THE OLD RECTORY

DESIGN, ACCESS AND HERITAGE STATEMENT



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1. INTRODUCTION

This Design, Access and Heritage Statement has been prepared by Llewellyn Harker Lowe Architects to accompany an application to carry out alterations at the Old Rectory.

Pre-application advice was sought in April 2023, which has informed the application. The pre-application feedback is included in section 4, where the proposed work is described.

1.1 The Building and it Legal Status

The Old Rectory is a grade-II listed building, located within the local authority of Wiltshire. Any development involving a listed building generally requires the local authority to assess the implications of the proposals on the built heritage.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. The Act requires local authorities to give *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.'*

Local authorities are also required to consider the policies for the historic environment as set out in the National Planning Policy Framework. At the core of the Framework is *'a presumption in favour of sustainable development'*, with specific policies relating to the historic environment, which require that a heritage asset should be *'conserved in a manner appropriate to their significance.'*

1.2 Report Structure

A statement of significance is included in **section 2**. The proposed work is described in **section 3** and is illustrated in the accompanying drawings. A commentary describing the potential impact on the listed building is included in **section 4**.

3. STATEMENT OF SIGNIFICANCE

This statement has been drafted in response to the requirement of the National Planning Policy Framework to recognise 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.'* The NPPF defines significance as;

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

The assessment takes into account archive research and site survey work, reflecting as to what extent particular features contribute to the special architectural and historic interest of the listed building and setting.

3.1 Development of the Old Rectory

A building phasing diagram has been developed to broadly show each build phase present at the Old Rectory, noting the rector present for the work **[Figure 1]**.

The first reference to a church at Manningford Abbots was in 1291, when the settlement was known as 'Little Manningford.' In 1299, the first rector was presented to the church but the presence of a dedicated rectory is first referenced in 1588. However, this building was likely replaced in c.1636 when a timber framed rectory was built by Thomas Clarke (rector 1624-83).

Some areas of the extant brick elevations have flush sash windows and a series of vertical joints. These details indicate that the timber framed structure may have been extended in the 18th century. This means that the extant rectory incorporated and remodelled two existing structures.

The remodelling of the rectory appears to have begun prior to 1812, likely when Rev. F.B Astley became rector in 1810. A reference in Notes on Rural Deaneries of Marlborough and Cricklade (1812) describes that *'The Rectory House is yet unfinished but when completed it will be a most spacious dwelling of brick sashes and covered with blue slates and fitted in a costly way with offices.'* This quote makes a clear reference to the fact that the building was refurbished to be a home and place of business.

The archive at Wiltshire and Swindon History Centre includes a series of accounts and receipts associated with the construction work at the rectory from 1828-29, suggesting an intense period of construction leading up to this period. These sources record the purchase of materials including bricks and lime, timber, roofing, glass, etc., and the appointment of a series of trades including brick layers, carpenters, plasters and painters. Considerable costs were also expended on chimney pieces, materials and fabric, fixtures and fittings. Although sales particulars from 1926 note that the house was completed in 1827, a completion date of 1829 appears more likely.

During the work, the c.1636 rectory and any 18th century brick additions were incorporated into a larger building and remodelled. The c.1626 structure was enclosed within a brick façade and can now only be perceived in plan by the thicker walls in the east rooms and the roof structure in the attic.

The c.1636 central stack was rebuilt to form two chimney stacks and a central east west axis through the house from the brick bay in the east elevation, to a central staircase and hall. This axis has a strong presence at ground and first floor and follows what would have been the exterior wall of the 18th century range off which a series of cellular service spaces were formed.

The earlier roof structure sits behind a brick parapet and below a slate roof to the east and south elevations. There are two dormers, likely added between 1812 and 1829, as they match the dormer to the south elevation, which all have modern leaded casement windows. The east elevation is a polite 5 bay façade, with a central



GROUND FLOOR

FIRST FLOOR

Figure 1 - Building Phasing Diagram

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brick bay that has 3 bays and central pair of doors. The 19th century horned sashes sit below gauged brick arches and behind a single brick.

The south elevation and rooms as indicated on the building phasing diagram were added between 1812 and 1829. It has 8 bays with a central step in the brick work and is formal in character, corresponding with the east elevation. The elevation is almost symmetrical but this is broken by the dining room window and hipped roof of the c.1636 rectory at the east end. The gauged brick arches and horned sash windows match those to the east elevation.

The service range incorporates two distinct characters; the brick work to the east elevation, fronting the formal gardens and drive, is more refined in character than the west elevation, which is a secondary service elevation. The sashes, gauged brick arches and blind fanlights of the east elevation correspond with the details of the east and south elevation of the main house. Although now filled in with brick work, one of the large arches would have likely allowed horses and carriages to pass through from the east service courtyard and stable in order to access the west routes to the rectory, described in more detail below.

3.2 The Old Recory and its Setting

The historic map regression shows little change in the form of the rectory from 1840, when the Rev. F.B Astley's building would have been complete. Other than the addition of a glasshouse to the south elevation between 1888 and 1903 **[Figure 6]**, the footprint of the building remains unchanged. The maps do however show the development of the landscape and how the rectory was connected to the surrounding environs and church.

