Do not copy

DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT

Name and address of proposed development site –

Sheldon Manor, Chippenham, Wiltshire, SN14 0RG

List Description
Please provide the grade of the building (I, II, II) and a copy of the list description*

The retaining wall to which this application relates is curtilage-listed with Sheldon Manor (Park and Garden). The listing relating to Sheldon Manor (Park and Garden) is as follows:

https://historicengland.org.uk/listing/the-list/list-entry/1001243

Heritage Category: Park and Garden
Grade: II
List Entry Number: 1001243
Date first listed: 01-Sep-1987
Date of most recent amendment:

Statutory Address:
Sheldon Manor, Chippenham, Wiltshire, SN14 0RG
The building or site itself may lie within the boundary of more than one authority.

County: Wiltshire
District: Wiltshire (Unitary Authority)
Parish: Chippenham Without
National Grid Reference: ST 88694 74156

A C20 formal garden, incorporating an enclosed garden probably of early C18 date, surrounding the medieval manor of Sheldon.

HISTORIC DEVELOPMENT

The first owner of Sheldon Manor was Sir William de Beauvilain, who lived there from c1180 to 1230. The Manor formed part of the medieval village of Sheldon which formerly lay to the west of the Manor. The Manor was owned by Sir Walter de Godarville from 1231 until 1250, when his daughter Joan de Godarville married Sir Geoffrey Gascelyn. Sheldon Manor remained in the ownership of the Gascelyn family until 1424, when it was sold to Sir Walter Hungerford, whose family sold the Manor to Sir Richard Kent in 1684. Kent sold it on to Sir Richard Hart of Hanham only three years later after he went bankrupt. In 1711 the Manor was bought by William Norris, who altered and extended it and probably built the garden walls enclosing the garden immediately south of the Manor. The Manor remained in the ownership of the Norris family until the mid C19. In 1854 it was bought by Sir Gabriel Goldney, whose son lived there until 1911. In that year Captain F Bailey became the new owner, and he created a small paved garden with a central fountain to the north of the Manor (CL 1913).

In 1917 the Manor was sold to Henry Martin Gibbs, as a home for his eldest son Martin. Under their ownership the garden was extended to the south of the drive and c1935 a water garden was created in this area. During the Second World War the Manor was tenanted and afterwards fell into decay. It was reoccupied in 1952, by the son of Henry Martin Gibbs, Martin Gibbs. The latter was a keen plantsman, and he and his wife improved the Manor and gardens, extending the gardens further eastwards. A swimming pool was constructed in the early 1960s, on the site of the water garden of c1935, and a notable rose collection has been developed. The Manor remains (2000) in private ownership.

Description

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING
Sheldon Manor, a site of c3.4ha is situated 2km to the west of Chippenham. Immediately to the south-east of the site lies Sheldon Farm and to the north-east the site is bounded by arable land. To the north

Do not copy

and west lie the earthwork remains of the medieval village of Sheldon (scheduled ancient monument), near Corsham Wood and Sheldon Wood.

ENTRANCES AND APPROACHES
Sheldon Manor is approached from the south-east by a drive, planted with trees in the late C20, which leads off the country lane that runs to the south-east of the site and which links up with Bristol Road to the north. The drive passes Sheldon Farm to the south-west, after which is runs adjacent and to the south of a small ticket office and car park. It enters the site here registered and after c50m divides into two branches, the main branch leading first south-west past the enclosed front garden of the Manor, before turning north past a range of outbuildings and cottages which lie at right-angles to the Manor. It then turns north-east to approach the north-west front of the Manor. The other branch of the drive leads north-east to the north front of the Manor.

PRINCIPAL BUILDINGS
Sheldon Manor (listed grade I), the early C18 barn to its west (listed grade II), the later C18 granary to its north-east (listed grade II), and the C15 chapel on its south-east corner (scheduled ancient monument, listed grade II*), are situated in the western corner of the site and form an L-shaped plan embracing the garden to the south. The Manor shows evidence of various building phases that took place in the C13, C15, c1660, c1710, and 1911. Its irregular south front, which overlooks the enclosed front garden, is characterised by a porch of c1300. The north front, built in the early C18, has paired gables, with a staircase gable of c1660 in the north-east corner.

GARDENS AND PLEASURE GROUNDS
The formal garden immediately to the south of the Manor is enclosed by an early C18 rubble-stone wall (listed grade II). It is divided into two terraces by an early C20 drystone wall (OS 1923). Two mature yews, flanking a central path, stand of the upper terrace, c3m to the south of the entrance porch of the Manor. A third yew fell during a storm in the early 1990s and now (2000) only a stump remains. Both the upper and lower terraces are laid to lawn and are bisected by a stone-paved path which leads from the entrance porch of the Manor in a southerly direction to the entrance in the retaining south wall of the garden, from where steps lead to the drive. The gateway (listed grade II) is flanked by two ashlar gate piers with large ball finials and is attributed to William Norris (Sales 1980). It has a pair of early to mid C19 decorative iron gates. Adjacent to the west (along the east side of the barn) lies a second terraced garden, also laid to lawn, created from an earlier enclosure (OS 1900). To the south-east of the drive is a garden dating back to the early C20 (OS 1923), partly laid out on a former orchard (OS 1900). The latter is enclosed to its north-west by a wall with central steps which are aligned with the gateway described above. The central steps lead to a straight walk, flanked by a yew hedge on both sides, that runs in a southerly direction. To the west of this walk lies a triangular-shaped sunken garden. It is laid to lawn and is screened to the south by various shrubs and trees. To the east of the walk lies a square lawn planted with a variety of trees and shrubs. To the south-east this area is screened by a beech hedge broken halfway along its length by a circular pond with a central statue of Mercury. Beyond this, situated in the far southern corner of the site, lies a further lawn. The latter is surrounded to the south, east and west by a wall. Against the east wall is a rectangular swimming pool built of natural stone in the early 1960s, with to its south-east a late C20 summerhouse.

