential value through its built fabric, plan form, and surviving architectural features, offering tangible insights into the building's evolution. The stonework, plan articulation, and gambrel roof provide crucial evidence of the building's late 18th-century origins, further clarified by a dated gable stone from 1773. Variations in the stone coursing, quoins, and chimney placement suggest phases of development that may pre-date this formal inscription. The farmhouse retains a high degree of legibility, with visible construction techniques and original features—such as ceiling beams, fireplaces, and sash windows—that contribute to its evidential significance.

Its historical value is multi-layered. The building and its immediate surroundings—outbuildings, boundary walls, and walled kitchen garden—reflect the longstanding agrarian function of the site. Historically tied to the Manor of Oaksey, the farmhouse represents over two centuries of continuous occupation and adaptation. The associative value is enhanced by its documented connection to notable historical figures, such as James Harris, 1st Earl of Malmesbury, and later, the prominent architect Paul Phipps. Phipps' 1923 alterations, including external aggrandisement and internal remodelling and the addition of a low west service wing, further contribute to the narrative of architectural adaptation during the interwar period. His interventions—characterised by classical symmetry and domestic revival detailing—respect the farmhouse's rural origins while elevating it to a small country house of architectural merit.

The building's aesthetic value lies in its well-resolved architectural composition and use of traditional materials. The symmetrical principal (southwest) elevation, gambrel roof with hipped dormers, and restrained timber doorcase contribute to a formal yet vernacular character. Internally, Phipps' 1920s layout achieved spatial harmony between formal and service areas, and although altered, the main volumes, plan hierarchy, and stylistic detailing remain apparent. The farmhouse sits in a cohesive ensemble of historic buildings and garden spaces that reinforce its visual and experiential integrity.

In summary, Dean Farmhouse represents a well-preserved example of Wiltshire's rural architectural heritage, reflecting both vernacular and polite traditions. Its heritage significance is rooted not only in its fabric but in its ability to convey the story of rural domestic evolution—from working farmhouse to gentleman's residence—while maintaining a legible and authentic historic character. Changes over time, including the 1920s transformation and more recent alterations, are best understood as chapters in a continuum that illustrates changing patterns of domestic life, agricultural use, and aesthetic expression.

Dean Farmhouse holds significant heritage value due to its evidential, aesthetic, and historical qualities. The architectural and historical features of the farmhouse distinguish it as an important example of rural vernacular construction in England. The impact of later additions and modifications is evaluated in terms of their contribution to or diminishment of the building's evidential, aesthetic, and historical values. The property's archaeological potential derives primarily from its surviving fabric, which provides insights into its construction phases, precise date, and architectural features.

In the 1920s, architect Paul Phipps undertook a comprehensive restoration and extension, commemorated by a dated inscription on the west gable. His architectural treatment of the front elevation, although relatively modest, reflects the influence of Georgian classical principles on his work in a rural domestic context. His work included a low service wing added to the west in matching materials and a full internal remodelling. This early 20th-century intervention, while thorough, respected the building's external character and reinforced its architectural coherence. The resulting ensemble preserves the legibility of the original 18th-century core while incorporating elements of early 20th-century domestic revival design. The roof type, and composition all contribute to its significance as a well-executed example of regional vernacular architecture with polite classical influence.

11. Works undertaken after 2020:

No.	Description of Works	Significance of fabric
1 GF	Removal of downstairs w/c wall	Low
2 GF	Removal of corridor wall - addition of half-glazed door	Medium
3 GF	Removal pantry wall	Medium
4 GF	Lower cill and installation of French doors/windows	Medium
5 GF	Lift red quarry tiles and installation of U/F heating. Laying of new tiles	Low
6 GF	Install hatch between floors	Medium
7 FF	Removal of stud wall and reconfigure	Low
8 FF	Reconfigure master bathroom	Low
9 FF	Removal of wall dividing window	Low
10 FF	New wall /cleaning cupboard	Low
11 SF	Removal of wall dividing bathroom and installation of new partition to form shower	Low
12 SF	Installation of bathroom in former bedroom	Medium
14	Construction of garden walls	N/A
15	Construction of greenhouse	N/A
16	Construction of wall	N/A
17	Capping of chimney	N/A

Sequence of images taken before and during works 2020 in the kitchen area:





Figs.56 - 61 Kitchen, removed partitions (2) Pantry (3) and Rear Lobby (1)



Figs.62 - 63 Removal of Pantry wall revealing joists/beams laid in parallel (kept in situ) and manufactured brick double skin partition.