The rectory is located at distance from the church, within its own residential curtilage, indicating that the rectors had certain aspirations for the setting of the rectory. However, the location of the rectory was decided in the 17th century with the construction of the c.1636 rectory, not in the 19th century. Regardless, through his remodelling and additions, the Rev. F.B Astley took the opportunity to create a rectory that was a microcosm of a country estate, with a generous sized house at the centre. The remodelling and additions created a building with separate formal rooms and service areas, formal gardens, a coach house and a stable and a formal approach to the rectory front door via a drive.



Figure 2 - East elevation c.1900 (Wiltshire and Swindon History Centre)



Figure 3 - East elevation c.1900 (Wiltshire and Swindon History Centre)

The 1844-1888 Map **[Figure 5]** shows the layout of the gardens as largely recognisable today. The formal drive to the rectory is located to the east, as is the case today, and there are formal gardens to the east and south, with a clear separation to Lower Farm, which historically was in separate ownership. The formal drive leads to a small carriage turn and guests would have entered primarily through the east elevation, with the front door located in the brick bay. The carriages would have continued onto the service courtyard, where the stables and coach house were located and there was a separate entrance to the service area of the house. By 1879-1888, a return had been added to the formal drive, as is present today.

Figures 5, 6 & 7 show a series of unfenced tracks (indicated by the dashed line) to the west that link the rectory to the church to the north, Manningford Mill to the north west and Manningford Bruce to the west. **Figures 5 & 6** show that there was a fenced access track (indicated by the solid line) that ran to the south of the rectory (also on the 1840 map) and along the west elevation. By the 1921-1943 Map, **[Figure 7]** the fenced track has been reduced and terminated at the southern end of the west elevation where there is a passage linking the house to the service range. The garden curtilage has been extended to the west, with the solid line indicating a defined residential curtilage. Although still labelled as a rectory on the 1921-1943 plan, these changes correspond with the rectory being sold in1926, when it ceased to be used as a rectory and the route to the church was no longer required.

3.3 Internal Arrangement

Although the Old Rectory is not an example of a purpose designed early-19th century rectory, it is a good example of rectory that remodelled earlier buildings with additions, to create a coherant whole. As highlighted in the pre-application feedback, the remodelled and extended building does embody the conventions of an early-to-mid 19th century rectory and these are present in the planform and overall layout of the building, which continue into the landscape. Internally, these characteristics are most apparent in the distinction between the character and details of the formal rooms (the study /morning room, the dining room and drawings room) and the character and details of the service spaces, which include

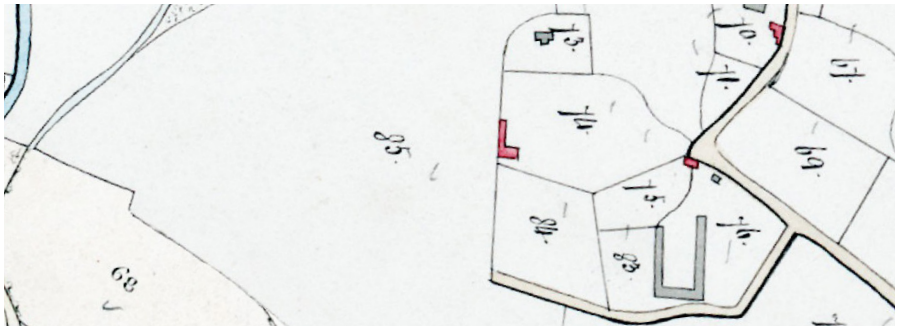

Figure 4 - 1840 Tithe Map (Know Your Place)

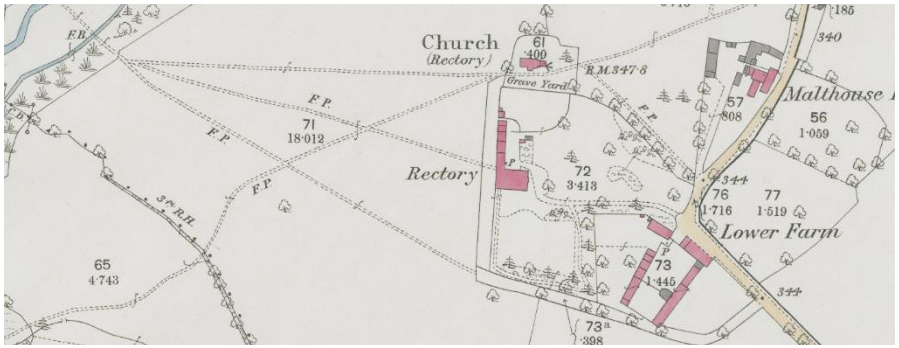

Figure 5 - 1844-1888 Ordnance Survey Map (Know Your Place)

