



Lowden Manor House, Chippenham

Heritage Statement and Design and Access Statement

Submission Document - Listed Building Application

February 2025

Revision A

Designscape Architects

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1 Introduction & Methodology

Introduction

This Heritage Statement is prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004. It is presented as part of a Listed Building Application to Wiltshire Council relating to proposed alterations to the above property.

The purpose of this document is to identify both the architectural and historical significance of the building and existing fabric, and also to cover design concepts and principles, and access issues associated with an application for listed building consent.

It aims to investigate and provide an understanding of the development of both the heritage asset that is Lowden Manor and its setting. The process will help inform the design approach and philosophy of the proposals in order to minimise harm and maximise the enhancement of the historic building and its setting.

Lowden Manor House is listed (Grade II). Buildings of this nature are considered nationally important and of special interest (1). A copy of the listing entry is included in [Appendix A](#).

The property is located close to the centre of Chippenham, just inside the Conservation Area

(1) Listed Buildings, Heritage England

<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

Methodology

The methodology used in researching this Heritage Statement follows the guidance and general principles for assessing the significance of a Heritage Asset, as set out in the ICOMOS Education and Training Guidelines. These

guidelines include 14 points which amount to the principles underlying all of the international standards for conservation good practice, including the accreditation schemes run by the RIBA, RIAS, RIAI ICE etc, and which are also reflected in BS7913 2013. These principles are supported by conservation best practice publications such as “The Repair of Ancient Buildings” SPAB (1929 etc), The Athens Charter (1933), The Venice Charter (1964).

The terminology used in this report accords primarily with the Historic England publication “Conservation Principles - Policies and Guidance” (2008) and “The Setting of Heritage Assets” (2017).

These documents set out important terms, definitions and key principles of how to understand and evaluate heritage assets in terms of Setting, Evidential value, Historical value, Aesthetic value & Communal value.

An assessment of the proposals in terms set out by the NPPF 2023 is also included in this document as a means of demonstrating the balance of potential harms and benefits to the Heritage Asset.

ICOMOS: 14 Principles for the Education and Training of Conservationists

Good conservation practice should:

- 1. Read a monument, ensemble or site and identify its emotional, cultural and use significance;*
- 2. Understand the history and technology of monuments, ensembles or sites in order to define their identity, plan for their conservation, and interpret the results of this research;*
- 3. Understand the setting of a monument, ensemble or site, their contents and surroundings, in relation to other buildings, gardens or landscapes;*
- 4. Find and absorb all available sources of information relevant to the monument, ensemble or site being studied;*
- 5. Understand and analyse the behaviour of monuments, ensembles and sites as complex systems;*

CONSERVATION PRINCIPLES POLICIES AND GUIDANCE

FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT

6. Diagnose intrinsic and extrinsic causes of decay as a basis for appropriate action;

7. Inspect and make reports intelligible to non-specialist readers of monuments, ensembles or sites, illustrated by graphic means such as sketches and photographs;

8. Know, understand and apply UNESCO conventions and recommendations, and ICOMOS and other recognised Charters, regulations and guidelines;

9. Make balanced judgements based on shared ethical principles, and accept responsibility for the long-term welfare of cultural heritage;

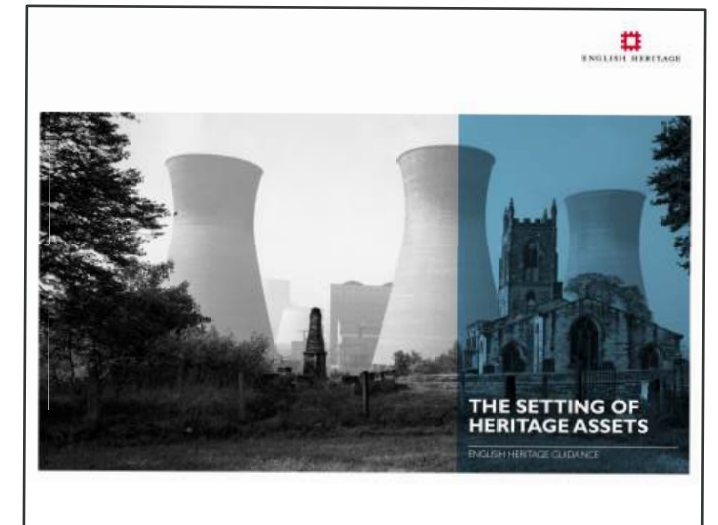
10. Recognise when advice must be sought and define the areas of need of study by different specialists, e.g. wall paintings, sculpture and objects of artistic and historical value, and/or studies of materials and systems;

11. Give expert advice on maintenance strategies, management policies and the policy framework for environmental protection and preservation of monuments and their contents, and sites;

12. Document works executed and make same accessible;

13. Work in multi-disciplinary groups using sound methods;

14. Be able to work with inhabitants, administrators and planners to resolve conflicts and to develop conservation strategies appropriate to local needs, abilities and resources.



SPAB philosophy & Conservation Principles.

As an Architectural Practice we always attempt to relate to historic buildings with empathy and understanding, and with a truthful approach to any interventions. In short we adhere to the SPAB Philosophy on Conservation that was set out in the SPAB Manifesto by Philip Webb and William Morris in 1877.

The SPAB's ideas stem from the thoughts of John Ruskin in his 'Seven Lamps of Architecture' (published 1849) Ruskin railed against destructive work to old buildings, described at the time as 'restoration'. Ruskin called restoration '*a lie from beginning to end*' because it sought to change the character of an old building by erasing the evidence and record of its true history.

The SPAB's founders, led by writer and designer William Morris and architect Philip Webb, took up Ruskin's ideas and translated them into the Society's founding Manifesto. The Manifesto remains a concise and beautifully poetic expression of SPAB conservation principles, as relevant to the needs of today as to those of the 19th century.

Any proposals that are set out in this document should therefore be seen in this light: We make proposals only after investigating and forming an understanding of the subject building and its setting. Repairs are carried out with authentic or sympathetic materials and technique, but are not disguised as anything other than a repair. A repair should be legible and should add to the historic narrative of the building.

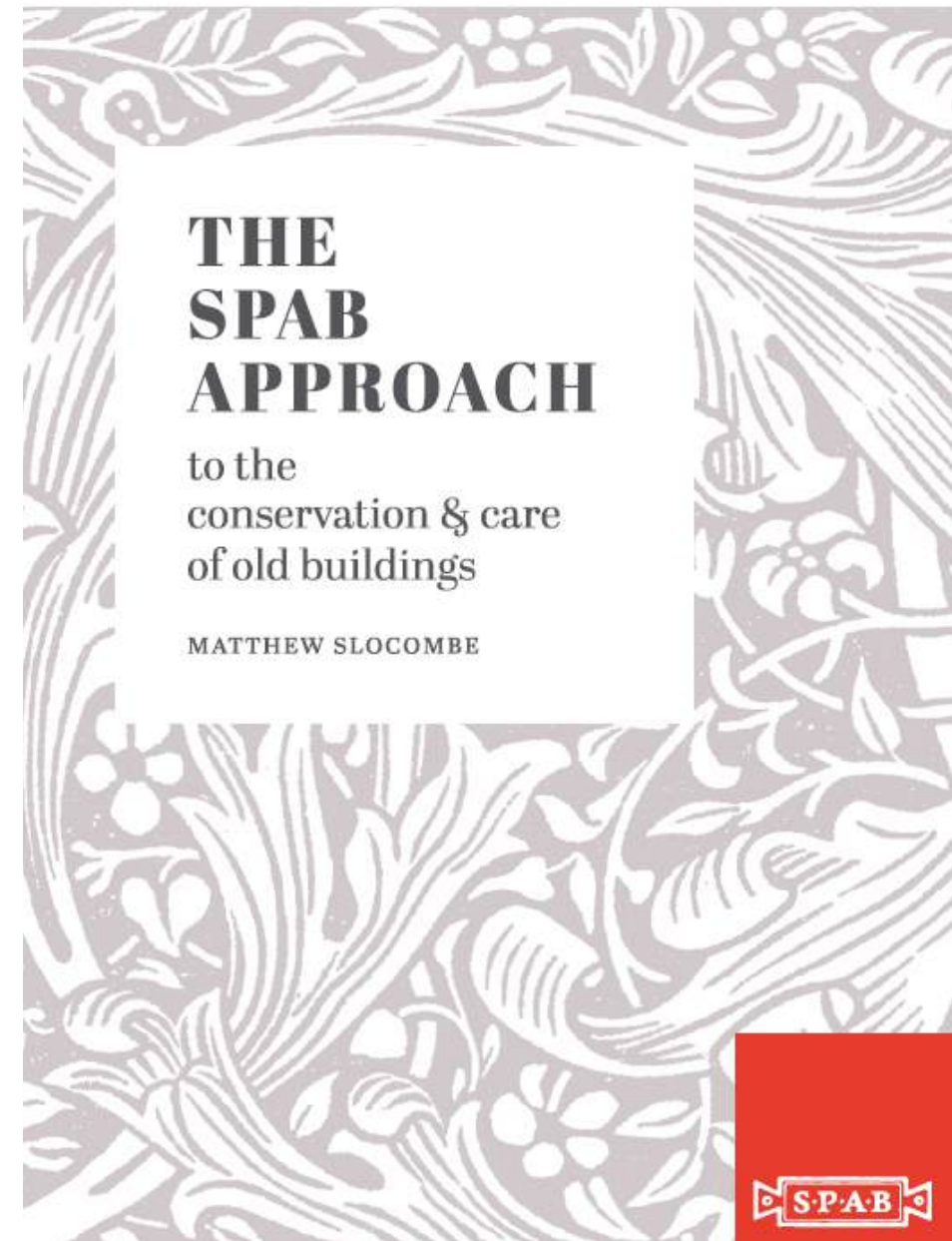
Proposals to alter or change a building are made as legible and well designed interventions using good quality materials, intended to add to the historic narrative of the building and its setting, bringing a building back into, or enhancing its function and purpose into the years ahead. It is often also the case that our interventions are reversible, and it is always the intention to preserve or enhance the significance of the Heritage Asset through any works proposed.

Above all, alterations should never attempt to "restore" where there is no reliable evidence of the original - this route not only leads to a misleading falsification of the historic narrative but also to a denial of a more creative contribution being made to the future of the building or setting.



Tile repair to the door of Rottingdean Church,
Sussex, 1920s
Picture: SPAB

"It is for all these buildings, therefore, of all times and styles, that we plead, and call upon those who have to deal with them, to put Protection in the place of Restoration."



"The Society recognises that, from time to time, old buildings may need sympathetic alteration, adaptation or extension to ensure their continuing usefulness. There are occasions, the SPAB Manifesto argues, when it may be better to leave an old building unaltered and to build a new one if the adaptation required would involve serious damage. These cases are the exception. Generally, modest, sympathetic new works allow continuing life for old buildings and can contribute positively to their interest and story. Further alterations and additions, the Society believes, are best when they complement what exists. They should not compete unduly with the old building in form or position; nor should they mimic the original or pretend to be historic. They should fulfil modern needs in a way that respects both the old building's form and context. The new should not harm the old where they meet, nor create problems with future maintenance."

2 Identifying the Heritage Asset Affected and its Setting - Farmstead

General: The Building & Setting

Lowden Manor (C16 or C17 origins) is a Grade II listed dwelling located in the conservation area of Chippenham described in the Chippenham conservation area appraisal as being the 'oldest building in the character area' of Ivy Road and Lowden Hill.

In the official listing entry the dwelling is described as originally being a three-unit plan with the site's first recorded mention going back as early as 1258 when Henry III gave the property to William de Valere, Earl of Pembroke. This indicates it is likely an earlier building stood in place of the C16/C17 dwelling, although there is no clear evidence of this remaining today.

The Manor House itself, historically identified as 'Lowden Farm', has undergone various developments over its history with the most recent alterations carried out in dividing the dwelling into two living units in 1985.

The land once associated with the farm has also been divided, sold off and developed - It is noted that it is unclear how much land was once associated with the farm. However it is clear from information obtained that the walled gardens to the

east and land to the immediately south and west were originally part of the property.

Although the proposed works making up this application are limited to alterations to the fabric of the dwelling itself, it is important that the historic development of the site is also considered and understood both in the immediate and wider context so that the relationship between place and fabric is identified, preserved and enhanced where possible.

In light of this, the first part of this study will evaluate and make commentary on the historic development of the site through a cartographic study. This will establish a better understanding of the more original form of the farmstead and provide insight into how the dwelling related to the associated land and gardens that once made up 'Lowden Farm'. This will aid in identifying not only what is historic fabric but also establish a clear narrative to the development of the site alongside the development of the original dwelling from Farmhouse to Manor House.

The evaluation will then focus on the dwelling itself, to establish a clear narrative and order to the various alterations carried out to the fabric of dwelling over its life. This will inform any proposed

alterations put forward to enhance the living arrangement and circulation, such that the historic fabric and heritage character is not jeopardised but rather preserved and where possible enhanced.

With consideration to the scale of the proposals, it has not been necessary to carry out a more in-depth study and this heritage evaluation and statement are based on desktop studies in tandem with site survey information and onsite evaluation.

Lowden Farm / Lowden Manor - Cartographic study:

The following is a study of the development of Lowden Farm using historic maps sourced from 'Know Your Place' - Wiltshire ranging from 1840 – 2019'. A commissioned survey of the site was carried out in January 2025 providing accurate information of the site as it is today.

It is noted that the detail present on some of the earlier maps included in this study is limited, making it difficult to interpret exactly how the dwelling itself has developed from these maps alone - However the maps do provide some clear information with regard to the dwelling and commentary will be made where possible.

It is also noted that the building dates to C16 / C17 in accordance with the official listing entry, but the earliest map sourced in this evaluation dates back to the 1840s. As such there is a gap in site information between the construction of the dwelling and 1840.

