



Heritage, Design and Access Statement

High House Farmhouse, Corsley, Warminster, BA12 7NS

Longleat Estate – July 2026

savills

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Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF (Ministry for Housing, Communities and Local Government, 2019)), National Planning Practice Guidance (NPPG (Ministry for Housing, Communities and Local Government)), and the Royal Institution for Chartered Surveyors guidance note on Historic Building Conservation.

Information Sources

The sources of information consulted include searches of Local Historic Environment Record Tithe Maps, East Devon Local Heritage Planning Policy, and Heritage Gateway records.

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate and we accept no liability for the work of others.

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2. INTRODUCTION

2.1. Project background

This Heritage Statement has been researched and prepared by Savills to provide relevant and proportionate information to support a Listed Building Consent application for a schedule of essential repairs and maintenance both internally, and externally, to the Grade II Listed High House Farmhouse.

Limited maintenance over the last decade, and insect attack has caused decay in joinery items and structural timber components, which now need repair to restore to a maintainable condition.

Movement in the ground surrounding the foundations is cause severe cracking in parts of the structure and structural stitching is now required to stabilise the walls of the building.

Outside of this considerations, general maintenance is being undertaken to the extent which falls outside of LBC requirements.

2.2. Outline of the proposed works

The proposed works include external repairs including:

- Syntec anchor structural ties to the northern extension.
- Replacement of 2no late 20th century windows with double glazing.
- Repair of all other existing 19th and 20th century casement and sliding sash single glazed windows.
- Localised mortar replacement in masonry walls and chimneys
- Replacement guttering.

2.3. Relevant planning policies

The main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The National Planning Policy Framework (NPPF) outlines government policy, including its policy in respect of the historic environment (Section 16). The policy requires that great weight be given to the conservation of heritage assets and advises a balanced approach with the public benefits which may result

from proposals being weighed against any harm caused. Paragraph 199 advises that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” Paragraph 194 requires that any harm or loss of significance should “require clear and convincing justification”.

2.4. Relevant planning history

Planning history was found in the Local Authority data-base to indicate previous LBC consent was provided in 1992 for the installation of new windows and this is thought to have been carried out.

A further application to install a lean-to conservatory was approved in 1994 and again, this was undertaken.

An application to re-instate and repair external walls was approved in 2000, the status of this work is unknown.

A planning application with Listed Building Consent was applied for in 1995 to build a porch to the front of the building, and this was approved.

See table below; Other planning application history was found for the surrounding agricultural plot in which the house is contained, but these are not considered relevant to this application.

Date	Reference	Description	Status
27 th Feb 1992	W/92/00049/LBC	Installation of new timber French windows in new opening	Approved
6 th June 1994	W/94/00526/LBC	Construction of timber framed lean-to conservatory at side of house	Approved
24 th Aug 1995	W/95/00845/FUL W/95/00846/LBC	Porch	Approved
2 nd August 2000	W/00/01041/LBC	Repair and reinstatement of external walls	Approved

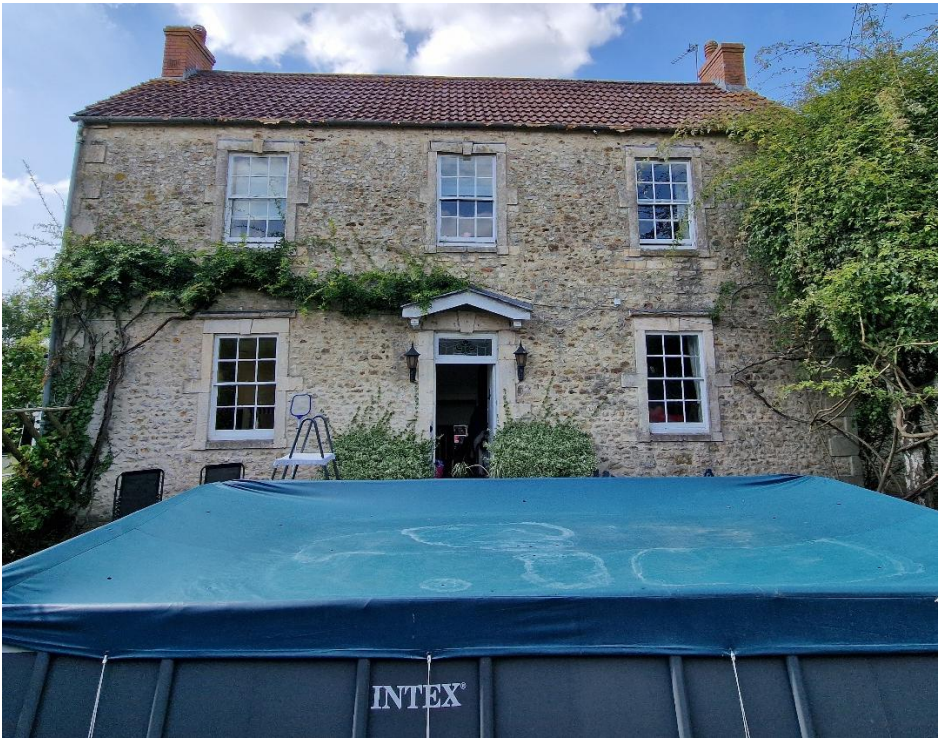


Figure 1: High House Farmhouse - Front



Figure 2: High House Farm Circa 1844 (Source: National Library for Scotland)

3. UNDERSTANDING THE HERITAGE ASSET

3.1. Site and location

High House Farm is remotely located in the South west corner region of the Parish of Corsley. The Farmhouse is positioned at the entrance to the farm from the road and is accessed down a short unmetalled track.