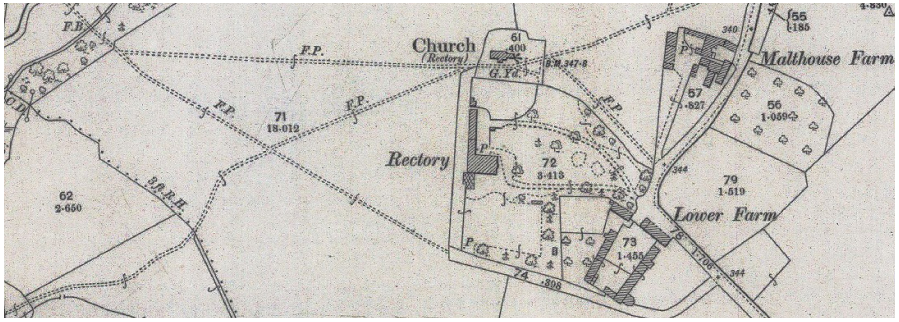

Figure 6 - 1894-1902Ordnance Survey Map (Know Your Place)

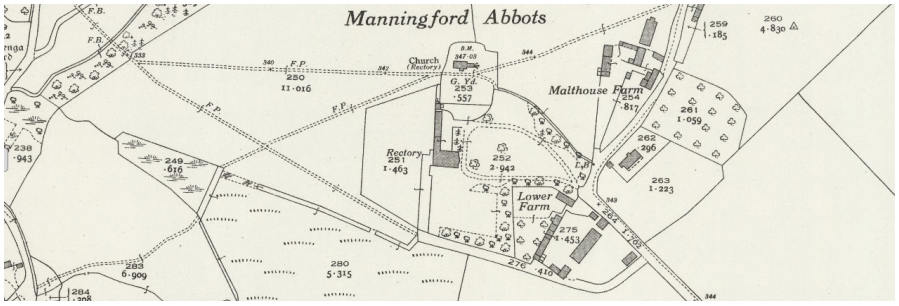

Figure 7 - 1921-1943 Ordnance Survey Map (Know Your Place)

almost half of the ground floor **[Figure 7]**. Each cellular space would have had a dedicated use and definitive position within the hierarchy of spaces within the house, which spanned beyond the architecture of the building to the social status of the house and its incumbents.

3.4 Summary Assessment of Significance

Significance is found in the building's original use a formal dwelling for the clergy for over 300 years and how this use has shaped the architecture and details of the building. The Old Rectory has evidential value as a good example of an early-to-mid 19th century rectory. This is found in the building's exterior appearance and layout, planform and interior details and how these relate to the setting. The building has a clear layout of principal rooms and stair halls as part of the formal residence, with segregated servants' quarters that are divided into specialist rooms. Significance is also found in the various build phases of the rectory. Although rationalised between1812 and 1829 by the Rev. F.B Astley, it still possible to understand and interpret the date of each area of construction.

Significance is found in the historical value that is present at the Old Rectory, which derives from the largely unchanged 1812-1829 plan form and details of the building, which are inherent to its original use. Through the building's form and setting, its significance is intrinsically linked to the church and the surrounding environs, within which the rectory historically held a central role. The form and development of the building is also more broadly linked to the emergence of the Oxford Movement in the 1830 and 1840s, which placed great emphasis on the dignity of worship and of the clergy. Within this context, the remodelling and additions to the c.1636 rectory were clearly intended as an assertion of status by the Rev. F.B Astley, which can still be understood and experienced today as they were in the mid-19th century. The hierarchy of spaces is a clear reflection of the social status of the rectory and its incumbents, and a physical embodiment of their status in the immediate locality amongst Parishioners and within the church.

Aesthetic and design value is found in the appearance and setting of the rectory, which are as a result of a conscious overall design strategy, albeit incorporating

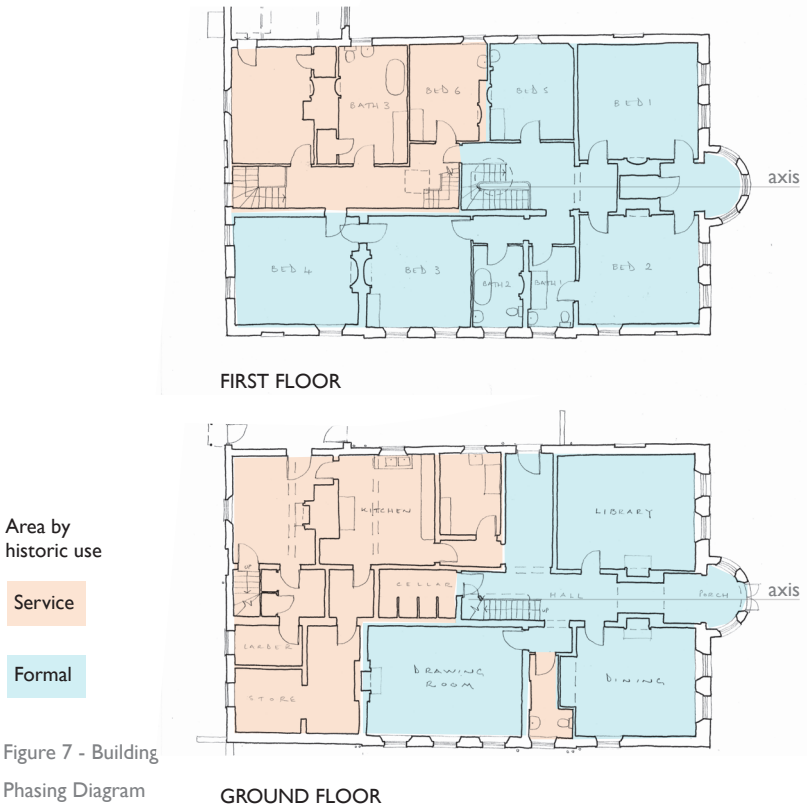

Figure 7 - Building Phasing Diagram

and remodelling earlier buildings. The Old Rectory was designed and arranged as a direct response to late-Georgian and early-Victorian conventions and more broadly the remodelling of earlier parsonages that were often old, incommodious and sometimes strongly vernacular in character (likely the case of the c.1637 rectory). Significance is found in the character and situation of the house and landscape and the clear division between the formal areas and service areas that are found in each.