1840s Wiltshire Tithes Map

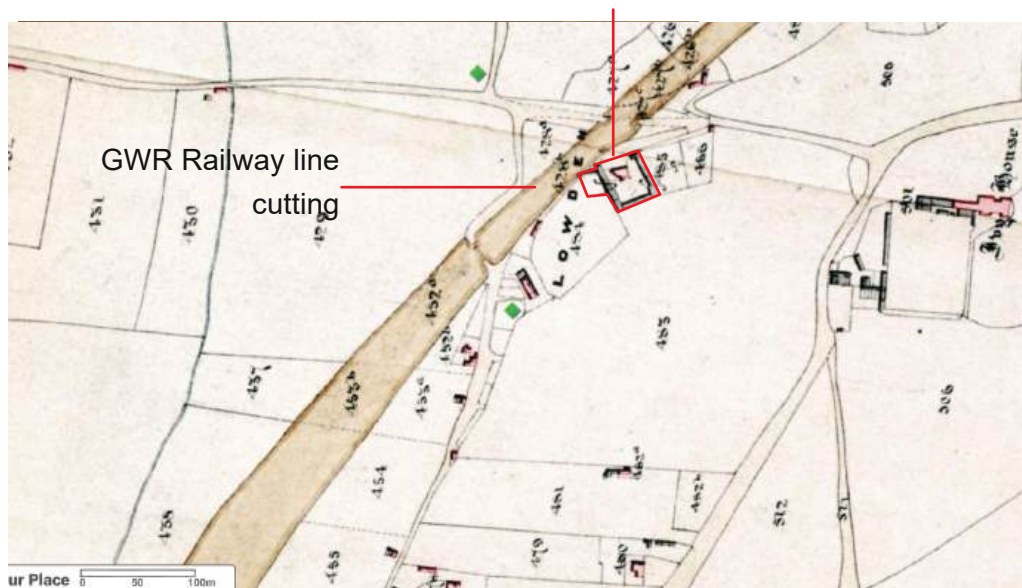
Dwelling form and Farmstead:

The dwelling is clearly detached in this map and is much smaller in plan form than it stands today. It appears that there are a series of smaller structures along the western façade of the building.

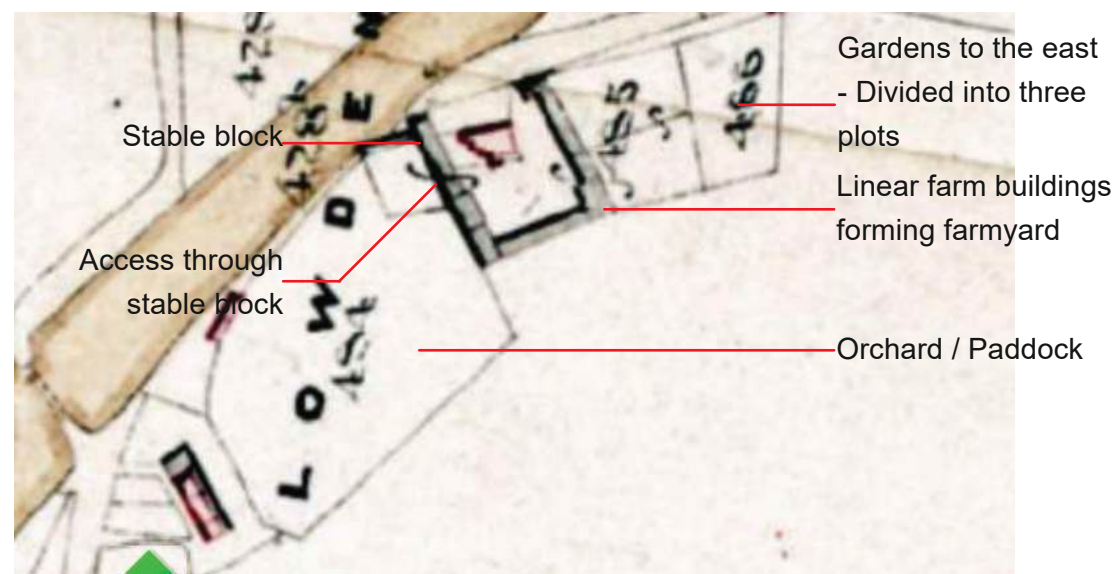
An extension of sorts protruding from the southern elevation is clear. This could potentially have housed an original stair turret serving the once three unit plan form. A light grey hatch can be identified on the southern elevation, indicating a structure or path, perhaps a potential early point of access to the rear of the dwelling.

The dwelling itself is surrounded on three sides by linear structures enclosing the immediate space around the dwelling to the East, South and West forming a farmyard space. The buildings bounding the western side of the yard remain today as a converted barn and stable block.

Lowden Farm

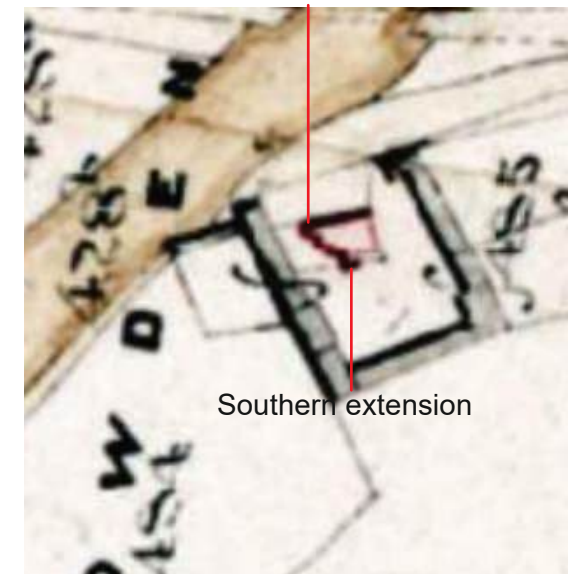


1840s Wiltshire Tithes - 'Know your place'. Note the Great Western Railway cutting is prominent - the line opened in 1840



Zoomed in view

Structures to west of western elevation



Zoomed in view

2 Identifying the Heritage Asset Affected and its Setting - Farmstead

Eastern walled gardens, Orchard and fields to South:

Land to the immediate East of the farmstead is clearly divided into three small plots, the scale of the divided plots and proximity to the dwelling suggests these spaces facilitated kitchen garden / Walled flower gardens / orchard – Later maps confirm this.

To the West of the farmstead there is a fenced plot of land served by an additional smaller yard space with hard standing. The scale of the fenced area in tandem with the stable block would suggest this space may have been a paddock suitable for equine turnout. This is supported by evidence from the 1985 planning drawing N.85.1173.LB which indicates the function of the remaining buildings serving this additional yard space were a barn and stable block (Now converted to residential accommodation). This land is later depicted on 19th century maps post 1844 as having evenly spaced trees suggesting the western paddock was an orchard. The western yard space appears to be accessed via the contained main farmstead through the stable block.

To the south of the Farmyard lies a large open field of some 15 acres contained by linear housing plots

to the West and roads to the East and South. This land is divided as seen in later maps, a portion of this land remaining under the ownership of 'Lowden Manor' today confirming the probability that this land was part of Lowden Farm.

Wider context:

The North of the site is bounded by the Great Western Railway mainline between London and Bristol. The first section of the GWR line was opened between Paddington and Maidenhead on 4th June 1838. This was then extended to Swindon. In 1840, the line between Bath and Bristol was opened. Chippenham station was opened 0.5 miles due East of Lowden hill when the line was extended from Hay Lane in 1841.

As mentioned without more significant research, it is difficult to establish how much land originally made-up Lowden Farm although for the purpose of the proposals and understanding the context of the building, having this information would be of little value. However a quick study of the 1840s Tithe map at large scale shows a series of farmsteads surrounding Lowden Farm of similar scale in terms of outbuildings and as such storage capacity for supporting farm operations. As such it is a fair

assumption that agricultural land between each farm would have been generally evenly distributed.

Primrose Hill

This map is the first appearance of "Primrose Hill," - a large man made conical hill now in the garden of Lowden Manor.- and the large pond a short distance to the South. It is assumed that Primrose Hill is formed from the spoil from the pond.

1844 - 1888 OS 25" 1st Edition / 1879 – 1888 Town plans / 1894 -1903 OS 25" 2nd Edition

Dwelling form and Farmstead:

Information provided by the later 19th century maps indicate some minor alterations over the course of the later half of the 19th Century - The most significant changes during this time made to the surrounding farmstead and division of land.

The dwelling and surrounding structures are formally identified as 'Lowden Farm' in the 1844 - 1939.

The volume built on the Western elevation, identified in the previous 1840s map is further extended with a seemingly narrow structure connecting the dwelling to the adjacent stable block

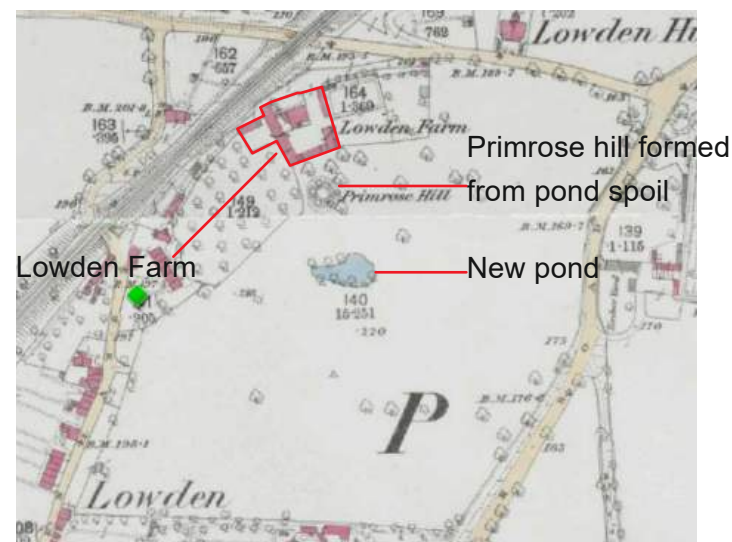
The southern extension identified on the 1840s Tithe map appears to remain the same although it may have been replaced with a more significant extension. The quality of the 1840s map makes it challenging to confirm this.

The perimeter of both extensions are much clearer in the earlier 1844 – 1888 OS 25" 1st Edition map than the 1840s tithe map. Which confirms the presence of a small structure in grey hatch on the south elevation, confirming this was most likely an early back door access to the dwelling pre-1840s.

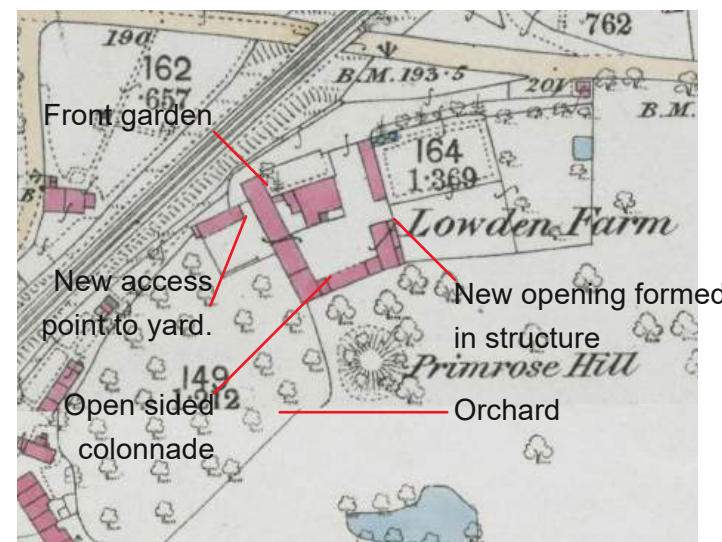
Some of the outbuildings forming the farmstead are shown to be built with an open sided colonnade providing some evidence to their likely construction as single storey open side cart sheds with a scale and function likely for storage of farm equipment. 1844 – 1888 / 1879-1888.

It is noted that structures in the place of both the greenhouse (Now in neighbouring land) and the stone store that exist today (In the walled garden - Under the ownership of Lowden Manor today) in the walled garden that remains today is identified on the 1879 – 1888 Town map.

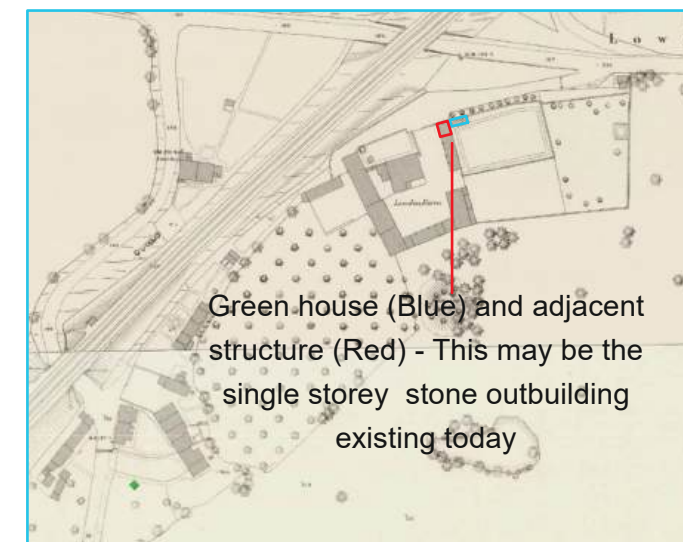
The structure containing the farmstead to the eastern side is demolished, seemingly to provide direct access from the farmstead to the eastern walled gardens to the East (This new opening is indicated as a gateway in later maps). The same is true of structure to the west of the farmstead to provide a new access route to the adjacent western



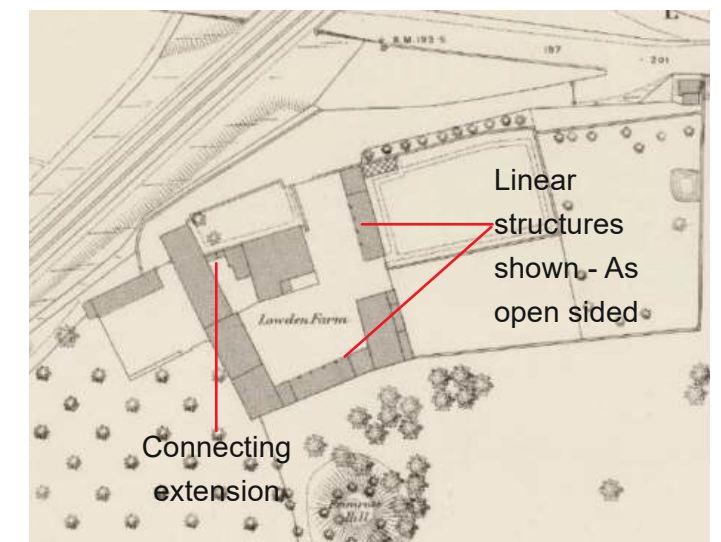
1844 - 1888 OS 25 "1st Edition" - 'Know your place'



1844 - 1888 OS 25 "1st Edition" - 'Know your place'



1879 - 1888 Town plans - 'Know your place' - No clear changes made from 1844 - 1888 - Map shows farmstead in greater detail



2 Identifying the Heritage Asset Affected and its Setting - Farmstead

yard space from the North – Removing the need to come through the main farmstead to access the land and adjacent yard space to the west of the property.

