



Manor Farm, Ramsbury, Wiltshire, SN8 2RG

Heritage Impact Assessment

02 July 2026



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Non-Technical Summary

This Heritage Impact Assessment has been prepared by Heritage Planning Services on behalf of Mr and Mrs Mitchell, in support of an application for planning permission and listed building consent for the replacement of the existing conservatory infill at Manor Farm, Ramsbury, with a new glazed link extension within the same footprint, together with consequential internal alterations to the listed farmhouse and minor external alterations to the side and rear elevations.

Manor Farm comprises a Grade II listed farmhouse of c.1830, with a distinctive octagonal central block and side wings, built as the ornamental farm of the Ramsbury Manor estate beside the perimeter road around the park. A Grade II listed barn range to the north of the historic farmyard, also part of the same farmstead, sits some 20 m from the farmhouse. The Project Site lies within the North Wessex Downs National Landscape but outside any Conservation Area, and is approached privately from White's Hill to the south. The wider Ramsbury Manor estate includes the Grade I listed Ramsbury Manor and its Grade II and Grade II* listed Stables and East Gate, all at distance and not visible from the Project Site.

In heritage terms, the most significant parts of the listed farmhouse are the central octagonal block and side wings, best appreciated from the principal south-east elevation, the hipped roof with wide eaves over offsetting brick courses, the central 4-flued stack to the octagon and brick stacks to rear of each wing. A two-storey extension to the north, built in 1995–96 along with the conservatory style link which forms the focus of this report, is not part of the listing.

The proposed scheme replaces the existing c.1995 conservatory infill — a structure of no special interest, with heavy stained-timber framing, a dominant pitched glazed roof and inappropriate classical-style columns — with a new glazed link in slim aluminium framing, designed to be quieter and less visible from the upper-floor windows of the farmhouse than the structure it replaces. Internal alterations include a new staircase within the modern 1995–96 extension, the conversion of an existing window opening to a new internal door connecting the kitchen and the entrance hall, and the installation of a wood-burning stove in the proposed snug area within the nineteenth-century north-west projection of the listed farmhouse. Minor external alterations include new aluminium French doors within an existing window opening on the side elevation, and like-for-like window works on the rear of the modern 1995–96 extension.

The Assessment concludes that the proposal causes less than substantial harm to the significance of the listed farmhouse — described in national heritage planning policy (NPPF paragraph 215) as a harm to be weighed against the public benefits of the scheme. The low level of harm arises principally from the modification of the historic window opening to form an internal door, and the penetration of the south-west-facing external wall of the nineteenth-century north-west projection for the wood-burning stove flue. There is no harm to the listed barn, to the wider Ramsbury Manor

estate heritage assets, to the Ramsbury Conservation Area, to the North Wessex Downs National Landscape, or to any public right of way.

The limited harm identified is, in the author's professional view, outweighed by the public benefits of the proposal: the removal of the existing conservatory, which does not contribute positively to the setting of the listed farmhouse and currently dominates the view down onto the courtyard from the principal upper-floor oculus windows; the removal of inappropriate classical-style columns; the improved thermal performance of the linked area of the listed building; and the securing of the continued long-term residential use of the listed farmhouse as a family home. The Assessment finds that the proposal is consistent with the National Planning Policy Framework, with Core Policy 58 of the Wiltshire Core Strategy, and with the Council's statutory duties under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The application for planning permission and listed building consent can be supported.

1. Introduction

1.1. Heritage Planning Services has been commissioned by Mr and Mrs Mitchell to prepare a Heritage Impact Assessment for Manor Farm, Ramsbury, Wiltshire SN8 2RG (the Project Site).

1.2. The report has been commissioned to accompany an application for planning permission and listed building consent for the replacement of the existing conservatory infill with a new glazed link extension within the same footprint, together with consequential internal alterations to the listed farmhouse and minor external alterations to the side and rear elevations. The proposed works are illustrated on Tuttle Architectural Services drawings "Manor Farm — Proposed — 04, 05 and 06" dated May 2026.

1.3. The report has been completed by Sam Driscoll, MCIfA, under Project Code HPS729/26.

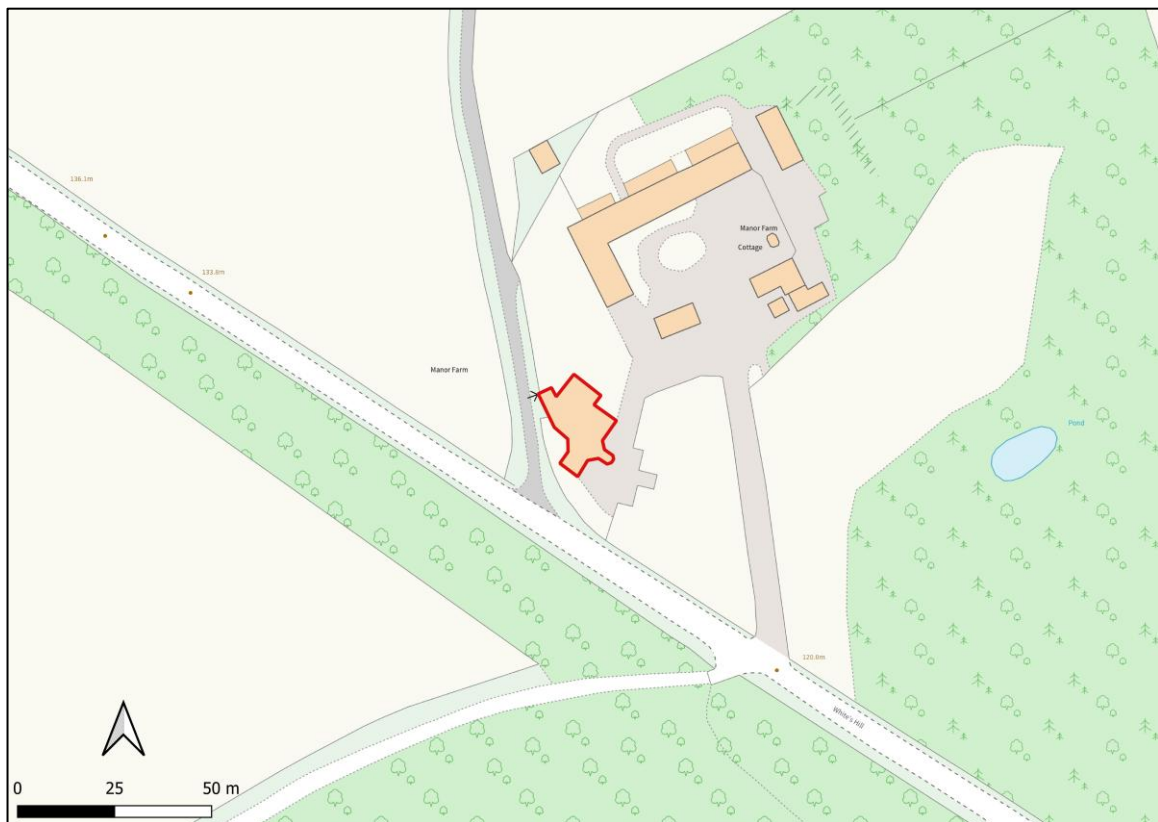


Figure 1 Detailed Project Site location (outlined in red) centred on SU 26117 71469

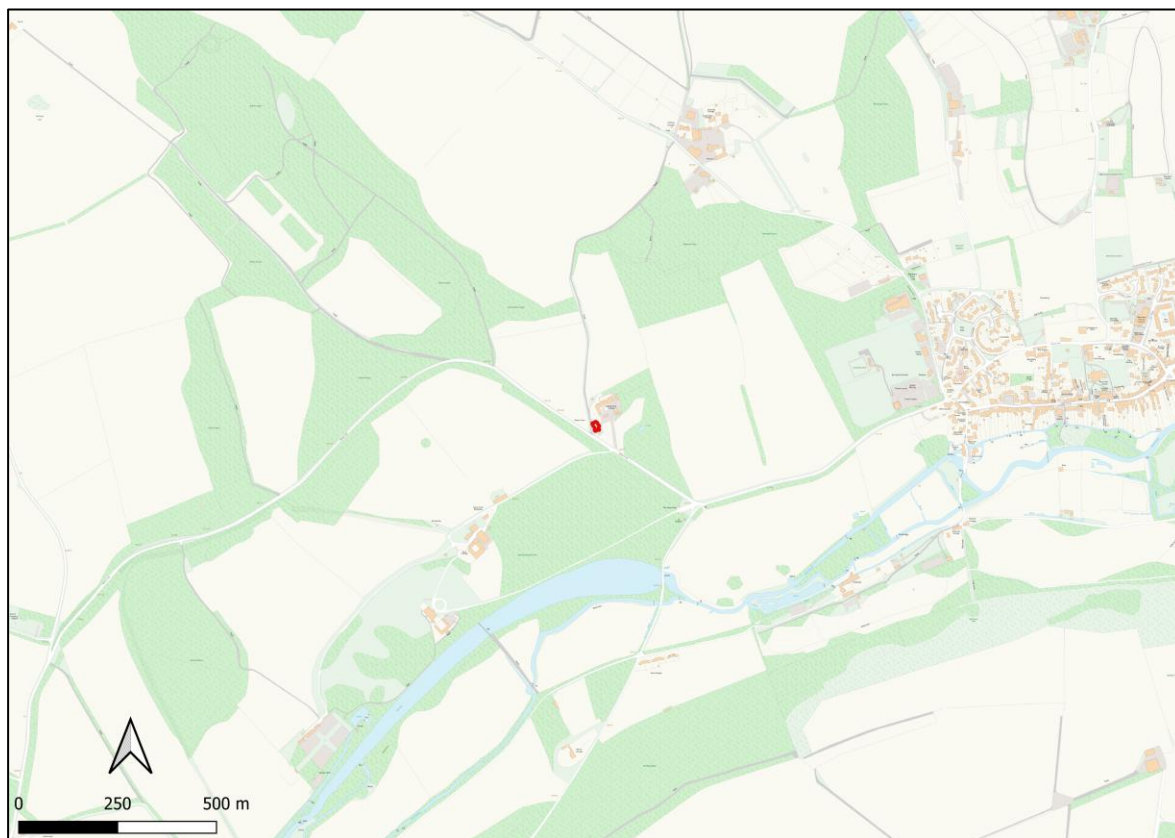


Figure 2 General Project Site location (outlined in red) centred on SU 26117 71469

The Project Site

1.4. Manor Farm stands beside the perimeter road to Ramsbury Manor Park, on the north side of White's Hill, approximately half a mile west of Ramsbury village. The Site is centred on National Grid Reference SU 26117 71469 (Easting 426117, Northing 171469). The principal building is Grade II listed, entered on the National Heritage List for England as Manor Farmhouse (List Entry Number 1184047, first listed 6 March 1985). The adjoining listed Barn at Manor Farm on North Side of Farmyard (List Entry Number 1365501, also Grade II, listed 6 March 1985) sits approximately 20 m to the north, on the opposite side of the historic farmyard, and is now in residential use locally known as Manor Farm Cottage, also in the ownership of the applicants. The Project Site lies within the North Wessex Downs National Landscape.¹ The Project Site does not lie within any conservation area.