Despite now being a private residence, communal and arguably spiritual value is still found in the building, as its name is a continuation of its historic use and the rectory, through its current owners, still maintains a connection to the church. Social value is found through understanding the history of its inhabitants, particularly as the architecture so definitively still shows how the rectory was originally used and

3. PROPOSED WORK

The proposed work is listed below, with the pre-application feedback for each item noted in *italics*.

3.1 Exterior

3.1.1 New door, south elevation

The south elevation is an understated yet fine Georgian elevation, with a strong rhythm of sash window openings flanked by 'blind' windows on either end, yet the actual appearance is unbalanced by the lack of an opening in the location proposed for the new door opening. Whilst the alteration has an impact on both fabric and appearance, the loss of the fabric is less of a concern in this instance as the appearance will be enhanced by the symmetry of the elevation gained by the new opening. The style of door as proposed is a sensitive design to reflect the existing full height sashes and the traditional higher sill level on the right-hand side. Joinery details will be required, and the new opening shall be correctly formed i.e. using whole bricks and closers, rather then leaving cut brick ends exposed.

The proposed door would be single glazed, with a lambs tongue moulding to match the existing windows. The glazing bars have been set out to relate in elevation to the existing windows. The new door would be set back behind one brick to match the recess of the existing windows.

The stone plinth would be returned into the reveal with new stone to match. The proposed stone sill would match the existing.

The reveals would be formed to align with the window above and include the same brick setting out as the existing windows and pointed in a lime mortar to match the colour and texture of the existing.

The paint colour and finish would match the existing windows.

Internally, the opening would have plain splayed reveals and an ovolo bead as a stop to the plaster wall finish (made good to match the existing). The proposed details are simple, would match the adjacent arch and window and would be appropriate in terms of the hierarchy of detail present throughout the house.

3.1.2 Two new windows, west elevation

These two blind windows appear to be original to the coach house, as they are the rear elevation of the stable part of the coach house. The stables still have the timber linings ('kick boarding'), which would have provided a degree of insulation and prevented injury if a horse became cast or from kicking out onto brick. Windows were only provided for stables on the front, away from where the horses were stalled, to allow natural light into the building whilst preventing injury from breaking glass. Therefore these windows are unlikely to have been proper windows, having always intended to be 'blind', yet the recessed brickwork provides architectural interest and detail to an otherwise plain west elevation. This elevation has seen some changes in the past, with the introduction of new windows at what is now first floor level, although it is not clear whether all of the openings at ground floor level were originally 'blind'. The 'blind' windows are an important architectural detail, however one window along this elevation will remain 'blind', along with the coach arch. It is important that the readability of the building's original character is retained: as some 'blind' elements will be retained as per the historic situation, there may be some scope in allowing two of these to be converted into true window openings, and the acceptability of such will be read in relation to the proposed works within the existing stables on the other side of the openings.

The proposed windows would be single glazed casements with an ovolo glazing bar, to match the existing to the east elevation of the stables.

The blind brick infill would be carefully removed and the frames of the new windows would sit behind a brick, as existing. See below for the interior description.

3.1.3 Removing the greenhouse

Greenhouse – there are no objections to its removal, although if it is proposed to erect a new greenhouse elsewhere on the site, this will require planning permission and full details of location, size and appearance will be required with the application.

No greenhouse is proposed elsewhere.

3.1.4 Access track to the west of the Old Rectory

Whilst it is appreciated that the owners would like to change the character of area where they currently park cars, the existing driveway is the original approach to the house and sizeable enough to park several vehicles without the need to create additional parking to the west of the house. Simply parking outside of the courtyard area, on the main drive, will allow changes to create the desired view from the kitchen. The access track mentioned appears to be a route used by farm vehicles to access the surrounding fields as opposed to being a metaled track or driveway. Changes to boundary treatments will require planning permission and the provision of a secondary means of access to the main house across surrounding fields is not considered acceptable in this instance, and there is also no historic precedent for such a feature across the surrounding agricultural landscape.

Following the pre-application feedback, historic maps have established that there was a series of access tracks to the west of the rectory, which provided access to the surrounding environs. The maps have also established that there was an access route to the south of Lower Farm, which continued west and north along the west elevation of the rectory. This route allowed the rector access to the church and likely service access for the rectory, which provided a strong historic precedent for such a feature. In addition to reinstating a historic route, the proposed track would provide the family with 'day-to-day' access and parking, whereas guests would still use the formal drive and arrive in the rectory as visitors did in the 19th century. Removing cars from the west service courtyard would considerably improve the appearance and setting of the service range, which in turn would also improve views out of the kitchen.