Eastern walled gardens, Orchard and fields to South:

Over the course of the 19th Century the division of land remains as per the earlier 1840s Tithe map. There is however further evidence provided in some of the other maps.

The eastern walled gardens remain divided into three segments over the 19th Century in the same format as the earlier 1840s Tithe map. However, the 19th century maps provide greater detail to the circulation and means of access to and from the farmstead and the gardens. The (1879 – 1888) map, which out of all the 19th century maps included in this statement, shows the most detail and indicates the north most of the walled gardens was accessible by a narrow gate from the eastern side of the original farmyard. This gate leads to a path around the inside perimeter of the garden wall allowing access to the green house and growing beds central to the space. Immediately adjacent to the south of the single gate, was a larger gate opening allowing access into the other two walled



Existing stone outbuilding as existing today

garden spaces. It is also made clear from this map that the three garden spaces were contained by walling rather than fencing.

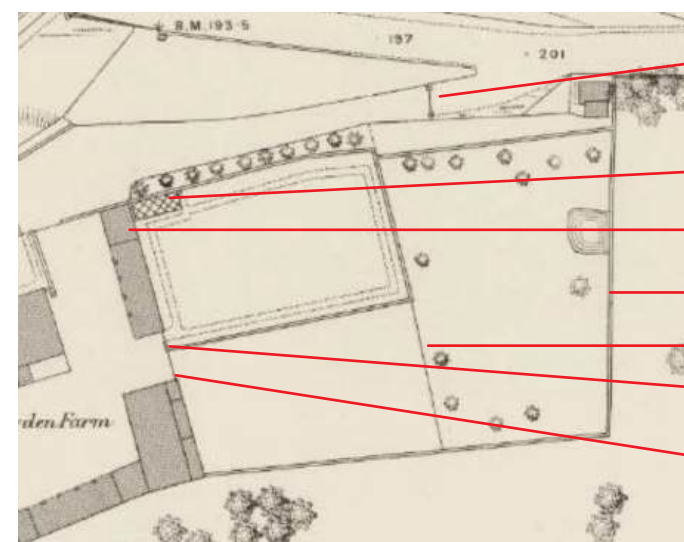
Wider context:

Generally, more development of residential properties over the 19th Century especially due southwest of the farmyard along the railway line running south, however the land in proximity to the farm remains intact and undeveloped.

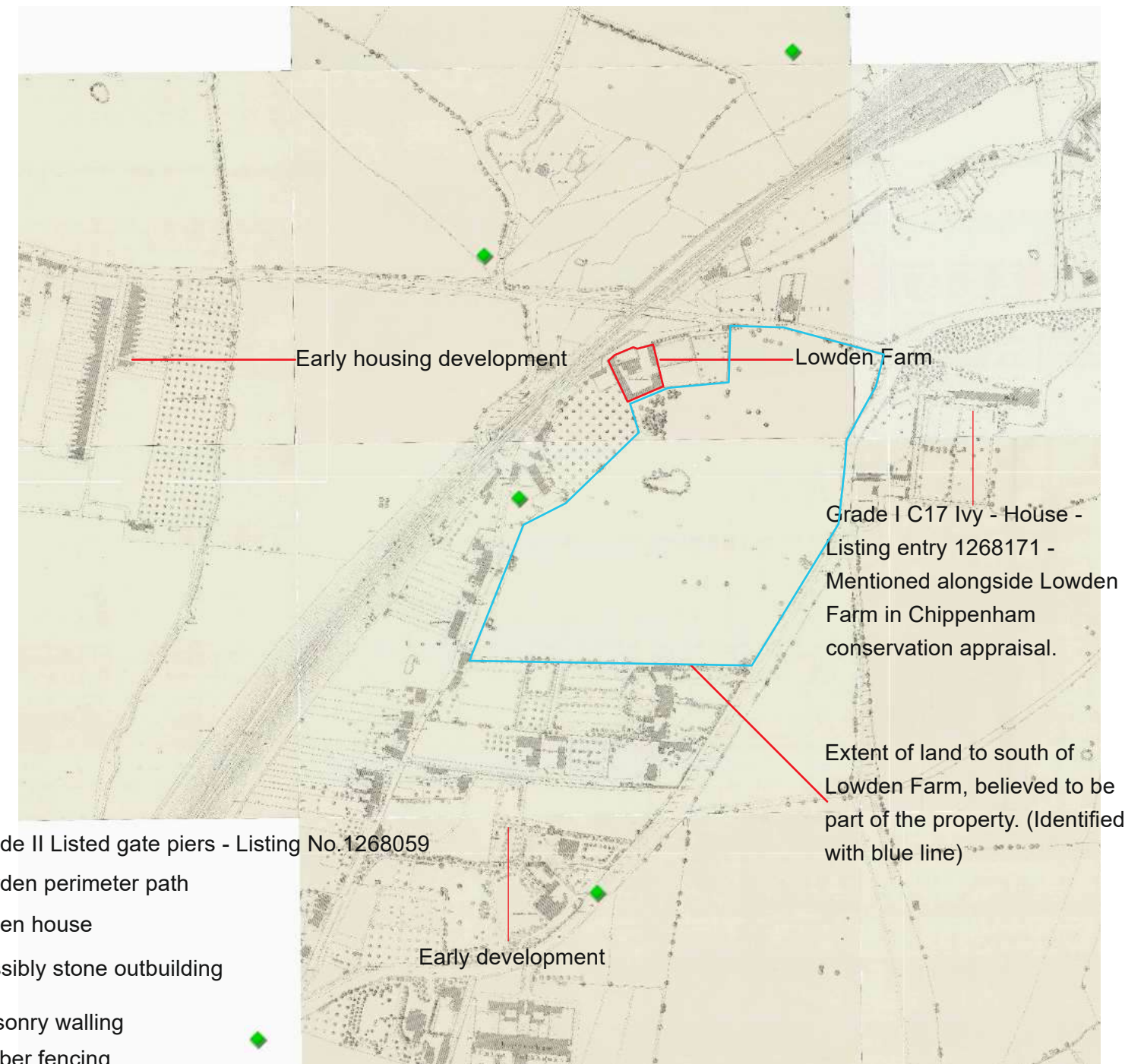
Land north of the railway line and 'Lowden farm' generally remains open farmland with the exception of some 50 new houses development due west of Lowden farm (Parliament street) and Lowden nursery. To the south of the property in the 1844 - 1888 map 'Primrose hill' is first detailed. At the same time a large pond is also detailed further south. It is reasonable to assume that the 'Primrose Hill' is the product of spoil from forming the pond.

Early 20th Century 1898 – 1939 OS 25th 3rd Edition/ 1921 -1943 OS 25th Rev

During the Early 20th century, the dwelling itself underwent significant change, this is confirmed by date stones present on extended parts (1919).



1879 - 1888 Town plans - 'Know your place' - division of gardens to the East



Early housing development

Lowden Farm

Grade I C17 Ivy - House - Listing entry 1268171 - Mentioned alongside Lowden Farm in Chippenham conservation appraisal.

Extent of land to south of Lowden Farm, believed to be part of the property. (Identified with blue line)

Early development

Grade II Listed gate piers - Listing No.1268059

Garden perimeter path

Green house

Possibly stone outbuilding

Masonry walling

Timber fencing

Smaller gate to gardens

Field gate

1879 - 1888 Town plans - 'Know your place' - Showing wider context

2 Identifying the Heritage Asset Affected and its Setting - Farmstead

A large volume of demolition was carried out to remove agricultural buildings bounding dwellings garden. It is also apparent that during the early - mid 20th century the land surrounding the dwelling both in the wider and more immediate context underwent significant division and development of new construction.

Dwelling form and Farmstead:

Significant changes to the dwelling are apparent on this map with extension to the East, South and West – The development of the dwelling is further analysed in an evaluation of the dwelling later.

The northern end of the linear agricultural building west of the dwelling (Assumed stable block and barn) is rebuilt inline with the Northern façade of the original dwelling. Extension to some of the outbuildings on the yard adjacent to the farmstead are also extended.

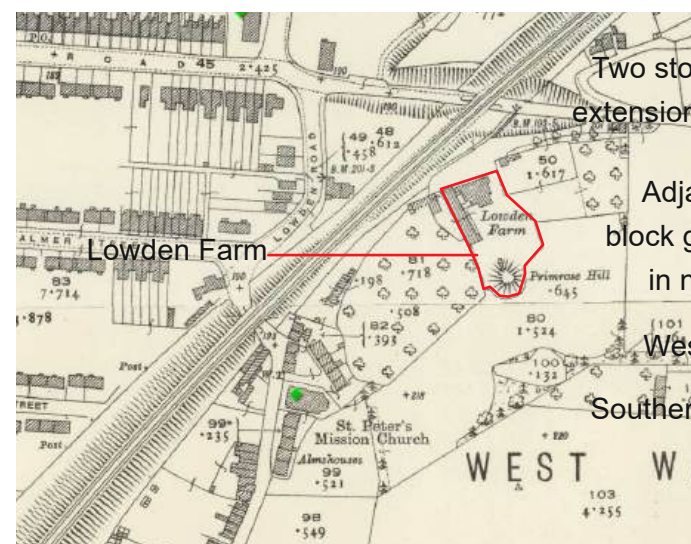
The agricultural buildings bounding farmyard to the east and south around the dwelling were demolished. The rectangular structure adjacent to the green house as identified on the 1879 – 1888 Town map is however left remaining (This supports the likelihood that the fabric of the stone building could date back to the early 1840s map).

Eastern walled gardens, Orchard and fields to South:

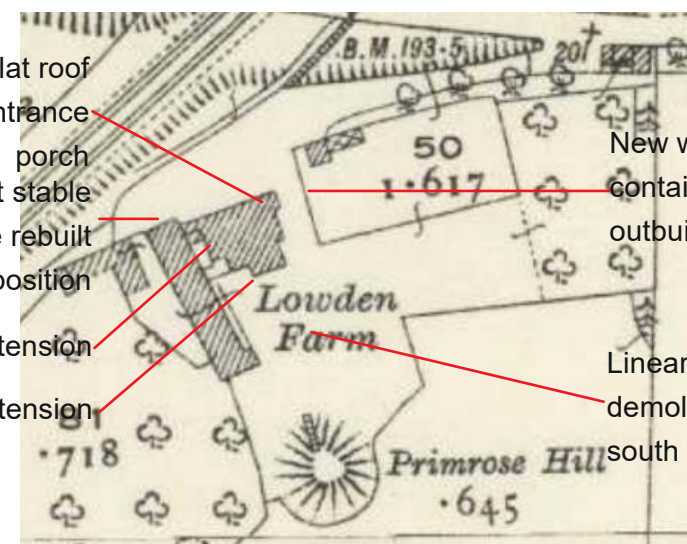
The bounding division of the East walled gardens as mapped in the 19th century is significantly altered, the western walling is demolished and a portion of it reconstructed in a new position to contain the stone store building and adjacent greenhouse (Positioned as it is today).

The southern fence line that bounded the southern boundary of the farmstead, previously defined by farm buildings is redefined with a fence line enclosed around the south side of 'Primrose Hill'.

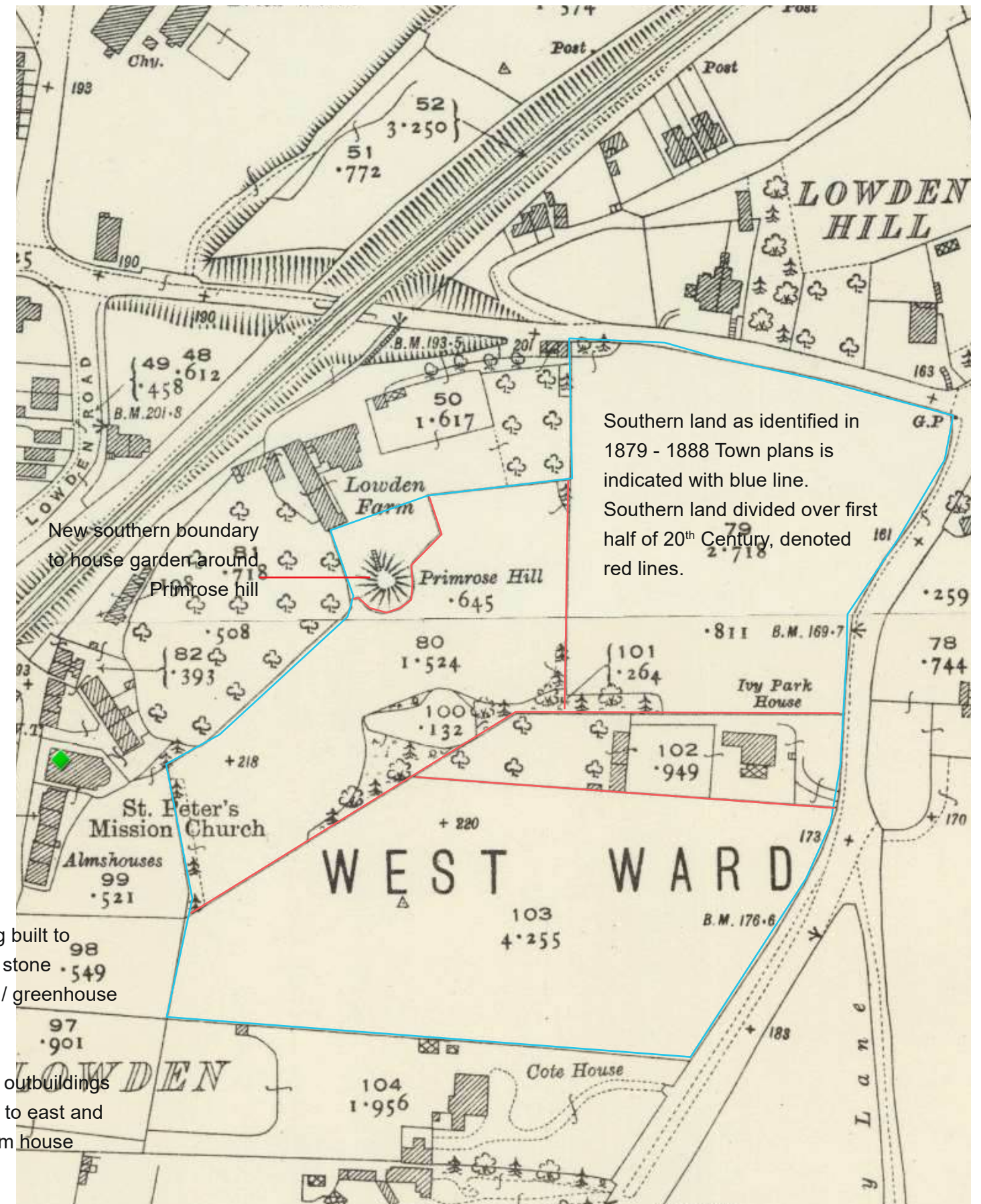
The southern field is divided up and developed. Note that construction of St Peters Mission church due southwest of Lowden Farm.



