HERITAGE STATEMENT

In respect of:

REPLACEMENT CONSERVATORY

At:

THE MANOR, HOMINGTON, SALISBURY, SP5 4NG

On behalf of:

Ms Susan Larkin

Date:

January 2024



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1.0 Introduction

1.1 This heritage statement accompanies applications for a replacement conservatory at The Manor, Homington, a Grade II listed building.

1.2 Homington is a village situated in the Ebble valley, approximately 3 miles south-west of Salisbury. It forms part of the parish with Coombe Bissett to the west. The Manor is located centrally within the village, to the north of the triangle formed at the junction of Lower Road and Barber's Lane.

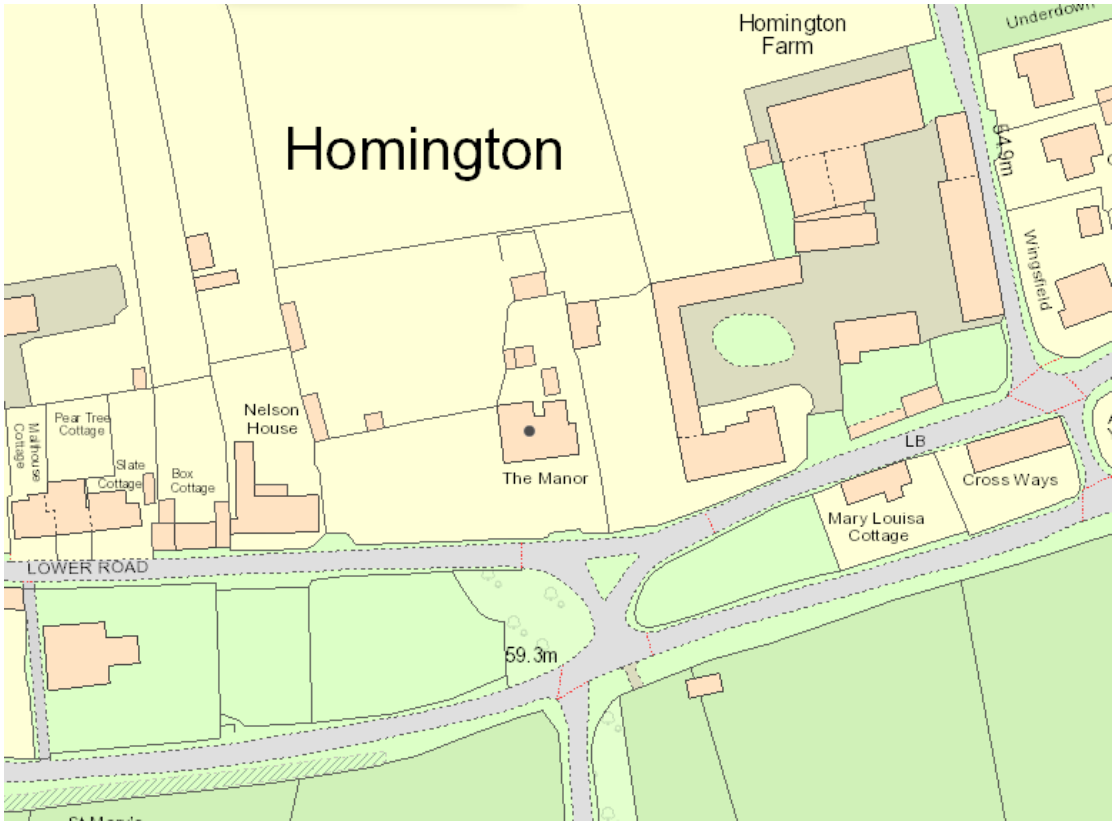

Fig.1 Location plan

1.3 The report describes the heritage significance of the property and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, revised December 2023) and to meet the council's local validation checklist for applications affecting heritage assets.

1.4 The report was commissioned by the applicant, Ms Susan Larkin, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by paragraph 194 of the NPPF. A site survey was undertaken on 28 June 2023.

1.5 The significance of the site was identified using the guidance contained within the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019) and *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017).