The other farm buildings on the site are located to the north and West of the farmhouse and although some small historic agricultural sheds remain close to the house thumb is much wider and generally consists of modernised agricultural facilities.

3.2. Description of the property

3.2.1 Form

The house is Grade II listed as a single entity (List entry number 1364283).

The building has a main range running approximately North to South with gabled out shoots to the West side likely being part of the original structure. A lower outshoot appears to have been added to the north and the western Gable structures have been linked the western extension between them.

The roofs on the building are double pitched except the western link extension which has a single lean-to pitch. There are three chimney stacks to the building, and a modern Conservatory has been added to the South elevation.

The raised quoin details to the front walls and the box-sash windows with flat stone arches over on the main elevation provide an embellishment over basic architectural detailing of this vernacular style, and contrast to the more simple rear and side elevations.

Internally the layout is set over four half-levels accessed through a central staircase. A basement level also is also present under the northern part of the main house, And a panelled staircase continues into the loft space which contains windows but is not currently fitted out as accommodation.

The scale of the internal space gives some impression of grandeur with large floor areas and high ceilings. Modest but prominent carved stone fireplaces are the focal points of each of the main reception rooms.

The building is a classic example of 18th century rural vernacular construction although it's built to a scale which represents some societal significance.

3.2.2 Materials

The walls are constructed of rubble masonry and are entirely exposed. The official listing description suggest the property was once rendered although none of this detail remains and the exposed stone walls appear to be finish pointed with a lime based mortar. The chimneys are brick built above the roof line but it is anticipated some chimneys will be stone built as for the main walls below the roof void. Painted cast iron guttering is installed.

Internally timber partitions are a mixture of lath and plaster lined and plasterboard. Moulded timber skirtings and architraves are present and the west facing windows have built in timber shutters internally.

The roof where accessible over the main house is built as a strutted principal rafter structure with trusses, ridge timber, purlins, and rafters expected to be 20th century replacements. A bituminous sarking membrane is present under the double roman clay tile covering.

3.3. Setting

As described by the Wiltshire and Swindon History Centre, the parish of Corsley has historically been a region of multiple remote small hamlets with no defined single settlement as its centre. Historically an area of common fields and manorial farmsteads, Corsley has a long history of agriculture and High House clearly forms part of this legacy.

The house and farm are set in the spaced out hamlet of Dertford. The house has a lawned family garden immediately to the South, East, and West, and the functional farm development is positioned close by the west. North of the house is the drive way and a trio of historic cottages of smaller scale which were likely farm worker's cottages, and one of which still is today.

East and south of the farm house and garden is agricultural land with enclosed fields and scattered trees.

OFFICIAL LISTING DESCRIPTION

Heritage Category: Listed Building
Grade: II
List Entry Number: **1364283**
Date first listed: 05-Nov-1987

List Entry Name: **High House Farmhouse**

Location:
Statutory Address 1: HIGH HOUSE FARMHOUSE, DERTFORDS
County: Devon
District: Wiltshire (Unitary Authority)
Parish: Corsley
National Grid Reference: ST 81026 44977

Details
CORSLEY DERTFORDS ST 84 SW (south side) 10/84 High House Farmhouse II Farmhouse. Mid and late C18. Rendered rubble stone with plain raised quoins, double Roman tiled roof, brick stacks. Two-storey, 3-window. Central 4-panelled door in beaded architrave with keystone and pedimented canopy on brackets, 12-pane sash in beaded architrave either side. Three sashes in beaded architraves to first floor. Right return has sash to ground floor, single casement to attic, wing to right has planked door and casements. Rear has two gable wings with 3-light cyma-mullioned casements to right wing and 2-light cyma-mullioned casements to left. Interior not accessible at time of survey (June 1986). Formerly known as Mad Doctors Farmhouse.

3.4. Historical Development

3.4.1 Corsley

Evidently, the parish saw a significant population boom in the 18th century which peaked early in the 19th century. The common field agricultural system was heavily linked with the local cloth making industry by the 19th century with owners of the cloth makers often being farmers and undertaking all stages of the cloth making process in Corsley. Field enclosures began to happen in the 19th century, breaking the parish into large farms and converting it to mainly arable farming, and the cloth industry ceased.

3.4.2 High House

The embellishments in the architectural detailing and its subtle presence of grandeur suggest the building may have had a slightly elevated status in the community. The period of construction aligns with the enclosing of the land and formation of larger farms in the area, and these details suggest that High House would have been a prominent new farm at the time, and would likely have taken many of the local former small holders into its employment. A building can be seen on this site on maps from 1844 and the farm house appears close to its current form suggesting its development may have been minimal over time.



