The Manor House Steeple Ashton Wiltshire.

Statement of Significance and Heritage.



JME Conservation Ltd.

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Research parameters

This Statement of Significance and Heritage Statement has been prepared to support applications for listed building consent and planning permission for Phase 2 of proposed works within the residential curtilage of the Manor House, Steeple Ashton, comprising minor additional alterations to the Manor House, alterations to the granary to adapt it for residential use, the introduction of discreetly located solar panels; alterations to the modern garage, the replacement of one modern greenhouse and removal of another.

The Manor House and its granary are separately listed at Grade II*, and they were first listed on the 11th September 1968. The front walls and gate piers were separately listed at grade II on the 29th January 1988 whilst the other historic (pre-1948) structures including the garden walls and a small garden building are considered to be curtilage listed. The Manor House occupies a substantial site immediately adjacent to the imposing Grade I listed Church of St Mary the Virgin, and within the Steeple Ashton Conservation Area.

The purposes of this statement are firstly to provide an assessment of the significance of the Manor House and Granary as Grade II* listed buildings and of their settings; and secondly, to assess the impacts of the proposals upon their significance.

This statement provides a proportionate assessment of significance for the purposes of understanding the significance of the designated heritage asset, its setting, and the impacts of the works in order to inform the current applications. It is based upon a visual assessment of the heritage assets supported by sufficient documentary research to elucidate the results of the visual assessment. A full examination of the property and of the documentary and other sources has not been undertaken.

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The Manor House, Church Road Steeple Ashton, Wiltshire. Statement of Significance and Heritage Statement.

Brief description of The Manor House and its setting:
Steeple Ashton is a small village approximately 3 miles to the east of Trowbridge that developed on a currently minor road between Trowbridge and Bratton. Until the late 18th century this was a major route between Bath and Salisbury; and the settlement developed as a small market town enjoying prosperity based on textiles and agriculture. Its prosperity gradually declined in response to changes in textile production and the improvement of an alternative route (now the A36), leading to permanent closure of the market towards the end of the 18th century.

The village is essentially linear in form, with most development set within a series of historic closes lining the High Street which runs approximately northwest - southeast through the village. Small lanes define these historic closes which either lead back to the High Street or lead to the outlying fields or farmsteads. Within the centre of the village, the dwellings fronting the High Street are more closely spaced and set back behind small gardens on the west side of the street whilst on the right (northeast) the houses are larger and set within more spacious gardens.

Located towards the end of a narrow lane at the eastern edge of the village is the historic and imposing Church of St Mary the Virgin and its associated graveyard and immediately beyond this is the extensive Manor Farm complex which is now subdivided into a number of separate properties. Both the church and the Manor House back onto open fields and are some distance from the main part



Fig 1. The approach to the historic core of the village is dominated by the impressive grade I listed church of St Mary located immediately adjacent to the Manor Farm complex at the southern edge of the village.

of the village, and as a consequence with the exception of glimpsed views of the church tower both buildings are largely concealed from view from the High Street. Approaching the site down Church Street the church is distantly visible beyond the rear garden and former farmyard of Church farmhouse. Opposite the churchyard gate Church Street turns sharply eastwards whilst a narrow spur continues in a straight line to the northeast as a private access track, serving Manor Farm Cottages, the converted coach house and stables which are now in separate ownership, and the Manor.



Fig 2. The principle south elevation looks towards the church and site entrance off the lane. The site is seen behind a formal garden wall and gardens with the former farm buildings extending to the east and now in separate ownership, with the exception of the fine two storey granary building adjacent to the main house.

A simple vehicular entrance marked by a modest stone capped gate pier and low stone rubble and brick boundary wall opens onto a triangular green adjacent to the stone rubble churchyard wall. To the east is a low wall with centrally positioned tall gate piers with ball finials to either side of a simple wrought iron pedestrian gate into a small formal garden beyond which is the principal south facing elevation of the main house. A spur from the gravelled entrance drive serves this entrance whilst the (shared) main drive skirts round to the right of the main house and divides with the left hand fork turning into a gravelled yard in front of its east elevation. The right hand fork serves the former coach house and stables which are now in separate ownership, and historically also opened into the former farmyard to the east.

On the south side of this service yard is a former two storey open store and first floor granary. Stout stone ashlar pillars support the first floor brick granary with ashlar dressings and a stone slate roof with stone copings to the gables, and an external stone and brick stair. Internally a narrow stair rises to a separate attic floor. Converted to use as a store and then as a meeting room it has stone mullioned windows and metal casements with leaded lights.



Fig 3. The parish church seen from the entrance to the east service courtyard with the east range of the main house visible behind the fine detached granary. To the right is a modern garage building.



Fig 4. The north elevation of the separately listed granary - listed at grade II* reflecting its high quality construction and detailing. Beyond is the formal front garden and enclosing boundary wall.

A modern three bay garage with brick gables and a stone slated roof defines the east side of the service yard and is parallel to the adjacent former coach house and barn which are now in separate ownership A first floor garden store over the garages is accessed via a timber staircase located in the adjacent walled garden leading to a door in the north gable. Along the north wall of this enclosed garden are modern free standing and a lean-to glasshouses, the latter attached to a small historic brick and plain tiled garden store.



Fig 5. The modern garage set against the former barn and stable both of which are converted to residential use and are in separate ownership. To the right is the former granary and on the left is the walled garden.



Fig.6. The walled garden extends across the north front of the house and is divided by a yew hedge into formal and vegetable areas. A historic garden store and modern greenhouses are built against the north wall. On the right is the converted barn in separate ownership.

Detailed description of the Manor House and its setting:
The principal (south) range of the Manor House is of two storeys with attics, with lower ranges extending to the rear and enclosing a small formerly open courtyard. The courtyard was enclosed by a partly glazed roof in the early 20th century.

The front (south) elevation is of ashlar, with the other elevations constructed in brick with stone quoins and dressings to the openings and chimney stacks, with natural stone slates to the roofs. Most of the windows within the principal range are metal framed casements with leaded lights, with small-paned timber casements elsewhere. A similar palette of brick, stone dressings and stone slated roofs is used on the associated ancillary buildings.



Fig.7. The principal triple gabled south elevation in fine ashlar with its central sun dial and enclosed porch. The end gables and rear service ranges are in brickwork indicating their lower status.

The symmetrical formally designed principal south elevation has three bays each containing a single window at first floor level set beneath a gabled dormer that rises from the parapet. The gables and parapet are detailed with saddle backed copings and coped verges, and each gable is terminated by a ball finial. Each gable dormer has a pair of 18-paned leaded-light casements with metal frames, set within a dressed stone surround with a centre mullion, detailed with a stepped moulded architrave supported on a moulded stone cill, and surmounted by a pulvinated frieze and moulded cornice. Above the central window the gable contains a stone sundial.



Fig. 8. The principal elevation seen from the east showing the ground floor fenestration. The *oculus* in the east elevation of the porch is hidden by the exuberant wisteria.

The windows at first floor level are three-light with deeper 18-paned casements, with identical detailing to their dressed stone surrounds. At ground floor level, the two outer windows are identical to those above and are detailed as a matching pair of single-light casements to each side of the central dressed stone entrance porch. The porch has a two-panelled boarded and studded door within a bolection moulded door case, separated by a blank stone "frieze" from a moulded broken scrolled pediment containing a ball finial on a small pedestal. Above this is a coped gable terminated by a second ball finial.



Fig. 9. entrance porch with ball finials to the ridge and the pediment.

The side walls of the porch are blank except for two glazed *oculi*, and internally there are stone benches along the side walls. The inner entrance door is a similarly detailed two-panelled boarded door although with fewer studs.



Fig. 10. The one of the two *oculi* with contemporary leaded lights within the main entrance porch.

To each side of the principal range, the gabled elevations have similar details to their copings and ball finials, and these details continue round the two end gables with ball finials and copings that terminate in parapets to short north facing rear ranges with ashlar gable end stacks. A central stair tower is largely concealed from view except from within the central courtyard but has a hipped stone slated roof without a parapet.

The east side elevation of the principal range has a projecting rubblestone plinth, with an ashlar coping and quoining to each side, that extends as far as the parapeted gable end stack at the north end of this rear range. A similar range to the rear of the west end of the principal range is slightly shorter but similarly detailed with a parapeted gable end stack. On this east elevation, the gable end has been partly cut away by a later (early 20th century) full height three sided parapeted bay which is built into the end of its north (rear gable. The quoining below parapet level has been cut away by the later brickwork for this projecting bay so that only these parapet courses survive.

The brickwork is in Flemish bond, using a mix of deep red and blue bricks. Two-light stone mullioned windows are centrally-positioned beneath the gable, and are similarly scaled to those on the front elevation reflecting the hierarchy of the principal range although here the surrounds are all simplified by the omission of the outer mouldings and moulded cills, and they have a flush frieze and simplified cornice detail. Two *oculi* have been introduced to the right of the first and ground floor windows.



Fig. 11. The east elevation of the principal front range. Note the loss of the stone quoins where the later full height bay window and the ground floor single casement window have been added.

The right hand section of the gable wall to this principal front range has been rebuilt to attic level in a more orange brickwork, which at ground floor level incorporates a copy of the adjacent stone mullioned casement windows although this is a single light window with a pulvinated frieze and a deeper plain stone cill.

This orange brickwork is the predominant material on the east elevation of this northeast range which overlooks a small enclosed service yard and comprises the three-sided two storey parapeted bay, beyond which it is of two and a half storeys. The ridge of this rear range is set at a slightly lower level than the rear roof of the principal range, although the absence of a parapet allows the eave to run approximately 1m below the parapet to the main range, emphasizing its subservient status. The full height projecting bay incorporates a substantial mullion and transomed window at ground and first floor level which is constructed in ashlar with brick piers to the corners.



Fig. 12. The full height parapeted bay window is an early 20th century addition to this rear range and is associated with the remodelling of the rooms behind to accommodate two taller floors of accommodation replacing the two storey and attic floors within the northern half (righthand end) of this service range.

The bay window is detailed with a brick plinth with stone coping, and ovolo-moulded mullion and transom windows with small paned fixed lights above the transoms, with large paned casements below. At ground floor level, the dressed stonework window surrounds are linked by a moulded cill band and a full width ashlar band "frieze" incorporating a pulvinated moulding above the central window and moulded cornice. The same detail is used for the first floor bay window, but with the addition of a triangular pediment above the central window, which is set against a brick parapet concealing the roof structure. The bay lights two taller rooms within this section of the range.

At lower level, the brickwork to the right (north) of this bay window is partially obscured by vegetation. However, at ground floor level there is an area of historic red and blue brickwork matching the principal range with areas of later brick rebuilding adjacent to the bay window. A wide two-light stone mullioned window with metal lights is set within an infilled door opening, with a narrower two light stone mullioned window above. To the right is a simple vertically boarded door set within a 19th century brick and ashlar fronted porch with a simple coped gable and a chamfered shallow arched open front. Immediately to the right of the porch and largely concealed by a mature wisteria is an identical two light stone mullioned window.

The historic red and blue brickwork extends to each side of the porch and rises unevenly to a maximum height of c.3.9m, with the upper part of the elevation being constructed in orange-red bricks terminating in ashlar quoins to the eastern gable end of the range. The change in brickwork aligns with the head of the small extensively-repaired stone-framed two-light window above the infilled doorway adjacent to the porch. Set at eaves level above this window is an identically detailed stone mullioned two light window lighting an attic room. To the right of the porch, there is a larger two-light window at first floor level, below with a three-light mullioned attic window, which matches its scale and moulding details but incorporates an entablature. This is set in a brick triangular gabled dormer rising from eave level with a moulded stone coping terminated by a ball finial.

A tall red brick garden wall strengthened by brick piers to its northern side is attached to the corner of this range and encloses the north side of the service yard. A slatted timber gate opens into the substantial walled garden that extending to the north and east of the house and is subdivided by hedges into lawns and vegetable gardens.



Fig. 13. The tall garden wall extends round the south, east and north sides for the former walled garden.

