Listed Living
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HERITAGE STATEMENT (including Design & Access)

Deans Orchard

Angel Lane

Mere

BA12 6DS



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Appendix 1: Windows

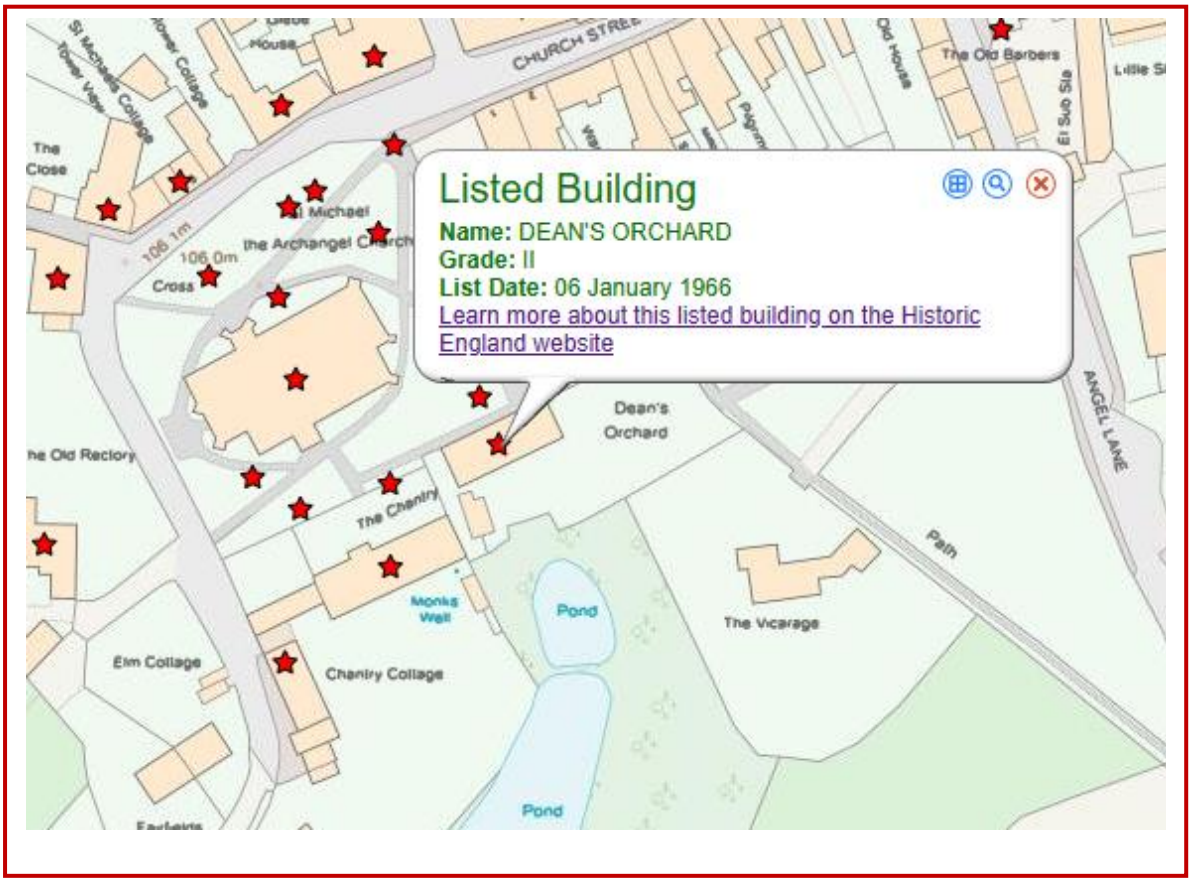
SUMMARY

In September Listed Living were instructed to carry out a heritage Statement for Deans Orchard at Mere, to justify and consider the impact of various works on the significance of the building. The site address is Deans Orchard, Angel Lane, Mere, BA12 6DS.

The report is compiled by the director of Listed Living Kathryn Melhuish who has over 17 years experience of working as a Conservation Officer across Somerset and Dorset. Kathryn holds a Master's degree in Architectural Materials Conservation, and is a full member of the IHBC.

