

ADDENDUM HERITAGE STATEMENT

MANOR HOUSE

30 LOWER STOKE

The Historic England listing confirms that the Manor House (“MH”) was built in the C17 and altered in mid C18. It was refracted in the mid C20.

This listing does not give a proper indication of the extent of the works. I have attached a photograph of a painting dated 1895 which shows the original house. After the second world war the house was largely demolished and a wing added. There was also a flat roof added. Looking at the original house and what remains it appears that about half of the house was demolished.

The listing is dated the 6 May 1953 and it is clear that all of the works had been carried out by then.

There is a further listing on 14 June 1988 in respect of the gate piers which lead to the front of the house. These have ball finials and are some distance from the wall in respect of which Listed Building permission is sought. These gate piers are shown in the photo attached to the house listing and I have also included a photo showing the listed gate piers and the wall in question.

The listing refers to C20 gates and altered flanking walls.

If one looks at the 1895 painting one can see that the wall ends with fields beyond.

The wall in respect of which permission is sought simply did not exist. I should add that none of the trees shown in the painting still exist.

It can be seen from the attached photographs attached that it is not of the same quality as the walls with the listed gate posts. The workmanship is of poorer quality and clearly dates back to the pre-1953 alterations.

In terms of the planning history of the house this is something on which I have limited information.

Our enquiries before contract revealed that planning permission had been obtained for a Mansard roof, conservatory and garage. This was during Covid lockdown and our solicitors had considerable difficulty getting any documentation from the vendors with details of the planning consents. Eventually, in desperation, I rang the Wiltshire Planning department and was re-assured that consents had been obtained for the roof, conservatory and garage. I believe that these date back to the 1970s but, as I indicated, I do not have any documentation nor have I seen any. This will obviously be in Wiltshire records.

Looking at the photograph one can see that the relevant wall, if not ugly, certainly does not add anything the higher quality wall which appears to have been added some time after 1895. The better quality wall does not appear in the 1895 painting although the listed gate piers are clearly there.

I should make it clear that listed building consent is not being sought in relation to any part of the wall next to the listed gate piers. It is only in respect of the circa 1953 inferior wall.

I would pray in aid Russell Brown, the Senior Conservation and Planning Officer, in his response to the pre-application enquiry. He observed that “the wall does appear to

date from around 1950 - the jointing suggests so as well as your contribution about the historic of the (relatively) recent works from the 1950s.”

He observed that the wall does contribute to the historic character of the property and the wider village. “However, the loss of this part of the wall would not in my view result in harm to the historic surroundings or the historic character of the listed building.”