The north (rear) elevation of the manor comprises the gabled elevation to the two and a half storey east range to the left and an attached one and a half storey range which has a hipped roof at the right, (west) end. A later single storey L-shaped extension is attached to the west end of the range and breaks forward behind a yew hedge to form a contemporary single storey garden room facing into a smaller enclosed area of garden to the west.

At ground floor level the lower section of brickwork to the two storey range has stone quoining on the northeast corner (which was concealed by the garden wall on the east elevation), and is historic red-blue brickwork laid in English bond. This construction extends beyond the gable into the hipped one and a half storey range. The upper level of brickwork within the gable has been rebuilt and it contains a large two light stone mullioned window with a simple chamfer detail to the surround.



Fig. 14. The north elevation overlooks the former walled garden. Stone quoins to the gable end of the east range are mirrored by quoins to the west end of the lower hipped range suggesting these were contemporary with the English bond brickwork, although the gable attic floor has been rebuilt with brick quoins to the right. The three-light window and full height mullion and transom window to the hipped range are later. and just visible behind its ridge is the apex of the stone slated hipped stair tower at the rear of the main range.

The English bond brickwork extends across the whole elevation and terminates with stone quoining to the west (righthand) corner of the hipped range. The central panel of brickwork within this hipped range has been rebuilt at ground floor level in association with the introduction of a large three light casement window (to the left), and an almost full height mullion and transom window, (with three fixed small pane casements above the transom and two of the three tall small pane windows below now altered to form a pair of French doors).

At first floor level the brickwork steps out and is constructed in Flemish bond across both the two storey and one and a half storey ranges and at this level there are no quoins. This Flemish bond brickwork rises to eave level on the one and a half storey hipped range and to lintol height of the first floor window on the two storey gable. Each range contains a small pair of three-light casements (albeit with slightly different mouldings to their much-repaired stone surrounds) at first floor level. The brickwork to the upper section of the two storey range is orange brick with dressed stone quoining to the east (left) corner and stepped up to each side of the gable verge. Set within this gable at attic level is a large stone mullioned window containing a pair of 3-light timber casements set within ovolo moulded stone surrounds beneath a simply detailed entablature. A wide ashlar eave stack rises from the west wall of this range and it incorporates an additional ashlar ridge stack at the east end of the lower hipped roofed range.



Fig. 15. The single storey extension is of two phases with the earlier late 19th century phase terminated by the gable ridge stack. A subsequent late 20th century north extension runs at right-angles to this range and its ridge is just visible on the right.

The later single storey L-shaped range is constructed in orange-red brickwork and its north elevation is set slightly behind the north elevation of the main house. It contains a pair of two-light small paned casements set within chamfered stone surrounds. Although similarly detailed the left hand (east) window is a later 20th century introduction. The roof has an exposed rafter verge, and an off-centre brick ridge stack marks the position of the original gable end before the range was extended. There were two phases of extension, firstly a continuation of the earlier range, with its west gable elevation constructed using machine-made yellow and pink bricks, and subsequently the addition of the north wing running at right-angles to the rest of the range.

This north wing is concealed from the south elevation of the main house by a yew hedge, but has a large patent glazed panel to both roof slopes and two pairs of French doors to its east and west elevations, and is currently used as a garden room.



Fig. 16. The east elevation of the later 20th century extension constructed as a staff flat it is now a garden room.



Fig. 17 The west elevation of the later 20th century single storey north extension now converted to a garden room. The gable to the right forms part of this extension which was built as a staff flat. In the foreground is a rectangular garden pond and paving within an enclosed area of garden.



Fig. 18. The south elevation of the single storey range with its 20th century extension to the left of the soil pipe Just visible on the right is a flat roofed 20th century infill building.

The west side elevation of the principal range

An orange-red brick wall attached to the southwest corner of the house separates the formal front garden and entrance courtyard from a small private predominantly hard-surfaced enclosed courtyard to the west side of the house. On the west side elevation of the principal range overlooking this



Fig. 19. The west elevation of the principal range with the contemporary rear west range. The enclosed small courtyard and contemporary pond are of later 20th century date.

courtyard, the width of the rear gabled dormer with its associated gable parapets is less than on the east side elevation and the stone quoins to its north (left) corner extend down to the eave height of the adjacent one and a half storey rear range, and the coursing to the red-blue brickwork to both ranges is lined through, with both ranges being raised off a low rubblestone plinth. As with the east side elevation, the windows are aligned vertically on the apex of the triangular gable although this is slight off-centre on the elevation. The windows are identical to those on the east elevation being stone mullioned windows with metal casements and leaded lights. A similar small glazed oculus occurs at first floor level adjacent to the left hand stone quoins At ground floor level, however, the window has been replaced with a well-detailed ashlar bay window, with a brick plinth. The side casements have curved glass and a central modern small paned fully-glazed door within a heavy moulded stone architrave. Above is a triangular stone pediment set against a curved orange brick parapet with a moulded stone coping.

The red-blue brickwork in the rear range extends to the side of a dressed stone window detailed with pulvinated frieze and moulded cill and cornice, and three metal-framed windows with leaded lights. Above and below this window the earlier brickwork has been replaced in various phases using orange-red brickwork, including rebuilding the ridge stack, although the adjacent part of the range is concealed behind vegetation. A staggered brick wall separates this more private polite side of the garden which is designed as a predominantly hard-surfaced courtyard from a concrete-paved yard external ancillary service area to the northwest (accessed through an arched opening) which includes a later flat roofed extension in the corner between the northwest wing and the single storey range described above.



Fig. 20. Detail of the west elevation showing the early 20th century porch and the adjacent contemporary three light casement window in the west range. Note the blocked first floor window to what is now an attic.

Looking from within this ancillary service area, the upper section of the one and a half storey range shows a length of orange-red brickwork containing a pair of casement windows within chamfered stone surrounds, with a length of the earlier blue-red brickwork to the northwest end of the range. A flat roofed extension is a mid-late 20th century addition, and has a pair of casements set within brickwork with stone lintols and cills with its eave rising above that of the south elevation of the L-shaped range. On this south elevation the later extension to the single storey range contains a modern part-glazed door and two-light casement window within a much-altered and part rebuilt wall.



Fig. 21. The north (rear) elevations of all these barns are concealed behind a series of open or enclosed 20th century lean-to sheds of no significance used for storage or garaging.

Interior:

The entrance porch has exposed ashlar walls and a plastered ceiling. The inner plank door opens into a spacious combined entrance and stair hall that occupies the entire central bay of the principal range. It has a slightly raised geometrically patterned parquet floor within the southern half of the room which defines the entrance hall from which doors open to either side into the east and west principal rooms.



Fig. 22. The south elevation of the former threshing barn with the former stable and hayloft on the right., The sloping ground means that the floor appears raised on this elevation overlooking the former farmyard.

The northern (rear) half of the room containing the principal staircase has a boarded floor and a 20th century ovolo moulded ceiling beam (contemporary with the parquet floor and staircase) also provides visual separation between the entrance and stair hall within this single space.

Whilst this staircase is mid-17th century in appearance with a closed string, vase balusters (albeit with a slimmer form closer to 18th century detailing), square newels and simply moulded flat balusters, it is an early 20th century replacement, which has been repositioned and remodelled to fit its current location. Historic records show that in the early 20th century the ground floor flight rose within the central courtyard and it was relocated back into its historic position within the stair hall between 1930 and 1967). In its current form it has an L-plan and it rises centrally within the room to a pair of half landings set against the rear (north) wall.

The original lower level boarded floor within the stair hall is visible within the cupboard beneath the lower half landing and a blocked door opened into a taller cupboard below the upper half landing which has been lined out with modern vertical boarding when the floor was raised to the current floor level. An inner door into the lower cupboard is now blocked and a new doorway formed through the east side of the staircase following removal of shelving.



Fig. 23. The rebuilt lower flight of stairs within the historic stair tower. The cupboard door to the left is a reset 17th century door whilst the upper half landing provides access to a walkway within the enclosed yard.



Fig. 24. The cupboard below the stairs shows the original lower floor level and was previously accessed via the blocked door. The positions of shelves in front of the current door can be seen on the right.

The door to the taller cupboard is a re-used 17th century two panelled plank door and all these changes would have been contemporary with the relocation of this lower flight to the principal stair in the early 20th century. The skirtings, cornice and architraves to the doors opening from the hall into the principal west and east rooms have been renewed; and in addition to the two doors serving the cupboards beneath the staircase, another opening in the north (rear) wall leads into an two-storey atrium formed within the historic central open courtyard which is now fully enclosed.



Fig. 25. The rear wall of the stair tower opening into the former central courtyard enclosed in the early 20th century. The tall opening on the left opens into the stair hall, with its raised timber floor. The stone mullioned window would have lit the original stair half landing. The raised walkway leads via a modern opening onto the half landing over the stair cupboard. The foreign timber door hung on the wall is purely decorative.

The west (left hand) door from the entrance hall opens into a substantial drawing room formed by removal of most of the wall between the principal west room and the adjacent room in the northwest wing. This wall would have contained a centrally positioned stack with fireplaces serving both rooms. A downstand and nibs to each side remains to articulate the historic floor plan. The ceilings to each side of the downstand have identically-detailed moulded cornices, and both rooms have similar detailing to their skirtings, and modern floor boards run throughout both spaces.



Fig. 26. The west drawing room is an early 20th century remodelling involving removal of the historic stack and rear wall to the principal range and raising the ceiling in the room beyond to the same height.



Fig. 27. The same room with its early 20th century detailing and bay window on the west elevation.

At the south end of the room is a contemporary early 20th century bay window to the west elevation which has a simple panelled ceiling with ovolo moulded beading, and matching panels to each side of the curved windows. There is similar detailing to the linings to each side of a window seat at the north end of the room within the west range. This detail is replicated in the cupboard doors incorporated into the shelving to each side of the later chimney breast at the north end of the room. This fireplace has an early 20th century fire surround incorporating a four-centred arched head with spandrels above the opening, and contains a modern fire grate.

In the east (right hand) front room, off the entrance hall the door architraves have a scotia and beaded moulding and six-panelled doors with raised and fielded panels with ovolo moulded beads. An ovolo moulded and beaded architrave to the windows has mitred joints to the flat bed corners, and an inner moulding between the architrave and head of the windows comprising two strap bands to either side of a centrally positioned half circle.

Beneath the three light stone mullioned windows are raised and fielded painted panels with small beads. An original dressed stone fire surround has bolection, ovolo and bead mouldings to the opening repeated at larger scale to the architrave and a recessed triple beaded moulding to its cornice. The ceiling cornice has an ovolo moulding to the ceiling bed, and a double bead and scotia moulding below.

This room has reset 17th century wainscot panelling with small ovolo mouldings to the recessed flush panels and moulded cornice round the walls which extends into a narrow deep cupboard extending the full depth of the adjacent and very substantial chimney stack. The panelling, which is clearly reset, is similarly detailed but has a half round arcaded detail to its cornice. Shelving lines the side of the stack and the cupboard is lit by the later inserted window and an adjacent oculus both of which are set into the east elevation of the principal range.



Fig. 28. The east front room with its reset 17th century panelling and fireplace with its later slightly too short cornice and modern hearth. The narrow cupboard to the right has reset panelling and extends the full depth of the very substantial stack. This may have been the historic kitchen before the house was enlarged.



Fig. 29. The deep cupboard adjacent to the substantial stack to the east room in the principal range. The two windows are later introductions, and all the panelling is reset.

The floor plans indicate that historically this was a substantial fireplace, and it is likely that the adjacent room within the rear east range was historically the kitchen. This room is now accessed from a narrow passage adjacent to the staircase from a door adjacent to the rear wall of the front range. A second door opens from this room into the central courtyard. At the end of the narrow passage is an opening through the historic rear wall of the principal range which leads down two splayed steps into the former central courtyard which is now an atrium,



Fig. 30. The former dining room within the east range with its buffet recess replacing the historic fireplace. The full height bay window, taller ceiling and buffet recess are all part of the early 20th century alterations.



Fig. 31. The former dining room with its early 20th century replacement fireplace and stack. The doorways into the stair hall (left) and former courtyard (right) have been reformed but may be historic ones.