12. Assessment of Impact of Unauthorised Works

The unauthorised reconfiguration of the ground floor kitchen and ancillary spaces has involved the removal of several internal partitions, primarily dating from the 1923 alterations by Paul Phipps which were designed to create a distinct servant's wing within the farmhouse. These changes reflect a practical adaptation to modern patterns of domestic life, where separation of service and family areas is no longer necessary or desirable. As such, these alterations address functional obsolescence while retaining the spirit of the building's layout.

One of the most notable interventions is the insertion of a ceiling hatch within the hallway to facilitate the movement of furniture to the first floor. The existing winder stair, though a visually attractive feature, is undersized and likely a secondary stair not originally intended as the main access to the upper floors. The new ceiling hatch has been designed and executed with care, employing discreet

panelling that blends with the hall's character. While this results in some loss of historic fabric, the intervention offers a practical and visually sympathetic solution that avoids more invasive or damaging alternatives.

Alterations to the first and second floors—including the removal of minor partitions within bathrooms and the addition of a new second-floor bathroom—are of low impact. These works have largely retained original door openings and layouts, and in some instances have reversed previous unsympathetic changes, such as the subdivision of a window. The new second-floor bathroom was sensibly located above an existing first-floor bathroom to minimise new service runs.

Much of the affected interior fabric originates from the 1920s phase of reworking, and as such is considered of secondary significance when measured against the earlier 18th-century core and original plan form of the farmhouse. The removed partitions were modest in construction and lacked architectural detailing. Importantly, the works have retained key features such as ceiling beams, fireplaces, and wall nibs, preserving the building's spatial legibility and evidential value.

External works, including the rebuilding of boundary walls and reordering of the kitchen garden, have enhanced both the visual setting and historic character of the farmhouse. The reinstatement of a working garden and construction of a traditionally designed greenhouse contribute positively to the historic character of the site, reinforcing its agricultural identity and setting.

Conclusion

While unauthorised, the overall impact of these works on the heritage significance of Dean Farm is assessed as low. The changes have not undermined the building's historic, architectural, or evidential value. On the contrary, they have facilitated its continued domestic use in a manner that responds sensitively to modern living requirements. The works have been carried out with care and restraint, ensuring that the most significant features and plan form remain legible. Regularisation is therefore sought on the basis that the changes represent a balanced and appropriate evolution of the building, preserving its heritage significance while securing its future use.

13. References

<https://www.kypwest.org.uk/>

<https://maps.nls.uk/>

<https://www.britishnewspaperarchive.co.uk/>

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<https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment>

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Victoria County History: Wiltshire, Vol. 14 (Malmesbury Hundred), pp. 176–186.

DNB entry: Harris, James, first earl of Malmesbury (1746–1820), diplomatist and politician.

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L Hall

Period House Fixtures & Fittings 1300 - 1900 (2011)

11. Appendix A: Policy references:

NPPG [<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>]

Significance: Paragraph: 006 Reference ID: 18a-006-20190723 ‘Significance’ in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms ‘special architectural or historic interest’ of a listed building and the ‘national importance’ of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset’s significance.

Setting: Paragraph: 013 Reference ID: 18a-013-20190723

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

15. Appendix B: Planning History

18/11347/CLP	Stationing of a mobile log home within the residential curtilage of Dean Farm, Oaksey	Approved
16/11197/FUL	Change of use of an agricultural building to a use falling within Class C3 (dwellinghouses) including a proposed single storey extension and associated works (part-retrospective)	Closed
16/11472/LBC	Class C3 (dwellinghouses) including a proposed single storey extension and associated works (part-retrospective)	Closed
16/05557/FUL	Change of use of an agricultural building to a use falling within Class C3 (dwellinghouses)	Approved
16/06307/LBC	Change of use of an agricultural building to a use falling within Class C3 (dwellinghouses)	Approved