LOCATION PLAN

Deans Orchard is in the centre of Mere, which lies at the extreme southwestern tip of Salisbury Plain. Mere is a market town, that still retains a legible Market Square, and Deans Orchard is situated to the south of the Square accessed from Angel Lane:



RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act (1990)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

3.4. Subsection (1) provides: "In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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

National Planning Policy Framework (NPPF) Chapter 16: Conserving and enhancing the historic environment

The July 2021 issue of the National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 189) as ranging from "…sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

. A key policy section within the NPPF (Paras. 194-198) states that "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation".

3.13. The NPPF continues "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal".

3.14. Para. 196 adds "Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision".

3.15. Of considerable importance to the planning process, para. 197 states that "In determining applications, local planning authorities should take account of: a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c. the desirability of new development making a positive contribution to local character and distinctiveness. Considering potential impacts

3.16. In respect of impact assessment, para. 199 sets out 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"

HISTORICAL SUMMARY/SIGNIFICANCE

Deans Court is a Grade II Listed Building situated in the centre of Mere, and was the former Vicarage for the town. Listed in 1966, the list description describes;

Large detached house, adjoining churchyard. 1708 and 1756, extended across north side later. Good squared and coursed Doulting stone to front (south) with some Chilmark stone including quoins, mainly rubble elsewhere, plain tile roof. Originally a 3-bay symmetrical C18 house on 3 floors plus attics, in mid C18 extended by further 3-bays on 2 floors and attics, under continuous roof line, with especially lofty ground floor in later half; to left is lower, 2-storey unit. Garden front has at ground floor three 2-light horizontal glazing bar casements to keyed voussoirs, then part-glazed door under 3-pane transom light plus two large 12-pane sashes to voussoirs and keystone. At eaves are two 2-light casements and a painted blocked opening then three 12-pane sashes; at intermediate level in left half one casement and one 12-pane sash, both to keyed voussoirs Four large hipped dormers; to left with blocked painted-on windows, a 2-light casement and a 12-pane light. To left is 2-storey 1-window service unit; this section rendered. Rear, towards churchyard, in coursed rubble has scattered fenestration, with, at ground floor, two 2-light casements and 2-small square lights, also a 2-light with transom, to stair, with 3-light flat-roofed dormer above. Far right, in lower unit, a 2-light at eaves, most openings with concrete lintels. Left is plank door in plain frame. A large external stack with shaft in brick to gable, left, and 3 ridge stacks. The external wall of the C18 building is mainly concealed by later swept-down or lean-to additions on the side. Interior: cross passage from south leads to fielded 6-panel door, probably a principal entry before addition of later corridor and lean-to. Many fielded panel painted doors, shutters to high room to right which also has chair rail and decorative cornice; two rooms to left with lower ceilings, and with small rough chamfered beams. The far room has two recessed to cambered arches in soft red brick dressings, perhaps originally external openings. At first floor the date 1756 is scratched in plaster. Between early and later sections a 2-light opening, with lath and plaster. Roof to 1708 section is pegged 2-purlin double collar; the intermediate gable wall retains a 2-light window, now internal. A further 2-light window at first floor is also now internal. The name of the property derives from a grant by Edmund, son of the Earl of Cornwall, in 1280, to the Dean and Chapter of Salisbury, of land here including a mill for grinding corn. It remained with the Ecclesiastical Commissioners until 1969. (Mere: A Wiltshire Country Town; 1975).

The building is set amongst an important grouping of ecclesiastical heritage assets, which all contribute to the setting of the Grade I Church of St Michael, these include;

- St Michael The Archangel Church Grade I
- The Chantry, Grade II* Mid C15 originally used for Chantry priests
- Chantry Cottage Grade II, dated from C16, original service range to house
- Boundary Wall C18 Grade II, historically important for linking the Chantry and St Michael visually.
- The Charnel House in the Churchyard, dating from the late Medieval period Grade II where historically human skeletons were stored
- Several Grade II listed monuments
- Gate Piers, Gates and boundary wall to church yard, Grade II



Fig 1: North Rear Elevation facing Church Yard

The rear of Deans Orchard forms an important boundary to the Graveyard, continuing the enclosure from the boundary wall to the Chantry, and also joining up with the boundary wall to the stable block of the chantry.

