

Heritage Statement

Proposed Internal Works at Down House, Wyllye, Wiltshire, BA12 0QN (Grade II Listed)

1. Introduction

This Heritage Statement supports an application for internal alterations at Down House, Wyllye, Wiltshire, BA12 0QN. The proposals include the removal of modern internal partitions, removal of modern kitchen fittings, installation of a slightly raised timber floor to accommodate and conceal services, and the making good and redecoration of all disturbed areas.

2. Site and Heritage Context

Down House is a Grade II listed detached house located on the west side of High Street, Wyllye. The building is recognised as a designated heritage asset of national importance.

Official Listing Description (Historic England):

WYLYE HIGH STREET SU 03 NW (west side) 2/136 Down House GV II

Detached house. Late C17, rear wing mid C18, some alterations late C20. Dressed limestone, tiled roof with gable end brick stacks and coped verges. L-plan. Two-storey, 3-windowed; casements. Central door with 6 fielded panels in beaded case with C20 flat wooden hood, C20 three-light mullioned casement either side. First floor retains three 3-light recessed chamfered mullioned casements. Left return has one blocked chamfered light to attic, C18 rear wing has 2-light casement. Rear of main build has 12-pane sash and attached C20 flat-roofed extension and conservatory, first floor has 3-light and 2-light leaded casement and 3-light steel casement. Rear wing to right has two 2-light recessed chamfered mullioned casements, 2-light and 3-light steel casements, original 3-light leaded casement to first floor, roof hipped to gable end. Interior has good late C17 closed string stairs with turned balusters and wide moulded handrail, chamfered beams and 4- and 6-panelled doors.

Listing NGR: SU0074737762

3. Significance of the Heritage Asset

The significance of Down House arises from:

- Architectural significance of late C17 construction with C18 additions and surviving historic features.
- Historic significance as an example of vernacular domestic architecture in Wiltshire.
- Aesthetic and townscape value due to its contribution to Wyllye High Street.

4. Description of Proposed Works

- Removal of modern, non-loadbearing internal partitions.
- Removal of modern kitchen fittings.
- Installation of a slightly raised, fully reversible timber floor to conceal services.
- Making good of affected areas and sympathetic redecoration.

5. Impact Assessment

The works do not affect any historic structural features identified in the listing description. All modern intrusive fabric is being removed, offering a heritage benefit. The raised floor is reversible and non-destructive to historic fabric.

6. Justification

The proposals remove intrusive modern alterations, protect historic fabric, and adhere to conservation best practice and NPPF Section 16.

7. Conclusion

The proposed works preserve the architectural and historic interest of this Grade II listed building. The approach is sensitive, reversible, and conservation-led.