25 White Street, Broadwell Leigh, Market Lavington Wiltshire SN10 4DP

1: Heritage Statement

The building appears in the Listed Building Register with the following details –
BROADWELL LEIGH, Market Lavington - 1035853 | Historic England
Heritage Category: L**isted Building**
Grade: **II**
List Entry Number: **1035853**

MARKET LAVINGTON WHITE STREET SU 0054-0154 (east side) 12/175 No 25 (Broadwell Leigh) II House gable on to road. Mid C16-C17. Timber framed with wattle and daub infill. Thatched roof. Single storey and attic 5 bays, comprising a 2-bay core with lateral stack, now subdivided, and a chamber to rear, now dining room, with C19 inserted stack. Further extensions, probably C19, containing kitchen and service rooms, and rebuild of gable end against street forming a subdivision of main hall, to form a study with independent entry and stack. Boarded doors with pent roofs. Original structure has small square framing to upper floor, the rear bay framing partly replaced in brick. Timber casement windows and rebuilt end against road has lean-to roof and paned windows. Interior claimed to have cruck truss between hall and inner bay, now interrupted by C19 stack. Original cross beam to hall has bar and octagon chamfer stops, but simple chamfer on upper floor. Lateral fireplace blocked by partition between hall and study under cross beam with scoop and check stops.

There are some inaccuracies in this description, there is no evidence anecdotal, physical or otherwise to support the statement that 'rebuild of gable end against street' and no evidence to support 'Timber framed with wattle and daub infill' The infill panels are brick with cement render. The roof is 25% thatched with pan tiles on the remainder.

Background
Broadwell Leigh was originally a part of and is still attached to No. 23 White Street (not listed) with later additions, c.C19. The house was purchased from a deceased estate by the present owners in late 2019, all documents relating to the building are lost. Some photographs (Market Lavington Museum) exist that document the last 100 years, otherwise this is a simple building that does not feature much in historic documents. Significant works have been carried out in the past, including the conversion from four dwellings into one and division from no 23. Much of the work carried out during the 1950's, 1960's, 1970's and 1980's has been carried out with little regard for the age of the building and some of very poor quality, and has been detrimental to the historic fabric of the building and as a result little remains of the original fabric. The building is situated in a conservation area in a road of mixed development facing a small children's play area and stream.

The significance and impact of these repairs and reinstatements are low, there is no original fabric in the areas the application applies to, and any significant items are to be retained and repaired. The proposal seeks to repair some these C. 20th alterations, namely a previously infilled doorway in the North side front elevation, repair to window in same, and reinstatement of gates, in a manner that is sympathetic to the appearance and construction of the building, to preserve the fabric and integrity of the building, to prevent further deterioration, for the benefit of the historic street scene and conservation area, and for the benefit of the owners privacy and security.

For further detail, the gates are required to preserve the privacy of the occupants, due to the layout of the house (that resembles a row of historic cottages, as it once was) and the driveway that can be mistaken for a lane, often has members of the public wandering around looking at the house(s), this is obviously disconcerting and lacks privacy, and even when people are not wandering around, everyone who walks past has full view of property and activity, due to the front and back doors all

facing the driveway. There are a number of photographs and videos on you tube and the internet from members of the public as evidence of that. The proposal seeks to reinstate the gates as exactly as possible, in the original location, that were replaced with low level iron gates, that did not reflect the age of the building, the surroundings or conservation area, during the c.1990's (possibly without listed building consent), and the proposal seeks to redress that.

2: **Elevations**



Proposed elevation. Elevation prior to emergency repair.

WW1 North Front side elevation. Scale 1:50.

3: **Joinery Details**