HISTORIC DEVELOPMENT

The property has 4 distinct phases of development, the original 1708 two cell structure, the 1756 addition to the East, a Victorian two storey structure to the rear, with a pitched utility area adjacent. Attached to the West end is a two-storey wing, most probably constructed in the early C20.

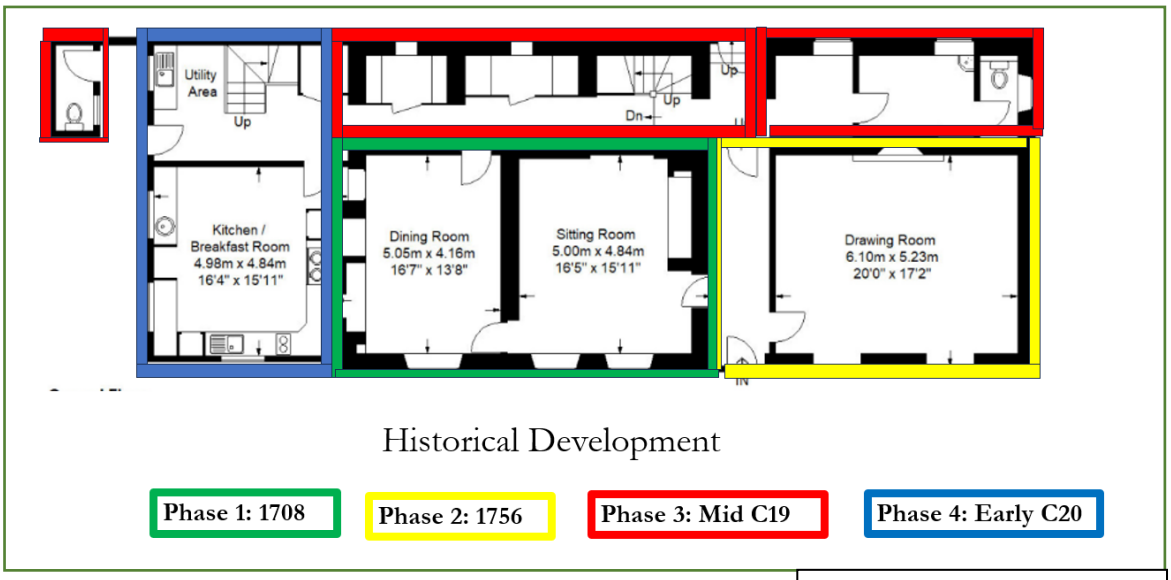


Fig 2: Historical Development

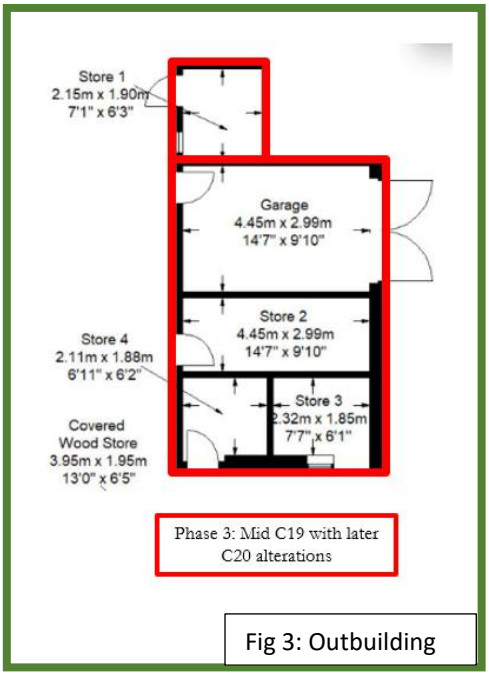


Fig 3: Outbuilding

Externally the phases of development can be clearly read in the Architectural detailing, with the stone C18 phases, and the more modern cement rendered early C20 wing. To the rear the more subservient Victorian service wing, whose roofline steps down to the present downstair bathroom area.

C20 Wing North

When looking at historic map regression, and the historic fabric it is evident that the rear elevation has undergone a number of alterations over time.