Figure 3: North elevation.



Figure 4: West elevation.



Figure 5: Dining room fireplace



Figure 6: Main elevation boxed sliding sash windows.

4. STATEMENT OF SIGNIFICANCE

4.1. Introduction

A heritage asset may be defined as a building, monument, site, place, area, or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

When developing suitable policies for the Historic Environment, within a planning context, Local Authorities have referred to the guidance produced by the statutory advisors, such as Historic England. Historic England, have sought to inform planners and other decision makers on the most appropriate way to manage, interpret and implement any changes to our historic sites. The National Planning Policy Framework (NPPF) also sets out planning policy on listed buildings and the historic environment.

Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest.” Such interest may be archaeological, architectural, artistic or historic’ and it may derive ‘not only from a heritage asset’s physical presence, but also from its setting’. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

To assess the value of the heritage asset, the principles and guidelines set by Historic England in their 2008 publication “Conservation Principles, Policies and Guidance” have been applied.

The assessment of significance will be primarily directed towards the house and its setting, as opposed to the wider village setting and its historical context. The values assessed against are:

- **Evidential Value:** The potential of a place to yield evidence about past human activity.
- **Historical Value:** The ways in which past people, events and aspects of life can be connected through a place to the present.
- **Aesthetic Value:** The ways in which people draw sensory and intellectual stimulation from a place.
- **Communal Value:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.



Figure 7: Approximate area of Corsley Parish circa 1844)



Figure 8: Timber and lead front door cover

The principles respond to the need for a clear, over-arching philosophical framework of what conservation means at the beginning of the 21st century.

4.2. Understanding the significance of the asset

The house is an example of an original farmhouse positioned to run the newly enclosed farm from. Its function as a farm house and community employer is still relevant today.

4.2.1 Evidential value

The house is likely one of several new farm Houses constructed in this area in the early not 18th century. The materials used are very common in this traditional form of construction although slightly embellished architectural detailing suggest a slightly superior status in the local community which is consistent with its apparent status a newly formed employing, and presumably wealthy farm. Additionally the front main elevation displays superior architecture compared to the less community facing rear and side elevations which are much more simple in form. There is some evidence here of the way societal status was communicated in the past.

The evidential value is assessed to be low

4.2.2 Historical value

The recorded history of the Corsley shows a clear depiction of societal and economic change through centuries, and this building has a clearly defined position in that narrative. It represents a clear transition away from common land farming practises into one of capitalist markets. It is unclear if the farmland has always been owned by the Longleat Estate, but it is now, and has been for some time. There is value in the link to the large and historic land owner as a depiction of the largely unchanged pattern of land ownership in this area through history, and the influence this is likely to have had.

No details show the property had direct involvement in any significant historical events.

The historical value is assessed to be moderate.

4.2.3 Aesthetic value

Much of the buildings original detailing remains intact. The building was originally rendered but is not currently which from its original impression and form. The detailing seen both internally and externally are very common for the period but remained generally in good condition. The exposed stone walls, although no longer rendered beautifully display the true vernacular construction method of rubblestone walling and the natural colours of the local stone In a well maintained condition.

The aesthetic value is assessed to be **medium**.

4.2.4 Communal value

To long standing parishioners, it is likely this farmhouse has always been part of the local conscience since the farming and industrial landscape changed. It is not likely to be exceptional in this regard although to a few there may be precious memories from life on the farms.

The communal value is assessed to be **low**.

5. DESIGN AND ACCESS

The application does not seek to change the use of the property from its current use. The property will continue to be used as a residential dwelling.

5.1. Size and Scale

The application does not seek to change the size or scale of the existing building footprint.

5.2. Layout

The application does not seek to change the existing layout of High House Farmhouse.

5.3. Landscaping

The application does not seek to undertake any landscaping alteration works.

5.4. Appearance

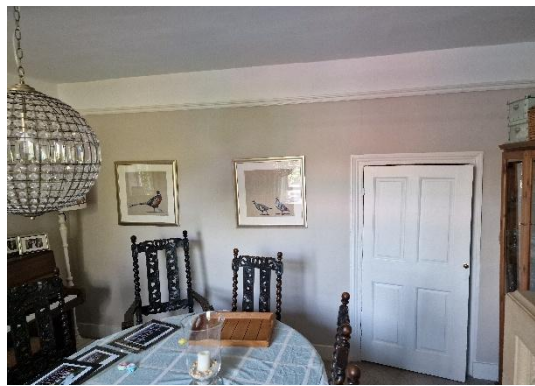
Minimal visual change; works aim to restore and enhance existing features through the maintenance of external

joinery, and rainwater goods. Masonry and joinery repairs will be like for like, structural stitching repairs will be installed discretely so as to minimise any visual impact.

5.5. Access

This scheme makes no changes to existing access to the building and surrounding areas and structures. Access and parking for the work will be across and on private land

6. APPENDIX 1 – ADDITIONAL PHOTOGRAPHS



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