1.6 Information on the history of the site has been drawn from several sources, a list of which is presented on **p20**.

2.0 Heritage Designations

2.1 The Manor was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II on 23 March 1960 and amended on 28 March 1985. The list description reads as follows:

> '*Detached house. Late C16 refaced c.1700 and rear wing added c. 1730, 1930s service wing to rear left. C18 Flemish bond to front and timber-framing to rear of C16 range, 1730s wing in header bond,- tiled roof with brick stacks. L-plan, with C20 additions forming a 'U' shape. 2-storey and attic, 4-window front. Planked door in weatherboarded gabled porch to right of centre. To right is one 2- light casement, to left is tripartite sash and 2-light casement, all with segmental-arched heads. First floor has two 2-light casements and two single casements, 2-brick plat band. Attic has three hipped dormers of C20. Right return is chalk and brick with tile-hung gable, two 2-light casements to ground floor three 2- light casements to first floor and one 2-light casement to attic. Left return is garden front of C18 wing, 2-storey, 5-window. Ground floor to left has one 12-pane sash, blocked central door and C20 half-glazed door, first floor has 3-brick string course with bullnose bricks to lowest course, three sashes. Coved eaves cornice. All sashes with thick glazing bars and flat arches with keystones. Right part of left return is C16 range with two 12-pane sashes to ground floor and two 2-light casements to first and attic floors. Rear has C20 single-storey extension to left, central part of C16 range has timber-framed first floor with one 2- light casement and C20 lean-to to ground floor, C18 wing to right has 2-span roof with external stack, with French windows and sashes to first floor, attached is C20 conservatory. Interior: 4-bay timber-framed C16 range has chamfered beams with concave stops, former central open fireplace now removed, west fireplace with cambered lintel and chamfered stone jambs, planked doors with 'L' or butterfly hinges. 1730s wing has doors with fielded panels, ground floor drawing room has fine plaster ceiling with rococo centre-piece, very similar to one in Mompesson House Salisbury, and fielded panelling above moulded dado rail, stairs to first floor of wing with moulded dado and cornice. In C17 and C18 probably owned by Wyndham family who may have added west wingc. 1730. (Unpublished records of RCHM (England), Salisbury).'*

2.2 To the north (rear) of the house is a separate granary building, also Grade II listed (see rectangular building on the plan in Fig.1). The list description reads:

'Granary. C18. Timber-frame, faced with stretcher bond brick, pyramidal tiled roof, on staddlestones. Square plan. One planked door. Roof structure not visible.'

2.3 The Manor and the granary are noted in the list descriptions for their group value (denoted by 'GV').

2.4 The property is located within the Homington Conservation Area, which was designated by the local planning authority on 6 August 1989. The conservation area is linear in nature and generally follows the properties aligning Lower Road and Barber's Lane. The Manor is at the heart of the conservation area, close to the Church of St Mary.

3.0 Description of the Building

3.1 The Manor is a substantial detached two-storey-plus-attic U-plan house set back from the main village street within a generous garden. It is constructed in brick with some exposed timber-framing to the rear. The roof is gabled and covered with plain clay tiles. The front of the house contains multi-pane timber casements under segmental arches.



Fig.2 Front of The Manor

3.2 The western 'leg' of the U-Plan evidences a two-storey addition featuring multi-pane sash windows with keystones.



Fig.3 West side of the house

3.3 The eastern leg of the U-plan is a 20th century single-storey addition constructed in brick and having multi-pane timber casement windows.



Fig.4 20th century addition to the north-east of the house

3.4 At the rear of the house is a 20th century lean-to with a slate roof set below the first-floor windows. Attached to the back is a small, flat-roofed rear porch with late 20th century brickwork and door. To the right and accessed via the lean-to and the main

house itself, is a conservatory. It has a high brick plinth wall laid in Flemish garden wall bond and timber-framed glazed walls and lean-to roof. The framework is rotten in several places and has a temporary cover to protect from leaking. Some of the glazing has been temporarily replaced with boarding.



Fig.5 Conservatory and porch at the rear



Fig.6 Brickwork plinth of the conservatory



Fig.7 Modern rear flat-roofed porch

3.5 The external wall of the house is painted within the conservatory. The floor is formed of clay quarry tiles. There is a six-panel door into the north-west wing of the house and a pair of glazed doors to the rear entrance hall.



Fig.8 Inside the conservatory

4.0 History

4.1 At the time of the Domesday survey, the manor of Coombe Bissett and Homington were separately owned, with Osbern the priest holding Homington. The manor continued to be divided into portions in the early medieval period. In the 15th century the Hungerfords held the estate and the Earl of Radnor was also lord of the manor during this period.