Fig 4: OS Six-inch 1840's- 1880s

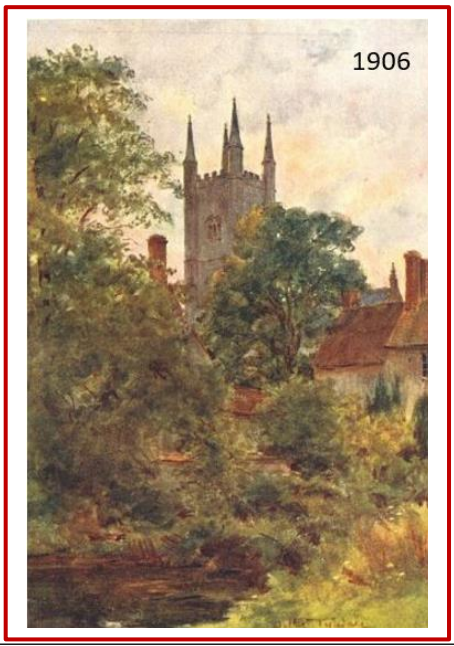


Fig 5: Sketch of Deans Orchard circa 1906

The rear wall of the C20 elevation appears contemporary with the C19 building phase, which clearly forms the rear elevation of the C20 wing, which then steps down and continues on as the boundary wall. From site inspection it appears that this wall forms the rear wall of the C20 extension, and when looking at map regression it appears that there was an older 'extension' in this position. This extension is also depicted on a 1906 sketch, which suggests parts of this wing were altered early- mid C20, as the fabric clearly shows a different phase of construction. The early C18 gable end wall is also evident where the C20 wing abuts the C18 element. Given this part of the wall should be internal and the change in depth of the roof line, it is likely that the original 2 cell building was thatched.



Fig 6: Gable End of C18 phase, upstand suggesting roof originally thatch

The Victorian phase also appears to have a story to tell. The roof catslides down form the eaves of the 2 cell C18 roof, and then there is a change in level dropping down to a single storey. From looking at historic map regression, details from the map dated 1887 clearly show a break in the rear elevation, which corresponds with the original cross passage. When looking at the historic fabric it is possible that the single storey element may have been the same height and pitch as the adjacent side. When looking at the eaves level above the single storey element, there are two timber lintels, which are suggestive of a change in level. So it is possible that when the doorway to the cross passage was enclosed, the roofline was lowered.



Fig 7: Victorian Wing stepping down



Fig 8: Timber lintels suggesting original pitch of service wing

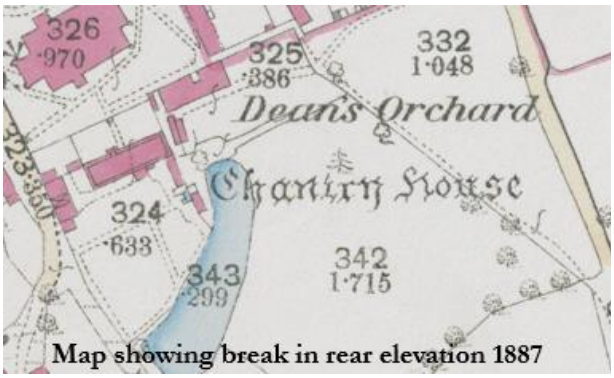




Fig 9: OS Map 1886-1887 showing break for cross passage

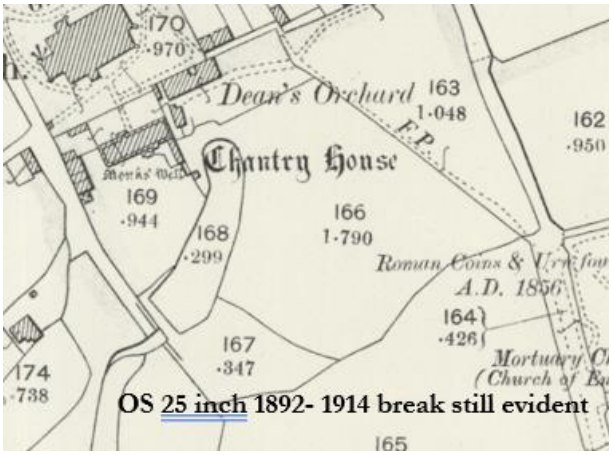


Fig 10: OS Map 1892-1914 break still evident

SIGNIFICANCE

The significance of a heritage asset is measured via English Heritage's Conservation Principles. The principles encompass the four heritage values;

- Evidential Value: What can be deduced from the fabric of the building.
- Historical Value: Historical associations that are not evident in the fabric
- Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal Value: the meaning of a place for people who relate to it, acknowledging that a place means different things to different people.