3.2 Ground Floor

3.2.1 Kitchen Wall

The service area of this listed building is a fine unaltered example of the subdivision of spaces and functions within the running of such a house – it is, as stated above in the HE quote from their listing selection guide, a miniature country house estate, and was designed and managed as such. The proposed changes see the removal of the scullery and passage entrance into the main kitchen. These are specific designed areas of the building's service area, providing a specific function to the day-to-day running of the house in its period. As stated in point 1 above, the planform is an important part of this building's significance and the alterations in this part of the listed building are considered to cause harm to its significance. Therefore these proposals are considered to be unacceptable changes to the building's historic planform, which is a key part of the significance of this listed building. There is no public benefit that might otherwise outweigh the harm, and therefore the proposals are unlikely to gain officer support if an application is submitted.

In response to the pre-application feedback, the proposed work has been revised to reduce the amount of fabric proposed to be removed. The dresser base would remain in its current location. The dresser top would be mounted on the east wall above a new dining area. The wall to the east of the dresser would be retained at low level in order to maintain legibility of the historic cellular planform. A new independent (therefore reversible) worktop would be installed over the dresser base and wall and a seating and dining area would be introduced to the east. The floor finishes would remain unchanged, which are also indicative of the cellar plan form. The importance of the cellular plan form is understood and this option has been developed to find a balance between maintaining this character and introducing a family dining area away from the more formal rooms.

3.2.2 Convert stables to family room

Whilst omitted from the list of proposals, the conversion of the stables to be used as a playroom was discussed on site. In order to achieve this, the surviving timber stall partitions will be lost from the building. Some of the timber partitions to create the side

wall protection (mentioned above) and loose boxes is historic yet some timber has been replaced, replicating the older timberwork. Whilst removing the partitions will remove fittings that define the space and its original use, it is acknowledged that not all the timber is historic or original, and with careful, creative consideration, the character of the space can be retained by retaining some of the timber partitions or kick boarding within the converted room. The timber loft ladder and feed shoot still survive, and these should be retained. It is understood that a new floating floor will be added above the existing floor, and that the intention is to retain the character, by shaping surviving kick boarding around the windows etc.

The timber loft ladder and feed shoot would be retained, as would the large door and two windows to the east elevation that contribute to the character of the room as a stable.

The timber stall partitions would be removed, with uprights maintained to show where the partitions previously abutted the walls. As discussed on site and noted in the pre-application feedback, there is one remaining run of historic partition and fragmented parts (a handrail to the second stall).

The (albeit modern) timber boarding to the walls would be retained to the walls and the two new window openings formed in the west elevation.

As noted above, the proposed windows would be single glazed casements with an ovolo glazing bar, to match the existing to the east elevation.

Internally, the windows openings would have an ovolo bead stop and bull nose timber sill (matching the extant windows), within the retained perimeter timber boarding.

The historic floor would remain entirely unchanged and a new insulated floating floor would be inserted over the top, with underfloor heating. The level change would be accommodated by rehanging the door to open into the utility and a step introduced to the stable / playroom side.

3.2.3 Remove partition, fill in door way and relocated oil tank

The works within the area currently used as the boiler room, which also houses the oil tank. The works to remove, what is considered to be, a later wall, and infill the later doorway are not considered to cause harm and reinstating this room to its original form should have a positive affect here.

The modern door and frame would be removed and the opening filled in with painted brickwork to match the existing.

The oil tank would be relocated to the exterior of the building (in order to comply with current regulations), behind the mature yew hedge to the west of the potting shed.

3.2.4 New WC in service wing

Not reviewed at pre-application.

The proposed WC would be introduced below the existing staircase. A lightweight stud partition would be installed below the existing stringer, with a simple bead and butt timber boarding and boarded door to the room side.

3.3 First Floor

3.3.1 New opening between landing and bow window

Altering this arrangement at first floor, to allow a 'through view' to the front of the house, similar to that at ground floor level, seems a reasonable alteration in this instance. As the landing is so formal, one would almost expect the view to be carried through to the front of the house. The works to achieve this, by opening up the wall at the back of the cupboard, should not have a harmful impact on the building. As discussed on site, consideration is required over the form/appearance of the new opening, to mirror that of the archway approach from the main landing. Internal elevations will be required to confirm this detail.

The proposed openings would match the form (an arch) and proportions of the existing opening off the landing to the south. The 'corridor' would have a barrel vault, matching the one directly below at ground floor.

The new openings at each end of the barrel vaulted 'corridor' that frames a view from the landing to the bow window would each have a ovolo bead as a stop to the plaster wall finish. (made good to match the existing). An ovolo bead would sit within the hierarchy of detail, as the segmental arch has an architrave and the adjacent arch has an ovolo bead.

The proposed openings would be centred on the existing segmental arch off the landing. The new openings would also be centred on the bow window.

The existing skirting board would be cut and new skirting board would be matched in to the barrel vaulted 'corridor.'

3.3.2 Form two new jib doors

The principle of converting this bedroom into a bathroom is unlikely to raise concerns, and although a wash basin already exists in this room, details of how the plumbing will be arranged will need to be confirmed at application stage. Inserting a new door opening between these two rooms is unlikely to cause harm to the listed building's significance, as it would be an adjoining door as opposed to a new door on the formal landing. Internal elevations will be required, as will consideration over whether this will be a traditional door opening, to match that of the main room, or a gib door.