This rear room adjacent to the staircase has a high ceiling and is lit by the substantial bay window. The historic kitchen fireplace and oven has been removed, and a wide arched recess has been formed within the space which is likely to have been used as a buffet recess – indicating that this room was used as a dining room. A modern fireplace has been introduced on the west side of the room, containing a hob grate and detailed with a bolection moulded surround. The second doorway to the right of the fireplace, leads via two steps down into the atrium. This room has a moulded cornice and deep skirtings; and the ceiling and splayed linings to the bay window, together with the linings to the door openings, have recessed panels with beaded mouldings. The openings lack architraves and appear to have been altered - presumably when the floor was raised to line through with the new floor level within the stair hall in the early 20th century.

In the northeast corner of the atrium, a partially glazed door leads eastwards into the rear entrance hall. Within this rear service entrance hall the historic rubblestone partition between the former dining room and this rear hall has been rebuilt in ashlar, perhaps in association with the replacement of the historic rear service door opening with a window. At the west end the ashlar partition has a brick lining which supports a finely detailed reused and shortened 17th century moulded ceiling beam, incorporating a hollow chamfer and two rolls on the exposed section).



Fig. 32. The rear (east service entrance hall has a replaced ceiling incorporating a re-used 17th century beam with pockets for wide ceiling joists. There is a change in ceiling levels to either side of the central beam and the exposed joists beyond are also reused. The ashlar wall has blocked openings and a rebuilt brickwork panel presumably fills a blocked opening and the window occupies the original doorway.

A parallel unmoulded ceiling beam runs to the north of this beam and is supported on a plastered pier at its west end. This beam has been reused and has exposed joists pockets with reused later ceiling joists spanning between these downstand beams. It is likely that this ceiling beam marked the line of a partition forming a separate entrance corridor through the east range. Beyond this corridor would have been a single large end room within the east range. This has been sub-divided with part (retaining its higher ceiling) incorporated into the wider hallway with the current rear entrance set within an splayed former window opening. The remainder of this room is now a utility room and W.C. The historic stack in the west wall of this room now serves a modern boiler. Full height cupboards adjacent to this stack have reused panelled doors above and boarded doors below.



Fig. 33. The window is in the blocked historic side door onto the former farm yards whilst the splay to the current doorway implies this may have been a window. The central notch within the moulded ceiling beam to the right marks the position of a lost ceiling boss and the wider pocket above indicates this was a junction with cross beams. The left hand beam may mark the line of a corridor from the historic side door.



Fig. 34. The current utility and boiler room at the end of the east range has a historic stack (now infilled to serve a modern boiler), however the cupboard doors are reset and the surface finishes are modern.

At the west end of this rear service entrance hall a door opens into the former central courtyard which is at the same level as are the service rooms enclosing the north side of the courtyard. The floor within the entrance and stair hall within the principal range to the south is at a higher level and two steps separate these rooms from those opening off the rest of the now-enclosed courtyard. The atrium is rendered internally, and has a modern stone tiled floor, and is lit by a late 20th century glazed lantern. A first floor balcony with a glazed balustrade and supported on a rendered cast iron(?) column, provides access to the first floor rooms and runs along its west and north sides of the former courtyard.



Fig. 35. The former central courtyard with its 20th century roof is enclosed by historic service ranges on all three sides. Historic mapping suggests this space was infilled by the 1840's. The central door in the north range opens into a small study with the current kitchen (formerly a double height space) to the left.

The rear elevation of the stair tower forms the south wall of the enclosed courtyard and in addition to the opening from the principal stair hall, it contains the high level dressed stone two-light stone mullioned window which historically would have lit the half-landing to the original staircase. An antique panelled door of European style hangs on the wall in the position of the blocked door opening within the cupboard beneath the upper half landing to the existing staircase.

On the west side of the former courtyard, a door has been formed through a splayed shallow arched opening (suggesting historically it was a window) into a wine cellar which is positioned at the north end of the northwest service wing. This has early 20th century fittings including stone and brick shelves, brick punnet flooring, the shallow vaulted stone roof and a blocked window in the west wall that has a simple unmoulded dressed stone surround.



Fig. 36. The vaulted wine cellar within the west range with its blocked window visible at the far end. The awkward relationship to the shelving suggests that the window pre-dated its use as a cellar.

Historically, there appears to have been a covered passage at the northern end of both of these rear service wings that separated them from the one and a half storey north service range which enclosed the north side of the central internal courtyard. This passage would have continued the line of the service entrance passage from the blocked rear door within the northeast range described above. On the west side of the courtyard this passage ran between the wine cellar and the current kitchen within the north range. A historic dressed stone surround marks the position of the historic doorway opening from this west passage into the central yard.



Fig. 37. The west range with the historic corridor to the west service door on the right and the wine cellar on the left. The column supports the inserted walkway and just visible on the right is the current kitchen door.

Within the north service range, a centrally positioned fully glazed door leads from the atrium into a small study, with a door in the northwest corner opening into the current kitchen. The study is lit by a three-light casement window and the blocked stack on its eastern wall is a 20th century addition to the historic stack on the west wall of the east range within the adjacent utility room. To the left (north) side. the room has similar full-height cupboards, except that the lower cupboards are also panelled. The doors have a small chamfer and bead to the panels and a small bead to the shelf between the upper and lower cupboards. To the right are modern shelves. A modern curved partition by the entrance forms a small lobby separating this room from the current kitchen.



Fig. 38. The study. The blocked stack is built onto the back of the historic stack to the east range. The cupboards are contemporary to those in the adjacent utility room. On the left is the curved kitchen partition.

The kitchen occupies a formerly-full height space within this north range which was lit by a full height three-light stone mullion and transomed window. This is currently cut off at transom level by an inserted ceiling. A substantial fire place occupies much of the south wall and this has been tiled and adapted to contain an AGA. Externally its substantial red brick and stone ashlar coped stack suggests a late 19th or early 20th century date, contemporary with the other detailing within this room. A large well-detailed probably early 20th century full height painted softwood dresser is set against the west wall at dresser has cupboards beneath four tiers of shelves detailed with moulded sides and a cornice which rises to the level of the inserted ceiling.



Fig. 39. The current kitchen at the west end of the north range has a substantial stack opened up for an AGA an inserted mid 20th century ceiling at dresser height cuts across the full height window.

A step in the SW corner of the kitchen leads up to a doorway formed through the historic west gable wall of the one and a half storey north service range and into a breakfast room in a later single storey L-shaped wing. The floor rises gently adjacent to a low partition by the doorway reflecting the rising ground externally. An opening through the side wall by this doorway opens into the passage adjacent to the wine cellar and then into a small mid-20th century flat roofed utility and pantry extension tucked into the corner between the L-shaped single storey wing and the wine cellar.

Set into the gable wall between the kitchen and breakfast room is a chamfered stone mullioned two-light window surround but with no casements, which is blocked on the kitchen side. The ceiling within the breakfast room rises above wall plate level, and a nib on the south wall marks the position of a missing partition indicating that historically this was two smaller rooms. The floorboards are modern, and curiously are set on a diagonal. There is a blocked fireplace against the west wall, with a two panelled door opening into the end of the later 20th century north return to this single storey L-shaped extension.



Fig. 40. The family room within the single storey extension to the north range showing the blocked window in the adjacent kitchen wall on the right is the external stone ashlar doorway into the west range.



Fig. 41. The family room within the single storey extension with its original end gable stack. The door leads into the later north extension running at right-angles to this range.

The end room has been sub-divided into a series of small spaces containing a sauna, gym and associated changing facilities. A corridor along the north side of this room leads from the breakfast room into the rest of this extension which contains a conservatory or garden room lit by pairs of French doors to either side and patent glazed panels within both roof slopes. There are no historic features within this room which has a 20th century tiled floor, with paint to its internal brick walls.



Fig. 42. The external doorway into the west range showing the corridor into the central courtyard with the doorway into the east range in the distance. This symmetry suggests both rear ranges were contemporary.



Fig. 43. The north extension to the single storey range was constructed as a staff flat before being remodelled in the late 20th century as a sauna and garden room.

First floor:

At first floor level, the principal staircase rises to a half landing which opens onto the walkway around the west and north sides of the enclosed central courtyard. The stairs continue up a flight of eight steps to a central landing within the principal range, from where an upper flight of steps continue up to attic rooms on the second floor. The entire staircase is identical to the remodelled lower section, and the only hierarchical differentiation is in the detailing to the walls within the stair tower, where a panelled dado above a moulded plinth at the lower level, is simplified to a dado and plinth rails on the upper floors.



Fig. 44. The lower flights of the rebuilt principal staircase with its early 20th century dado panelling. The opening off the upper half landing provides access to the walkway within the central courtyard. At the top of the stairs is the door into the west bedroom within the principal range.

The first floor stair hall has been narrowed, by the introduction of a 20th century partition on the west side, continuing the line of the stair tower wall. This crashes awkwardly against the side of the window in the principal south front and cuts off access to the east range This is partition is detailed with a deep double cornice combining the historic reeded detail below an ovolo moulding separated by a simple square moulding. From the stair hall two-panelled doors open into the two south-facing bedrooms within the principal range, both of which are lit by a two light window in the side elevation as well as by the three-light casements on the south elevation.



Fig. 45. The smooth plaster finish of the 20th century partition which crashes awkwardly up against the window and contrasts with the uneven historic plaster finish to the stair tower on the left. Whilst this alteration enlarged the east bedroom, it cut off direct access to the narrow corridor into the east range which now opens into the bedroom.

Within the first floor west bedroom that opens off this landing within the principal range, little historic detailing survives. The bedroom fireplace in the north wall has been blocked up however the adjacent cupboards remain although much altered. A jib door on the right opens into a small cupboard, whilst the left hand cupboard has been opened up under an arched head to form a wash basin recess which is lit by a small inserted window. Adjacent to the window is an enclosed soil pipe that rises to attic level. No historic detailing survives within these cupboard recesses and no historic cornices or skirtings survive within the room although the two panelled door is a historic one.

The east bedroom in the principal front range has been widened and a downstand marks the position of the former hall partition. A doorway that opened off the wider stair hall but is now in the enlarged east bedroom opened into a narrow corridor between the substantial stack in the east bedroom and the stair tower and provided access into the first floor of the rear range.



Fig. 46. The west bedroom with its blocked fireplace and adjacent much altered cupboards with modern openings. The skirting is modern and the historic door has been rehung.

The downstand marking the line of the former partition cuts across the simple moulded cornice within this room . The fireplace in this room has been blocked up, and to the east side of the stack a section of 17th century panelling now serves as a door to a former cupboard, which now contains a small en-suite bathroom. Historic plans show a smaller cupboard to the left of the fireplace which has subsequently been blocked up. Beyond the downstand in the corner of this room is the door



Fig. 47. The east bedroom with its blocked fireplace and lefthand cupboard. The righthand cupboard is now a small en-suite with a reused 17th century panelled door. To the left of the downstand marking the former bedroom partition is a modern door opening into a passage leading to the east range.

into the narrow passage to the left of the chimney stack which leads up two steps via jib door into the central east bedroom in the northeast range. Although historic, this cannot have been the original access to this wing, which may have been built as a self-contained service wing facing toward the farmyard.



Fig. 48. The narrow access passage between the principle range and the east wing. The steps are required because in the early 20th century remodelling, the first floor was raised within this east wing to provide two taller floors of accommodation rather than the original two storeys and attics.

The corridor emerges into a passage serving the principal room within this wing, the spacious and high-ceilinged room over the dining room that is lit by the upper level of the tall bay window that also serves the former dining room below. It has a deep coved cornice around the ceiling above a small beaded picture rail that extends round a lobby partition against the north wall which is adjacent to a set of built in cupboards, that extends across the north side of the room. There is no evidence of a chimney breast or fireplace which is assumed to have been above the dining room fireplace on the west wall. A reused two-panelled door in the lobby opens onto a steep flight of steps through into an adjacent en-suite bathroom and other rooms set at higher level within the north east range.



Fig. 49. The principal east range bedroom is part of the early 20th century remodelling of this range. The awkward changes in levels reflect the change in proportions of this room and the dining room below.



Fig. 50. The attic level en-suite bathroom to the main bedroom in the east range.