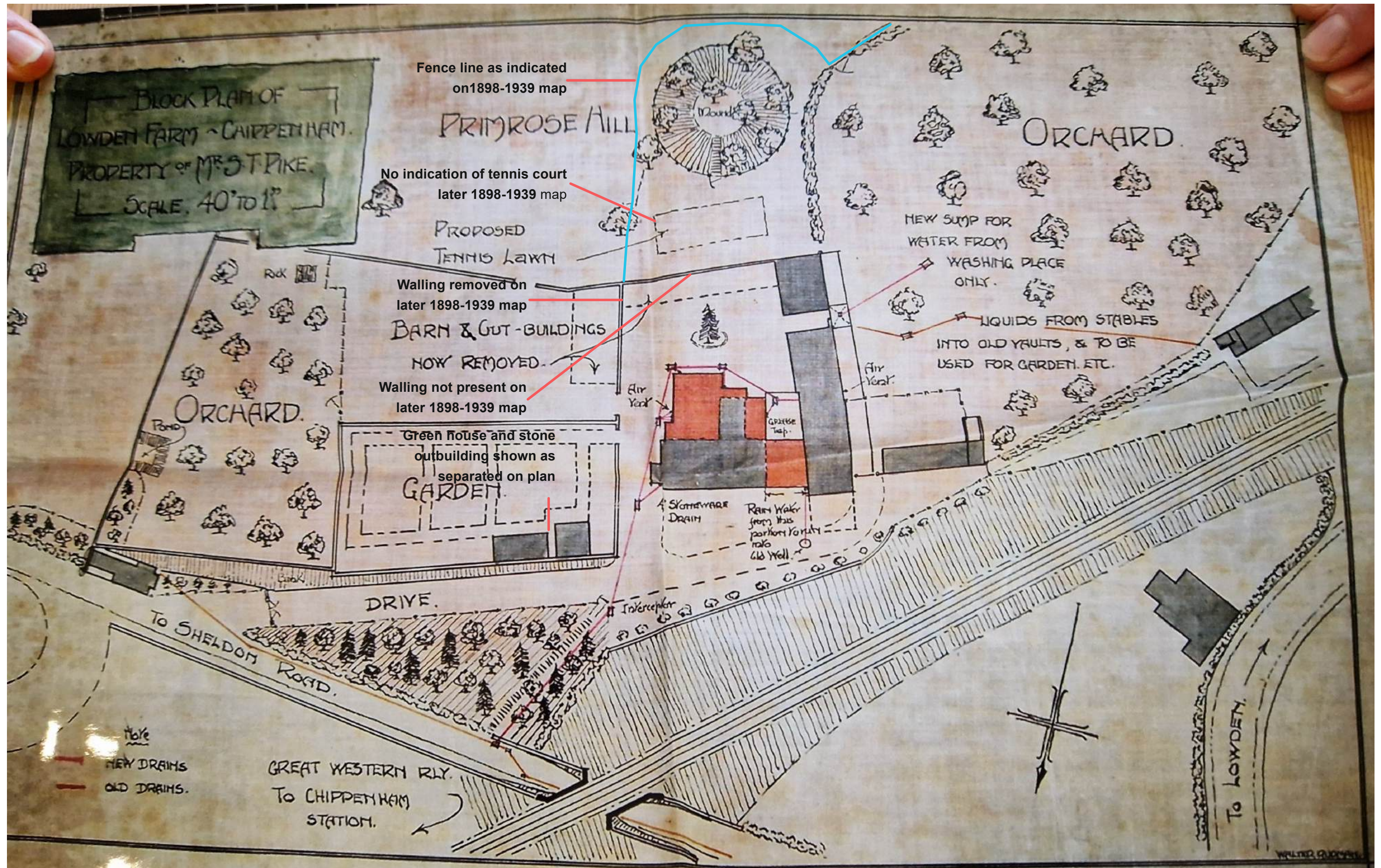
1898 - 1939 OS 25 '3rd Edition' - 'Know your place'



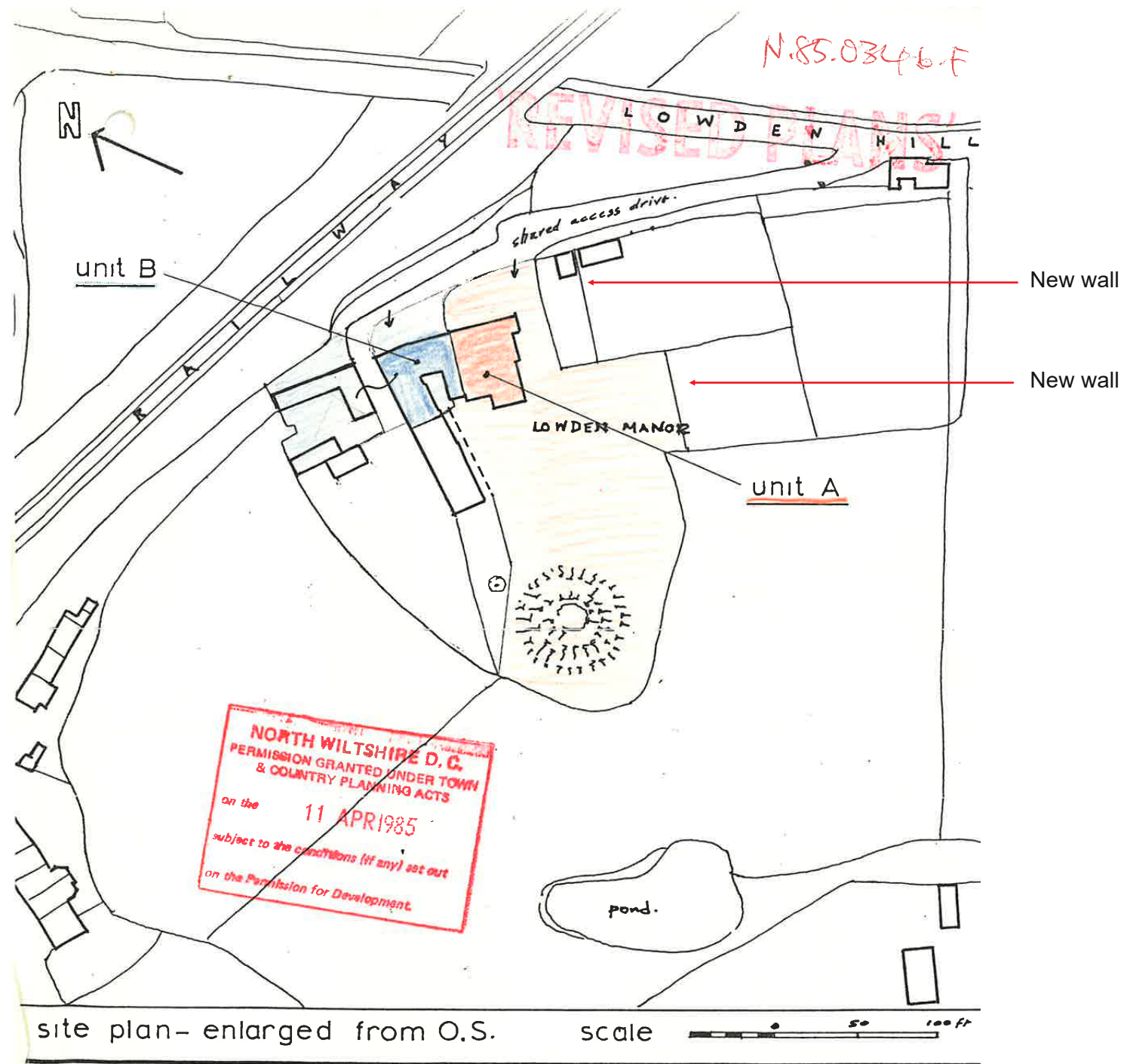
1898 - 1939 OS 25 '3rd Edition' - 'Know your place'



1898 - 1939 OS 25 '3rd Edition' - 'Know your place' - Map shows farmstead in greater detail



2 Identifying the Heritage Asset Affected and its Setting - 1980s Changes



LOWDEN MANOR.
Lowden Hill. Chippenham.

David Pugh — swindon 643690
plan no:- 845.50.4a

The most recent development was carried out in the mid 1980s, when the house was subdivided. Large portions of the walled gardens to the east were also sold off for housing development during this time and various alterations were made at this time to the property boundaries. It is assumed the existing ownership boundary of Lowden Manor as identified in this listed building application was defined by the 1985 application.

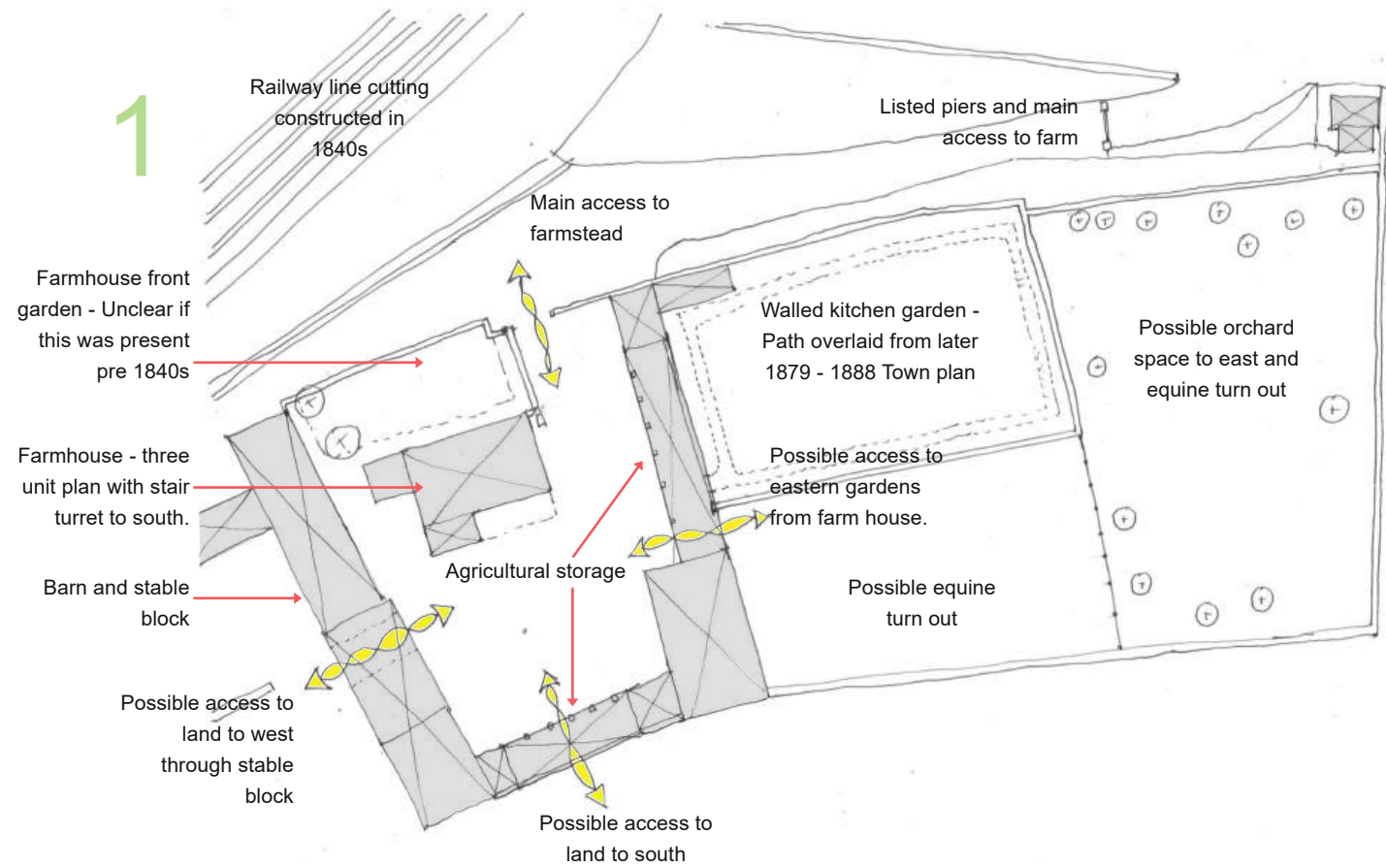
Alterations to the boundary included:

- Construction of a new brick boundary wall in the former walled garden adjacent (East) to the original position of walling that enclosed the farmstead to the east.
- New walling bounding the eastern side of the garden (South of the remaining walled garden).
- Division of house (Doorways blocked off)