The property has historical, architectural, archaeological, and communal significance, which needs to be carefully considered when carrying out any works.

Phase 1: 1708

This Phase has considerable Evidential and Historic significance, the plan form shows how the house has evolved from the simple 2 cell modest house. Internally there is large kitchen range to the West wall, with evidence of bread ovens and smoking chambers. The opposite cell has a large fireplace, which has sadly been repointed in a hard cement. The windows are timber casements with a stone voussoirs lintel above, which were replaced in 1987, under Ap S/1087/1724), and internally shutters remain.

A dumb waiter has been inserted in the wall by the Range, most probably contemporary with the C20 Phase 4.



Fig 11: C18 Range, and later dumb waiter

The first floor has two rooms, bedroom 3 with low ceilings, and a cornice and skirting which appear historic. The window is of a historic design but is evidently modern however this design and material still have evidential significance. There is also a beam in this space with 1751 inscribed.

From this room are enclosed steps leading to the second floor ,however they present in a strange configuration. It is likely that the steps would have been enclosed and orientated up the Eastern wall, and the room would have been an open cell with fireplace. It would appear that in the next phase 1756, these stairs were altered to encompass new steps to deal with the level change to the newly created master bedroom.



Fig 12: Original C18 rear wall & window

The second room upstairs, is now a landing and the existing early C18 wall and historic window with shutters are still in situ. These have considerable architectural/evidential significance, and also illustrate how the building evolved around this historic core.

On the second floor, an original (circa 1706) window remains, now hidden behind timber shutters, which has been covered over with lath and plaster, although the timber mullion survives. This feature has considerable evidential significance.

The features in the early C18 section show fine examples of historic and evidential significance, and they also illustrate how historically people lived, and the ways of living. The significance derived from all these factors is considerable.



Fig 13: Original C18 window

Phase 2: 1756

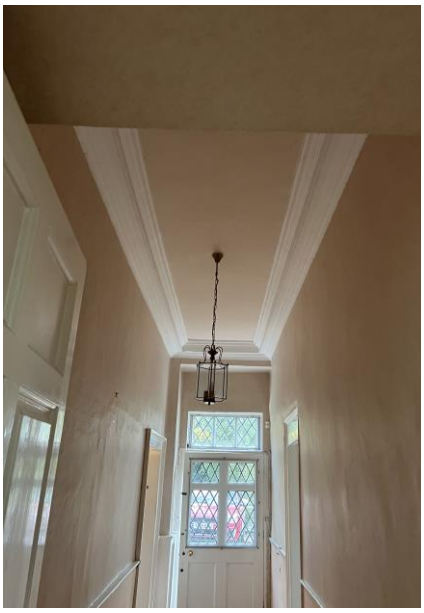


Fig 14: The main Cross Passage

This phase illustrates the change in social and economic circumstances, and also in architectural fashions. A cross passage is introduced with a grand entrance door and formal hall with cornicing and skirting, and doors leads into the rather Grand Drawing Room, which has surviving deep corning and skirting, and a regency fire surround. All these details add to the grandeur of the room, which has considerable evidential and historical significance.



Fig 15: C18 Formal Drawing room with fire surround



Fig 16: Large Sash window in Drawing room

Sadly, the original stairs to the first floor have been lost, however a more modern stair leads upstairs to a Grand bedroom. (Bedroom 1) with cornicing and skirting . Some of the sash windows and shutters appear to be originals, and some are more obviously modern additions. The room has been sub divided, to create a cupboard and Bathroom. Fortunately, the stud partitions have been scribed around the cornice which is still in tact in the rooms. The bedroom and architectural features have considerable evidential significance, however the stud wall and modern additions has limited historic value.



Fig 16: late C18 Grand Bedroom



Fig 17: Cupboard built around Cornice



Fig 18: Front elevation with Blind Windows

This phase of development also has communal significance, and the architectural detailing draws on the changes in the values that were important in the mid C18. The owners of the building wanted people to view the property and the owners as opulent and rich. Appearance was important, and symmetry was a key design in houses of status. Internally the Drawing room was a set piece, and 4 external dormer windows were added to the roof line, and 2 were blind. This was most probably to save money, as the window tax came in, which was a property tax based on the number of windows in a house. The more windows one had represented a wealthy, high social status, and added to the architectural grandeur of a house. There is also a blind window under the eaves . From the ground these windows would have been read as actual glazed windows, illustrating the social status.