As with point 8 above, inserting a new door opening between these two rooms is unlikely to cause harm to the listed building's significance, as it would be an adjoining door as opposed to a new door on the formal landing. Internal elevations will be required, as will consideration over whether this will be a traditional door opening, to match that of the main room, or a gib door.

The proposed doors would be detailed as a jib door from bed 1 and a jib door from the dressing room / bedroom.

3.3.3 Reposition door to Bath 3

The door is in its original location and the desire is to reposition it slightly along the same wall, to allow for an improved bathroom layout, retaining the original door and architrave. As the door in this part of the first floor is not part of a designed or symmetrical planform, where repositioning would change a planned layout, this alteration can be achieved without causing harm to the building's significance.

The door, frame and architrave would be retained and reused in the new location. A new timber lintel would be installed and the fabric to the east reveal would be removed and reused to fill in the west reveal, to form the new door opening.

3.3.4 New partition to Bath 2

Retention of historic doors/openings, even if they become redundant, is conservation best practice, especially when they are part of the building's original plan form. This was discussed and it was agreed to retain the door in situ and provide a new stud wall within the bathroom to allow for the altered layout.

In response to the pre-application feedback, a lightweight stud partition is now proposed to be added to the bathroom side to allow installation of a bath against the wall, providing a more rationalised bathroom layout.

The historic skirting board would remaining in place and the wall would not be full height, meaning that the cornice would remain exposed and the proportions of the room would remain legible.

3.3.5 New partitions to form 2 new bedrooms and an en suite

The alterations to this part of the original coach house, to provide ancillary accommodation to the main house, was approved in 1999. To further subdivide this area to create two bedrooms and a bathroom is unlikely to harm the overall special interest of the building, although the change to plan form and introduction of services will require listed building consent. It is understood that the existing service routes, plumbing etc on the ground floor

can be utilised, but information confirming how this will be installed will be required with any application.

Lightweight stud partitions are proposed to be installed to create two bedrooms and an ensuite. The bedroom doors and architraves would match the existing door to the billiard room and the en suite door would be a jib door.

3.3.6 Form new door between the billiard room and the studio

It is understood that this will be more of a 'hatch' style escape door fitted between existing structural timbers: if this can be achieved without any structural intervention into the building i.e. cutting through the timber cross beam, then the works are unlikely to cause any harm to the listed building.

The door has been detailed to sit below the structural beam. This provides a compromised headroom but the door is only proposed to provide an escape route and not for day-to-day use. The door would be detailed as a jib door, intended to disappear visually into the surrounding wall as much as possible.

3.3.7 New conservation roof light to studio

There are unlikely to be any concerns over this, considering the existing situation, but details will need to be provided to confirm that the new rooflight can, and will, be fitted flush with the roof slope.

Details have been provided to show the proposed roof light, which would be fitted flush within the roof slope and be flashed with lead. The existing roof finishes would be carefully lifted and reinstated.

4. IMPACT ASSESSMENT

The proposed work is noted below with a description of the potential impact on the listed building and setting

4.1 Exterior

- New door, south elevation

The proposed work would be sympathetically and traditionally detailed and would accord with the pre-application feedback. The feedback highlights that the proposed work would provide an enhancement to the listed building.

The proposed work would also provide a link between the kitchen and garden, supporting the use of the building as a family home, without compromising the significance of the listed building

- Two new windows, west elevation

The proposed work would be sympathetically and traditionally detailed. As noted In the pre-application feedback, although these openings would have originally been blind, the elevation has previously been altered and blind openings would remain elsewhere to show the original architectural intention of this elevation. Therefore, it is considered that the two windows could be introduced without causing any harm to the overall significance of the listed building. They would however contribute to the use of the building as a family home by creating a large family room in a space that's isn't currently used.

- Removing the greenhouse

The proposed work would provide a modest enhancement to the setting of the listed building.

4.2 Ground Floor

- Kitchen Wall

The proposed work would result in the removal of some fabric. However, the proposals have been revised following the pre-application feedback and seek to find a balance between retaining the legibility and character of the cellular planform and introducing a dining area to the kitchen that is proportional to the scale of the house and would support its ongoing use as a family home.

The original architectural intention of the service spaces is understood but it must be acknowledged that the way the building is now used has changed since the early-to-mid 19th century. Originally, the house would have been supported by a team of servants that would have served the rector in the formal rooms and the 'back of house spaces,' were very much the remit of service staff. Now they are used by the whole family, primarily the kitchen, which is a use that will be sustained by future generations. The proposed work maintains the character and status of the formal rooms as, for this reason, a kitchen in these locations has been disregarded.

As noted in the pre-application feedback, the Old Rectory is a good example of a building of this typology and largely remains unchanged from the 19th century remodelling and additions. However, the proposed alterations are small in scale when considered within the context of the services areas, which are substantial in the overall context of the ground floor plan. Therefore, it is considered that the service spaces have the capacity to accommodate a small amount of change. The overall character and feel of the cellular service spaces would be retained, therefore any perceived harm would be considered 'less than substantial harm' to the overall significance of the listed building and should be weighed against the benefits provided by the scheme and noted below.