A blocked doorway off the lobby marks the location of a removed flight of steps from the infilled courtyard into this range. At the north end of the lobby a door leads via a short flight of steps up to two small attic rooms at the north end of the east range. These comprise the en-suite bathroom and a dressing room overlooking the garden to the rear of the house. These dressing room is lit by two stone mullioned windows in the north and east elevations respectively and an adjacent en-suite has a single two light window. A second open modern flight of stairs with square newels and slender turned spindles links the attic dressing room at the end of the east range to the first floor bedroom and family bathroom which open off a lobby reached from the walkway within the central courtyard.



Fig. 51. The attic level dressing room at the end of the north range, with the stairs down to the main bedroom visible through the doorway. The modern stairs drop down to first floor level at this end of the range.



Fig. 52. The small first floor bedroom at the end of the east range. The stair from the dressing room above is behind the partition on the right.



Fig. 53. The first floor lobby opens off the walkway within the courtyard at the north end of the east range. The attic stairs rise within the end room. There is no access into the main bedroom at this historic floor level



Fig. 54. The first floor lobby at the north end of the east range can be seen on the left. The walkway provides access to the first floor rooms within the north and west ranges and the first floor of the main house.

The first floor rooms within the west range, are accessed from the open walkway within the former central courtyard which runs from the half landing off the principal staircase. A four-panelled door opens into a lobby leading to a small shower room adjacent to a 20th century inserted stack. This served a new fireplace introduced at the north end of the ground floor room when it was amalgamated into the adjacent west room within the principal range to make a large drawing room. As part

of the enlargement the ground floor ceiling was raised to line through with the principal range and at first floor level the windows (visible externally) were blocked and the room above became a windowless store accessed via a hatch from this small shower room.



Fig. 55. Now a windowless store accessed off the adjacent shower room, the floor in this room was raised and its eave level windows blocked when the large ground floor drawing room at the west end of the principal range was formed. The substantial stack on the right was inserted to serve its new fireplace.

This store room has a raised ceiling at collar level and part of the principal truss and an upper and lower purlin are exposed, one on each side of the roof. The mortices within the principal trusses and the chamfered tie beam show that the roof has been altered and the east purlin raised.



Fig. 56. The first floor lobby opens off the walkway within the courtyard at the north end of the east range. The attic stairs rise within the end room. There is no access into the main bedroom at this historic floor level

Further to the north, another four panelled door off the corridor on this side of the atrium leads into a study, which is lit by a pair of two-light casements overlooking the flat roof above the kitchen pantry. The bottoms of the principal rafters are exposed within the corners of the room; and a small 19th century fireplace survives containing a cast iron insert with a register grate and tiled linings. It has a simple chamfered stone surround with a timber mantel shelf – which is tucked into the northeast corner of the room adjacent to the wall to the central courtyard.



Fig. 57. The simple 19th century fire surround and insert in the corner of the study place with the exposed principle truss foot above.

A centrally positioned door in the north atrium corridor leads into a lobby formed within the small centrally positioned north bedroom. A step up from the lobby leads through an awkward doorway into low attic storage space with a raised modern floor above the current kitchen. This storage space was created when the false ceiling was introduced at window transom level within the former kitchen.

Also from the lobby a door opens into the adjacent central room within the north service range. There is no fireplace within this room and a modern cupboard in the corner of the room may infill a doorway into the adjacent room at the north end of the east range.



Fig. 58. The inserted ceiling cutting across the window within the full height kitchen at the west end of the north range. The historic ceiling with its central ventilation grille has exposed feet to the principal rafters.



Fig. 59. The small room adjacent to the room over the kitchen, retains no historic features.

Second floor:

The principal staircase rises within the historic stair tower to second floor level. This is detailed with a staggered dog-leg, which is lit by a two light casement window and an inserted oeil de boeuf on the rear elevation of the stair tower.



Fig. 60. The principal stair rises to attic level where it is enclosed by a modern partition. At this level a simple rail marks the dado line. The curved plaster ceiling reflects a valley above.

At second floor level, the accommodation within the principal range has been converted to form a self-contained flat, and in order to provide fire separation the head of the staircase is enclosed by a modern partition that opens into a small lobby formed within the centrally room. This is used as a sitting room, with the east room being a bedroom and the west room being partitioned to form a



Fig. 61. The landing at the head of the attic stair shows the simplicity of detailing at this level.

bathroom and kitchen. This arrangement required the relocation of the door into the west room and also alterations to the roof structure forming the west valley to the stair tower; although the historic roof structure forming the valleys to the gabled dormers and the east valley to the stair tower are all expressed internally.



Fig. 62. A cut down piece of 17th century panelling forms a door to the deep cupboard between the stair tower and east range. This is set into a vertically boarded partition filling the gap adjacent to the stairs.

Within the central attic room, the door opening into a cupboard adjacent to the stair tower is set within a section of 19th century vertical boarding, and is formed from a reused section of 17th century panelling. A 19th century 4-panelled door opens into the east room; through a partition that is set between a pair of what appear to be raised crucks, although is more likely to be a form of the "false crucks" which have been identified elsewhere in Wiltshire dating from the 17th century. The recesses to each side of the blocked chimney stack in the east room are enclosed by two other doors formed from 17th century panelling.



Fig. 63. The East room showing the exposed cruck on the rear of the partition. A collar tie has been removed to allow the attic rooms to be used. On the right is the blocked fireplace.



Fig. 64. The east room has two small cupboards to either side of its blocked fireplace. The cupboard doors are formed from cut down sections of 17th century panelling On the left is the exposed cruck.



Fig. 65. The west attic room has been sub-divided to form a kitchen and bathroom, however the identical cruck detail can be seen in the partition to either side of the door from the central room.

Detailed Description of the Granary:

This fine three bay building is positioned some 12m to the east of the main house and encloses the south side of its service yard. Its location and high quality design and detailing indicates that it was clearly meant to be seen within views of the principal front elevation of the main house where it makes a contributes to the architectural statement of the wealth of the farm and its owners.

The granary is constructed in a form of Flemish bond brickwork with a pair of headers alternating with a single stretcher brick, with finely detailed ashlar stone dressings and stone tiled roof coverings. It is three-bays long and one storey in height with a steeply pitched roof, with attic windows and is supported on eleven circular ashlar pillars (originally twelve but one has been replaced by brickwork adjacent to the entrance steps at the east end. The southeast corner pillar serves as a stop to the rebuilt rubblestone garden wall to the south, and the gap between this pillar and the brick steps has been infilled with 20th century brickwork.

A substantial flight of brick and stone steps rise from a half landing to a centrally positioned doorway in the east gable. The lower flight has been rebuilt in ashlar and rises from the south to this half landing.

The piers rise to chamfered padstones that support the exposed oak floor which consists of substantial framework of oak floor plates and chamfered beams, with deep pegged floor joists. The masonry walls are constructed off this framework and the brickwork is detailed with dressed stone quoins to each corner rising to an ogee-moulded ashlar eave course which is carried around the side

and gable elevations. Corbels support the stepped ashlar copings to the gables which are detailed with plain brick infill to the east gable and a central ashlar attic window to the west gable with its frieze rising to a full width ogee moulded dressing at collar level, matching that at the eave. Curiously this cuts across the flat arched brick heads to the granary floor windows on the west gable indicating that the windows are a later introduction - presumably replacing simple louvred vents and shutters.



Fig. 66. The granary east gable with its early 20th century steps, the ashlar lower flight and the brickwork panel to the left are later addition. The stone surround to the door is wider than the flat brick arch above, indicating that it replaced a narrower taller door set in a simple timber frame presumably for a sack hoist.



Fig. 67. The west gable has an attic window beneath a moulded full width cornice. Flat brick arched heads matching that over the entrance door occur above the west gable windows at granary floor level but are separated by the moulded string course from the windows below.

The identically-detailed south and north elevations, have a symmetrical arrangement of three pairs of small 15-paned leaded-light casements set under the moulded eave course at high level, detailed with dressed stone ogee-moulded surrounds with a central mullion and a frieze rising to the underside of the ogee-moulded ashlar eave course. The windows are mostly direct glazed, although four lights have been replaced with metal framed opening casements – one of which has early 18th century catch and stay, although the others are of late 18th or early 19th century date. There are two similar windows on the west gable elevation, with a third centrally positioned attic window within the west gable.



Fig. 68. The extensively restored granary floor seen from below.

The granary is entered via a modern painted boarded and ledged door in the east gable which is set within an early 20th century stopped and ogee-chamfered ashlar surround. Above its stone lintol is a flat segmental brick arch which only extends to the width of the opening for an earlier narrower and taller timber door opening perhaps for a sack hoist, that predated the stone entrance steps.

To the left of this door, at ground floor level, brickwork infills the space between the stone columns in the southeast corner and timber trelliswork screens infill the openings between the piers on the south and west sides of the space to conceal a bin store as well as timber and other materials being stored beneath the granary. A set of brick steps with stone treads rises in front of the door opening from what appears to be a reused mounting block, with another set of stone steps set at right angle to the block continuing southwards down to ground floor level. These steps would have been introduced once the building stopped being used as a granary and are likely to be contemporary with the introduction of the glazed fenestration and the current entrance door with its stone ashlar surround.

Interior:

The raised granary floor has wide oak boards overboarded with modern plywood. It has lime plastered walls and a plaster between the exposed squared ceiling beams and square section joists. In the entrance bay a much-repaired timber newel staircase with a wide boarded ledged door positioned above the (replaced) lower two steps, rises to attic level.



Fig. 69. The extensively restored granary with its newel stair rising to the attic level in the distance. The lime plaster to the walls is likely to replicate the original finish but is a later replacement.

The attic floor is finished with wide oak boards and is set c.300mm beneath wall plate level. The walls are limewashed not plastered and there are three courses of brickwork exposed below the eave. The roof structure has a double row of tenoned purlins (most of which have been "doubled up" to strengthen them) and collar midway between the purlins. Horizontal boarding has been laid above the purlins and principals perhaps to provide additional support to the rafters. On the south (front) side, a pair of metal braces anchor the principal rafters, to the floor beams. and between these and the staircase there is a vertical timber strut rising from a strengthened area of floor through the boarding and presumably supports the rafters above. A single two light direct glazed window set in the west gable lights this attic.



Fig. 70. The extensively restored granary with its newel stair rising to the attic level in the distance. The lime plaster to the walls is likely to replicate the original finish but is a later replacement.

The forecourt and garden walls:

The southeast corner of the granary abuts the repointed and partly rebuilt rubblestone wall which encloses the east side of the wide slightly elevated and formally landscaped forecourt in front of the Manor House and granary. The lower courses act as a retaining wall to the east side of the forecourt in front of the granary and it has a modern cock and hen coping using roughly dressed stone blocks. A slate plaque in an ashlar surround records tree planting to commemorate the millennium, may also



Fig. 71. The rubblestone east wall to the forecourt on the left contrasts with the higher status brick and ashlar walls to the front of the forecourt and defining the raised area in front of the main house on the right.

date the repairs to the wall. This wall separates the formal forecourt gardens to the front of the house from the shared access drive and former farmyard buildings to the east. At its south end it meets the formally detailed listed wall enclosing the south side of the forecourt.

The south wall to the forecourt is of higher quality and designed to provide an appropriate setting for the manor house and formal garden behind. It is constructed with Flemish bond brickwork and stone dressings above a rubblestone plinth. The plinth acts as a retaining wall for the forecourt, it is slightly wider than the brick wall, above and a dressed stone coping weathers the abutment between the two materials. The wall is formally designed, with a well detailed pedestrian entrance centred on the front door to the house. Three curved stone steps rise up to the simple but well-detailed timber gates, which are set between a pair of tall rusticated ashlar gate piers with moulded copings supporting ball finials.



Fig. 72. The historic front wall to the entrance forecourt with its centrally positioned rusticated ashlar piers to the pedestrian entrance centred on the front door to the main house. at its left end it rises to he adjacent churchyard wall, and historically there was a pavilion overlooking the formal front terrace and west garden.