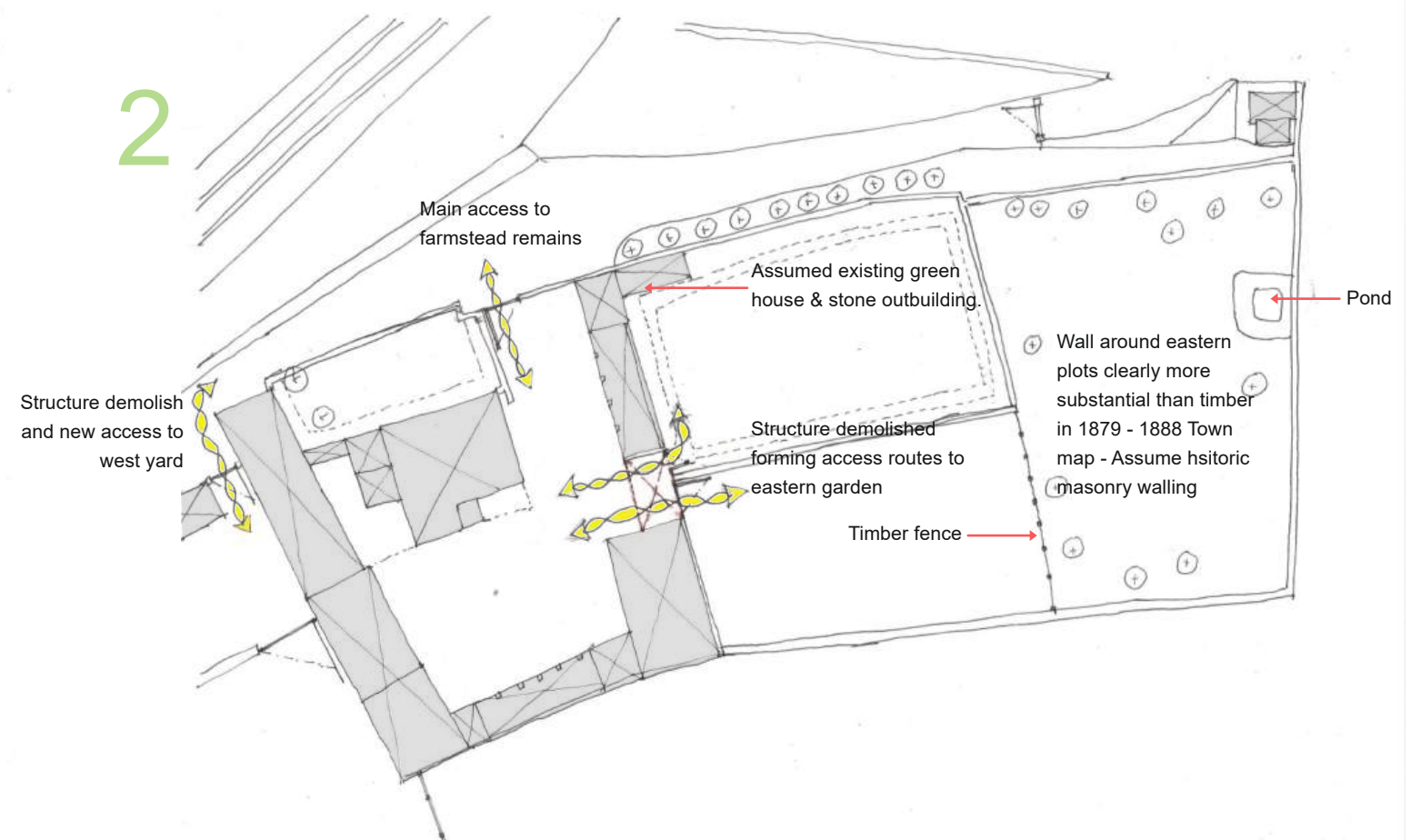
2 Identifying the Heritage Asset Affected and its Setting

1



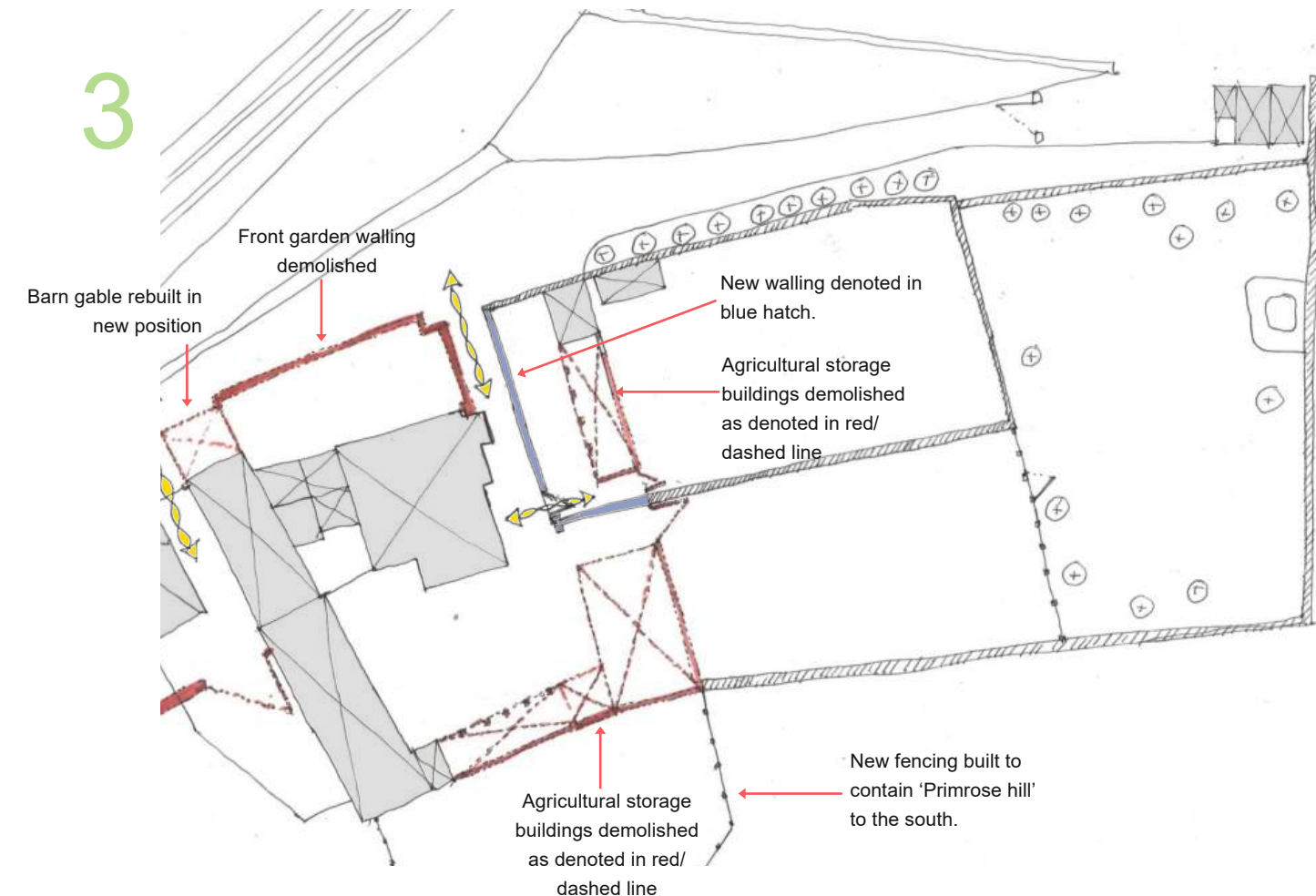
Sketch based on 1840s Wiltshire Tithes - 'Know your place'.

2



Sketch based on 1844 - 1888 OS 25 '1st Edition' - 'Know your place'

3



Sketch based on 1898 - 1939 OS 25 '3rd Edition' / 1915 Proposed works drawing- 'Know your place'

4



Sketch based on 2025 survey of the dwelling / 'Know your place'

2 Identifying the Heritage Asset Affected and its Setting

Evaluation of the dwelling:

C16/C17:

To echo the formal listing, and as mentioned previously the original detached building was a three-unit dwelling, constructed in the local vernacular of rubble stone with a roughcast lime render (As remaining on the existing Eastern gable) and a steep pitched roof form of 50 degrees plus, finished with stone roof tiles. Much like the C17 / C18 listed farm buildings noted in proximity to Lowden Manor House. All though it is not identified formally in the listing we think it likely there was a stair turret extending of the south elevation as identified in the earliest 1840s map to provide access to the second floor level of the dwelling.

C18 alterations:

It is noted from the photographic study that the front (North) elevation was “gentrified” at some point. The facade unique to the rest of the house is characterised by “8 over 8” / 6” over 6” sash windows set in simple stone surrounds with chamfered profile edges. The sash windows and parapet gutter construction indicate that this façade was a later addition than the dwellings C16/17 origin, likely constructed Circa Queen Anne 1702-1714 / or early Georgian period. It is also noted that early sash windows can be found on buildings in England dating back to 1685 (History of English House Nathaniel Lloyd) implying the possibility that the facade could date back to earlier than Queen Anne / early Georgian .

Further evidence of the later facade works is evident from the mismatch between the internal primary beams and the layout of the new front elevation. It appears - from the recessed corner quoins that the front of the house was also rendered at this time when the new window surrounds were installed.

C19 alterations:

During the 19th Century it is clear from the maps that some works were carried out with works to the western extension and potentially extension / development of the southern extension thought to be once house a stair turret.

As discussed C19 alterations to the dwelling are less clear than later additions - It is considered that works may have been carried out to extend the assumed southern stair turret to form additional spaces on ground and first floor. It is understood from the cartographic studies that structures to the west were also developed over this time.

C20 alterations:

In the Early 20th Century, significant work was carried out to the house in an “arts and crafts” style. This included an additional two-story extension to the south elevation forming a second, south facing gable end, adjacent to the earlier extended stair turret. A single-story bay window extension was also built on the south elevation and a two-storey flat roof extension is constructed to the east. The flat roof extensions are characterised by simple decorative corning / parapets – Investigations on site confirm these flat roofs are of more modern construction, built from concrete with Asphalt covering. Both southern extensions are characterised by identical 10 light stone mullioned and transomed windows formed with ovolo profiled stone members at ground floor level - At first floor level the master bedroom is served by 8 light stone mullioned and transomed windows formed with openings of identical proportions to the windows below. The windows themselves are a combination of inward opening casement windows, fixed and inward opening bottom hinged windows with curved guides in some places.



Site photo - North elevation showing 'Gentrified facade' with sash windows - See also three dormers above.



Primary beam mismatched to later opening for sash window



Primary beam mismatched to later opening for sash window

2 Identifying the Heritage Asset Affected and its Setting

Although It is noted that the changes that were made at this time were not built in exact accordance with the 1919 drawings (See drawings PP 14) , it is clear to see the intentions, and then see the actual changes that were made to the house on site.

Dormer windows:

It is unclear when the north facing dormer windows were constructed – However with reference to the coloured 1919 elevations it is evident that they were built prior to the early 20th century work. It seems likely that these dormer windows may have been carried out in conjunction with other works, perhaps when the northern façade was renovated in C18. The window frames are late C20th. The

remaining dormer windows were built as part of the early 20th century works.

Windows:

Considering the later addition of works to the northern façade and identified 20th Century additions, it seems that the sash windows are therefore the oldest windows that exist today. The metal casement windows were installed as part of early 20th century works. It is possible that the windows installed and constructed replicate what was previously there so this could indicate the general proportions / size and division of the windows.

The casement windows are in varying needs of repair throughout the building. This to is true for the stone work mullions, transoms, surrounds and cills. The sash windows too are in need of some renovation.



FIG. 523.—The four-light mullioned and transomed window of the seventeenth century was superseded by the sash window towards the close of that century. First constructed of stone or brick, it was latterly made of wood. The illustration is of a window with hollow chamfers; other examples had the ovolo moulding (Fig. 521), and some the splayed chamfer (as Fig. 499), whilst others again had mullions of square section, slightly rounded at the angles.

FIG. 524.—The interior of a window in the gallery. The mullions have hollow chamfers.

FIG. 525.—The upper window frames are of wood, the design of which was the last phase of mullioned and transomed frames. These began to be superseded by sashed frames c. 1685. The lower windows have had the casements removed and sashes substituted. The mullioned windows have their upper lights slightly taller than a square, the latter being a proportion usually avoided.