- Convert stables to family room

The proposed work to form two new windows is described above. Internally, these would be sympathetically and traditionally detailed to match the existing historic openings in the east elevation.

As discussed on site, and noted in the pre-application feedback, there is one remaining run of historic partition and fragmented parts (a handrail to the second stall). Although its removal would result in the loss of some fabric, the remaining areas are fragmented. The character of the room (indicative of its use) would be maintained through the retention of the historic feed shoot, ladder and timber boarding (albeit modern) to the walls, giving a clear indication of its historic function. Therefore, it is not considered that the removal of the remaining stall partition and handrail would harm the overall significance of the listed building.

- Remove partition, fill in door way and relocated oil tank

The proposed work would remove a modern wall, door opening and joinery, taking the room closer to its original proportions (the later toilet would remain in the south west corner), providing an enhancement.

Relocating the oil tank would have no impact on the listed building but would allow the arrangement to comply with current regulations. Its proposed location has been chosen as it is discreet within the setting and easily accessible.

- New WC in service wing

The new partition would be sympathetically and traditionally detailed and ultimately reversible. Therefore, the proposed work would cause no harm to the listed building but would introduce facilities to support the use of the building as a family home.

4.3 First Floor

- New opening between landing and bow window

The proposed work would introduce natural light into the landing space and create views through to the garden, where currently there is no direct natural light or view out.

The proposed work would reveal the symmetrical axis that is present from the

stair landing to the bow window. As noted in the pre-application feedback, it is considered that this was possibly the original arrangement that has subsequently been blocked to create a cupboard. Therefore, this work potentially provides an enhancement to the listed building through the reinstatement of an original feature.

- Form two new jib doors

The proposed work would be in the spirit of an established and traditional country house detail, where a jib door provides a secondary route from a primary room (bedroom) to a secondary room (bathroom, dressing etc.) The details have been developed to fit within the hierarchy of the interior spaces and details. The doors to the landings would retained, maintaining the original plan form as existing but introducing a flexibility in how the rooms can be used. Therefore, it is considered that the proposed work would cause no harm to the significance of the listed building.

- Reposition door to Bath 3

Although a small amount of historic fabric would be disturbed, the historic door architrave and frame would be retained and relocated, maintaining the character of the space. The door is not part of a designed or symmetrical planform, therefore it is considered that this work would not cause any harm to the listed building.

- New partition to Bath 2

The insertion of a lightweight stud wall would allow the bathroom layout to be rationalised. The wall would be an ultimately reversible element (sitting in front of the retained historic door), which could be removed in the future.

The historic skirting board would remaining in place and the wall would not be full height, meaning that the cornice would remain expose and the proportions of the room would remain legible. Therefore, the proposed work would cause no harm to the significance of the listed building.

- New partitions to form 2 new bedrooms and an en suite

The proposed partitions would be lightweight and ultimately reversible. The joinery would be sympathetically and traditionally detailed. Therefore, the proposed work would cause no harm.

- Form new door between the billiard room and the studio

The door has been introduced as an escape route. It has been detailed to minimise is appearance and would be installed without altering any of the structural timbers. Therefore, it is considered that the proposed work would cause no harm to the significance of the listed building.

- New conservation roof light to studio

The roof light would replace a modern fitting with a more sympathetically detailed roof light, providing a modest enhancement to the listed building.

Conclusion

The proposed work would accord with the Planning (Listed Building and Conservation Areas) Act, as the special architectural and historic interest of the Grade-II listed building would be preserved.

The application scope has been developed to be sympathetic and in-keeping with the character and significance of the Old Rectory and has been informed by thorough research, site survey work and a pre-application submission. From the pre-application, work has been omitted and the majority of work that has been taken forward to the full application has been informed by positive pre-application feedback. Although the proposed work would involve change, it is not considered that the change would harm the significance of the listed building. Where support was not forthcoming at pre-application stage, the work has been revised in order to find a balance between maintaining the significance of the Old Rectory and allowing the practical provision of a family kitchen.

The NPPF acknowledges that in some cases, although ideally avoidable, in order to support the continued viable use of a listed building, some harm may be incurred. However, the mechanism outlined in the NPPF is not considered to be a simple

balancing act of harm and benefit. It is understood that the conservation and adaption of historic buildings needs to be informed and considered on a case by case basis.

In accordance with the terminology of the NPPF, it is considered that any perceived harm from the part removal of the kitchen wall would be 'less than substantial' and should be considered against any benefits provided by the scheme, which include:

- The proposed openings off the first floor landing, which would reinforce the formal character of the 1812-1829 east west axis at first floor
- The reinstatement of part of the 19th century access route to the west of the rectory, in addition to removing cars from the principal elevations of the rectory and setting of the formal garden
- Replacing the modern roof light with one of a more appropriate design
- Introducing a use for the stables through work that retains the character of the space
- Removing the modern greenhouse
- Introducing a door to the south elevation, which reinforces the sense of symmetry to this elevation
- Introducing an escape route through the provision of a single, sympathetically detailed opening

In addition, any perceived harm from the proposed work to the kitchen should be considered against the retention of fabric, which overall would retain the cellular character of the service spaces, and the provision that this small change would make to support the use of the listed building as a family home, of which the current family have lived in for multiple generations.