To each side of the piers a volute has been introduced on top of the weathered stone coping to the wall, which is detailed with a series of symmetrically arranged swans-neck curves which raise and lower short lengths of the walls. To the right (east) side of the gate a mounting block is set against a taller length of wall. This is aligned with a low wall within the formal garden which extends running northwards to the southeast corner of the house; and which separates the slightly more elevated garden in front of the house from a lower garden to the right (east). Beyond the mounting block, the forecourt the wall angles slightly to meet the rubblestone east wall to the forecourt described above.

West boundary wall:

At its west end, the forecourt wall meets the coursed rubble stone boundary wall to the churchyard and the junction is detailed as a simple low gate pier with a mounded rectangular coping. A simple wicket gate opens into the churchyard and the north side of the gateway is marked by a taller rubblestone wall raised in brickwork with a matching rectangular moulded coping to the gateway. Beyond this opening the raised brickwork panel has a simple twice weathered ashlar coping and the rubble-

stone and brick wall encloses the west side of the forecourt garden and terminates at a taller brick wall separating this forecourt area from the more private gardens and service ranges to the west of the main house. This courtyard wall extends to the corner of the later service buildings to the north, with the adjacent sections of the wall clearly dating from the 20th century; and together with the later brick wall attached to the SW corner of the principal range it encloses the more informal west courtyard area on this side of the house. it extends to the corner of the later service buildings to the north, with the adjacent sections of the wall clearly dating from the 20th century; and together with the later brick wall attached to the SW corner of the principal range it encloses the more informal west courtyard area on this side of the house, (see Fig 19).



Fig. 73. The rubblestone west wall seen here on the right, has been raised in brickwork adjacent to the churchyard and has a dressed stone coping. Historically it enclosed a formal garden on the west of the house. This garden has been replaced by a series of smaller enclosed courtyards and gardens.

Beyond this, a series of mature evergreen hedgerows and espaliered trees enclose a formal garden which extends to the west of the more private walled garden to the north of the house, which is enclosed on its north and east sides with c. 4m tall brick walls constructed predominantly in Flemish bond. Two mid-20th century small brick pavilions linked by a trellis and raised brick rectangular ponds provide centrepieces to the enclosed spaces.



Fig. 74. To the west of the house are further areas of formal garden enclosed by hedges. These are of later 20th century date and include modern garden pavilions linked by a timber trellis.

The walled garden:
The north wall has been partially rebuilt (following demolition of earlier buildings beyond the walled garden) and now incorporates a reset wrought iron gate; with a well positioned in front of the gate. To the east of the gate, is a simply detailed late 19th century (but pre-1885) brick-built potting shed, now with a plain tiled roof. Its west gable elevation has a boarded door with a curved segmental arched opening; and a small opening above, containing a timber panel with dove holes. Its east elevation carries the line of the 19th century glasshouse built off the north wall of the garden that predates the current modern lean-to.

To the east of the potting shed the wall is a historic one that extends eastwards to the historic former farmbuilding that encloses the east side of the walled garden. At the south end of this now converted farm building is a well detailed early 20th century wall detailed with slender brick piers on the north side that returns to the northeast corner of the main house and separates the garden from the current service yard.



Fig. 75. The 19th century potting shed with a late 20th century glasshouse replacing its late 19th century predecessor. The garden wall to the left is modern, whilst that to the right (east) is historic.

A later 20th century lean-to glasshouse abuts the east gable elevation of the potting shed, and is set against the north wall; it is timber construction with a deep stretcher bond brick plinth. There is a second modern free-standing glasshouse within the same area of garden. An evergreen hedge runs parallel with the east wall, and the enclosed part of the walled garden has been laid out as a kitchen garden. This east garden wall separates the residential curtilage of the Manor House from the historic farmyard,

Other curtilage listed structures:
Immediately to the rear of the granary a modern garage (Fig. 5) encloses the northeast corner of the service yard and its north gable is incorporated within the wall to the walled garden. The attic space over the garage is accessed via external timber steps from the walled garden and it is used as a garden store.

History of Development of the site:
The Victoria County History records that the manor house and farm at Steeple Ashton was separated from the rest of the manor in 1551. It was sold in 1624 to John Bennett and the current house was rebuilt in 1647 following its inheritance by another member of the family. It remained in the ownership of the Bennett family until its sale in 1799 to Richard Long of Rood Ashton. It appears to have remained tenanted until the early 20th century; but from c.1930 it was occupied by members of the Long Family until its sale in 1967.

The architectural detailing indicates that the principal range with its central stair tower and the two one and a half storey rear ranges were erected as a single phase. The change in bond on the rear (north) range suggests that it was either contemporary but incorporated an existing single storey outbuilding, or was erected slightly later but incorporated a wall enclosing the courtyard.

The substantial east stack indicates that the kitchen was either in the east room of the principal range or (more likely) within the adjacent room in the east wing, which could have been accessed from a door off the stair tower. It is possible that the west range was originally not connected internally to the main house, unless a door led into it from what is now the cupboard under the stairs, and it is unclear how the upper floors in the rear wings were originally accessed unless the awkward access via the narrow passage adjacent to the east stack at first floor level was the historic arrangement, and the west range was entered off a half landing before the stairs were remodelled.

The detailing to the granary and the forecourt wall suggests a late 17th or early 18th century for their construction and it is likely that the walled garden, and other farm buildings were all constructed at the same time. It is suggested that this phase of construction may have been undertaken by Thomas Bennett, who the VCH records died c.1730.



Fig. 76. The 1760 map shows the house with its central courtyard, and walled garden to the rear. To the front is the garden pavilion, the front entrance gate and wall and the granary in its own enclosure.

The site is shown on two mid-18th century maps, one of which is dated 1760 and both maps show the house with its central courtyard, enclosed by the north range. The formal entrance forecourt, the adjacent granary and a substantial farmyard to the south and east. Around the house are enclosed gardens including the walled garden to the rear with a now-missing pair of buildings at its northwest corner. On the east side is a second enclosure round the granary. On the south front is the forecourt with its pedestrian gate with gate piers and on the west is a hexagonal garden pavilion adjacent to the churchyard which would have faced north and east across the forecourt and west garden.

By the time of the 1841 tithe map, the farm complex has further expanded with additional barns being constructed to the east of the farmyard. Also by this date, the central courtyard of the main house has been infilled with service buildings and a now-missing centrally positioned rear extension projected from the centre of the north service range into the walled garden. Additional early 19th century farmyard buildings including an L-shaped range, have been constructed and the plan suggests that some of the earlier farm buildings have been remodelled and extended.

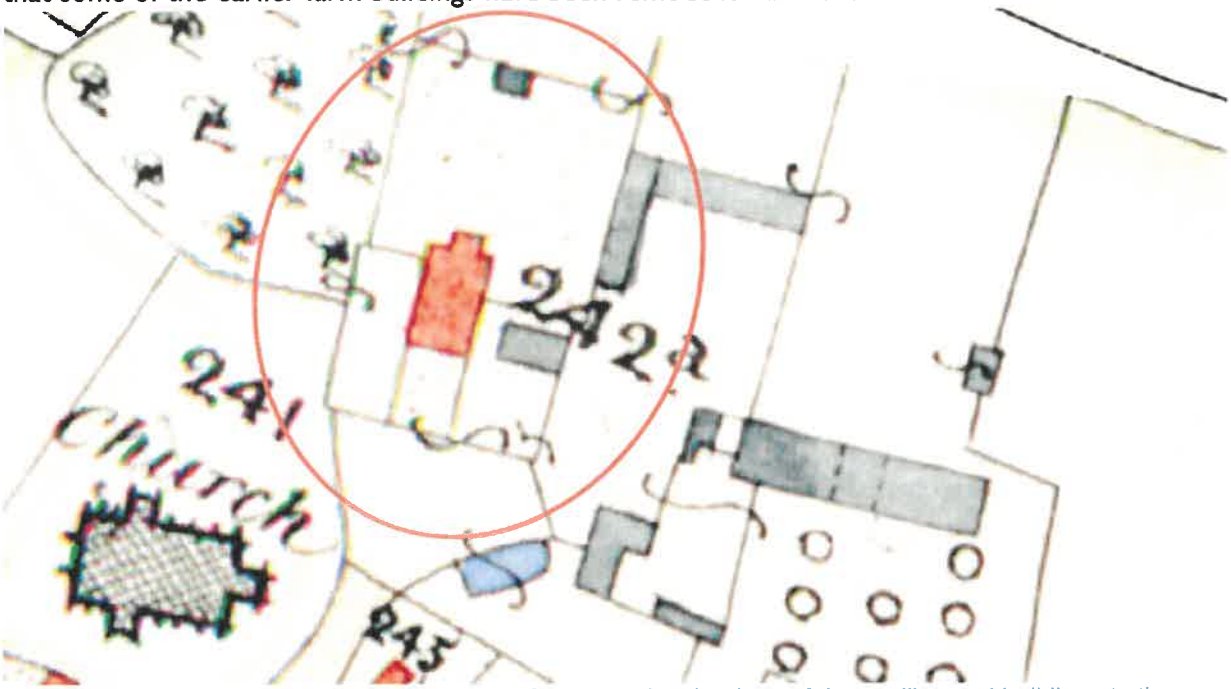

Fig. 77. The 1841 tithe map shows a growing farm complex, but loss of the pavilion and buildings to the NW of the walled garden. The potting shed is shown and also a small extension to the rear of the house. Although not accurately drawn the central courtyard is clearly now infilled by buildings.

The first accurate plan of the house and site is provided by the 1st edition O.S. map (surveyed 1885, published 1886); and interestingly this appears to show a small side porch on the east side of the house which would have opened into the narrow cupboard adjacent to the substantial stack between the front and east ranges. The first phase of the late 19th century single storey west extension to the north service range, is shown for the first time, with a small addition attached to this west side and an outbuilding within what had become an adjacent field. A further extension adjacent to the west range is on the site of but pre-dates the current flat roofed scullery. It is suggested that the kitchen was relocated to its current position as part of these works and that the now replaced west extension contained associated larders and sculleries.

The granary steps are shown rising in a straight line rather than their current form and a glass house has replaced the earlier garden pavilion in the SW corner of the site. The buildings attached to the northwest corner of the walled garden have been demolished and the small garden building on the north side of the garden is shown for the first time.

The northern extension to the single storey west service range is shown in place on the 2nd edition O.S. map (revised 1899, published 1901), a substantial L-shaped glasshouse extends from the west range as far as the churchyard boundary, and on the east side the current service courtyard has been formed separated by a wall from the rest of the farmyard. A second porch has been added on the east side of the east range opening into this enlarged eastern yard. and what appear to be dog kennels or pigsties added to the side of the granary steps