Internally this phase of development also added to the accommodation for staff, with rooms added on the second floor, again indicative of the changing social structure in the mid C18.

Phase 3 Mid C19

Phase 3 saw the introduction of a service wing, which is often seen in Victorian extensions, as mentioned earlier this element has been altered, but has evidential, aesthetic and communal significance. The range to is to the rear, and subservient, with smaller windows, and small rooms for storage of food. The small openings appear original as the rooms serviced are pantries.

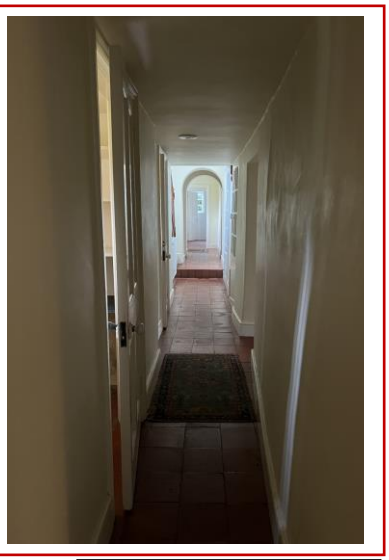


Fig 19: C19 Service wing



Fig 20: Pantry

However, it is evident that the windows may have been replaced mid C20, as they appear contemporary with the large window on the stairs. All of these windows show evidence of concrete lintel above, which is highly suggestive that they have been changed from their original style and material.

A new stair has been introduced into this wing, which is clearly C20, this leads to a corridor space with a modern cupboard of low significance. As mentioned above there is strong evidence to suggest that this window was changed and the design altered mid C20, as the concrete lintel, material and design are more suggestive of a later date of installation. Originally there was most probably a timber sash window in this aperture. This wing highlights the evolution of the building, however has been much altered and the elements of significance have been compromised to a large degree.



Fig 21: Outbuildings

This Phase of development also saw the introduction of an external privy, and the outbuildings.

Phase 4 Early C20

This phase of development saw the South wing undergo much alteration. The South and West walls appear to be solid masonry, most probably brick, which has been rendered in a hard cement-based pebble dash mix. As discussed previously the wall to the rear appears much older, and this wing has incorporated this fabric into the structure, very possibly knocking down an existing building.

On the ground floor there is a kitchen, separated from the utility area by a wall. There is also an C20 stair in the utility Area of little architectural merit. This wing has very limited evidential significance, however again illustrates the change in society and ways of living, when a new kitchen with Aga was required to replace the open range.

A service hatch/dumb waiter was also inserted in this phase, exiting to the side of the range in the kitchen. Unfortunately, this involved removing C18 fabric. This has limited historic value, but again illustrates changes in society and how people lived.

The windows and door to the ground floor are modern timber casements, which appear in a good condition, and have limited historic value.



Fig 22: C20 Kitchen with boiler cupboard and service hatch



Fig 23: mid- late C20 stair

On the first floor is a landing with a 12 pane single glazed double casement window with leaded lights in a metal frame. The window is most probably circa 1950's- 60's which is typical of that period as there was a shortage of timber after the wars. The window has limited Aesthetic Value, and some Evidential and historical value, but this is very limited.

The Shower room, which has a late C20 fixed 6 pane sash window is of limited significance.



Fig 24: Window in Bedroom

There is also a bedroom in this wing, which has 2 metal framed leaded light windows. One with a top opening light and a side opening casement, and one with a fixed sash and one side opening. The windows have limited Aesthetic Value, and some Evidential and historical value, but this is very limited.