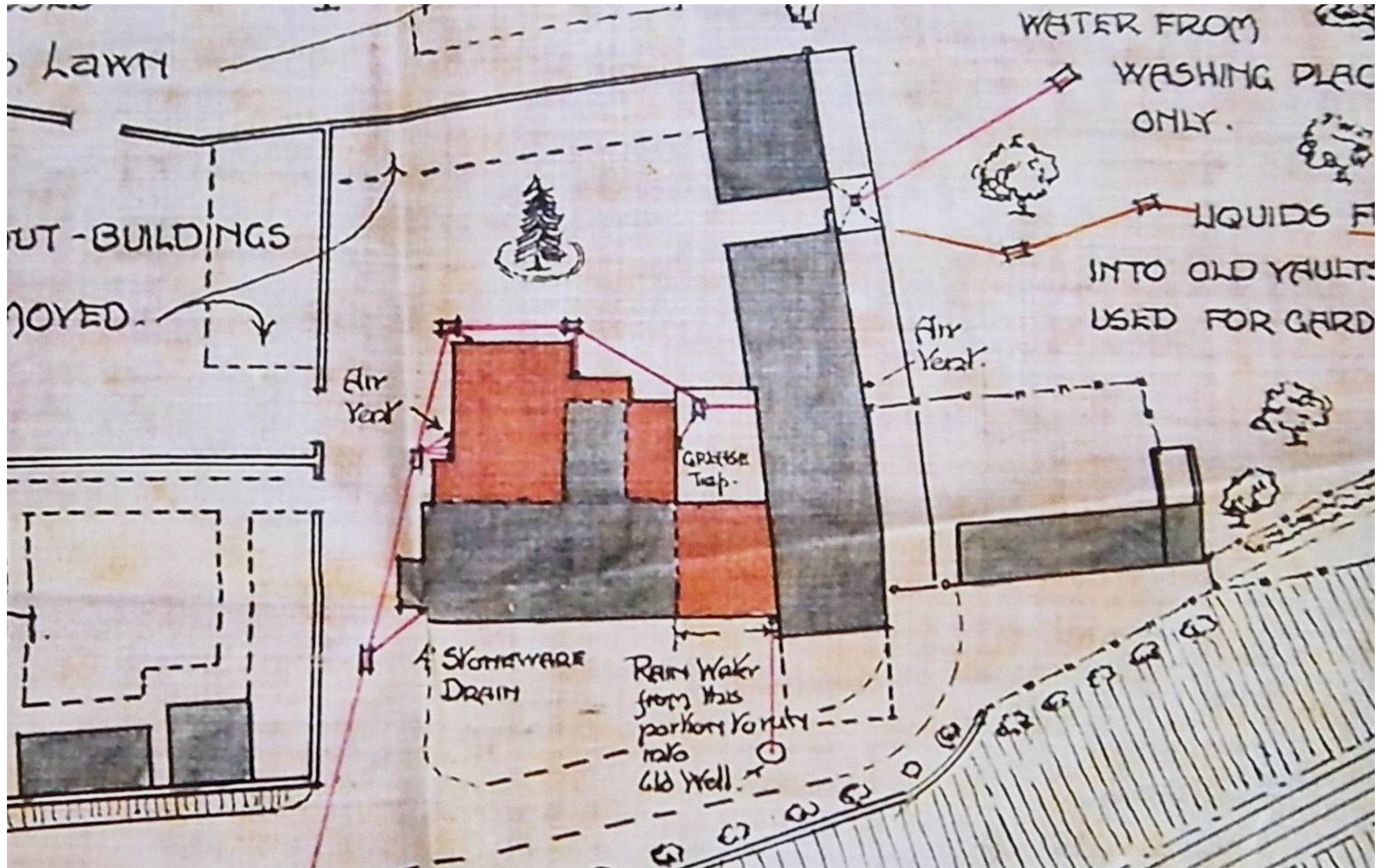
Site photo - South elevation



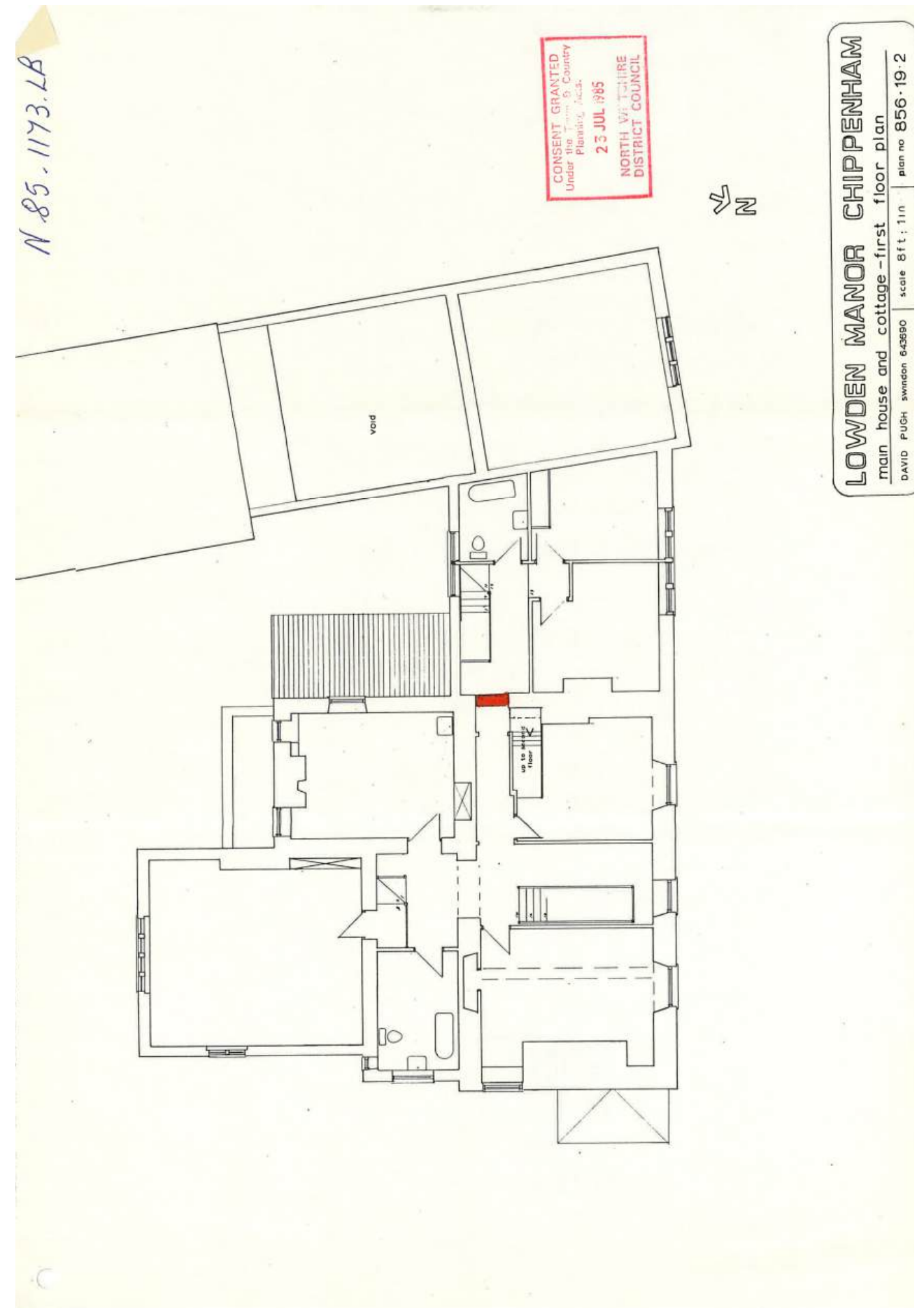
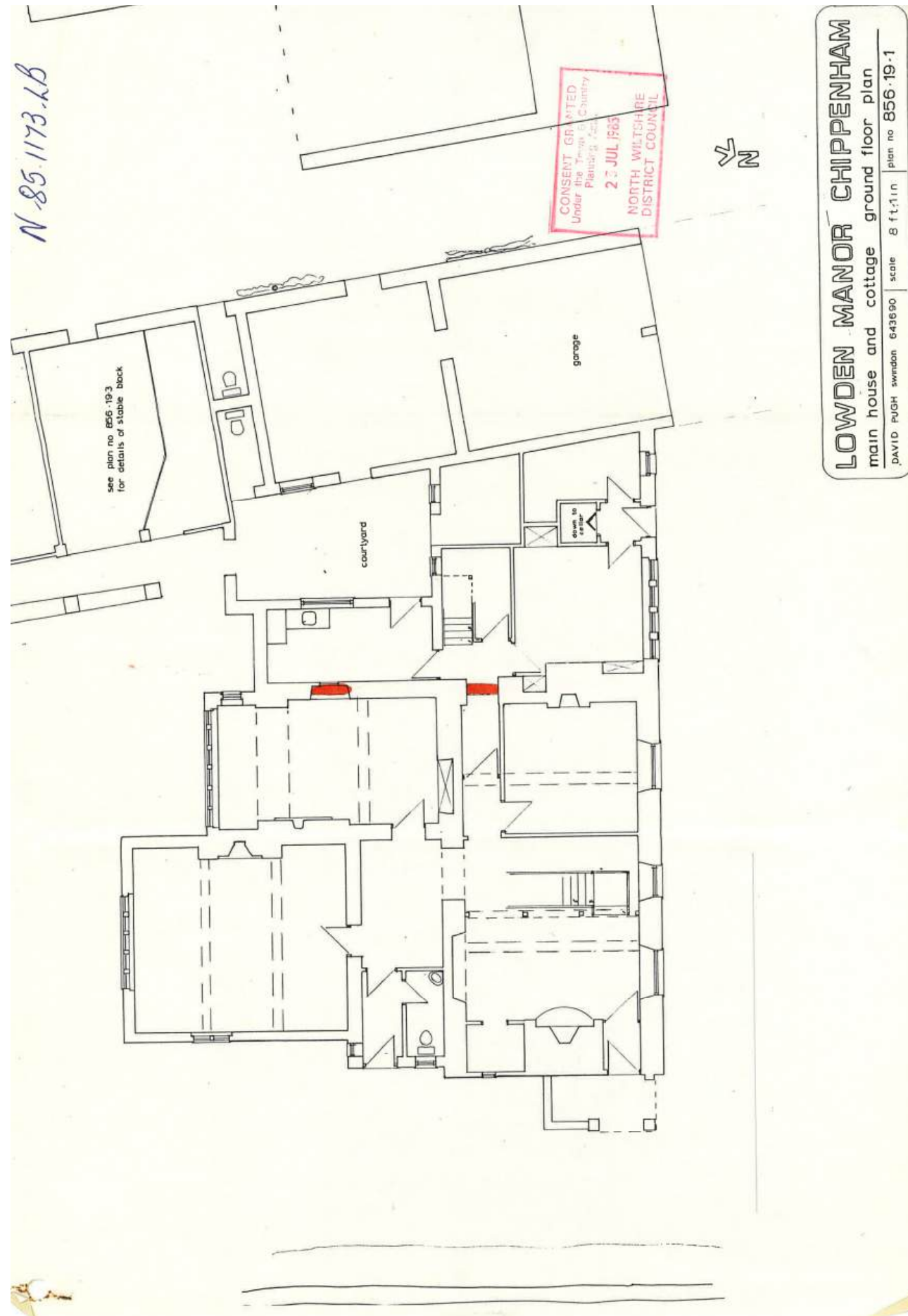
Site photo - South elevation

2 Identifying the Heritage Asset Affected and its Setting - Early C20th Changes





2 Identifying the Heritage Asset Affected and its Setting - 1980s Changes



1985 - Approved Planning drawings showing changes made to subdivide the house.

2 Identifying the Heritage Asset Affected and its Setting - Roof Photos

Roof - Overview.

The roof coverings over the roof are cotswold stone tiles ("forest marble"), installed on cross battens. There is no sarking felt, but instead the underside of the roof has a traditional lime "torching" layer plugging gaps between tiles. The tiles are fixed with a combination of iron / oak pegs as different parts of the roof have been completed at different times.

Where it has been inspected and where the rafters are not boarded out, the existing roof coverings over the original plan form and earlier southern extension appear to have been done earlier than the 1919 southern extension. The pegs used over the southwest rear wing uses iron pegs, where the main roof over the original three unit plan uses oak pegs, suggesting the roof coverings were replaced at different times. The pegs are now - particularly in the South West rear wing - very badly corroded and the tiles are beginning to slip and are hazardous. The roof over the original three unit plan and southwest rear wing is failing and in need of immediate renovation.

The remaining roof area over the later 1919 south east rear wing is in better condition for the majority, with the exception of the ridge tiles. However considering the life expectancy of a stone tile roof is around 100 years, replacing the coverings of this roof would be advisable as part of the works. Note that the tiles are held on with iron (sometimes galvanised) pegs over the extension.

The Southern two wings are (very poorly) insulated at first floor ceiling level. The bottom section of the roof in the 1920s south wing is completely uninsulated (above the sloping part of the ceiling in the principal bedroom).

The Northern "front" wing of the house is plasterboarded with modern plasterboard and skim, polythene VCL is installed below the common rafters and a very limited amount of insulation is installed between the common rafters under the traditional lime "torching". It is clear over this area the insulation has been installed from below - Perhaps as part of the 1985 works to divide the house. Above the second floor bathroom a flat ceiling has been installed on ceiling joists - Limited insulation has been installed over these joists.



North and East wing roofs. Roofs beyond in slate and clay tiles were formerly part of owden Farm - separated in 1980s.



The North (Front) wing roof has a very old roof structure, but modern plasterboarded interior



South West (rear) wing roof - Lime torching and iron pegs failing



South West Wing - emergency repairs using expanding foam.



South East Wing - 1919. Roof failures limited to ridges - but the roof is at the end of life.

2 Identifying the Heritage Asset Affected and its Setting - Changes and developments over time.

The plans on this page illustrate the general historic development of the house, starting with the “original” rectangular plan of a typical C16th Cross Passage Farmhouse with stair turret.

C18 changes include:

- New northern facade with sash windows. (Possibly earlier - C17)
- The front of the house was rendered - evident from the recessed corner quoins.
- Possible west doorway through external wall for access to western extensions.
- North facing dormers possibly constructed in tandem with facade works.

C19 changes include:

- Possible alteration to early stair turret to form additional ground and first floor level space.
- New access in east facade for access to possible rear cross passage
- Alteration to structures on western elevation.

C20 changes include:

- Significant extensions built to the back of the house, and removal of various farm outbuildings.

- A new extension was added to the west of the main house frontage, linking it to outbuildings further to the west.

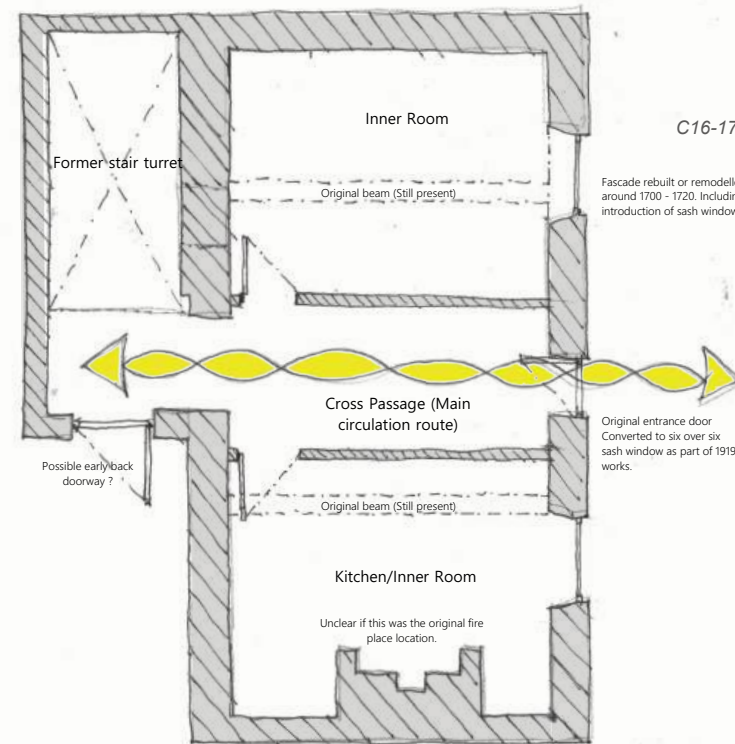
- The front door was changed into a window, and the new front entrance and porch was added to the western gable end

- Various internal alterations were made to the layout, including a new main staircase inside the remodelled front hallway.