4.2 The property known as The Manor is one of two houses within the village dating from the late 16th century[1]. It was thought to have been owned by the Wyndham family in the 17th and 18th centuries and the family may have been responsible for refacing the house in c.1700 and adding the north-west wing with cellar under in c.1730. The house was extended with a service wing to the north-east in the 1930s creating a U-shape.

4.3 Historic mapping (see below) indicates the conservatory was added within part of the space of the 'U' in the early 20th century, evidence supported by the style of brickwork and the reference in the list description to a 'C20 conservatory'. The rear flat-roofed porch and door were formed in the 1970s in the space to the left (east) of the conservatory.

[1] The other 16th century house in the village is Westende Farmhouse.

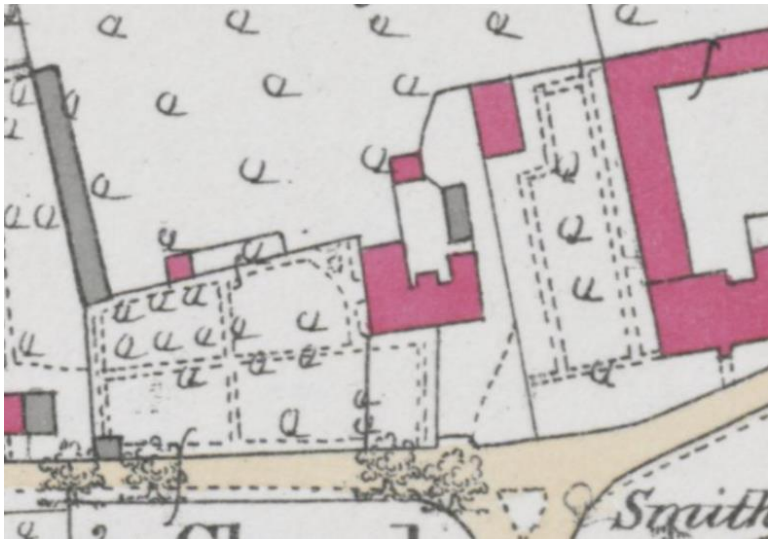

Fig.9 Ordnance Survey map of 1887

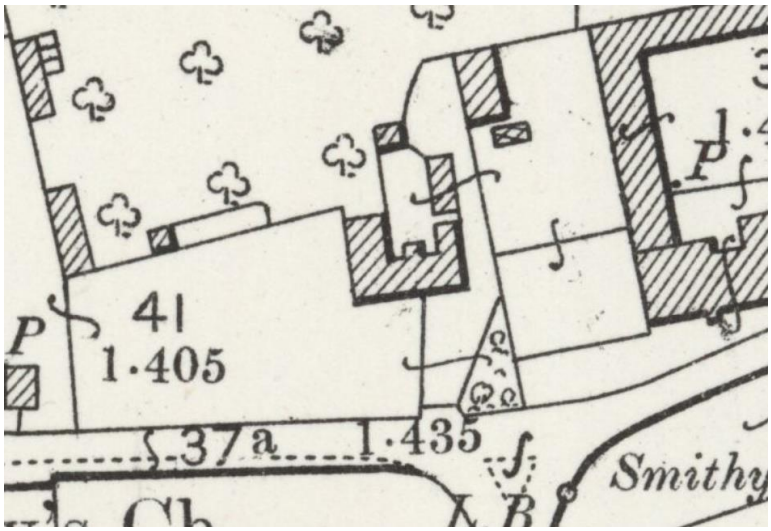

Fig.10 Ordnance Survey map of 1901

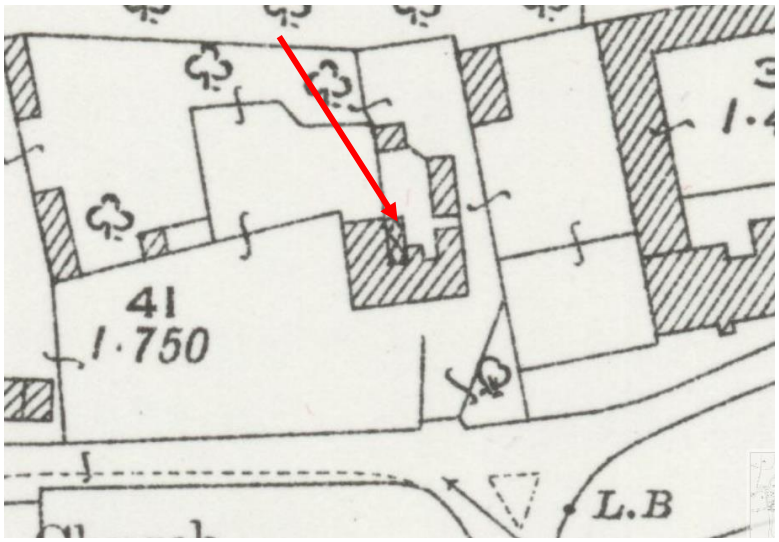

Fig.11 Ordnance Survey map of 1925 – hatching, in the customary manner, denoting a glazed structure