Statutory Address: LOWER FARMHOUSE

Grade: II

List Entry Number: 1184428

Date first listed: 03-Jun-1986

List Entry Name: LOWER FARMHOUSE

Details

MANNINGFORD ABBOTS SU 15 NW (west side) 2/75 Lower Farmhouse II Farmhouse, now 2 cottages. Late C18. Brick with thatched roof. Two storeys 4 bays with rear (east) 2-storey extension and right bay of C19-early C20, containing entrance. Timber casement window. Axial stack and stack to north gable. Fireplace in third bay with high timber overmantel beam.

Listing NGR: SU1436058577

Statutory Address: OLD RECTORY

Grade: II

List Entry Number: 1033949

Date first listed: 04-Jun-1952

List Entry Name: OLD RECTORY

Details

MANNINGFORD MANNINGFORD ABBOTS SU 15 NW (west side) 2/76 Old Rectory (formerly listed as The 4.6.52 Rectory) II

Rectory, now private house. 1812-1827 for Rev. Francis Astley, incorporating fragments of timber framed building of c1636. Brick with slate roofs. Two storeys, facade of 5 bays, the centre bay with 2-storey bow containing entrance. Twelve-pane sashes with finely gauged brick lintels. Dentilled cornice and parapet. Return long facade on south side, 5 bays, extended by further 2 slightly set back. All sashes with dentilled cornice. Roofs hipped. The earlier building had a 2-bay lobby entry plan. Interior not seen. Panelled shutters to windows.

Listing NGR: SU1426158609

Statutory Address: CHURCH

Grade: II

List Entry Number: 1300147

Date first listed: 03-Jun-1986

List Entry Name: CHURCH

Details

MANNINGFORD MANNINGFORD ABBOTS SU 15 NW (west side) 2/73 Church II Anglican parish church. 1861-4, by S.B. Gabriel of Bristol. Limestone and malmstone rubble, plain and fish-tailed tiles. Nave, Chancel and south porch. Nave with 1, 2 and 3-light plate tracery; hoodmould with carved terminals to west window only. Angle buttresses to west end. Tall 2-light bellcote with floriated cross. Gabled south porch with arris roll and hoodmould. Chancel has shouldered windows and a 3-light east window. Trefoiled priest's door. Trefoiled also the ridge tiles and crosses to gables. Interior: Open roof. Octagonal font.

Listing NGR: SU1427658689

Statutory Address: FOWLE MONUMENT IN CHURCHYARD

Grade: II

List Entry Number: 1033948

Date first listed: 03-Jun-1986

List Entry Name: FOWLE MONUMENT IN CHURCHYARD, 12 METRES SOUTH EAST OF CHANCEL OF VILLAGE CHURCH

MANNINGFORD MANNINGFORD ABBOTS SU 15 NW (west side) 2/74 Fowle monument in churchyard, 12m south-east of chancel of village church II Chest tomb, late C18. Moulded table and base Recessed decorated corner brackets. Two panels separated by a festooned pilaster. To Edward Fowle, died 1784, and Rebecca, died 1787.

Listing NGR: SU1430058670

Statutory Address: MALT HOUSE FARMHOUSE

Grade: II

List Entry Number: 1184437

Date first listed: 03-Jun-1986

List Entry Name: MALT HOUSE FARMHOUSE

Details

MANNINGFORD MANNINGFORD ABBOTS SU 15 NW (west side) 2/77 Malt House Farmhouse II Farmhouse, now private house. Later C18. Diaper brick with thatched roof. Two storeys, 3 bays. Central 6-panelled door with lead hipped flat canopy. Tripartite 4-pane sashes to ground floor with segmental brick arches and blue flush strings. Bricks scratch dated 1771 and initials of members of Hitchcock family. 'S' ties. Gable stack to left. Single storey thatched extension to right gable. C20 two-storey extension to rear. Listing NGR: SU1443458675

Appendix II - Bibliography and Sources

Wiltshire and Swindon History Centre

Know Your Place - https://www.kypwest.org.uk/

National Library of Scotland - https://maps.nls.uk/

British History online - https://www.british-history.ac.uk/vch/wilts/vol10/pp106-112

The Buildings of England, Wiltshire (2021)

Church at Manningford Abbots https://apps.wiltshire.gov.uk/communityhistory/Church/Details/1543

Appendix III - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The National Planning Policy Framework (updated 2019)

Historic England: Conservation Principles and Assessment (2008)

Historic England: Advice Note 12, Statements of Heritage Significance (2019)

Historic England: Advice in Planning: 2, Managing Significance in Decision-Taking in the Historic Environment (2015)

Wiltshire Core Strategy (2015-2026)



South Elevation - new door



West Elevation - two new windows



Greenhouse - remove



Kitchen - remove partition





Stables - convert to playroom and insert two new windows





Remove door, wall and oil tank and proposed oil tank location



New partition and WC



Form opening to bow window



New jib door



New jib door



New partitions to form 2 bedrooms and an en suite



Form new door as escape route