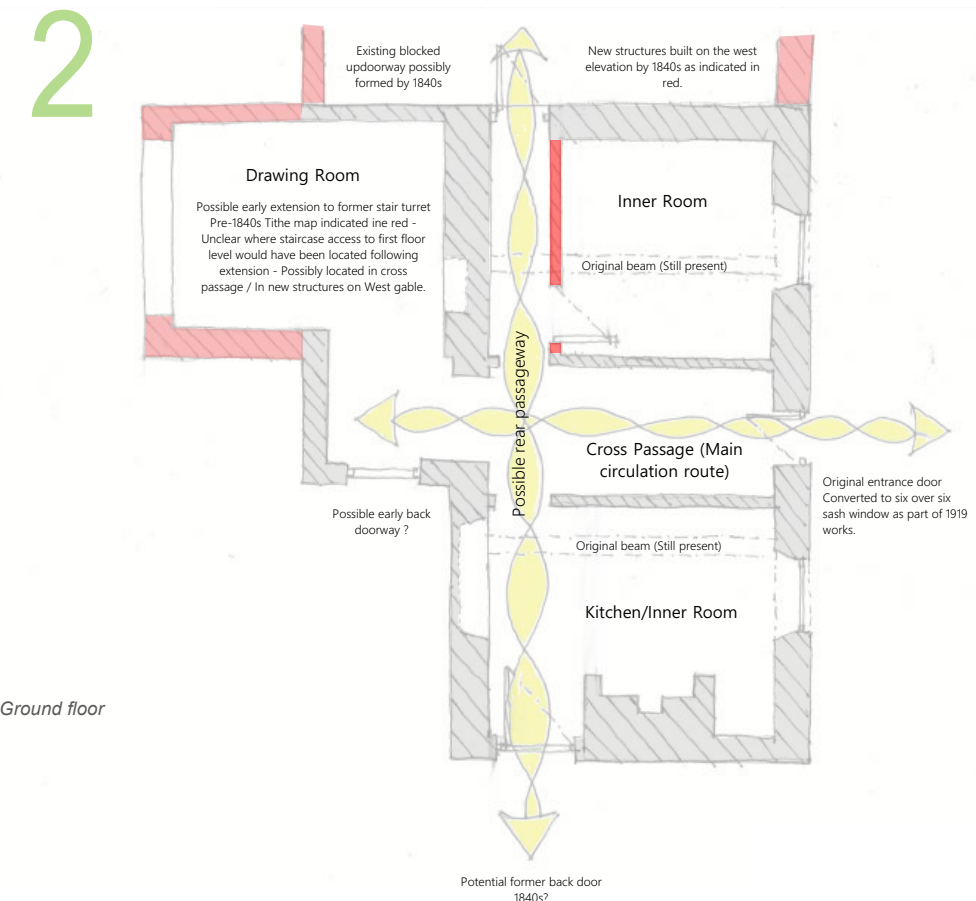
- The possible former location for a back door into the ‘Entrance hall’ is blocked up with ashlar - the 1919 proposed drawings show double casement windows where originally intended here.

- In general, the architectural style that was adopted for all these changes was “arts and crafts” - typified by the stone mullioned windows with steel subframes and leaded lights. Some principal internal details follow this pattern - fireplaces and the main front staircase.

C21 changes include:

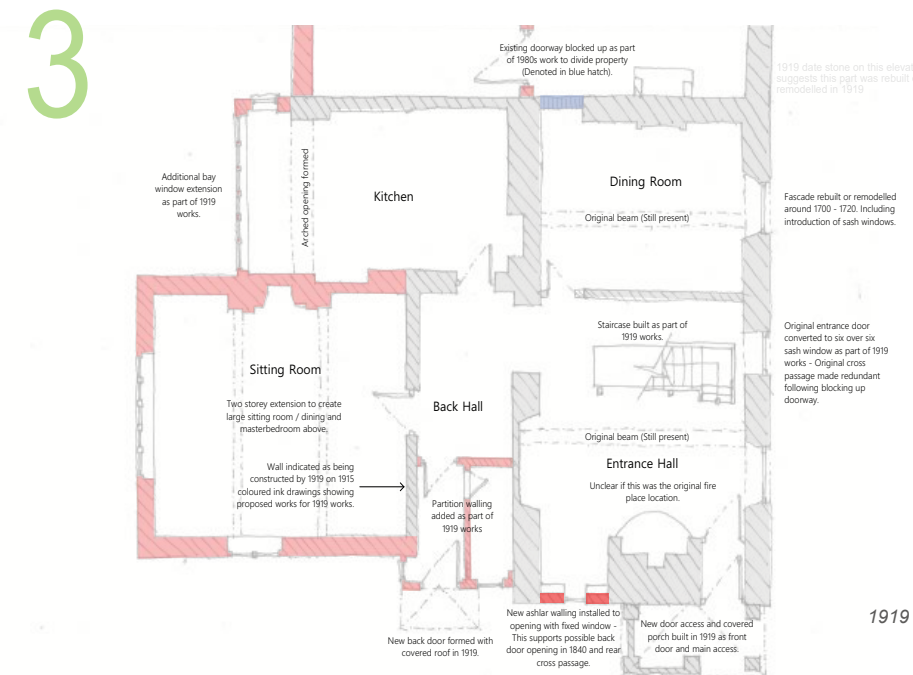


C16-17: Typical 3 Unit Cross Passage Farmhouse Plan form - Ground floor



1840- 1888 Plan form development - Ground floor

As noted it is not clear when the dormer windows were added to the front of the house but they would appear to precede the C20th works, even though the current window frames are late C20th. The front roof is interesting with much earlier - C16th-C17th trusses and purlins clearly built prior to the



1919 - 2025 Changes made in 1919 / 20 picked out in red - Ground floor.

- Existing doorways between western extension blocked off in division of house

Evidential value:

“The potential of a place to yield evidence about past human activity.”

The cartographic study of the historic maps sourced from ‘Know your place’ in tandem with the later maps identifying in more detail 21st century alterations provide evidence that ‘Lowden Manor House’ was once the main dwelling serving ‘Lowden Farm’. The maps demonstrate the dwelling was once enclosed by functional, utilitarian buildings with contained land both near and far indicating an idea of the scale of farm operations that could have been carried out.

The cartographic study has also provided evidence to the development of the original walling / division of the land to the east of Lowden Manor forming the walled gardens that has been altered and sold off for development over the life of the heritage asset. This has allowed identification of what walling is of more original fabric and what is more modern in construction.

The study of the dwelling both through review of maps and a photographic study has provided insight to the chronological sequence of the development that has been carried out to the house. The works identified, include early works to develop the C16/C17 northern façade in C18 (possibly late C17) to install new sash windows and render the front elevation. The likely extension of the original southern stair turret in C19 and adjustment to western structures, this included connection of the dwelling to buildings to the west during this time. Later C20 extensions include the southern bay window to the previous C19 southern works, two storey southwest rear wing extension and two storey extension and porch to the east. Most recent works following review of the 1985 planning application include the division of the house and further division of the land.

Evidence gathered also identifies the sash windows as likely the oldest windows in the house, except for the single casement window W-106.3 in R106 (Bedroom 3), the opening of which is likely “original” C17th– The timber window though is likely not considering the material and age of the building. Subject to this and evidence gathered, it is likely that all other metal casements windows were installed later as part of the C20 works – Of course this does not confirm if the windows themselves were made at this time as they could have been reused in newer works.

Historic value:

“The ways in which past people, events and aspects of life can be connected through a place to the present”

Historic value of the site largely lies in the context as a C16/17 farmstead. As such the relationship between the dwelling and once surrounding agricultural buildings, gardens to the east and land to the west and south created the most valuable historic context as this identified its original purpose as an operational farm. As identified in the cartographic study this context has now for the larger part been lost following demolition of the agricultural buildings to the east and south and alterations and division of the eastern walled gardens during the 19th century / 20th century.

With consideration to this the historic context that remains is the converted stable block / barn bounding the land once owned by Lowden Manor to the west, and once carried out a functional role for the operation of the farm. The other remaining context is the identified historic fabric of the walled garden (excluding the 20th century alterations) to the east and the historic stone outbuilding / adjacent greenhouse which provides evidence to the function of the walled gardens in providing food for the farm.

The C17/C18 alteration to the façade to develop the humble farmhouse to grander more gentrified form provides an insight into the fortune and mindset of the previous owner of Lowden Farm, which in turn reflects the social status or aspirations of the time. These early changes although not of original fabric are therefore an important part of the historic narrative as ‘Lowden Farm’ transitioned to ‘Lowden Manor House’ and are of historical value in identifying the historic narrative.

The original part of the house remains in existence today, however the internal arrangement and original points of access to the front and rear have been altered over the course of its life, along with the originally intended circulation of the spaces as identified in the evaluation of the heritage asset.

A general survey of the house in tandem with inspection of parts of the house that would be affected by the current proposals confirm that internal alterations have been made throughout the original part of the house. This includes the construction of the staircase in 1919 between ground and first floor in R007 (front hall) and are modern timber joists spanning onto sleeper walls have been inserted to support the narrow screwed down floorboard finish in these spaces. The staircase, floor structure and finishes therefore not original or particularly historic fabric. The existing circulation does not evidence how the three-unit cross passage plan would have originally been used and is of little historic importance.

Later development of the southwest rear wing, west and east extensions in the 20th century although are well made and are interesting examples of design and construction are not of original fabric. These parts are constructed with the use of concrete for lintels and ground bearing floor slabs. Bricks for the inner leaf of the masonry walling are also used as identified on site. These parts are therefore not greatly significant regarding the historic function as a farm nor do they provide great insight into what

the original southern elevation would have looked like – Other than perhaps the scale, proportions and form of the windows. None the less the 20th century additions are a significant part of the historic narrative, in the sense the building as it stands today functions and looks resulting from these changes.

Aesthetic value:

“The ways in which people draw sensory and intellectual stimulation from a place.”

The aesthetic value of the house lies not only in the craftsmanship, detailing, form and materials that make up and characterise the house, but which is arguably enhanced by the narrative resulting from the historic narrative evident in the various parts of the building. The interiors and fixed furnishing follow this narrative with a range of differing finishes throughout completed at differing times.

The existing fabric tells a story of the humble farmhouse, that was once much smaller in plan form, becoming a larger and grander Manor House with its gentrified front facade, and then being extended significantly in 1919, and then lastly being subdivided in the 1980s.

The most obvious elements of aesthetic value are the stone roof, the formal “Queen Anne” front elevation, and the well designed “arts and crafts” elements introduced in the early C20th.

The aesthetic value of the setting as it is today is compromised by the significant development of modern housing built right up to the eastern and southern boundaries of the dwelling. There is however a special relationship that does remain between the dwelling and the remnants of the walled garden to the east that evidences its historic function. This is also true for the converted barn and stable block to the west.

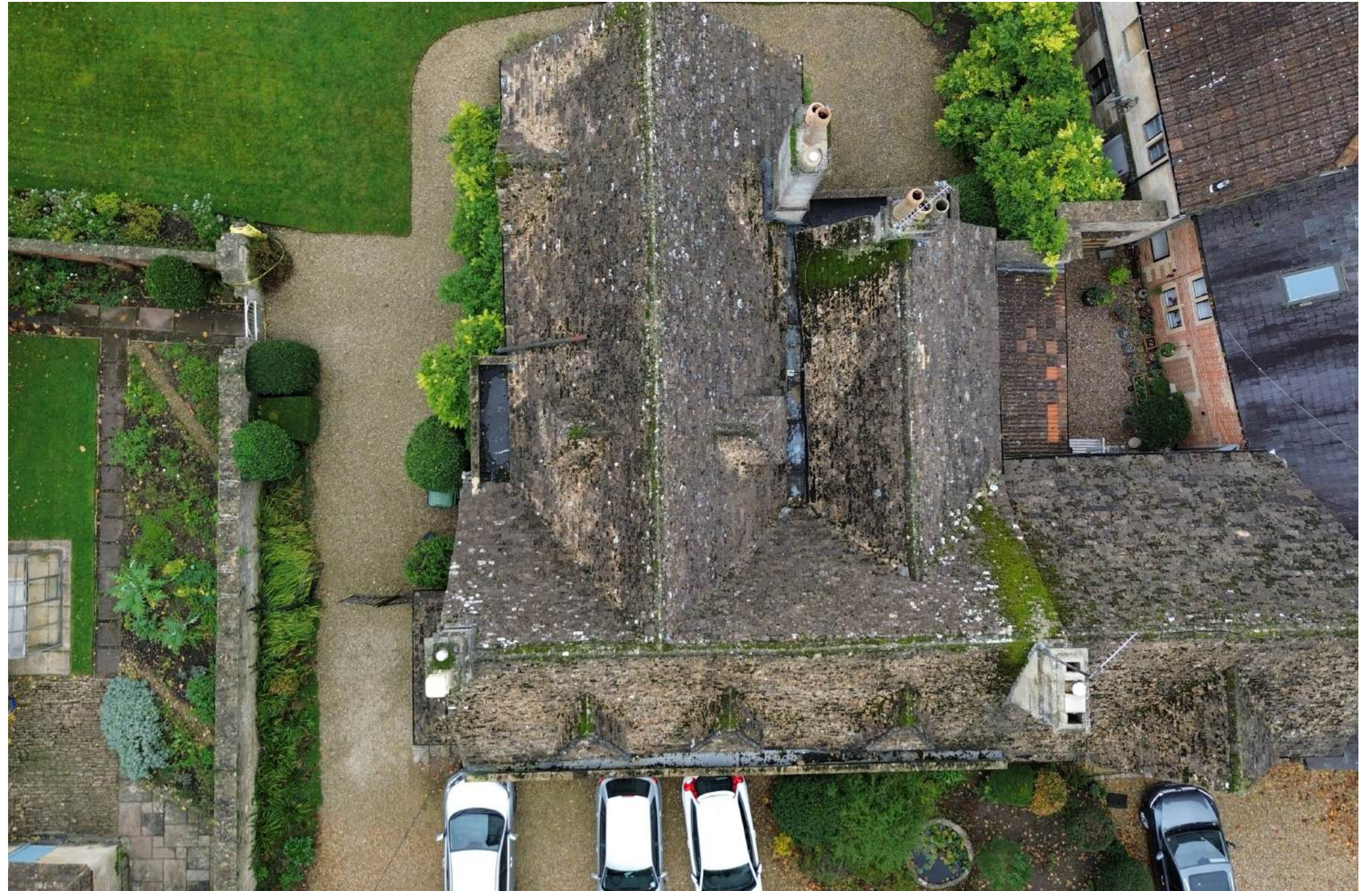
Communal value:

"The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory."

The dwelling is one of the oldest buildings in Lowden Hill, but has never had any particular public or social relevance or historic connections. Its Communal values as a working farm and its associations with its occupants are no longer evident in the building itself.

Conclusion

The Heritage Values of this building lie primarily in the Evidential, Historic and Aesthetic values.