5.0 Assessment of Significance

Significance of The Manor

5.1 The Manor is a Grade II listed building of special architectural or historic interest as a good example of a village gentry house with an original core dating from the late 16th century. The house was refaced and added to in the 18th century, probably by the Wyndham family who owned the property at that time, with some exposed timber-frame at the rear surviving from the original build. A service wing was added to the back of the house in the 1930s. The house retains a wealth of historic features throughout the ages, both inside and out.

5.2 The scale of the manor house and the and the quality of the interior are reflective of the conscious display of status and power of its former owners while the variation in architectural styles evidences the evolution of the house over the centuries. The use of brick throughout gives the building a unified appearance.

5.3 The house contains a mix of fenestration broadly reflecting its evolution, with vernacular style casement windows under segmental arches in the frontage and multi-pane sash windows with rubbed and gauged brick arches in the 'polite' 18th century north-west wing. At the rear is a variety of windows, dating from the 19th and 20th centuries including leaded light casements and windows with multi-pane timber glazing.

5.4 The conservatory at the rear of the house is a modest, early 20th century addition of limited architectural or historic interest although the brickwork is characterful and harmonises well with the house. The timber-framing forming the walls and roof of the conservatory are dilapidated and present a poor appearance. The 1970s flat-roofed porch and door to the left of the conservatory are substandard.

Contribution Made by Setting

5.5 The large garden plot contributes to an appreciation of the manor house as a high-status property within the village.

5.6 The granary to the rear of the house is individually of special interest, as qualified by its separate listing. The building helps illustrate the historic scale and workings of the manor house.

Homington Conservation Area

5.7 The conservation area contains a high proportion of historic village properties that provide a good illustration of a typical south Wiltshire rural settlement.

5.8 There is a consistent appearance from the abundant use of brick, render, clay tile and thatch on dwellings.

5.9 The Manor is a large and prominent house within the conservation area, and it forms part of the prestigious group of buildings centred around the church. The rear of the house is not visible from public vantagepoints within the conservation area; the conservatory, being tucked within the inner U-shape on the rear of the house, is out of view.

6.0 Proposals

6.1 The framework of the existing substandard conservatory is proposed to be removed and replaced with a new oak-framed structure incorporating slim-profile double-glazed bronze casements having horizontal glazing bars; the existing brickwork below the framework and the clay-tiled floor of the conservatory would be retained. The pitch of the roof would be reduced to 45 degrees to run in line with the rear lean-to and would be covered in natural slate to match. Three 'Clement Conservation Rooflights' would be formed within the new roof.

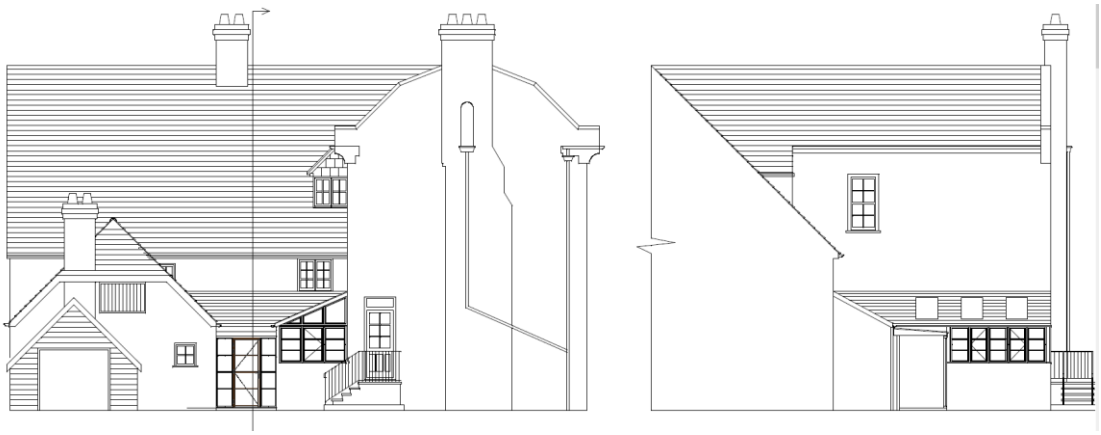

Fig.12 Proposed north and east elevations

6.2 The adjacent flat-roofed porch would be replaced with a glazed link having a bronze door and sidelights with proportions to match the new conservatory and a near-flat glazed skylight roof.