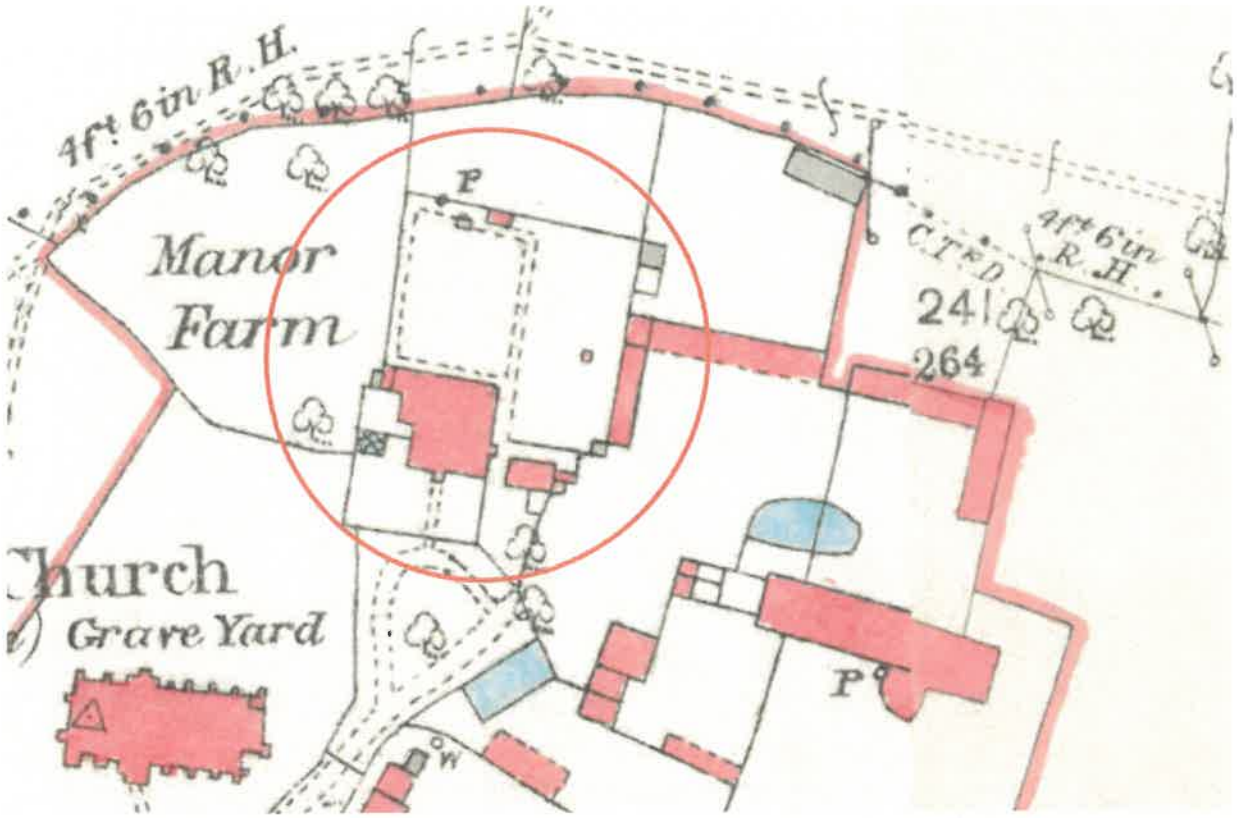

Fig. 78. The 1885 Ordnance Survey map shows the initial phase of west extension to the north service range, a small porch on the side of the principal range, steps to the granary and a glasshouse to the SW.

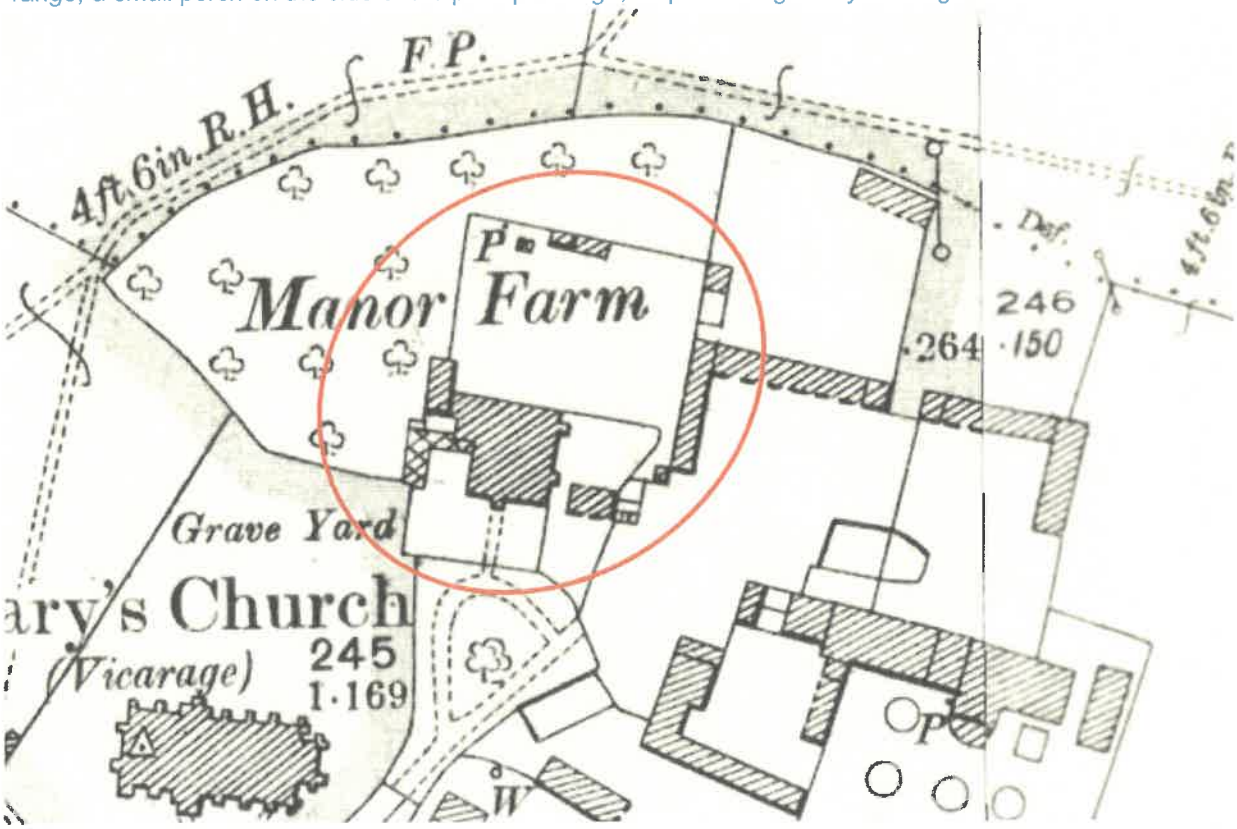

Fig. 79. By 1899 the north extension has been added to the west service range, the glasshouses enlarged and connected to the main house and a second porch added which opens into a spacious side yard.

By 1922 the west glasshouse has gone and the east steps to the granary are reinstated and a presumably lean-to glasshouse added adjacent to the garden store on the north side of the walled garden. On the east side of the house the bay window is shown and the south porch has been removed.

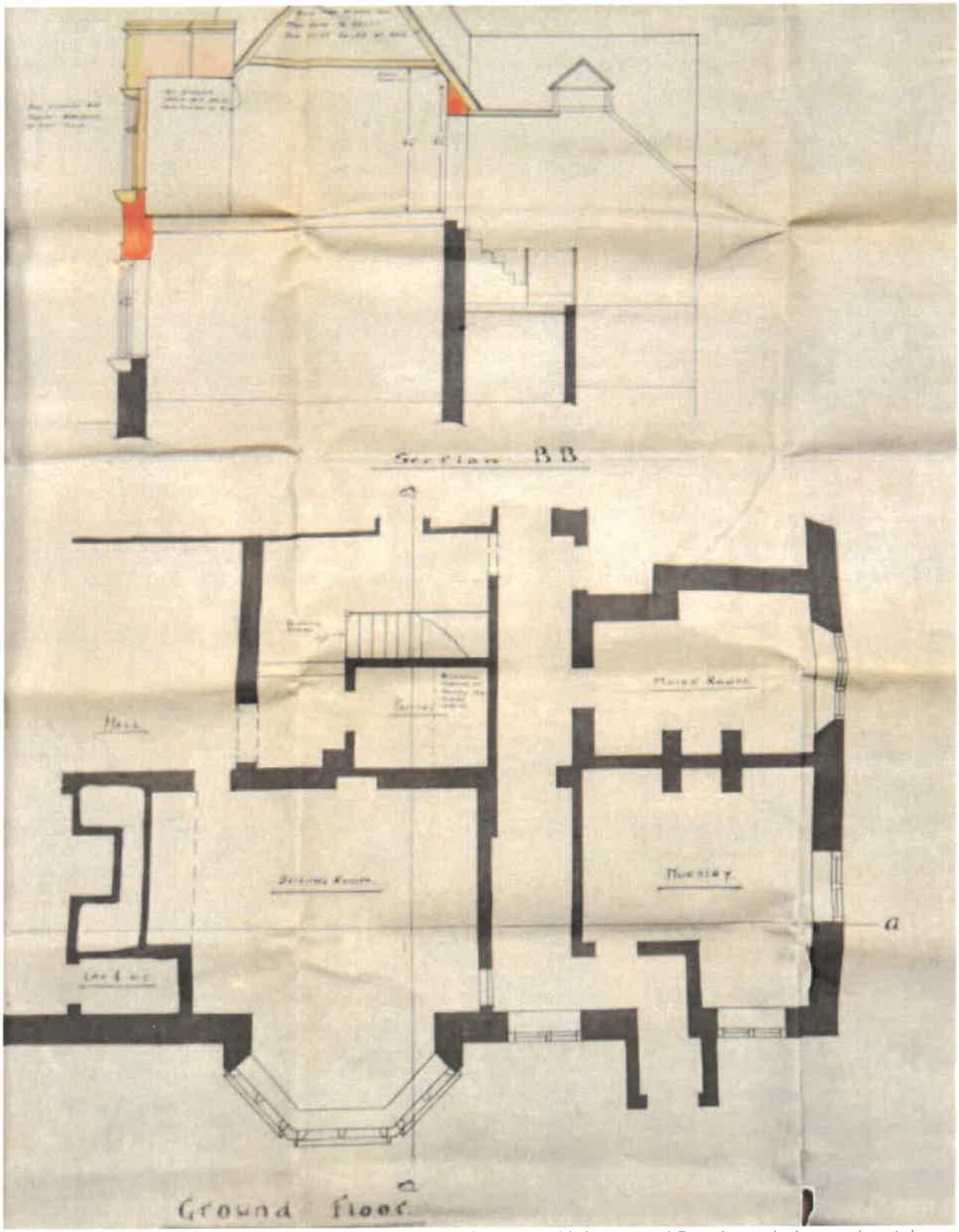

Fig. 80. The 1924 Building Regs plan shows the north range with its ground floor bay window and a staircase rising within the central courtyard. The roof shown in section above is asymmetric with a small lantern.

The house has been the subject of extensive early 20th century alterations, and there are few internal or external features dating from the 18th or early 19th centuries, although the early 18th century detailing of the staircase suggests that it replicates a previous replacement of the original 17th century stair.

Although no documentary evidence has been seen to confirm this, the list description states that current roof structure over the central courtyard was constructed as part of the early 20th century works c.1900. This glazed roof and opening up of the central courtyard would have replaced earlier infill buildings first shown on the 1841 tithe map and would have represented another attempt to overcome the poor circulation between the principal range and the rest of the house.

Building regulation drawings dated 1925 and c.1930 (but clearly contemporary) held at the Wiltshire History Centre show proposals to raise the height of the east range to its current level and the survey drawings make clear that the introduction of the bay window and remodelling of the ground floor to provide a large drawing room had already taken place, presumably when the courtyard was roofed over. They also show the roof over the courtyard had a different profile with smaller roof lantern and an asymmetric form.

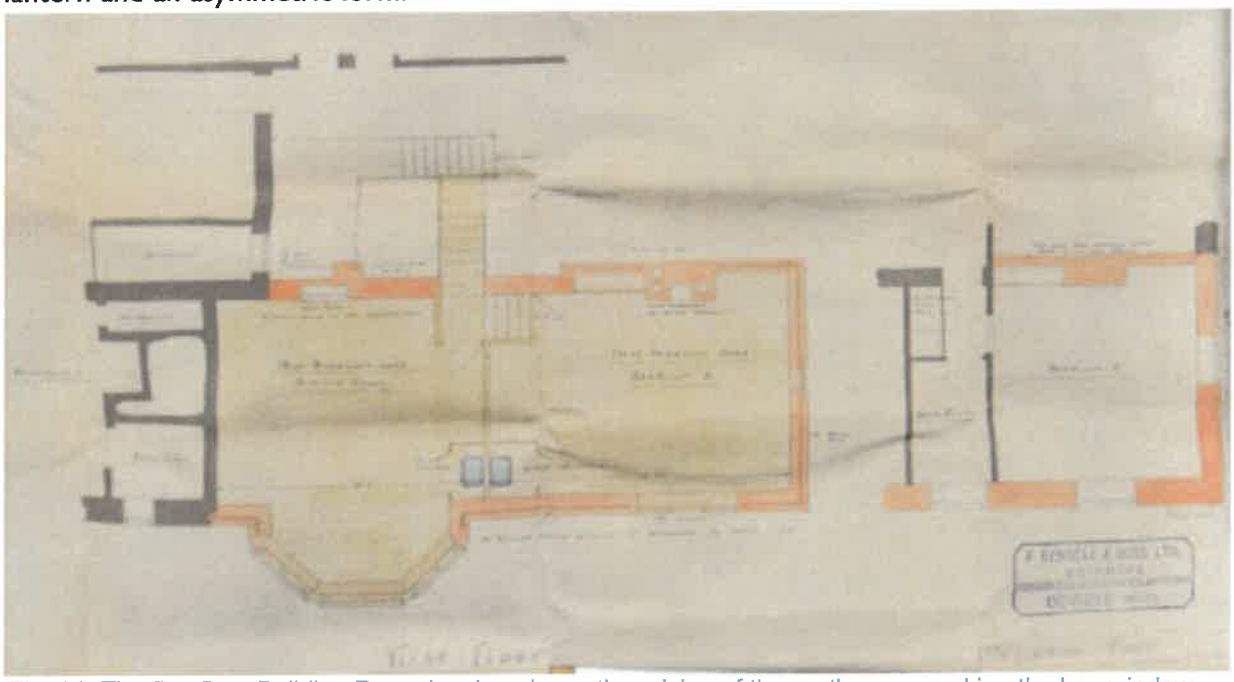

Fig. 81. The first floor Building Regs drawing shows the raising of the north range making the bay window full height. Note the cupboard shown to the left of the fireplace in the principal range which is now blocked

This second phase of work appears to follow the death of Walter Long in 1924, when his widow moved here from the family seat at Rood Ashton. The works had been completed by 1930 when the full height bay window is shown on a 1930 photograph.