1.5. Manor Farmhouse is a c.1830 two-storey stucco building with a hipped slate roof. Its defining architectural feature is the central octagonal block, with wide eaves over corbelled brick courses, round oculi to the upper floor, and a four-flued central chimney stack — described in detail in the list entry and developed in the Historic Development section of this Assessment. Two side wings flank the octagonal centrepiece, with brick stacks to their rear. A two-storey extension

¹ Designated 1972 as the North Wessex Downs Area of Outstanding Natural Beauty, rebranded as a National Landscape by section 245 of the Levelling Up and Regeneration Act 2023.

to the north of the principal range, constructed in c.1995–96 under planning permission K/30921 and Building Control completion 94/1461/FP, presently contains the kitchen, laundry, hallway and W.C. at ground floor with further accommodation above. This 1995–96 extension is not separately listed and post-dates the principal listing by ten years; to the extent that it may be considered curtilage-listed to the principal range, its heritage significance is negligible. It is of cream-painted brick construction visually subordinate to the listed farmhouse.

1.6. Between the listed octagonal core of the farmhouse and the c.1995–96 two-storey extension sits the existing single-storey glazed conservatory infill — the element proposed for replacement under the current application. The conservatory was constructed in c.1995, contemporary with and part of the same programme of works as the two-storey extension. It is of stained timber frame with deep solid-panelled lower door panels cutting off views and daylight at low level, bulky mullions and transoms breaking up the upper glazing, a central glazed lantern finished with a Victorian-style fleur-de-lys iron cresting, and two internal Tuscan-Doric columns of classical character almost certainly structural in function. The conservatory is not itself of special interest. It does not contribute positively to the character of the listed building — particularly as read from the principal upper-floor oculus windows of the octagonal centrepiece, where the lantern and cresting dominate the view down onto the courtyard. The classical register of the internal columns sits incongruously against the late-Georgian Picturesque vocabulary of the c.1830 farmhouse. The replacement is the subject of detailed assessment in the Proposed Development and Impact Assessment sections of this Assessment.

1.7. The Project Site is situated on the northwest scarp on the Kennet river valley. The property sits at 25m oAD on ground that rises 4m from the Whites Hill entrance to the principal elevation.



Figure 3 Principal south-east facing elevation Manor Farm. Source <https://www.fineandcountry.co.uk>



Photo 1 1995 conservatory link between the 1830s core and 1995 extension. West facing view.

Photograph date 16th June 2026.



Photo 2 North-east facing view within the 1995 conservatory style link. Photograph date 16th June 2026.



Photo 3 North-west facing view within the 1995 conservatory style link. Photograph date 16th June 2026.



Photo 4 North facing view from first floor bathroom oculus, dominated by large conservatory lantern. Photograph date 16th June 2026.

Planning history

1.8. A coordinated programme of works was carried out at Manor Farm between August 1994 and February 1996 under five separate planning and listed building consents:

– K/30290/L (listed building consent, 12 August 1994): alteration of chimney breasts and fireplaces in the kitchen, central ground-floor rooms and flanking rooms of the listed farmhouse, including the creation of new openings either side of the central chimney.

– K/30916/L (listed building consent, 17 January 1995): demolition of a detached outbuilding, lean-tos and a rear wing to the house; new windows in specified locations; infilling of specified windows and a door; new porch roof.

– K/30921 (planning permission, 17 January 1995): extension to the dwelling house.

– K/31802 (planning permission, 8 September 1995): construction of a new barn; alterations to the existing garage; new boundary walls and gate.

– K/31804/L (listed building consent, 8 September 1995): demolition of a stable; construction of a new barn; alterations to the existing garage; construction of boundary walls.

– The two-storey extension authorised by K/30921 was certified as complete by Building Control on 27 February 1996 (Building Control reference 94/1461/FP).

1.9. The principal physical legacy of the 1994–95 programme remains in place at the Project Site today. It includes the two-storey extension to the north of the listed farmhouse, presently containing the kitchen, laundry, hallway and W.C. at ground floor; and the single-storey glazed conservatory infill linking the listed farmhouse to that extension, which is the element proposed for replacement under the current application. No further planning or listed building consent applications have been made at the Project Site in the thirty years since the 1995 decisions.

1.10. The current proposal forms a logical sequel to the 1994–95 programme. The single-storey glazed conservatory infill, while not separately described in the planning record, was integral to the 1994–95 works as the physical and visual link between the listed farmhouse and the newly built two-storey extension to the north. Thirty years on, the infill no longer meets the thermal performance, daylighting or layout standards expected of a principal living space at the heart of a family home, and the clients propose to replace it with a contemporary glazed link kept within the same footprint, together with a small number of consequential internal alterations to the listed farmhouse, replacement French doors on the side elevation, and a new wood-burning flue on the

rear elevation. The design response is set out in detail in the Proposed Development section of this Assessment, and the impact analysis in the Impact Assessment section.

2. Conservation Area

2.1. The Project Site does not lie within a Conservation Area. The nearest designated Conservation Area is the Ramsbury Conservation Area, which protects the historic core of Ramsbury village; the Project Site lies approximately 850 m west of the western extent of that Conservation Area. The proposed works fall in two locations. The new glazed link infill sits within the enclosed courtyard between the listed farmhouse and the listed barn range and is not visible from any public right of way (see the Public Rights of Way section below). The proposed wood-burning stove flue penetrates the south-west-facing external wall of the north-west projection and is partially visible from the RAMS3 bridleway and White's Hill to the west of the Project Site (see the row 1.10 narrative in the Impact Assessment section and the Public Rights of Way section, below). At this distance and given the intervening landscape neither element is intervisible with any part of the Conservation Area in any event. No impact on the Ramsbury Conservation Area or its setting arises.

3. Designated Heritage Assets

3.1. Five designated heritage assets are relevant to this Assessment. Two are on the Project Site or within its immediate setting: the Grade II listed Manor Farmhouse (List Entry Number 1184047) and the Grade II listed Barn at Manor Farm on North Side of Farmyard (List Entry Number 1365501). A further three sit within the wider Ramsbury Manor estate but at distance from, and without intervisibility with, the Project Site: the Grade I listed Ramsbury Manor (List Entry Number 1184029), the Grade II listed Stables to Ramsbury Manor (List Entry Number 1034064), and the Grade II* listed East Gate and Lodges to Ramsbury Manor (List Entry Number 1365500). The on-site listed farmhouse is the subject of the impact assessment; the on-site listed barn and the wider three are addressed below as a matter of completeness, but no impact arises in respect of any of them.

3.2. Manor Farmhouse (List Entry Number 1184047, Grade II, first listed 6 March 1985) is the listed building affected by the proposed works. The full listing description is reproduced below:

"Farmhouse, c1830. Stucco with slate roof. 2-storey, central 2-storey octagon with side wings and late C19 rear wing. Central entrance to octagon in projection with pent roof. Round headed

glazed door. 16-pane sashes to ground floor, the majority replaced mid C20. Upper floor has round oculi with cross glazing. Roof hipped with wide eaves over offsetting brick courses. Central 4-flued stack to octagon and brick stacks to rear of each wing."

3.3. The two-storey extension to the north of the principal range (constructed under K/30921 and 94/1461/FP, completed February 1996) and the single-storey conservatory infill (the element proposed for replacement under the current application) are not separately described in the list entry and post-date the listing.

3.4. Barn at Manor Farm on North Side of Farmyard (List Entry Number 1365501, Grade II, first listed 6 March 1985). The full listing description is:

"Barn and animal houses in line forming north side of farmyard. c1850. English bond brickwork with low pitched tiled roof. Approximately 11 bays. Barn at centre with some darker brick patterning and slit and open header ventilation courses. 2 cart entrances. Tie beams with brackets to bearers in wall and canted struts to 2-purlin roof. Range extended both ends as animal houses and to left 2 bay return with upper floor with pitching dormers. Later timber and weatherboarded cowshed on right not of special interest."

3.5. The listed barn range sits approximately 20 m to the north of the listed farmhouse, on the opposite side of the farmyard. The proposed works do not engage any element of the listed barn range, are sited entirely on the south side of the farmyard within the curtilage of the listed farmhouse, and have no material visual or fabric relationship with the barn. No impact on the listed barn arises.

3.6. Three further designated heritage assets sit within the wider Ramsbury Manor estate and are recorded here as elements of the historic estate landscape. Ramsbury Manor (List Entry Number 1184029, Grade I, first listed 22 August 1966) is the principal house of the estate, of 1681–83 by Robert Hooke, approximately 600 m south-west of the Project Site within the screened Ramsbury Manor park. The Stables to Ramsbury Manor (List Entry Number 1034064, Grade II, first listed 22 August 1966) are mid-seventeenth-century work attributed to Isaac de Caus, approximately 390 m south-west of the Project Site on the south side of White's Hill. The East Gate and Lodges to Ramsbury Manor (List Entry Number 1365500, Grade II* first listed 22 August 1966) form the formal east entrance to the park, with c.1680 gates and c.1800 flanking pavilions, approximately 290 m south-east of the Project Site at the road junction on White's Hill, locally referred to as "The Gate House." None of these three assets is intervisible with the Project Site, none is engaged in any material way by the proposed works, and no impact arises in respect of any of them.

3.7. There are no non-designated heritage assets, within the meaning of paragraph 216 of the NPPF, within the immediate setting of the Project Site. The two-storey south-east extension and the single-storey conservatory infill described in the Planning History section are both modern in date, were constructed well after the listing date of 6 March 1985, and are neither curtilage-listed under the principal range nor non-designated heritage assets in their own right.

3.8. A more detailed assessment of the heritage values and significance of Manor Farmhouse is set out in the Statement of Significance section, with the impact analysis at the Impact Assessment section. The on-site listed barn and the three wider designated assets within the Ramsbury Manor estate are addressed only in summary in those sections, given the confirmed absence of intervisibility and material impact identified above.

4. Public Rights of Way

4.1. Two public rights of way lie within the immediate vicinity of the Project Site. RAMS2, a public footpath, runs northwest - southeast along White's Hill to the south of the site. RAMS3, a public bridleway, runs north-south along the western boundary of the site. Neither right of way crosses the Project Site itself; access to the site is taken from White's Hill by a private drive. The proposed development is sited to the north of the listed farmhouse, within the enclosed courtyard between the farmhouse and the listed barn range, and is screened from RAMS2 by the listed farmhouse and from RAMS3 by both the listed farmhouse and the listed barn range.