Fig 25: Window in Bedroom



Fig 26: Window in Bedroom

PROPOSED WORKS

This application proposes the following works to the building;

Kitchen

1. The wall dividing the kitchen and utility room will be partially removed, leaving nibs either side
2. The modern stair in the utility area, and under stair cupboard will be removed
3. Slimlite Double glazing will be carefully inserted into Windows 15, 18, 19, 20.
4. Externally and internally remove approx. 600-700mm of hard Render to South and West elevations of C20 wing. Allow for wall to dry using a dehumidifier. Re render externally in a lime render NHL 3.5
5. Install French Drain around south and west perimeters.
6. Block opening to dining room, leaving space for fridge

Justification;

The wall and the stair are in the C20 wing, and have little if any historic significance. Therefore, removing these structures will cause no harm to the character or fabric of the Listed Building, and allow the room to function more readily as a family kitchen. The blocking up of the wall where the dumb waiter is situated, will be beneficial as the early C18 floor plan will be reinstated.

The addition of slimlite double glazing to the timber windows is considered a sensible, sustainable way of retro fitting to enhance the energy efficiency of this wing. The windows on the West elevation will not be read in context with any historic windows, so there will be no harm to the character of this elevation. Although the windows on the south elevation can be read in context with the more historic windows, there is a distinct end to the C18 section with corbeled corner stones. The C20 wing is also set back. This will ensure that the new glazing will not be read in direct context with the more historic wing, and the change to the glazing will have a minimal harm to the overall character.

All these works are to be undertaken in a wing that has been assessed to have the least historic and evidential significance.

Dinning Room

7. Re open chimney, and introduce a flue lining and pot (To be conditioned as height unknown).
8. Carefully repair bricks and pointing by removing inappropriate bricks and pointing and reinstating with bricks to match and lime putty render

The re opening of the chimney and flu lining will enable the chimney to be safe to use, and the careful conservation to the brick surround, will also sensitively restore these original features.

The 1708 room has been identified as having high historical, evidential and communal significance, and these works will not compromise this significance.

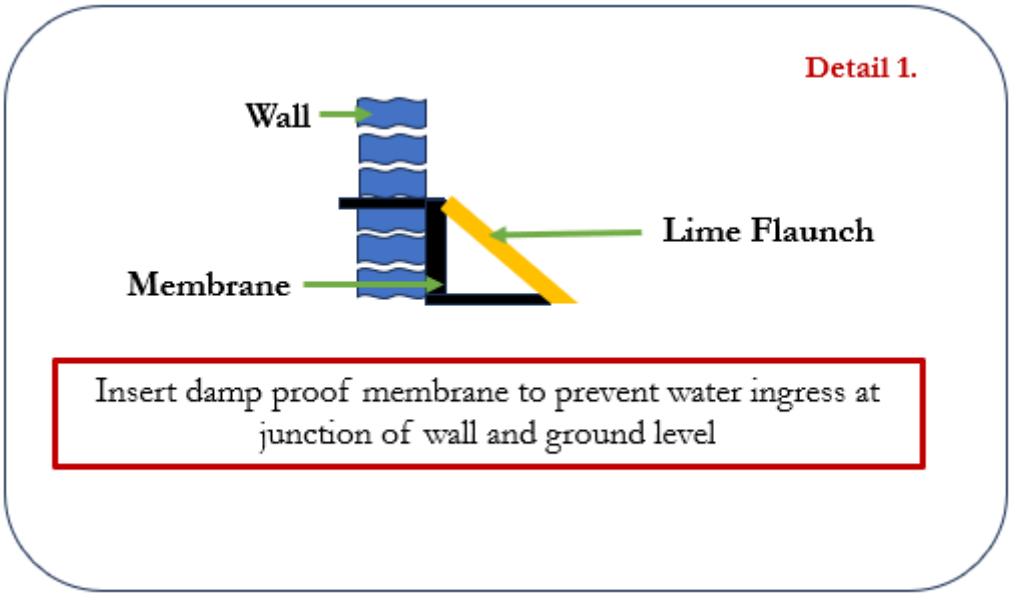
Sitting Room

9. Carefully remove dark cement based pointing to fire surround and re point using a lime putty

These works can be seen as a betterment, to make the fire sound more aesthetically in keeping with the room, and will cause no harm to the significance of this important room.

Victorian wing North Elevation

10. Externally carefully remove vegetation and up to 500mm of cement pointing
11. Urgent work to prevent water ingress, carefully install a Damp proof membrane into joints to prevent water entering building and render over with a lime fillet (See Detail 1)
12. If consent is granted from Church allow for installation of French Drain to perimeter of house (Consent from Church needed).
13. Refurbish windows 21, 22, 23, 24 & 25 and install secondary glazing internally.