The survey drawings indicate the extent of the early 20th century works. The courtyard had been enclosed and a staircase rose within the courtyard to the current walkway round the north and west sides of the courtyard. Although not shown on the 1924 drawings the main staircase must have been replaced or remodelled as part of the c.1900 works in order to provide access to the new courtyard walkway. The dining room with its substantial bay window had been formed within the east range and the adjacent door to the service corridor relocated with a new porch in order to accommodate the bay window.

Unfortunately the drawings do not show the entire house so it is unclear what the changes to the west range and at the west end of the north range were. The 1924 changes saw the introduction of the new first floor bedroom in the east range and it is assumed the opening up of the west room in the principal range into the adjacent room within the west range and the addition of the west entrance porch into this room formed part of the 1924 works and these are shown on a more comprehensive set of survey drawings dated 1967. Within the north service wing, there is no room shown above the kitchen indicating that at that date the kitchen still open full height.

Generally, the 1967 proposed scheme (which included further enlargement of the house, and introduction of a new back staircase in the north range) does not appear to have been implemented, although a staff flat was formed within the west end of the service range where the current sauna and garden room are.

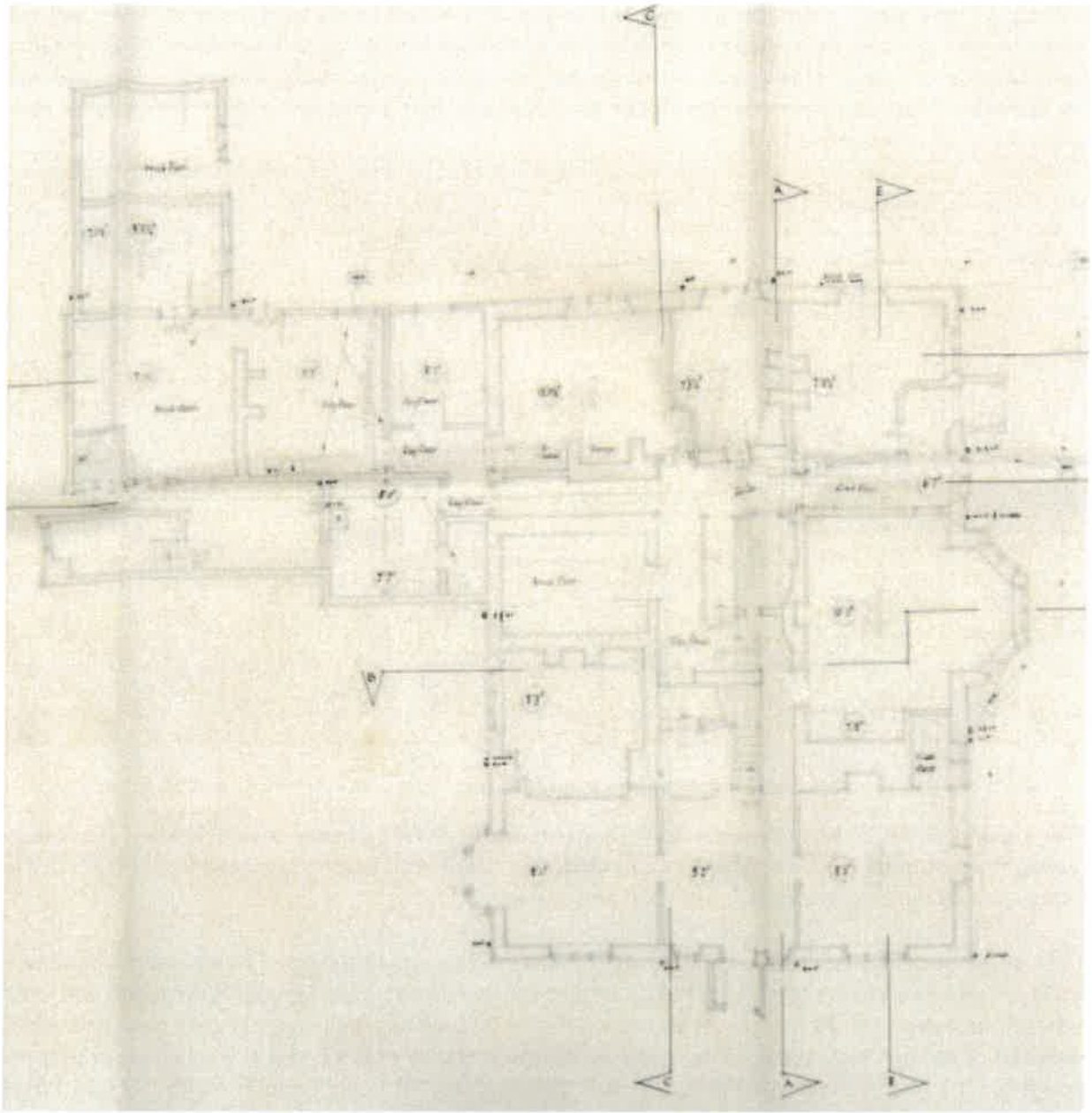

Fig. 82. The 1967 ground floor survey drawing shows the 1924 alterations with the staircase filling the central courtyard and the awkwardly divided service rooms within the north and west ranges.

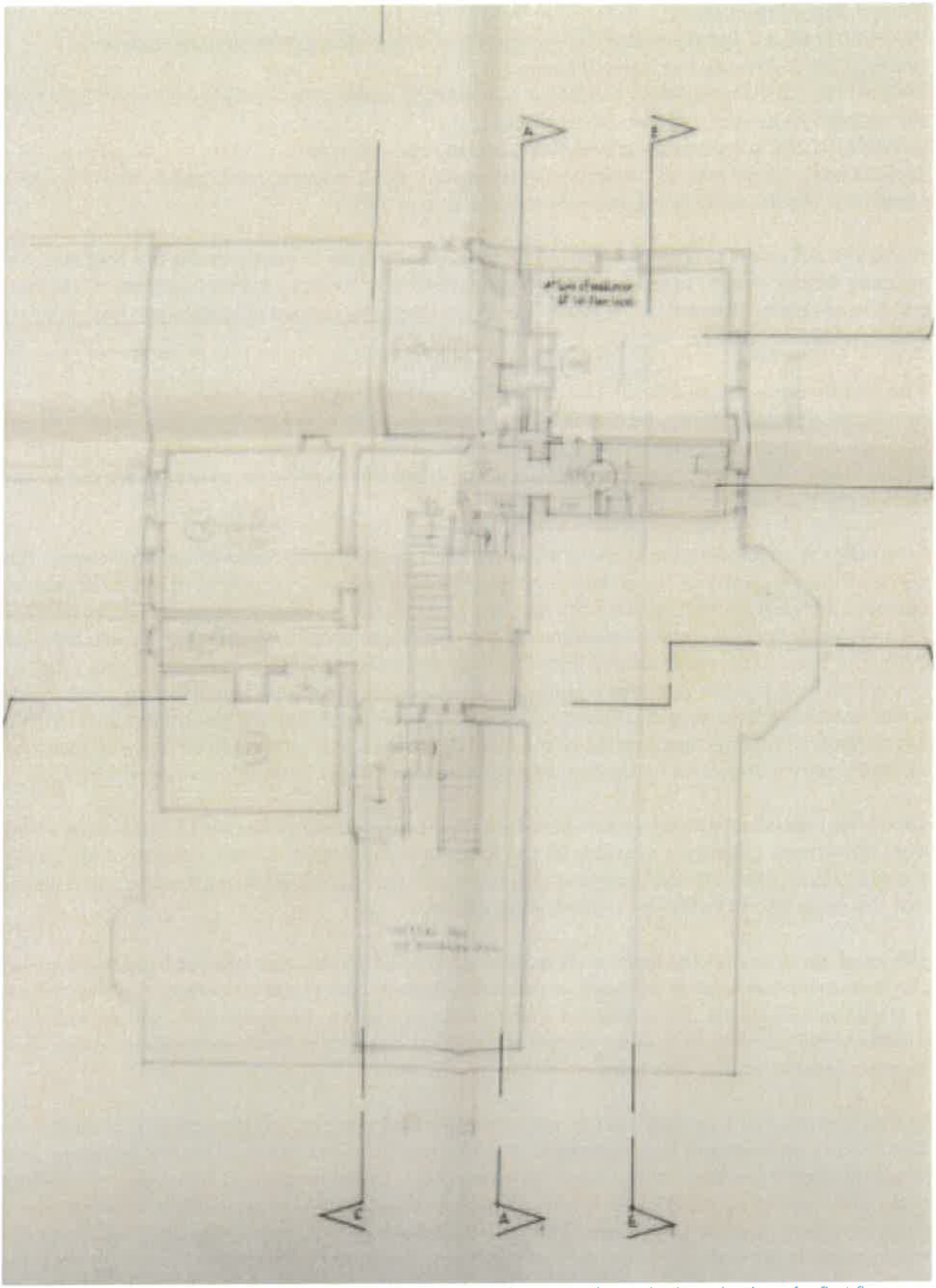

Fig. 83. The 1967 first floor survey drawing shows the north range prior to the introduction of a first floor within the kitchen and a stair rising from the courtyard walkway to access the bedroom in the east range.

Recent Planning History:
W/89/00116/LBC *Replacement of front windows to match existing granary windows Approve*
W/08/00054/TCA Various tree works Approve
W/06/01143/LBC Remove skylight and replace with enlarged double glazed rooflight and remove balustrade and replace with handrail Approve with conditions
W/98/01109/LBC Reinstatement of French Windows at Rear Approve
Approval was originally given to convert one of the adjacent stable ranges to residential use in 1976; and to convert the adjacent stable blocks into two residential units in 1983

PL/2022/01502, and PL/2022/02724 Internal and external alterations to house including new back staircase, relocating kitchen, changes to ceiling and floor heights, removal of 1 existing bathroom, addition of rooflights and general repairs. Alterations to oil tank/bin store area, including removal of modern pier and section of wall. Approved 20.06.2022

The significance of the Manor House and its outbuildings::
As a Grade II* listed building the Manor House is considered to have high significance. It gains its significance and status as a high quality dwelling which historically formed part of the principal farm within Steeple Ashton Manor; and its historic status is reinforced by its position adjacent to the church, and the scale of the attached farmyard.

Externally, the south elevation of the principal range is considered to have highest significance. This derives from the quality of the architectural design and detailing characteristic of mid-17th century domestic architecture, and reflects both its historic status and it substantially unaltered appearance. Architecturally the east and west elevations of the rear ranges have comparable significance, although both have been substantially altered both internally and externally in the case of the east range by loss of plan form and the extensive rebuilding in association with the addition of the bay window, and in the case of the west range by the erection of the service extensions and loss of plan form. Whilst it is considered that the introduction of the carefully detailed entrance porch on the west elevation has had a neutral impact on its significance, overall the west range has low - medium significance.