To the north of the Manor is a small sunken garden laid out in the early C20 which is accessed via a flight of steps to its east. It is laid to lawn and has a central circular fountain. A photograph of 1913 (CL) shows this area was formerly covered in crazy paving.

The gardens to the east of the Manor are divided into two areas: an orchard, dating back to the late C19 (OS 1900), and an arboretum with a pond created in the late C20, situated to the south-east of the Manor next to the drive.

KITCHEN GARDEN
The kitchen garden lies in the far northern corner of the site and contains the remains of two early C20 greenhouses (OS 1923). The kitchen garden is bounded to the north-east by a late C20 concrete wall.

Proposed Development or Works–
Please provide a brief description of the proposed development or works

Emergency remedial works are required to remove contaminated soils that pose a risk to the Listed Building, the health of the occupants, perched groundwater, and the environment. These remedial works involve excavated soils to 0.50m below ground level, which will involve structural underpinning of a section of a retaining wall adjacent to the driveway opposite ‘The Wing’. The structural works and

Do Not Copy

underpinning design has been completed by Michael Aubrey Partnership (MAPL) and the report is attached.

Please refer to Photographs 1 and 2 at the end of the document for reference to the work area and access.

Consultation -
How have you consulted the local community, special interest groups (e.g. national amenity groups, such as Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc about your development proposals ? If so, please give details.

The agent submitting the application (Seed Environmental Limited) have been engaged by the insurers of the property to conduct remedial works to mitigate an escape of oil claim. Seed Environmental Limited have consulted the owners of Sheldon Manor and gained consent to submit this application for the purposes outlined in the application. The owner of Sheldon Manor is also aware of this application and works detailed therein. These are emergency remedial works to protect the Listed Building, which must be carried out at the earliest opportunity to minimise adverse health effects or damage to the building and the normal consultations are not considered necessary.

The works proposed are below ground and do not alter the materials or appearance of the retaining wall. The works only affect the below ground foundational arrangements of the wall. Therefore, Seed Environmental Ltd consider the works will not affect the architectural significance of the building and have not consulted any special interest groups.

DESIGN COMPONENTS

Layout -
How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings ?

The works proposed do not alter the existing layout of 'The Wing' and the retaining wall and following completion of the remedial works, the ground around the structure will be reinstated on a like-for-like basis.

Scale –
How does the scale (height; width and length) of the proposed works fit in with the surrounding area and the existing building ?

The works proposed are below ground and will not affect the surrounding area. On completion of the remedial works, the ground around the structure will be reinstated on a like-for-like basis.

Appearance –
Explain and justify the external appearance of the development and the choice of materials/finishes.

The works proposed are below ground and will be reinstated on a like-for-like basis. No part of the wall will be removed and only contaminated soil beneath the wall is to be removed. The independent Structural Engineer (MAPL) has stipulated the materials for use in the structural support works including concrete that will be placed below ground and will not be visible on completion of the works.

HISTORIC BUILDING CONSERVATION ISSUES

It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.

Historic and special architectural importance of the building –
Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance ? if there are any impacts, how will these be minimised or mitigated ?

The works proposed are not to the Listed Building. The underpinning scheme proposed is to a late 20th century wall not listed in the curtilage. The proposed works will be below ground and supplement the

Do not copy

existing foundations; therefore, the historical and special architectural importance of the building will not be visually impacted. The works are of a structural nature and have been designed by a qualified structural engineer. Therefore, Seed Environmental Ltd consider that the works have a low risk of compromising the structural integrity of the building.

Setting –
Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.

The wall is in a rural location and is associated with Sheldon Manor, located to the north of a separately tenanted building known as 'The Wing'. As the proposed works are below ground, no significant impact is envisaged to the building in question or surrounding area.

ACCESS COMPONENTS

Technical advice -
Have you taken any technical advice on access issues ? If so, please give details.

The remedial works are expected to last for 3 weeks, during which time access 'The Wing' will be temporarily restricted. However, 'The Wing' is currently unoccupied and will remain so throughout the duration of the works, so therefore Seed Environmental have not taken any technical advice on access issues as it will not be required and will remain unchanged on completion. Existing access tracks and driveways will be used to access the site and the works area for the duration of the works.

Degree of access
Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely ? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.

The remedial works are expected to last for 3 weeks, during which time access 'The Wing' will be temporarily restricted. However, 'The Wing' is currently unoccupied and will remain so throughout the duration of the works, so therefore Seed Environmental have not taken any technical advice on access issues as it will not be required. Upon completion access arrangements to 'The Wing' will remain unchanged. The works are only associated with underpinning of a retaining wall.

Future access requirements
Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.

Seed Environmental Ltd are not proposing to develop the site in any way, and following our emergency works the site will be reinstated on a like-for-like basis and access arrangements will not be changed by the proposed works. The current access is a wide-open driveway which will not change because of our works, which are appropriate for all future access requirements. Please see Photograph 1 below.

Emergency access
Is there sufficient access for the emergency services ?

Yes, access to the Listed Building is along a wide-open driveway. Please see Photograph 1 below.

Please feel free to add any further design and access information that you feel may be relevant to your application.

Do Not Copy



Photograph 1: Driveway access.



Photograph 2: Works area (Retaining wall on RHS of photo)