4.2. There is no public view to, from or across the principal development area.

5. Historic Development

5.1. The wider history of the Ramsbury Manor estate is set out in the Victoria County History (volume 12, parish of Ramsbury, 1983) and is not repeated here in full. Only those elements directly bearing on the Project Site are summarised in the following paragraphs.

5.2. The principal house at Ramsbury Manor was built between 1681 and 1683, probably by Robert Hooke (1635–1703), for Sir William Jones (1631–1682), attorney-general, on the site of a sixteenth-century house of the Earl of Pembroke. The Stables (List Entry 1034064), to the north-east of the principal house, are slightly earlier in date — mid-seventeenth-century timber-framed work with a brick façade, the design attributed to Isaac de Caus (1590–1648). The principal east entrance to the park, the East Gate and Lodges (List Entry 1365500), comprises a c.1680 gate of

ashlar piers with Corinthian nook columns and crowning lions, supplemented around 1800 by flanking Palladian pedestrian arches and lodge pavilions possibly by the London architect Robert Mitchell. The estate remained in the Jones family throughout the eighteenth century.

5.3. The 1676 Map of the Manor House and Parks, Ramsbury, revised 1771 (Wiltshire and Swindon History Centre, X6/57HC), records the seventeenth-century landscape of the Project Site. No farm building is shown at this location. Land later developed as Manor Farm is documented as a roughly triangular enclosure named "An other field", bounded to the south-east by a parcel of woodland that once extended across the Project Site.

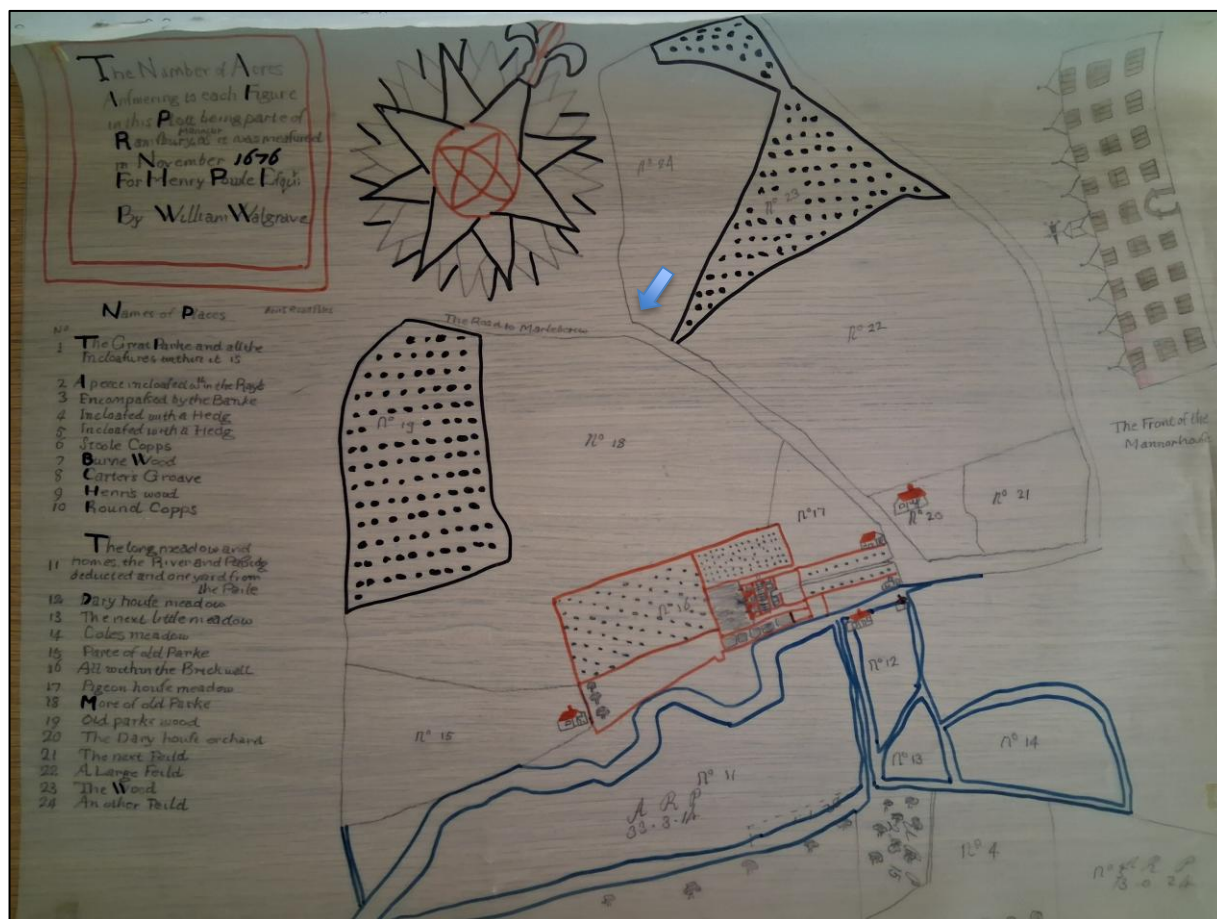


Figure 4 Tracing over facsimile of 1676 Map of the Manor House and Parks, Ramsbury, revised 1771. Project Site location indicated with blue arrow.

5.4. About 1775 a substantial reorganisation of the Ramsbury Manor park took place. The Victoria County History records that "the mill or mills and Hales Court Farm were demolished when an ornamental lake was formed with water from the Kennet, and the farmstead or the Lodge was apparently demolished when the park was extended eastwards and northwards." The same source records that "a new farmstead incorporating Manor Farm, a house with an octagonal centre and short wings, was built beside the new road round the park." It is this new farmstead, beside the perimeter road and outside the new park boundary, that is the Project Site. The establishment of an ornamental farmstead beside the perimeter road, where it could be appreciated from outside the park, follows a well-established late-Georgian tradition known as the *ferme ornée*, or

ornamental farm. The form was popularised in England by Philip Southcote (1698–1758) at his Surrey estate of Woburn Farm in the 1730s and 1740s, theorised by the Picturesque writers Uvedale Price (1747–1829) and Richard Payne Knight (1751–1824) in the 1790s, and adopted on improving estates across England in the early nineteenth century. The Royal Farm at Windsor, the Home Farm at Woburn Abbey, and the Earl of Leicester's model farms at Holkham are part of the same tradition. The principle is that the working farm is sited at the edge of the principal park, where its agricultural noise and clutter are kept out of the carefully composed park interior, while its principal buildings are dressed up in the Picturesque manner so that they become ornaments to the wider landscape.

5.5. The Enclosure Map of Ramsbury, 1778 (Wiltshire and Swindon History Centre, 154/3MS), records the road layout to Ramsbury Manor Park in its current form, consistent with the c.1775 reorganisation of the park described above. The woodland recorded on the 1676 map has been cleared to the south-east. No farm building is shown at the Project Site; the area is named "Shepherds Dean" and held in the ownership of the Rev. Sir Edward Ernle (c.1711/2 – 1787), a Wiltshire clergyman-landowner and styled 7th Baronet of Etchilhampton. Sir Edward was uncle to Sir William Langham Jones, then lord of the Ramsbury Manor estate; the Victoria County History records that Jones bought the Ernle mill on the Kennet at Mill Lane (Upper Mill) from his uncle in 1783 (Crittall 1983, para. under Mills). Sir Edward died without male issue in 1787, and the wider Ernle Ramsbury holdings — including the Shepherds Dean parcel at the Project Site — are understood to have passed to the Ramsbury Manor estate through that family connection, either by direct purchase or on Sir Edward's death. The Ernle baronetcy had officially become extinct in 1734 but was continued self-styled through the mid-eighteenth century.

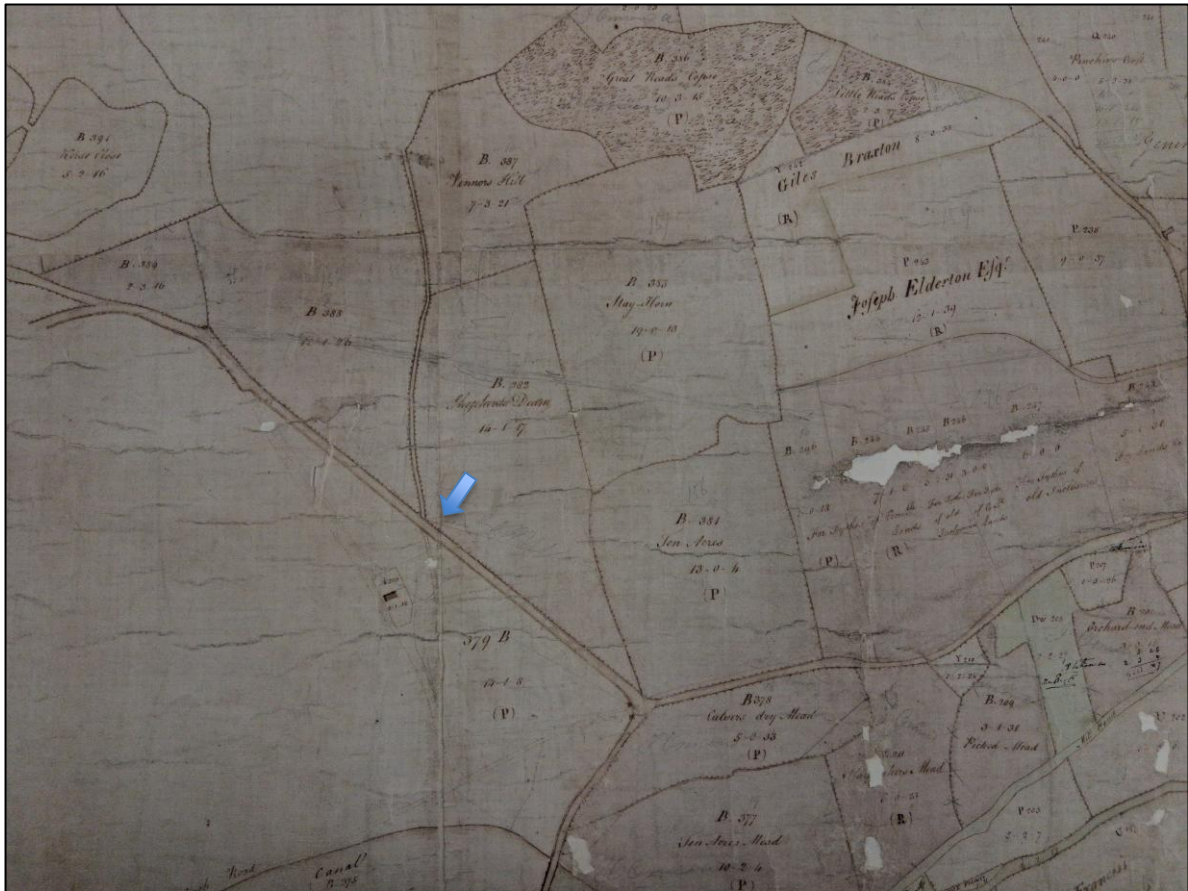


Figure 5 Enclosure Map of Ramsbury, 1778 (Wiltshire and Swindon History Centre, 154/3MS). Project Site location indicated with blue arrow.