7.0 Policy Context

Primary Legislation

7.1 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.2 Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Development Plan

7.3 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 57 of the WCS seeks to ensure high quality design and place shaping. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

National Planning Policy

7.4 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2023). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.

7.5 Paragraph 205 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.

7.6 Paragraph 207 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.

7.7 Paragraph 208 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

7.8 Paragraph 212 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

National Guidance

7.9 It is advisable that proposals for repair, restoration and alteration of heritage assets follow the guidance within the *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a reasonable and proportionate approach to owner's needs is therefore essential.

7.10 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.

7.11 HEAN2 also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.

7.12 HEAN2 provides guidance on restoration of lost or damaged features. It advises that restoration is likely to be acceptable if *inter alia* the significance of the elements that would be restored 'decisively outweighs' the significance of those that would be lost, and the work proposed is justified by 'compelling evidence' of the evolution of the heritage asset and is 'executed in accordance with that evidence'.

8.0 Heritage Impact Assessment

8.1 The proposals would see the removal of the substandard framework of the early 20th century conservatory and adjacent porch on the rear of the house and their replacement with new purpose-made framework of bespoke design and high-quality materials.

8.2 The retention of the early 20th century brickwork plinth and the clay-tiled floor would preserve the elements of the structure that are deemed of value.

8.3 The replacement timber-framed outer structure would harmonise with the adjacent timber windows while the slender framework of the bronze casements would echo the leaded lights currently in place on the back of the property and maintain a light-weight appearance.

8.4 The slim-profile double-glazing would significantly improve the thermal performance of the conservatory and rear porch. The potential for double reflection of the casements would be mitigated by proper glazing bars to frame the individual panes and the impact lessened by the sheltered position of the conservatory within the rear U-shape of the house.

8.5 The new 45-degree roof pitch would marry in with the rear lean-to. The proposal for a solid natural slate roof would give a traditional appearance, mirror the adjacent roof covering and improve the roof's thermal insulation.

8.6 The replacement porch would follow the same architectural language as the conservatory. The full-glazed structure would appear minimalist and light-weight. The porch would offer a clear distinction with the historic solid elements of the house.

8.7 The replacement elements would have simple, unfussy detailing and would remain modest additions at the back of the house.

9.0 Conclusion

9.1 The Manor is a substantial village gentry house of late 16th century origins. Much of the significance of the Grade II listed building derives from its multiphase construction, in varying architectural styles but unified by brickwork.

9.2 The proposals have been informed by an assessment of significance in line with the recommendations of the NPPF.

9.3 The early 20th century conservatory and porch at the rear of the house are in a dilapidated condition and of low heritage value.

9.4 The proposals would not only address the poor condition and appearance of the structures but would improve their thermal performance thus contributing, albeit modestly, towards mitigating climate change.

9.5 The existing brickwork of the conservatory and the contribution it makes to the appearance of the listed building would be preserved. The replacement framework would be of bespoke construction having sympathetic proportions, materials and detailing and the structures would remain subservient to the house.

9.6 The special architectural interest of the listed building and the character and appearance of the conservation area would remain unharmed.

9.7 The proposals would therefore accord with the adopted development plan policies for the area and in doing so, would comply with the national policies contained within the NPPF.

9.8 The proposals would follow best practice for making changes to heritage assets as set out within the current Historic England guidance.

Sources Used in the Report

Publications

Conservation Principles, Policies and Guidance, English Heritage (now Historic England), April 2008.

Designation Listing Selection Guide - Domestic 2: Town Houses, Historic England, December 2017.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Historic England, December 2017.

Historic Environment Advice Note 2: Making Changes to Heritage Assets, Historic England, February 2016.

Websites

Coombe Bissett and Homington Parish
https://www.coombebissett.com/coombe-bissett.html
Date accessed: 7 November 2023.

Mapping

Ordnance Survey maps of 1887, 1901 and 1925.