On the east elevation, the slightly extended form of the principal range has added significance arising from the historic evidence it provides for the location of the original kitchen because of the size of the main stack. However the extensive alterations, the loss of plan form and historic fabric means that this range also has only low to medium significance.

The north service range has lower architectural significance and has also suffered from some loss of plan form and historic fabric, however despite the extensive 20th century interventions, the changes in brickwork allows the archaeology of these ancillary ranges to be understood, and as such contributes to our understanding of the original arrangement layout of the principal range and its ancillary ranges around its central courtyard.

Internally although the accommodation within the principal range retains its intrinsic character, early 20th century interventions have reduced its overall significance due to loss of historic fabric and plan form and historic detailing. Whilst the three room plan is legible on all three floors, the remodelling of the principal staircase and loss of historic detailing means that the rooms within the principal front range have only medium significance. The reused sections of 17th century panelling enclosing the attic cupboards and in the ground floor east room provides strong evidence that historically the principal rooms were panelled and although both the panelling and fireplace in the east room have been reset, this room has medium to high significance.

The attic spaces within the principal range would generally be considered to have low significance because of the degree of alteration and paucity of surviving architectural detailing, however the survival of the false cruck roof structure and the reused lengths of historic panelling gives these attic spaces medium significance.

The significance of the granary:
As a Grade II* listed building the granary is considered to have high significance. Its scale and prominent position in relation to the Manor House, reflects the importance of this farm within the settlement, and indicates that it was both well-managed and productive. Although altered, the works have been undertaken sympathetically.

Externally, its significance relates to its scale and the high quality of the architectural detailing; and the fact that the elevations appear largely-unaltered following the remodelling of the window openings to accommodate fixed lights and casements. As a Grade II* listed building, the granary is considered to have high significance. It is a relatively early example of this farm building type; and its scale and prominent position in relation to the Manor House, and the extensive adjacent farmyard reflects the importance of this farm within the settlement.

Internally the loss of historic storage bins and alterations to the entrance door and introduction of the glazed windows and modern plastered wall has introduced a more domestic than agriculture character such that it is now considered to have medium-high significance.. Although much repaired, the internal staircase retains its historic form and makes a positive contribution to significance. The less-altered attic space is considered to have medium significance.

The significance of front wall and gate piers:
These Grade II listed features are considered to have medium significance because they emphasize through the quality of their construction and detailing the superior quality of the house seen beyond the formal enclosed forecourt .This relates to the architectural quality of the original design, which was detailed to present a formal arrangement, to both complement the symmetry of the house and emphasise its occupants' status, and creating a sense of arrival with steps rising to the elevated platform leading up to the principal entrance. To each side of the house, including the splayed length in front of the granary, the wall is less formally designed and detailed; and has slightly less significance.

The garden walls:
The other curtilage listed walls enclosing the gardens, and associated garden buildings are considered to have low significance, but make a positive contribution to the immediate setting of the manor house.

Significance of setting:
The close spatial relationship between the house and its adjacent extensive historic farmyard to the east, and the proximity of the impressive parish church to the west gives this area of the village and the conservation area considerable significance as well as contributing the significance of the buildings individually. As a consequence and not withstanding the conversion of the various farm buildings near to the manor, this part of the Conservation Area has high significance.

The proposed phase 2 works and their impact on significance:

The Manor House:

Minor additional internal and external alterations are proposed to the central atrium involving firstly the removal of the 20th century vertically boarded dado panelling along the west side wall of the atrium (see fig 25 above) and the matching panelling within the adjacent corridor between the atrium and utility room. The underlying plasterwork will be made good. Secondly it is proposed to install new solar panels on the inner roof slopes which surround the atrium. These will not be externally visible. and therefore follow Historic England best practice guidance.

Impacts:

The dado panelling is an early 20th century addition and it reads in isolation within the context of these spaces. As a consequence its removal will have a neutral impact on the significance of the atrium and rear corridor.

The solar panels are located on roofs that are completely concealed from public view with the exception of the small area of the inner roof slope to the taller east range that extends beyond the roof of the rear service range to form a gable on the north elevation of the house (see fig 14). This small area of roof will be visible from a small area of the northwest corner of the garden however even in this view the two panels on this roof slope will be largely concealed by the parapet to the end gable and the stack to the west end of the adjacent rear service range. It is not considered that this glimpsed view of these two panels will result in harm.

Proposed alterations to Granary:

Prior to the recent sale of the Manor House, this fine building (which is described on pp 47-51 above) was used as a recreation and entertainment space, with a storage area in the attic. It is in good repair and already has an electric power supply. It is now proposed to alter the building to allow it to be used as ancillary guest accommodation comprising a sitting room, shower room and bedroom.

The conversion works will provide a sitting room within the principal first floor room, with the west end bay being separated off to form a shower room. This will be detailed with a partition which stops short of the ceiling and contains a centrally positioned pair of glazed sliding doors. It will have a slightly raised floor to conceal the new waste pipes and service runs in order to avoid damage to the underlying modern first floor structure. At ground floor level the water supply and soil pipe will be concealed within an oak clad service riser which will be discreetly positioned behind the southwest ground floor stone pillar. The new soil vent pipe for the W.C. and vent for the shower will terminate through the roof via lead tile vents on the south and north roof slopes respectively.

The works will also require introduction of insulation at first floor level and in order to avoid any change to the existing floor level this will be introduced from below. As described above, the floor structure here has been largely-renewed, and now comprises exposed principal chamfered floor beams with plain oak joists carrying oak boards all of which are modern. It is proposed to introduce breathable insulation between the modern floor joists, concealed by a lime plaster finish. This detail will leave the chamfered principle beams visible and as it is likely that historically the joists would have been concealed by a lime plaster finish it is not considered that the reintroduction of a plaster finish will result in harm.

Interior:

A section of exposed floorboards in front of the door shows them to be in generally good condition; and it is proposed to remove the thin plywood finish (clearly introduced in association with modern

carpeting) and then to caulk the gaps between the floor boards, repairing any damaged sections and leave them exposed within the living room.

The attic staircase has been the subject of ad-hoc repairs which included replacement of the lower section. These later interventions will be retained, although any further necessary repairs to the structure will be more sensitively undertaken and the attic will be used as a guest bedroom. At this attic level historic floorboards survive albeit in poor condition with sections of over boarding apparently laid on top of some boards to cover holes in the floor. Any defective sections of historic floor will be carefully repaired, however in order to minimise the loss of *in-situ* historic boarding it is proposed to remove the overboarding and then overboard the historic floor using wide oak boards.

The exposed brickwork gable walls will be lime plastered with insulating lime plaster and permeable insulation will be introduced onto the horizontal boarding to the underside of the rafters. This will be finished with lime plaster leaving the lower section of the principal chamfered roof trusses exposed.

Externally, a new metal handrail will be introduced to the access steps. and apart from the two lead slate roof vents described above, three minor external alterations are required in response to the ecology surveys. These comprise the introduction of a pierced brick on the south elevation for the use of bees and introduction of a bat brick in the apex of the east gable elevation. These will be "special" bricks to match the dimensions and colour of the historic brickwork. Finally four bat tiles will be introduced on the north roof slope; these will be concealed behind stone tiles set at a slightly shallower pitch to the roof slopes which is a traditional ventilation detail occasionally still found on stone tiled agricultural buildings in Wiltshire.

In addition to the repairs to the attic stairs and floor described above, any necessary repairs to the building will be undertaken using best conservation practice, and as set out in a detailed schedule and specification of proposed works.

Impacts:
None of the historic fittings within the granary survive and currently its internal appearance is domestic in character. The introduction of insulation beneath the first floor will allow its historic floor level to be retained. Whilst it would be preferable to position the shower room in the attic space, the constrained headroom beneath the roof slopes and position of the historic staircase means that it could only be positioned in the west end bay. However the only window lighting the attic is in this west gable elevation, and additional natural light to the bedroom could only be provided by the introduction of new rooflights which would cause harm to significance, particularly to the external elevations of the building.

At first floor level the introduction of the partition will cause minor harm to its open character, however this is mitigated by its detail which allows the historic volume of this space to be fully appreciated. The careful repair of the staircase and floors provides a small enhancement to significance, whilst the overboarding within the attic allows more *in-situ* historic floorboards to be retained whilst giving the attic a beneficial new use. The underboarding to the roof slopes here is a 20th century intervention, and provided it is carefully specified and implemented it is considered that introducing insulation with a plaster finish to the underside of the boarding will have a neutral impact on significance.

Externally, the introduction of insulation beneath the first floor structure is reversible and will involve no loss of historic fabric; and it is felt that the introduction of a lime plaster ceiling finish reflects the

traditional detail used in historic buildings. The new oak-clad service riser is discreetly positioned and will hardly be visible; and provided that the other external alterations and the repairs are carefully detailed and implemented these works will have a neutral, or at worst a negligible impact on significance.

Alterations to the Potting Shed and Greenhouses:
It is proposed to replace the modern greenhouse within the rear walled garden and to form a new door opening into the east wall of the attached potting shed from the new greenhouse. Although this greenhouse is basically sound, it is in need of repair and is poorly designed. It is therefore proposed to replace it with a traditionally-detailed Alitex greenhouse which will be constructed off a carefully detailed traditional brick plinth. It will have similar dimensions to the existing lean-to greenhouse, but will be three-quarter span with a pitched roof and a centrally-positioned and slightly projecting gabled entrance "porch". A section of the brick garden wall adjacent to these buildings will also be repaired.

The modern free-standing greenhouse within the kitchen garden will also be demolished, and be replaced with an additional array of free-standing solar panels positioned within its former footprint.

Impacts:
Whilst the new door opening between these building will involve loss of some late 19th century brickwork, practically it makes sense to have interconnection between these two buildings, and there are historic precedents for such an arrangement. On balance, it is considered that these alterations will have an overall neutral impact on significance, whilst making a small positive contribution to the setting of the Manor House.

The kitchen garden is concealed from view behind evergreen hedging (see figs. 4 and 95) and the existing greenhouse has no significance. Its replacement with solar panels will have no impact on significance and cause no harm to the significance of the setting of the house whilst making a positive contribution to sustainability.

Proposed alterations to the garage:
This modern three-bay garage with storage above is positioned on the east side of the historic hard surfaced service yard, with its rear elevation attached to the boundary wall separating the residential curtilage from a converted farm building within the former farmyard. It is proposed to rearrange the accommodation to form a single large garage with storage above, and a full height space for a gym.

Externally, the front elevation of this building will be altered by removal of the three garage doors and the intervening masonry piers. These will be replaced by a centrally positioned brick pier with a wide garage door opening to the left containing a vertically boarded up and over door; and a new pedestrian door to the right of the pier. The remainder of this opening will be infilled with brickwork containing a three-light window, which will be traditionally detailed with small-paned timber casements. Internally, the ceiling above the gym will be raised, with an associated step introduced to the floor above, however this has no impact on the external appearance. Another array of solar panels will be introduce on the concealed rear roof slope of the garage.

Impacts:
The garage building is entirely modern and although the alterations to the front elevation will introduce a less symmetrical arrangement of openings at ground floor level, it is not considered that the changes will harm the contribution made by this small service yard to the setting and significance of

the Manor House and granary. The solar panels on the rear slope of the garage are concealed from view and will have no impact on significance whilst making a positive contribution to sustainability.

Conclusion:
These proposed further works have been carefully considered and on balance it is considered that the very minor harm to significance arising from the formation of the potting shed opening and partition within the granary is balanced by the public benefits arising from securing the further repair and a long-term beneficial use for this Grade II* listed granary.

The other proposed alterations and repairs are considered to have an overall neutral to small positive impact on the significance of the Manor House and its setting whilst also making a positive contribution to sustainability. None of the external interventions is visible from the Grade I listed church or other nearby listed buildings and in addition there will be no impact on the significance of this part of the Conservation Area.

JME Conservation Ltd.

November 2022