5.6. The estate is said to have passed to the Burdett family in 1800 by inheritance, on the death of the last Jones owner Elizabeth Jones childless: her sister Eleanor Jones had married Sir Francis Burdett, 4th Baronet (1743–1794), and the estate passed through that connection to their descendants. The Burdetts remained seated at Ramsbury Manor for the following 151 years, until the death of Sir Francis Burdett, 8th Baronet (1869–1951) in 1951. The 1910 Lloyd George Land Valuation Survey accordingly records the estate in Burdett ownership, with Manor Farm held as a tenanted holding. The Picturesque ornamental farmstead established at Manor Farm in c.1775, set out below, was therefore a late-Jones-era undertaking; the c.1830 rebuilding of the farmhouse and the c.1850 construction of the barn range were both Burdett-era investments.

5.7. The Map of the Parish of Ramsbury, surveyed by U.B. Vines of Newbury, 1839 (Wiltshire and Swindon History Centre, 1792/38L), records the newly-built c.1830 farmhouse in situ, only nine years after the development. The map shows the octagonal-plan house facing the sloping ground to the south-east, clearly visible from the park road and the lane to the north-west, and confirms the north-west projection from the octagonal core as original to the c.1830 plan. The courtyard farmyard is complete by this time.



Figure 6 The Map of the Parish of Ramsbury, surveyed by U.B. Vines of Newbury, 1839 (Wiltshire and Swindon History Centre, 1792/38L). The newly developed Manor Farmhouse indicated with blue arrow.

5.8. No earlier farm building is recorded at the Project Site on any of the pre-c.1830 maps consulted. The c.1830 farmhouse is, on this documentary record, the first documented building on the Project Site.

5.9. The Historic England list entry for Manor Farmhouse dates the present building to c.1830. The present plan form, the dominant architectural character of the building is firmly of the late Georgian / Regency period — stucco walls under a hipped slate roof with wide eaves, an octagonal central block with side wings, oculi to the upper floor of the octagon, and a four-flued central chimney stack. The list entry notes that the ground-floor sashes had largely been replaced by the mid-twentieth century, but the upper-floor oculi and the principal massing remain as designed. The choice of an octagonal centrepiece is a defining gesture of the late-Georgian Picturesque movement. From the 1790s onwards, architects working in the Picturesque idiom — most famously John Nash (1752–1835) but also a wider circle of designers responding to Price and Payne Knight — used the octagon, the circle, the cottage *orné*, the Italianate tower and the Tudor revival as deliberate departures from the classical symmetry of the preceding Georgian century. Manor Farm sits comfortably within this design vocabulary. A La Ronde at Exmouth, Devon (built 1796–98), is the most famous freestanding example of the octagonal house type. Manor Farm is a confident provincial expression of the same design language, applied to a farmhouse rather than a freestanding house or a gate lodge.

5.10. The 1839 U.B. Vines parish map (Wiltshire and Swindon History Centre, 1792/38L) records the courtyard farmyard as complete only nine years after the c.1830 rebuild of the farmhouse. The barn range on the north side of the courtyard (List Entry 1365501), while attributed by Historic England to c.1850, is likely to be substantially of the c.1830 model-farm building programme, the c.1850 attribution possibly reflecting later alterations or the mid-Victorian character of the visible detailing rather than the primary date of construction. The model-farm composition — farmhouse as ornamental set-piece, courtyard as working agricultural core — was accordingly a single c.1830 conception. Where the c.1830 farmhouse is the architectural set-piece intended to be seen, the barn range is the working agricultural core of the holding, but designed with sufficient care that it contributes positively to the wider ornamental composition.

5.11. The census record from 1841 onwards allows the occupational history of Manor Farm to be reconstructed in some detail. The pattern that emerges is of a substantial working tenant farm on the Burdett estate, sustaining one principal farming family in the farmhouse and (by the late nineteenth century) two further worker families in subsidiary cottages, with shrinking acreage as the agricultural depression of the 1870s–1890s pushed the operation down from 400 acres at its mid-Victorian peak to 280 acres by 1910.

5.12. The 1841 census records Manor Farm in the occupation of John Osmond (c.1771–1856), aged 60, farmer, living with his wife Ann née Hakes or Haikes (1781–1843), aged 60, a female servant Ann aged 20, and a single agricultural labourer. By the 1851 census Osmond was a 72-year-old widower farming an extensive holding of 400 acres and employing 15 labourers, a substantial operation.

5.13. Following Osmond's death in 1856 the farm passed to James William Grant (1821–1888), who appears on the 1861 census as a 40-year-old farmer of 350 acres employing 7 men and 4 boys, living at Manor Farm with his wife Elizabeth Emma née Clapp (1826–1892). Their household included a young pupil — William Bigg, aged 18 — together with a domestic servant Emma Draper aged 29 and a groom John Pierce aged 23. James and Elizabeth Grant are remembered in family photographs preserved with this report (Figure 1, below). The Grants' tenancy at Manor Farm was relatively brief. In 1865 James William Grant left the Ramsbury Manor estate and emigrated to North America. By 1867 he was resident in Wellington, Ontario. By 1871 the family had purchased land in Missouri and started a farm there. By 1880, when the United States federal census recorded the family in Texas, James William Grant had moved for the third time and was farming in the young state.

5.14. The presence of a personal household groom is itself significant: in 1861 census usage a groom was specifically an attendant of saddle and carriage horses, distinct from the carters and horsemen who looked after farm draught teams, and the keeping of personal horses with a

dedicated groom places the Grant household squarely in the gentleman-farmer tradition. Combined with the live-in pupil and the domestic servant, the Grant establishment at Manor Farm in 1861 was at the upper end of the tenant-farmer spectrum, not a struggling household. His timing — as a comfortably established tenant farmer in his middle years moving out of the British agricultural system in 1865, from a position of evident standing rather than necessity — looks remarkably prescient in retrospect. The Great Agricultural Depression that began in 1873 was about to have a detrimental impact on English farming, and the tenant farmers who stayed at home would face hardship. Grant, by contrast, was on the move toward landownership in an expanding new agricultural economy. The Grant story is one of the more vivid threads in the human history of Manor Farm.



Figure 7 James William Grant (1821–1888) and Elizabeth Emma Grant née Clapp (1826–1892), tenants of Manor Farm 1861–1865

5.15. By 1864 the Grants had been succeeded as tenants at Manor Farm by Thomas George Atherton (1818–1878), known as George, whose son's birth at Manor Farm was recorded in the *Devizes and Wiltshire Gazette* of Thursday, 10 November 1864. The 1871 census found Thomas George Atherton at the farm aged 55, farming 320 acres and employing 7 labourers and 3 boys, living with his wife Jane Winifred née Knight (d. 1893) aged 43, their six children aged between 12 and 23, and an 18-year-old servant Ellen Stroud. After Thomas's death in 1878, his widow Jane Atherton was recorded in the 1881 census as head of the household at Manor Farm, but the day-to-day operation of the farm had passed to her son Thomas Atherton (1853–1913), aged 28, who was farming 300 acres and employing 8 men and 3 boys. Thomas was sharing the farmstead with his three siblings, then aged between 22 and 30, and a single servant — Harriet Osmond, whose

surname suggests a family connection to the John Osmond who had been farming Manor Farm in 1841.

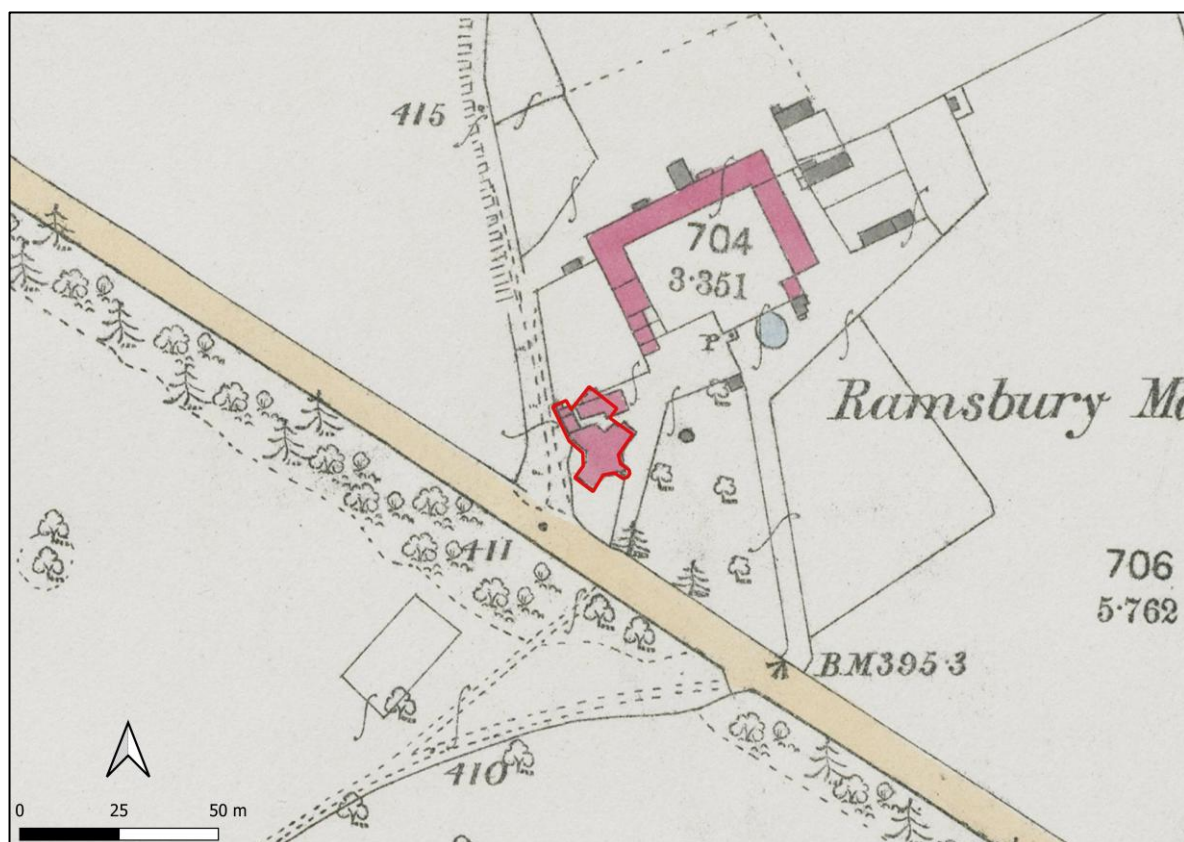


Figure 8 Ordnance Survey Map - Wiltshire XXIX.8 Surveyed: 1885, Published: 1886. Project Site outlined in red.