These works are urgently needed as the rear of the property faces onto the Church yard and there are differences in levels inside and out. This means the ground level in the house is much lower, than the ground in the Church yard. Due to the level changes, and the poor condition of the base of wall, water is getting in through the cracks. Externally it is clear why water is getting in as much of the pointing has failed, and the area is evidently damp. A French drain would be the best solution for this, however consents must be sought from the Diocese, as the land is owned by the Church.

Given the urgency of these works, the area will be pointed in a NHL 3.5 to 2.5 parts sand, to match existing, and a membrane carefully fixed into the joints to be flaunched over with the lime mix to prevent damp getting in through the crack between the wall and path.

Internally the plaster is evidently damp, and will be carefully removed to allow the building to dry out and breathe. This will then be rendered in a NHL 2.5 lime to 2 parts sand.

These works will be beneficial for the building, and prevent water ingress, this can be seen as a betterment and will protect the historic fabric. Likewise, although there may be some harm removing the internal plaster, this will be less than substantial and the benefit for the health of the building outweighs this slight harm.

The works to refurbish and install secondary glazing to windows, will carefully ensure the windows are as energy efficient as possible.

EXTERNAL WORKS

Ground Floor South Elevation

14. Remove any vegetation from base of wall, and rake out cement based mortar, up to 400mm above ground level, using hand Tools. Re- point in a lime mix NHL 3.5- 3 parts sand.
15. Historic lime pointing raked from the back of joints should be matched in colour and consistency.

All Elevations

16. Where needed repoint any open joints with lime mix.

OUTBUILDINGS

17. Remove door in Store 4, and install new timber glazed casement window to South Elevation, with 4 lights
18. Remove partitions dividing store room 2, 3 and 4 to create a more usable space
19. Install fixed windows over Garage Door to fit existing apertures.

The Store and Garage are evident on the mid C19 plans and elements of the fabric are consistent with this build date. The Building has a clay tiled roof, over a more modern roof structure, and is constructed from a mixture of mainly brick, some stone, and elements of Breeze block. Internally there are dividing walls which are timber framed with brick, however these are in a poor condition. This building has limited evidential significance, and has more historic significance as it most probably was used for apple storage, hence the name of the house; Deans Orchard.



Fig 27: Inside of store showing various wall materials

The proposed works to rationalise this building, will retain the footprint, and simply remove two partitions. This fabric will be used in any repairs needed. Although this will cause a some harm to the fabric of the building, the footprint and historic significance will be retained. Therefore this slight harm will be less than substantial, and the benefit of returning this building to a safe usable space, outweighs the harm cause by removal of two poor quality brick and timber walls.

WINDOWS

To be Read with Appendix A Window Details

South and West

1. Window 14 to match W15 beneath; timber slimline DG
2. Window 17 to match Window 9; timber slimline DG
3. Window 10 to match Window 9 timber single glazed
4. Dormer 4 to match Dormer 3. Window to be single glazed.

North and West

5. Window 26 to match Window 9; timber slimline DG

Justification; Windows 14, 17 and 26 are mid C20, and have little historic Significance. By replacing with timber to match existing will represent a betterment to the character of this wing.

Justification; Window 10 is a blind window, matching window 10 will allow more light into the house, and will have a neutral effect upon the character,

Justification; Dormer 4 is beyond feasible repair, so an exact replacement on a like for like basis will have a positive effect upon the character by restoring a presently very tired window.

General

All Windows to overhauled repaired and decorated, and fitted with Secondary Glazing.

All New Joinery will be conditioned prior to works commencing to these windows.

See Window Schedule in Appendix 2 for further information.

CONCLUSION

The proposed works will carefully conserve this building and introduce much needed maintenance to make the building breath and function. The significance of each phase and associated works has been described and discussed, and it is considered that the works will sensitively conserve the building, and also sustain and enhance the significance of the Listed Building.

This is all in accordance with the NPPF Section 3.15/3.16 which states;

"In determining applications, local planning authorities should take account of: a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

And

Section 3.16. In respect of impact assessment, para. 199 sets out 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"

Therefore we respectfully request that Listed Building Consent is Granted for the proposed works.

Report Written by Kathryn Melhuish BA, MA (Arch Cons) IHBC