5.16. The 1891 census records three households at Manor Farm. The farmhouse itself was still occupied by the Atherton family: Thomas, his mother Jane, his three siblings and a domestic servant. Two further families lived in subsidiary cottages within the farmstead. John Smith (1855–1935), a farmer aged 35, occupied a four-room cottage with his wife Ann née Eatwell aged 36 and their five children aged between 6 and 18, the two eldest already working as general labourers. Alfred Chamberlain (1861–1937), a groom aged 30, occupied a three-room cottage with his wife Louise née Wilmot (1861–1951), who worked as a cook. The 1891 record is the high-water mark of the farmstead as a working community.

5.17. The 1901 census shows the population of the farmstead in retreat, with Thomas Atherton (1853–1913), now described as farmer and estate agent, his wife Rosa Annie née Austin (1863–1932) aged 38 whom Thomas had married in 1897 at Newbury, their three-year-old daughter, an eight-month-old son, and three live-in servants — a personal help for Mrs Atherton, a domestic servant for general household duties, and a nurserymaid for the young children — placing the family squarely within the comfortable middle class of late-Victorian and Edwardian England. The role of estate agent in 1901 was an established profession of estate management on behalf of a landowner, encompassing rent collection from the estate's tenants, supervision of farm and cottage tenancies, organisation of repairs and maintenance, timber and woodland management, and the

keeping of estate accounts; the Land Agents' Society was founded the following year, in 1902, formalising what had been a long-established calling.

5.18. The subsidiary cottages occupied by the Smith and Chamberlain families in 1891 are not recorded as occupied in 1901. The 1910 Lloyd George Land Valuation Survey confirms the holding at that date within the ownership of Sir Francis Burdett, held under a yearly tenancy by Mrs T. G. Atherton (the entry having been compiled after Thomas's June 1913 death, his obituary in the *Marlborough Times* of Friday, 6 June 1913), at 280 acres at an annual rent of £210 — a 30% reduction in acreage from John Osmond's 1851 figure of 400 acres. Rosa Annie Atherton remained at Manor Farm into the First World War period, still recorded as resident in the *Marlborough Times* of Friday, 13 October 1916.

5.19. The detailed occupational record of the property after the First World War falls beyond the scope of this Assessment. The principal mid-twentieth-century alteration to the listed farmhouse — the replacement of the majority of the original ground-floor sashes — is noted in the 1985 list entry. *Country Life* of Thursday, 25 September 1986 published an advert for the sale of the property which provides a useful mid-1980s snapshot, around the time of the listing. The 1994–1995 programme of works, set out in the Planning History section of this Assessment, brought the building under substantial physical refurbishment including demolition of a rear wing, construction of a two-storey extension to the north, alteration of chimney breast fabric and fireplaces internally, and construction of a new barn within the farmyard. The current proposal is, in this longer perspective, the next chapter in the building's continuous adaptation as a working family home — a thread that runs unbroken from John Osmond's 1841 household through the Athertons and their successors to the present occupants.



Figure 9 *Country Life* of Thursday, 25 September 1986.

6. Planning Policy

Relevant planning policy framework

6.1. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, in considering whether to grant listed building consent for any works which affect a listed building or its setting, and in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.

6.2. The Project Site lies within the North Wessex Downs National Landscape (designated in 1972 as the North Wessex Downs Area of Outstanding Natural Beauty, rebranded as a National Landscape by section 245 of the Levelling Up and Regeneration Act 2023). National Landscape status is a material consideration in the determination of any application for planning permission, and paragraph 189 of the NPPF requires that great weight is given to conserving and enhancing landscape and scenic beauty within National Landscapes. The substantive plan-led framework engaged by the proposal, Wiltshire Core Strategy Core Policy 58 (Ensuring the conservation of the historic environment), is set out below, together with the relevant paragraphs of Chapter 16 of the NPPF (December 2024).

National Planning Policy Framework (NPPF), December 2024:

“207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

210. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Wiltshire Core Strategy adopted 2015

Core Policy 58 Ensuring the conservation of the historic environment.

"Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains;
- ii. World Heritage Sites within and adjacent to Wiltshire;
- iii. buildings and structures of special architectural or historic interest;
- iv. the special character or appearance of conservation areas;
- v. historic parks and gardens;
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.”

7. Proposed Development

7.1. The proposal is for the replacement of the existing single-storey conservatory infill at Manor Farm with a new glazed link extension within the same footprint, together with a small number of consequential internal alterations to the listed farmhouse and minor external alterations to the side and rear elevations. The works are shown on Tuttle Architectural Services drawings “Manor Farm — Proposed — 04, 05 and 06” dated May 2026.

7.2. The replacement infill is located between the listed octagonal core of Manor Farmhouse and the c.1995–96 two-storey extension to the north, within the same footprint as the existing conservatory it replaces. The principal octagonal range of the listed farmhouse, the two side wings and the c.1995–96 extension are not extended in plan, and no new building footprint is proposed.

7.3. The replacement link is single-storey and of substantially reduced visual mass compared to the existing conservatory. The roof is a flat single-ply membrane construction concealed behind a parapet wall with stone coping, with a central glazed pitched lantern in black aluminium framing providing daylight to the principal kitchen space below. The substitution of the existing pitched and hipped glazed roof with a flat parapeted roof substantially reduces the visible mass of the link from the principal upper-floor oculus windows of the listed farmhouse, where the majority of the new roof sits below the parapet line and is concealed from above. The two internal Tuscan-Doric columns within the existing conservatory are removed under the proposals, returning the internal space to a single uncluttered volume.

7.4. Walls are of through-coloured render with a band course at high level, colour to match the existing stucco of the listed farmhouse and the cream finish of the c.1995–96 extension. The courtyard elevation is fenestrated with full-height aluminium bi-fold doors, replacing the heavy stained timber framing of the existing conservatory and providing visual permeability between the new internal space and the courtyard. Rainwater goods are in cast iron, painted black. The new build is thermally upgraded, replacing the single-glazed conservatory with a fully insulated contemporary structure consistent with current Building Regulations, materially improving the thermal performance of this area of the listed building’s accommodation. The choice of aluminium framing for the new link, the courtyard bi-folds, the central lantern and the side-elevation French doors reflects both the contemporary character of the infill and the long-term maintenance demands of an extensive glazed area; the longevity and maintenance benefits of this material specification are developed in the public benefits paragraphs of the Impact Assessment section below.

7.5. The internal layout reorders the ground-floor accommodation around a new kitchen housed within the replacement infill, with a kitchen island and integrated joinery. A new wood-burning stove is planned within the proposed snug area of the 1830s north-west projection of the listed farmhouse. The internal alterations to the historic fabric of the listed farmhouse comprise: the conversion of an existing window opening, in the now-internalised north elevation of the octagonal core, to a new internal door connecting the kitchen with the entrance hall and principal stair; the introduction of structural supports for the new link roof (with the precise engagement of listed fabric pending the architect's detailed structural sketch — see the column-removal row of the Impact Assessment Table); and the formation of a new opening through the south-west-facing external wall of the north-west projection for the wood-burning stove flue. The historic plan form of the octagonal centrepiece and the side wings is otherwise preserved.

7.6. External alterations to the listed building itself are limited to the wood-burning stove flue. The flue, in matt black enamel, penetrates the south-west-facing external wall of the early nineteenth-century north-west projection behind the stove in the proposed snug area and rises externally to its terminal. Other external alterations are confined to the modern 1995–96 extension and engage no historic listed fabric: an existing window opening on the north-west side elevation of the extension is reused for new aluminium French doors providing access to the side garden; and on the south-west rear elevation of the extension three timber casement windows are reordered (one retained, one new central window, and one widened to match the others). No other external alterations are proposed.

8. Statement of Significance

8.1. This Statement of Significance applies the four-value framework set out in Historic England's Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008): evidential, historical, aesthetic and communal value. The section identifies those aspects of the listed building that hold heritage significance, the location of that significance within its fabric and form, and the sensitivity of individual elements to change, so as to inform the impact analysis in the Impact Assessment section. The principal focus of this Statement is the Grade II listed Manor Farmhouse (1184047), as the asset directly affected by the proposed works. The Grade II listed Barn at Manor Farm (1365501) is addressed in summary, given that no impact on the barn is engaged by the proposals.

8.2. Conservation Principles defines conservation itself, at Principle 4.2, as “the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future

generations.” This formulation is taken forward in paragraph 202 of the NPPF, which records that heritage assets are “an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

8.3. Evidential value is “the potential of a place to yield evidence about past human activity” (Conservation Principles, page 28). At Manor Farmhouse, evidential value resides principally in the c.1830 fabric: the stucco-rendered walls of the central octagonal block and the side wings; the hipped slate roof with wide eaves over offsetting brick courses; the round oculi to the upper floor of the octagon, in original cross-glazing; the four-flued central chimney stack and the brick stacks to the rear of each wing; and the surviving original 16-pane sashes at ground floor not displaced by the mid-twentieth-century replacements noted in the list entry. The list entry refers to a late-C19 rear wing of the farmhouse which was partially demolished in 1995 under K/30916/L; the present footprint of the listed building is correspondingly smaller than the listed footprint of 1985. Comparison of the present external elevations with the late nineteenth-century Ordnance Survey 25-inch County Series indicates, however, that part of the historic nineteenth-century extension to the farmhouse survives the 1995 demolition: a small stucco-rendered projection is attached to the north-west of the c.1830 octagonal core, internally housing the Kitchen / Dining Area today, with its principal external elevation facing south-west; this projection is recorded on the c.1885 OS as a built form on the north-west of the octagonal core. The 1839 U.B. Vines parish map (WSHC 1792/38L) discussed above records this projection nine years after the c.1830 rebuild and confirms it as original to the c.1830 plan — a three-wing rather than two-wing arrangement of the core. The surviving fabric on this elevation is accordingly original c.1830 listed fabric. The list entry’s reference to a “late-C19 rear wing” is understood to refer to a separate structure, subsequently demolished under K/30916/L in 1995.

8.4. Historical value is “the ways in which past people, events and aspects of life can be connected through a place to the present” (Conservation Principles, page 28). Manor Farmhouse holds illustrative historical value as a confident provincial expression of the late-Georgian Picturesque *ferme ornée* tradition — an ornamental farmstead built beside the perimeter road to the Ramsbury Manor park, designed to be appreciated as part of the wider designed landscape, and developed in two principal phases (c.1775 establishment, c.1830 rebuild). The building is one of a recognisable group of small ornamental and Picturesque buildings on improving English estates of the period, and is closely datable to the late phase of the *ferme ornée* tradition. Associative historical value attaches to the building’s continuous functional and proprietary association with the Ramsbury Manor estate (the Jones family until 1800, the Burdett family from 1800 to 1951), to the documented succession of tenant farmers across the long nineteenth century (John Osmond, James William Grant of subsequently Wellington–Missouri–Texas, and the Athertons), and to the

wider Picturesque movement traced through John Nash, Uvedale Price and Richard Payne Knight as set out in the Historic Development section above.

8.5. Aesthetic value is “the ways in which people draw sensory and intellectual stimulation from a place” (Conservation Principles, page 30). The aesthetic value of Manor Farmhouse is centred on its distinctive Picturesque silhouette: the central octagonal block as a striking architectural object, with wide eaves, oculi and four-flued central chimney rising above the hipped slate roof; the asymmetric three-part composition of octagon and two side wings; and the stucco-finished walls as a unifying treatment. The building was designed to be looked at from the perimeter road and from the wider park landscape, and continues to function aesthetically in that way today.

8.6. The aesthetic value of the listed farmhouse is enriched by its position within the wider farmyard composition: the c.1850 listed barn range to the north of the courtyard formed the working agricultural counterpart to the ornamental farmhouse, and the two listed buildings read together as paired components of a coherent designed *ferme ornée* ensemble. The aesthetic value of the rear (north-west) elevation of the farmhouse, where it adjoins the c.1995–96 two-storey extension and the existing conservatory infill, is materially lower than that of the principal south-east elevation. The c.1995–96 two-storey extension and the existing 1995 conservatory infill are of no special interest in their own right; the conservatory in particular does not contribute positively to the setting of the listed building, as discussed in paragraph 6 of this Assessment.

8.7. Communal value is “the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory” (Conservation Principles, page 31). Manor Farmhouse holds communal value as a recognisable and named building within the Ramsbury area, associated locally with the Ramsbury Manor estate and contributing to the legibility of the rural landscape east of Ramsbury village. There is no record of public use of the building; its communal value is principally illustrative of the wider history of the estate rather than commemorative of specific public events.

8.8. The contribution of setting. In the terms of Historic England’s Good Practice Advice Note 3: The Setting of Heritage Assets (Second Edition, 2017), the setting of Manor Farmhouse comprises the curtilage of the listed building, the historic farmyard between the farmhouse and the listed barn, the immediate courtyard relationship with the c.1995–96 extension, the relationship to the perimeter road of the former Ramsbury Manor park, and the wider landscape of the Ramsbury Manor estate. The setting contribution to significance is principally experienced from within the curtilage of the farm itself and historically from the perimeter road, but is not engaged with any other listed building from any public viewpoint: there is no intervisibility with the principal estate buildings to the south of the road (Ramsbury Manor, the Stables, the East Gate and Lodges), as confirmed in the Public Rights of Way section and the Designated Heritage Assets section.

8.9. The Grade II listed Barn at Manor Farm on North Side of Farmyard (1365501) holds independent heritage value as a substantial c.1850 model farmyard range in English bond brickwork, with characteristic Victorian agricultural detailing (slit and open header ventilation courses, pitching dormers above a two-bay return, two cart entrances), and as the working agricultural counterpart to the ornamental farmhouse in the *ferme ornée* composition. The proposed works engage no element of the barn's fabric and do not alter the relationship of the barn to the farmhouse as read across the courtyard.

8.10. Summary statement of significance. Manor Farmhouse is a Grade II listed late-Georgian Picturesque farmhouse of regional architectural interest and confident estate-landscape pedigree, surviving as the ornamental component of a coherent *ferme ornée* composition with the listed barn range to the north. Its significance is most concentrated in the c.1830 fabric of the central octagonal block, the oculi, the hipped slate roofscape with wide eaves, the four-flued central chimney stack and the asymmetric three-part composition with the side wings; and is enriched by associative historical value linking the building to the Jones and Burdett ownerships of the Ramsbury Manor estate, to the recognisable Picturesque expression of John Nash and his circle, and to the documented sequence of tenant farming households across the long nineteenth century.

8.11. The principal sensitivities of the asset are correspondingly concentrated in: the central octagonal block, in its entirety; the oculi of its upper floor; the four-flued central chimney stack; the hipped slate roofscape; the wide eaves with offsetting brick courses; the stucco-rendered walls; the south-east, south-west and north-east elevations as read from the curtilage and the wider park landscape; and the historic plan form of the principal rooms. The two side wings are of secondary but contributory sensitivity. The rear (north-west) elevation of the farmhouse, where it adjoins the c.1995–96 extension and the existing conservatory, is of materially lower sensitivity, being neither the principal architectural elevation nor publicly accessible. The c.1995–96 two-storey extension to the north is of no special interest; the existing 1995 conservatory infill is similarly of no special interest in its own right.

9. Impact Assessment

9.1. The impact of the proposed development on the significance of the heritage assets affected is set out in detail in the Impact Assessment Table appended to this Assessment, which addresses each element of the proposal individually with a description, an indication of any loss of historic fabric, an impact rating and commentary. The Table identifies one element as beneficial to the setting of the listed building (the removal of the existing c.1995 conservatory) and three elements

as resulting in less than substantial harm to the significance of the Grade II listed Manor Farmhouse (1184047). No element of the proposal results in substantial harm. No impact arises in respect of the Grade II listed Barn at Manor Farm, the wider three designated assets of the Ramsbury Manor estate, the Ramsbury Conservation Area, the North Wessex Downs National Landscape, or any public right of way. This narrative section addresses the principal less than substantial harm and beneficial elements identified in the Table, and engages the planning balance under paragraph 215 of the National Planning Policy Framework.

9.2. Beneficial impact: removal of the c.1995 conservatory. The proposed removal of the existing c.1995 conservatory infill (Table row 1.2) is identified as beneficial to the setting of the listed building. The existing conservatory is a structure of no special interest, of heavy stained timber with deep panelled lower doors, a substantial glazed lantern finished with Victorian-style fleur-de-lys iron cresting, and two internal Tuscan-Doric columns of classical character that are inappropriate to the late-Georgian Picturesque vernacular of the c.1830 farmhouse. As recorded in the Statement of Significance the c.1995 conservatory does not contribute positively to the setting of the listed building, and is particularly intrusive as read from the principal upper-floor oculus windows of the octagonal centrepiece, where its pitched glazed roof and decorative cresting dominate the view down onto the courtyard. Its replacement with a quieter glazed link, finished in slim aluminium framing, with a flat parapeted roof concealing the majority of the new roof mass below the parapet line, and free of the inappropriate internal classical columns, materially improves the setting of the listed building.

9.3. Less than substantial harm: column removal and roof structural strategy (small engagement with c.1830 fabric). Table row 1.6 identifies the removal of the two internal Tuscan-Doric columns within the existing conservatory. The architect's structural sketch of July 2026 confirms the structural strategy for the new flat roof: two new steel beams either side of the glazed lantern, a further beam above the bi-folding doors on the courtyard elevation, and a further beam above the internal doors replacing an existing lintel. Of the flanking walls engaged by the beam bearings, only one is original c.1830 listed historic fabric. The engagement with c.1830 fabric is small in extent and confined to a single wall segment. The structural strategy could not reasonably be delivered without engaging that wall, and the alternative — retention of the two existing conservatory columns of inappropriate classical register — would perpetuate the existing harm to setting. The impact is less than substantial harm to the significance of the listed building, at the lower end of the scale.

9.4. Less than substantial harm: conversion of an existing window opening to an internal door (now-internalised north elevation of the octagonal core). Table row 1.7 identifies the conversion of an existing window opening in the now-internalised north elevation of the octagonal core of the listed farmhouse into a new internal doorway connecting the proposed

kitchen (within the new glazed link) with the entrance hall and principal stair within the core historic building. The intervention involves the removal of one window unit, modification of the opening including likely alterations to the cill height, threshold and architraves.

9.5. The 1985 list entry records that the majority of the original ground-floor 16-pane sashes had been replaced by the mid twentieth century; the window in question does not mirror the style of the historic 16-pane sash windows or the mid-20th century replacements visible on the 1986 photograph issued in *County Life* and it is considered that the window unit being lost in this conversion was replaced at the time of the 1995 works. Therefore the principal fabric-loss component was lost decades ago. The present intervention nonetheless modifies the surrounding listed wall fabric of the host opening and may result in a small loss of historic fabric.

9.6. In plan-form terms, however, the new opening can be understood as a logical extension of the original radial plan-logic of the c.1830 octagonal core, which was designed to give direct access from the central hall on multiple radial axes — south to the principal entrance, east and west to the projecting side wings. A further opening from the central hall is understood to have been formed (or internalised from an original opening) when a small projection was added to the north-west of the octagonal core as part of the original c.1830 build — a three-wing arrangement documented on the 1839 U.B. Vines parish map (1792/38L) discussed in the Historic Development section, above — with its principal external elevation facing south-west; this projection houses the Kitchen / Dining area today. The proposed new door reuses an existing window opening on the now-internalised north-west elevation of the octagonal core (the elevation against which the c.1995 conservatory infill was constructed) to provide a further radial access from the central hall, into the new glazed link and the proposed kitchen within it. If the c.1995–96 two-storey extension to the north of the principal range and the proposed new glazed link are read as a continuation of that radial plan-form, the new opening from the octagon into the link is a coherent and historically intelligible move; without it, the route from the front door to the kitchen would require an awkward circulation through the entrance hall, out into the proposed snug area within the north-west projection, and around the modern range. The intervention, while involving a small loss of historic fabric, is supportive of the long-term legibility and continued residential viability of the listed plan form. The impact is less than substantial harm to the significance of the listed building, at the lower end of the scale.

9.7. **Less than substantial harm: wood-burning stove flue penetration (rear south-west elevation).** Table row 1.10 identifies the penetration of the south-west-facing external wall of the early nineteenth-century north-west projection (which will house the proposed snug area) for the matt black enamel flue serving the proposed wood-burning stove. The intervention involves

the loss of a small area of original c.1830 listed wall fabric.² The rear elevation is of lower sensitivity than the south-east and north-east elevations. The impact is less than substantial harm to the significance of the listed building due to a small loss of historic fabric and altered public views of the secondary south-west elevation. The impact is considered to be at the lower end of the scale.

9.8. Cumulative impact on the listed farmhouse. Read together, and assessed at Table row 1.14, the cumulative effect of the proposed works on the significance of the Grade II listed Manor Farmhouse is one of less than substantial harm. The three contributors to that harm are the modification of the historic window opening to form an internal door in the now-internalised north elevation of the octagonal core (described above); the engagement of that same c.1830 wall segment by the padstone bearing of the new roof steel beams following the removal of the two Tuscan-Doric columns (see row 1.6 narrative, below); and the penetration of the south-west-facing external wall of the nineteenth-century north-west projection for the wood-burning stove flue (also described above). The harm is to be weighed under paragraph 215 of the NPPF against the public benefits of the proposal, set out below.

9.9. No impact on other heritage assets. No impact arises in respect of any other designated heritage asset. The setting of the Grade II listed Barn at Manor Farm (1365501) is not engaged by the proposals, which are sited on the south side of the courtyard within the curtilage of the listed farmhouse and do not alter the relationship of the barn to the farmhouse as read across the courtyard. The Grade I listed Ramsbury Manor, the Grade II listed Stables to Ramsbury Manor and the Grade II* listed East Gate and Lodges to Ramsbury Manor are at distance from the Project Site and not intervisible with the proposed works, as confirmed in the Designated Heritage Assets section above. The Ramsbury Conservation Area lies c. 850 m east of the Project Site (western extent) and is not engaged by the proposals. The North Wessex Downs National Landscape lies around the Project Site, but the proposed works are confined to the enclosed courtyard and are not publicly visible. There is no public view to, from or across the development area from either RAMS2 (footpath) or RAMS3 (bridleway).

9.10. Engagement of paragraph 215 of the NPPF. Paragraph 215 of the National Planning Policy Framework provides that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposal, including (where appropriate) securing its optimum viable use. The cumulative harm identified at paragraph 61 above is to be weighed against the public benefits set out in the following paragraphs.

² It is suggested that the rear wing may also have formed a part of the 1830's original planform, however this is as yet unconfirmed.

9.11. Public benefit: removal of the existing detracting baseline and improvement to the view. The proposal secures the removal of the existing c.1995 conservatory, identified above as a structure that does not contribute positively to the setting of the listed building. The removal materially improves the view from the principal upper-floor oculus windows of the listed farmhouse, by substituting a low flat parapeted roof for the existing pitched glazed roof, and removes the inappropriate internal classical columns from the building's internal arrangement. The improvement to the setting of the listed building represents a heritage benefit in itself.

9.12. Public benefit: continued residential use and adaptation to contemporary standards. The proposal enables the listed farmhouse to be adapted to the modern standards reasonably expected of a contemporary family home, securing its continued long-term residential use. Historic England Advice Note 2 (*Making Changes to Heritage Assets*, re-issued December 2025) records that the best way to conserve a building is to keep it in use, and that an inflexible approach to change may prevent new life being brought to a listed building.

9.13. Public benefit: thermal performance, maintenance burden and optimum viable use. Timber framing was considered for the present scheme and discounted, principally on the maintenance and service-life grounds set out below. The slim aluminium framing proposed is detailed to give a comparable sightline weight to a quality timber section and is finished in a recessive matt black. The proposal replaces a single-glazed timber-framed conservatory of c.1995 date with a fully insulated contemporary structure consistent with current Building Regulations. This materially improves the thermal performance of the linked area of the listed building's accommodation, supports the optimum viable use of the listed building as a family home, and contributes to the longer-term sustainability of the listed asset. The choice of slim powder-coated aluminium framing for the new link — including the bi-fold courtyard doors, the central glazed lantern and the side-elevation French doors — is further supported by the maintenance demands that a comparable scheme in timber would impose. External timber joinery in domestic use requires a periodic redecoration cycle of typically 5 to 10 years for painted softwood or hardwood frames, or as short as 2 years on horizontal faces for oil-finished oak (per the published maintenance schedule for Osmo-coated oak products, Oak Windows and Doors, 2025), with cills, bottom beads and other weather-exposed elements requiring more frequent attention in all cases. Service life for a well-maintained painted softwood or hardwood frame is typically 25 to 40 years before significant rebuild or replacement; powder-coated aluminium has a typical service life of 40 to 60 years without periodic redecoration. Across the extensive glazed area proposed at Manor Farm, timber framing of any specification would represent a substantial recurring maintenance commitment, with a corresponding risk that, if not consistently carried out, frame failure could lead to water ingress at the junctions between the new link and the listed historic fabric of the c.1830 farmhouse. The use of a durable, low-maintenance contemporary material at this location outperforms timber in service life, materially reduces the risk to the listed fabric, and sustains the conditions for the

active, invested occupation of the listed asset by its owners. Paragraph 215 of the NPPF expressly contemplates securing optimum viable use as a matter to be weighed in the planning balance, and the maintenance-related benefits of the proposed aluminium specification serve that objective directly.

9.14. **The planning balance.** In the author's professional view, the less than substantial harm identified at the cumulative level (paragraph 61) is outweighed by the public benefits of the proposal: the removal of the c.1995 conservatory baseline, the material improvement to the view of the listed farmhouse, the replacement of the inappropriate internal classical columns, the securing of the long-term thermal performance and continued residential use of the listed asset, and the contribution to the optimum viable use of the listed building. The proposal accordingly satisfies the test in paragraph 215 of the NPPF, is consistent with Core Policy 58 of the Wiltshire Core Strategy, and is consistent with the Council's duties under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The application for planning permission and listed building consent can be supported.

10. Conclusion

10.1. This Heritage Impact Assessment has been prepared in support of an application for planning permission and listed building consent for the replacement of the existing single-storey conservatory infill at Manor Farm, Ramsbury, with a new glazed link extension within the same footprint, together with consequential internal alterations to the listed farmhouse and minor external alterations to the side and rear elevations. The proposed works are shown on Tuttle Architectural Services drawings "Manor Farm — Proposed — 04, 05 and 06" dated May 2026.

10.2. The Project Site comprises the Grade II listed Manor Farmhouse (List Entry Number 1184047), an ornamental late-Georgian Picturesque farmhouse of c.1830 built as the *ferme ornée* of the Ramsbury Manor estate, with a central octagonal block and side wings. The Grade II listed Barn at Manor Farm on North Side of Farmyard (List Entry Number 1365501) of c.1850 sits approximately 20 m to the north across the historic farmyard. The Project Site lies within the North Wessex Downs National Landscape but outside any Conservation Area. As identified in the Statement of Significance, the principal sensitivities of the listed farmhouse are concentrated in the central octagonal block, the oculi of its upper floor, the four-flued central chimney stack, the hipped slate roofscape, and the wide eaves and stucco of the principal elevations. The south-west and north range including the adjoining modern 1995–96 two-storey extension, are of materially lower sensitivity.

10.3. The proposal replaces the existing c.1995 conservatory infill — a structure of no special interest, with heavy stained-timber framing, a dominant pitched glazed roof, and two internal classical-style columns inappropriate to the Picturesque vocabulary of the c.1830 farmhouse — with a new single-storey glazed link extension of substantially reduced visual mass, finished in slim aluminium framing with a flat parapeted roof concealing the majority of the new roof mass below the parapet line and a small central glazed lantern. Internal alterations comprise a new replacement staircase within the modern 1995–96 two-storey extension, the conversion of an existing window opening in the north wall of the octagonal core, to an internal door, the reconfiguration of the existing ground-floor W.C., and the installation of a new wood-burning stove in the proposed snug area, with an external flue. Minor external alterations include new aluminium French doors within an existing window opening on the north-west side elevation and like-for-like window works on the rear of the modern dining room return.

10.4. In the language of paragraph 215 of the National Planning Policy Framework, the proposal results in less than substantial harm to the significance of the Grade II listed Manor Farmhouse, principally arising from the modification of the historic window opening to form an internal door in the core and the penetration of the south-west-facing external wall of the nineteenth-century north-west projection for the matt black enamel wood-burning stove flue. The structural strategy for the removal of the two Tuscan-Doric columns has been resolved by the architect's sketch of July 2026 (row 1.6) and engages a small area of the c.1830 wall of the octagonal core, immediately west of the row 1.7 opening. The proposed flue terminates at eaves height of the north-west projection (below the ridge of the projection) and does not add a competing vertical element to the listed roofscape composition, though the flue is partially visible from the RAMS3 bridleway and White's Hill.

10.5. The proposal preserves the character and appearance of the wider North Wessex Downs National Landscape (the works are confined to an enclosed private courtyard, not publicly visible from any right of way) and causes no harm to the Grade II listed Barn at Manor Farm, the wider Grade I and II/II* designated assets of the Ramsbury Manor estate, or the Ramsbury Conservation Area.

10.6. The less than substantial harm identified is, in the author's professional view at the lower end of that scale and is outweighed by the public benefits of the proposal: the removal of the existing c.1995 conservatory baseline, which does not contribute positively to the setting of the listed building; the material improvement to the view from the principal upper-floor oculus windows of the listed farmhouse; the replacement of the inappropriate internal classical columns; the securing of the long-term thermal performance and continued residential use of the listed asset; and the contribution to the optimum viable use of the listed building as a family home.

10.7. The proposal accordingly satisfies the test in paragraph 215 of the NPPF, is consistent with Core Policy 58 of the Wiltshire Core Strategy, and is consistent with the Council's duties under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The application for planning permission and listed building consent can be supported.

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Cartographic sources

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Wiltshire Council interactive mapping (My Wiltshire), accessed 2026 – public rights of way layer, showing RAMS2 footpath and RAMS3 bridleway.

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Application K/30290/L: alteration to chimney breast and fireplaces; creation of openings either side of central chimney. Listed building consent. Approved 12 August 1994.

Application K/30916/L: demolition of detached outbuilding, lean-to and rear wing; provision of new windows; infilling of specific windows and a door; new porch roof. Listed building consent. Approved with conditions 17 January 1995.

Application K/30921: extension to dwelling house. Planning permission. Approved with conditions 17 January 1995.

Application K/31802: construction of new barn; alterations to existing garage; new brick wall and gate. Planning permission. Approved with conditions 8 September 1995.

Application K/31804/L: demolition of stable; construction of new barn; alterations to existing garage; construction of boundary walls. Listed building consent. Approved with conditions 8 September 1995.

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Architects' drawings

Tuttle Architectural Services, May 2026. Drawing Manor Farm – Proposed – 04: Proposed Ground Floor Layout and First Floor Stair Layout.

Tuttle Architectural Services, May 2026. Drawing Manor Farm – Proposed – 05: Proposed Elevations, Roof Plan and Section A–A.

Further Research

The map regression above (X6/57HC 1676/1771, 154/3MS 1778 and 1792/38L 1839) and the c.1885 OS 25-inch have between them resolved the principal outstanding dating questions bearing on the present Assessment: the survival of pre-c.1830 fabric on the Site (no earlier farm recorded); the c.1775 designation of the area for a new farmstead (per the VCH; no evidence of a c.1775 built form at this location); the dating of the north-west projection from the octagonal core (original to the c.1830 plan per the 1839 U.B. Vines parish map); and the precise form of the c.1830 plan (three-wing, per the 1839 map). The following sources were consulted:

X6/57HC, Map of the Manor House and Parks, Ramsbury, 1676 (revised 1771);

A1/31614, Road Diversion Map, 1776;

154/3MS, Enclosure Map, 1778;

X6/57HC, Map of the Manor House and Parks, Ramsbury, 1676 (revised 1771); 154/3MS, Enclosure Map of Ramsbury, 1778; 1792/38L, Map of the Parish of Ramsbury surveyed by U.B. Vines of Newbury, 1839;

T/A, Ramsbury Tithe Award and Map, 1844.

Appendix

Appendix 1 Manor Farm, Ramsbury — Impact Assessment Table

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
1.1	Existing c.1995 conservatory infill between the listed farmhouse and the c.1995–96 two-storey extension	No	Harmful to setting (existing baseline)	The existing single-storey timber conservatory carries heavy stained-timber joinery with deep panelled lower walls, a substantial pitched and hipped glazed roof with Victorian-style fleur-de-lys cresting, and two internal Tuscan-Doric columns of classical character. It dominates the view of the courtyard from the principal upper-floor oculus windows of the listed farmhouse and introduces a stylistic register foreign to the c.1830 Picturesque vernacular of the listed building. It does not contribute positively to the setting of the listed building.
1.2	Removal of the existing c.1995 conservatory, its cresting and its internal classical columns	No (no listed historic fabric affected)	Beneficial to setting	The removal of the c.1995 conservatory eliminates the heavy joinery, the dominant pitched glazed roof and the inappropriate internal classical columns from the courtyard between the listed farmhouse and the listed barn range. The “fifth elevation” view from the upper-floor oculus windows of the listed farmhouse is materially improved by the loss of the dominant pitched roof.
1.3	Construction of a new single-storey glazed link extension within the same footprint as the existing conservatory	No	Less than substantial harm (lowest end)	The replacement link occupies the same footprint as the c.1995 conservatory. It introduces new built form in the curtilage of the listed building but does not engage any listed historic fabric. The harm is substantially offset by the heritage benefit identified at 1.2 above.
1.4	Flat single-ply membrane roof concealed behind parapet wall with stone coping, with central black aluminium glazed pitched lantern	No	Less than substantial harm (lowest end)	The new roof substantially reduces the visible mass of the link from the principal upper-floor oculus windows of the listed farmhouse: the majority of the roof sits below the parapet line and is concealed from above, with only a small central lantern protruding. The stone-coped parapet introduces a classical detail in a vernacular setting and may attract conservation officer comment; the LPA may seek design refinement on this element. The form nonetheless represents a meaningful improvement on the existing pitched glazed roof.
1.5	Aluminium bi-fold doors to the courtyard (north-east) elevation, replacing existing heavy stained timber framing	No	Less than substantial harm	The slim aluminium framing and full-height glazing remove the heavy timber joinery and deep panelled lower walls of the existing conservatory, providing improved daylight and visual permeability. The aluminium material is a modern but well-detailed choice consistent with the courtyard’s modern character.
1.6	Removal of two internal Tuscan-Doric columns within the existing conservatory; supplementary structural strategy to be confirmed	Yes (small — one c.1830 wall segment, padstone bearing)	Less than substantial harm (lowest end)	The architect has confirmed that the existing columns are structural, supporting steel beams under the conservatory rafters and the box gutters, and that the proposed structural solution has been confirmed by the architect’s structural sketch of July 2026: two new steel beams either side of the glazed lantern (running approximately north–south), a further beam above the bi-folding doors on the courtyard elevation, and a further beam above the internal doors replacing an existing lintel. Of the four flanking walls of the new link, three are original 19 th century listed historic fabric (the octagonal core, on its

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
				now-internalised north-west elevation, and the adjoining side wing); a third is the nineteenth-century north-west projection housing the proposed snug area (part of the listed building, original c.1830 per the 1839 U.B. Vines parish map cited in Historic Development); and only the wall against the c.1995–96 two-storey extension to the north is modern. The geometry of the proposed solution accordingly requires careful engineering to avoid engagement with the three listed historic flanking walls. Of the flanking walls engaged by the beam bearings, only one is original c.1830 listed historic fabric — the octagonal core, on its now-internalised north-west elevation, on the wall segment immediately to the west of the row 1.7 opening — into which a concrete padstone is inserted to receive the west end(s) of the north–south beam(s). The east ends bear on new brickwork within the modern 1995–96 extension; the beam above the bi-folds bears on new brickwork at each end; and the beam above the internal doors replaces an existing lintel with no additional fabric loss. The engagement with c.1830 fabric is small in extent and confined to a single wall segment adjoining the row 1.7 opening. Not readily reversible.
1.7	New internal door connecting the proposed kitchen (within the new glazed link) with the entrance hall and principal stair within the core historic building, formed within an existing window opening in the now-internalised north-west elevation of the octagonal core of the listed farmhouse	Yes (small — listed wall fabric of host opening; window unit likely a later 20 th century replacement)	Less than substantial harm (lowest end)	The conversion involves the removal of one window unit and modification of the host opening (cill, threshold, architraves) within the listed wall. The window is considered to have been installed during the 1995 works. The intervention nonetheless modifies the surrounding listed wall fabric and is not readily reversible. The opening sits on a primary elevation of the historic core (now internalised) and the underlying fabric has potential to be original. In plan-form terms the new opening is a logical extension of the original radial plan-logic of the c.1830 octagonal core, which was designed to give direct access from the central hall into each of the projecting wings; treating the modern 1995–96 extension and the proposed new glazed link as a continuation of that radial plan-form, the new connecting door from the entrance hall into the kitchen is a coherent and historically intelligible move. Without it, the route from the front door to the kitchen would require an awkward circulation through the entrance hall, out into the proposed snug area, and around the modern range.
1.8	New replacement staircase within the hallway range to the north of the principal farmhouse, including removal of the existing under-stairs cupboard and introduction of new first-floor trimmers	No	Neutral — no impact	The new staircase is constructed within the hallway range to the north of the core farmhouse, which is understood to be the 1995–96 two-storey extension completed under K/30921 / 94/1461/FP in February 1996. The extension post-dates the 1985 listing by ten years, is not curtilage-listed, and engages no historic fabric of the listed building. Subject to confirmation from the architect.
1.9	New aluminium French doors fitted within an existing window opening on the north-west side elevation of the 1995–96 two-storey extension	No	Neutral — no impact	The French doors are formed within an existing window opening in the modern 1995–96 two-storey extension, not in the listed building. The host opening is retained and no historic listed fabric is engaged.
1.10	New wood-burning stove within the proposed snug area of the nineteenth-century north-west projection from the	Yes	Less than substantial harm (lowest end)	The new flue requires a penetration through the south-west-facing external wall of the nineteenth-century north-west projection from the octagonal core. This involves the loss of a small area of original listed wall fabric: comparison with the c.1885 Ordnance Survey

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
	octagonal core, served by a matt black enamel flue penetrating the south-west-facing external wall behind the stove (SW2) and running up that wall externally			25-inch County Series indicates that the host wall is part of a small projection attached to the north-west of the octagonal core, with its principal external elevation facing south-west, which appears to survive the 1995 demolition and is in either case part of the listed building (precise dating — original c.1830 or later nineteenth-century — flagged for further documentary research). The penetration is not readily reversible. Drawing 05 shows the flue terminating at approximately eaves height of the projection; the architect is to confirm that (a) the drawn flue complies with Approved Document J (2022 edition) for solid fuel appliances and (b) the constructed flue terminal will not extend above the ridge of the projection.
1.11	Retention of existing timber casement window on the south-west rear elevation (SW1) of the 1995–96 two-storey extension (dining room return); no change	No	Neutral — no impact	Existing timber casement window retained as part of the proposed scheme; no works to this window. Confirmed by the architect.
1.12	New timber casement window inserted in the south-west rear elevation (SW1) of the 1995–96 two-storey extension (dining room return); central position, designed to match the two flanking windows	No	Neutral — no impact	New window formed in the modern wall of the 1995–96 two-storey extension. The intervention engages no historic listed fabric of the c.1830 farmhouse. Detailing matches the two existing flanking windows. Confirmed by the architect.
1.13	Replacement of an existing timber casement window on the south-west rear elevation (SW1) of the 1995–96 two-storey extension (dining room return), with a wider window to match the two adjoining windows	No	Neutral — no impact	The existing window opening in the modern wall of the 1995–96 two-storey extension is widened to accommodate the wider replacement window, which is detailed to match the two adjoining windows. The intervention engages no historic listed fabric of the c.1830 farmhouse.
1.14	Cumulative impact on the Grade II listed Manor Farmhouse (List Entry 1184047)	Yes (cumulatively, rows 1.6, 1.7 and 1.10)	Less than substantial harm	Read together, the works result in less than substantial harm to the significance of the listed building, principally arising from the modification of the historic window opening in the now-internalised north elevation of the octagonal core to form an internal door (row 1.7) and the penetration of the south-west-facing external wall of the nineteenth-century north-west projection for the wood-burning flue (row 1.10). This harm is to be weighed under paragraph 215 of the NPPF against the public benefits of removing the c.1995 conservatory baseline, improving the view from the principal upper-floor oculus windows, replacing the inappropriate internal classical columns, and securing the long-term thermal performance and continued residential use of the listed building. The planning balance is addressed in the Impact Assessment section of this Assessment.
1.15	Setting of the Grade II listed Barn at Manor Farm on North Side of Farmyard (List Entry 1365501)	No	Neutral — no impact	The proposed works do not engage any element of the listed barn range, are sited on the south side of the courtyard within the curtilage of the listed farmhouse, and do not alter the relationship of the barn to the farmhouse as read across the courtyard.
1.16	Setting of Grade I listed Ramsbury Manor (List Entry 1184029), c. 600 m south-west	No	Neutral — no impact	No intervisibility with the Project Site; works are screened by the listed farmhouse, the listed barn and the wooded perimeter of the former Ramsbury Manor park.

#	Description	Loss of Historic Fabric	Potential Impact	Commentary and Justification
1.17	Setting of Grade II listed Stables to Ramsbury Manor (List Entry 1034064), c. 390 m south-west	No	Neutral — no impact	No intervisibility with the Project Site; works are sited within an enclosed courtyard at distance from and screened from the Stables.
1.18	Setting of Grade II* listed East Gate and Lodges to Ramsbury Manor (List Entry 1365500), c. 290 m south-east	No	Neutral — no impact	No intervisibility with the Project Site; works are not visible from the road junction at which the East Gate and Lodges stand.
1.19	Ramsbury Conservation Area, c. 850 m east of the Project Site (western extent)	No	Neutral — no impact	Project Site lies outside the Conservation Area. At c. 850 m distance and screened by intervening landscape, the proposed works do not engage the Conservation Area or its setting.
1.20	North Wessex Downs National Landscape	No	Neutral — no impact	Project Site lies within the National Landscape but the proposed works are confined to the enclosed courtyard, are not publicly visible from any right of way, and contribute no change to the wider landscape or scenic beauty of the National Landscape.
1.21	Public rights of way RAMS2 (footpath, south) and RAMS3 (bridleway, west)	No	Neutral — no impact	Proposed works are screened from RAMS2 by the listed farmhouse and from RAMS3 by both the listed farmhouse and the listed barn range. There is no public view to, from or across the development area.



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