4 Proposed Works

Summary of proposed conservation/repair works which contribute positively to the Heritage Asset

Proposed Alterations - General

- General investment in the building - the most effective way to assure its long term future. Re roofing on a like for like replacement basis
- Sensitive structural repair of window mullions, transoms, surrounds and cills.
- Renovate existing windows where possible and replace like for like if required.
- Replace secondary glazing.
- Disassemble existing 1919 staircase, strip back stain and apply new finish to timber. Make two new risers/treads from existing quarter landing and reinstall as straight flight 180 degrees rotated.
- Re routing and upgrading of services.
- Install escape ladder rungs to Westside of chimney -

Proposed Alterations - Ground floor

- Dig up modern concrete slab in R001 and install more sensitive "Glasscrete" lime flooring system with UFH system -
- Lift existing narrow timber boards in R006/ R007, remove modern soft wood joists/reduce floor sleeper walls - Install "Glasscrete" lime flooring system with UFH system.
- Remove 20th century casement window on east elevation of R001 and relocate to modern ashlar infill walling enclosing R008 - As per intended 1919 application aligning with double casement above.
- Adjust existing opening remaining from

removed window in R001 to form new opening for sliding doors.

- Form new opening between R001/R002 in 20th century fabric.
- Demolish partition walling in R005 hall (Containing 'Back hall' & W/C as existing)
- Demolish partition walling containing existing boiler to open up space for reading nook.
- Construct new walling to form new rooms R002/ R003/R004.

Proposed Alterations - First floor

- Form new door opening between R101 & R104 and install new lintel.
- Make adjustment to floor structure in R101 to install new steps R101 & R104.
- Line & insulate the walling in R101 / Infill existing doorway into R104 (Existing bathroom)
- Adjust landing trimmed opening for stair case for new arrangement / position.

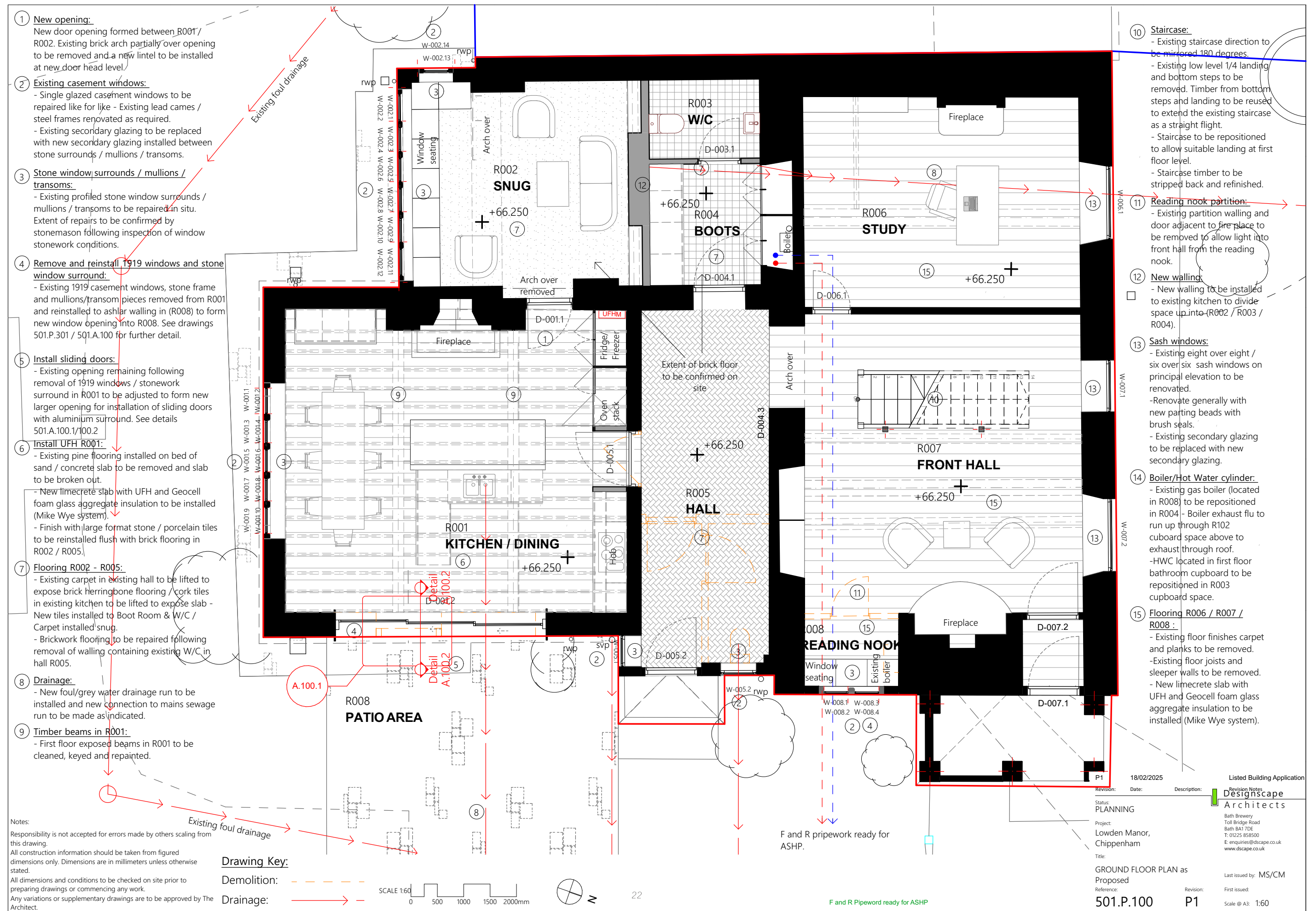
Proposed Alterations - Second floor / Roof

- Install No.3 velux rooflights to roof for escape.
- Replace all main roof coverings with like for like stone - Install with swept valleys. Install new counter battens for ventilation (Adjust eave details as necessary) & improve thermal performance of roof -
- Renovate / replace leadwork flashings / guttering like for like.
- Install high performance insulation to flat roofs, install liquid membrane covering.



Mike Wye - Limecrete and Geocell foam glass and replacement ground floor construction for R001 / R006 / R007

4 Proposals - OUTLINE PROPOSALS (Ground Floor)



4 Proposals - OUTLINE PROPOSALS (First Floor)

- ① **Existing casement windows:**
 - Single glazed casement windows to be repaired like for like - Existing lead comes / steel frames renovated as required.
 - Existing secondary glazing to be replaced with new secondary glazing installed between stone surrounds / mullions / transoms.
- ② **Stone window surrounds / mullions / transoms:**
 - Existing profiled stone window surrounds / mullions / transoms to be repaired in situ. Extent of repairs to be confirmed by stonemason following inspection of window conditions.
- ③ **RT-02 (Proposed roof treatment):**
 - Existing flat roof above existing kitchen formed with concrete and asphalt covering. Insulation to be installed ontop of existing flat roof with new liquid applied membrane roof covering.
- ④ **Bedroom 1 R101 Alterations:**
 - Low level storage with shelf installed to divide up Bedroom.
 - New window seating over radiator below windows.
 - Consider dry lining external walls
- ⑤ **New opening to Ensuite :**
 - New opening formed in walling between R101/R104. Installation of new lintel required.
 - No.3 steps to be installed in new S/O for access between differing floor levels in ensuite and masterbedroom. Stairs to be hidden in kitchen bulkhead in space below.
- ⑥ **Ensuite R104 floor finish:**
 - Carpet in existing bathroom to be lifted and subfloor to be investigated.
 - Ensuite to be tiled on suitable separating layer / underlay.
- ⑦ **Ensuite arrangement :**
 - Existing bathroom (R104) to be re-arranged to suit new ensuite access. Contractor to investigate location of soil vent pipe connection from existing WC.
 - Existing door opening into room to be infilled with stud work walling.
- ⑧ **Escape ladder:** New metal rung ladder to be installed to west elevation of chimney stack to allow escape from roof valley to flat roof below.
- ⑨ **Staircase opening in landing:**
 - Existing landing opening to be adjusted to accomodate adjusted flight of stairs. (Existing opening denoted with orange dashed line).
 - Timber plank floor finish on landing to be relaid like for like and any new timber planks required to match existing size and finish.
 - Balustrade/Stair posts adjusted around new opening.



- ⑩ **Doorway to be infilled:**
 - Existing doorway on landing to be infilled with stud walling - Doors to be removed.
- ⑪ **New bathroom:**
 - Existing bedroom to be converted to bathroom serving bedrooms 2 & 3. New drainage to connect to drainage from existing bathroom above on the second floor level. Contractor to investigate and confirm location of soil vent pipe from above. Floor as R104.
- ⑫ **Sash windows:**
 - Existing eight over eight / six over six sash windows on principal elevation to be renovated.
 - Renovate generally with new parting beads with brush seals.
 - Existing secondary glazing to be replaced with new secondary glazing.
- ⑬ **Acoustic lining R106 :**
 - New acoustic insulation lining installed to back of storage cupboard in R106.
- ⑭ **Floor finish R102/R106 :**
 - New carpet installed on existing subfloor.
- ⑮ **Adjust cill height :**
 - Raise cill to match cill of adjacent window.
 - Remove window and remake existing window to fit new opening.
- ⑯ **Remove door frame:**
 - Remove existing doorframe installed above quaterlanding on staircase. Door way at foot of stairs to be changed to a FD30 door.

Notes:
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Drawing Key:

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Drainage: ————>—

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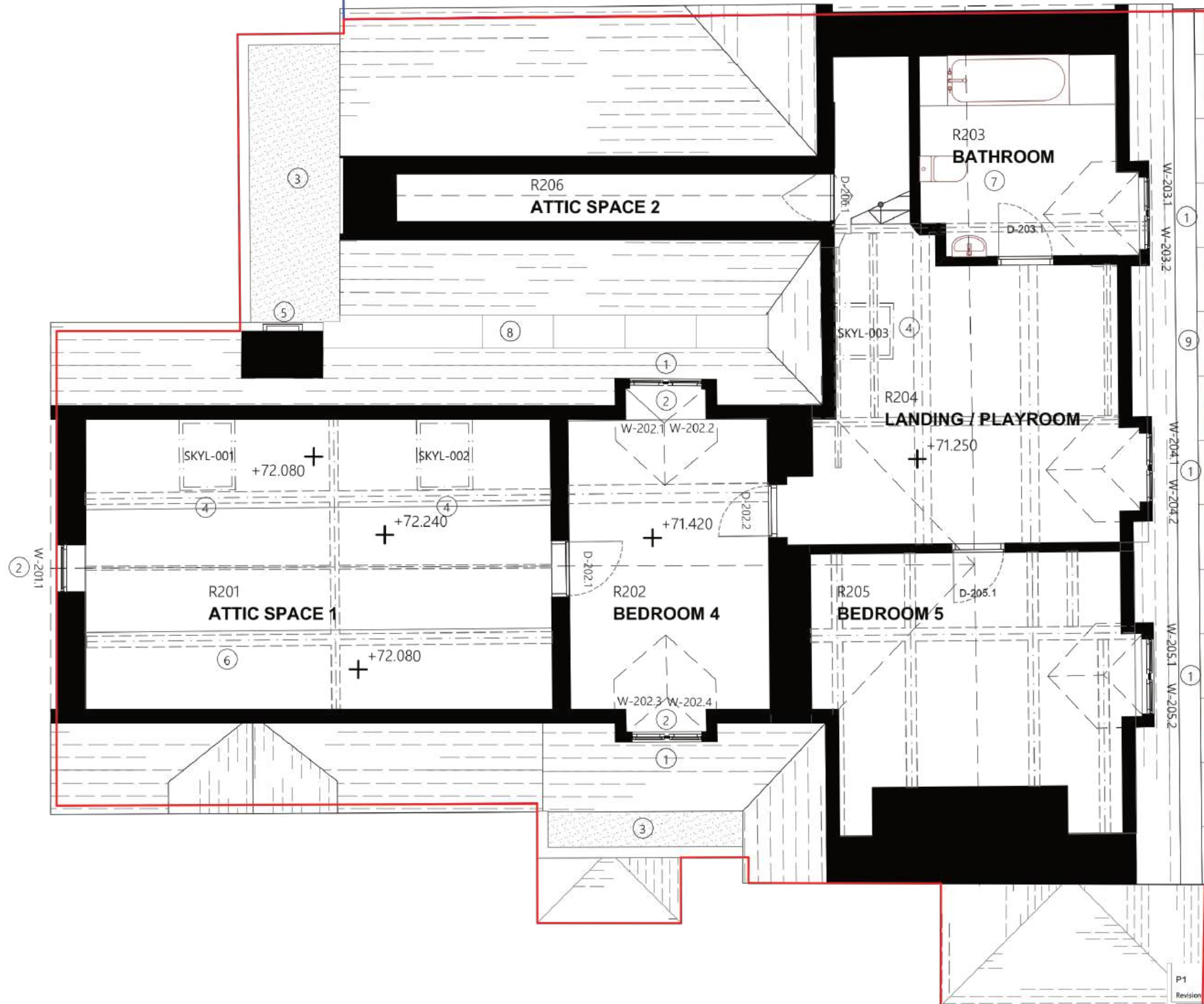
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P1			
Status: PLANNING			
Project: Lowden Manor, Chippenham			
Title: FIRST FLOOR PLAN as Proposed			
Reference:	Revision:	First issued:	
501.P.101	P1		
		Scale @ A3:	1:60

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Last issued by: MS/CM

4 Proposals - OUTLINE PROPOSALS (Second Floor)

- ① **Existing casement windows:**
 - Single glazed timber / metal casement windows to be repaired like for like.
 - New secondary glazing installed to structural openings.
- ② **Stone window surrounds / mullions / transoms:**
 - Existing profiled stone window surrounds / mullions / transoms to be repaired in situ. Extent of repairs to be confirmed by stonemason following inspection of window conditions.
- ③ **RT-02 (Proposed roof treatment):**
 - Existing flat roof above existing kitchen / R104 Ensuite formed with concrete and asphalt covering. Insulation to be installed on top of existing flat roof with new liquid applied membrane roof covering.
- ④ **New velux rooflights:**
 - 3 No. Velux windows (780 X 1400mm (MK08)) to be installed in roof. (Roof windows to act as escape windows from second floor spaces)
- ⑤ **Escape ladder:** New metal rung ladder to be installed to west elevation of chimney stack to allow escape from roof valley.
- ⑥ **R201 Attic space 1:**
 - Attic to be renovated and insulated to facilitate an additional bedroom on the second floor level. Refer to roof plan 501.P.104 for further detail of roof renovation works.
- ⑦ **Bathroom R203:**
 - Floor structure in R203 bathroom to be inspected and made good - Contractor to remove subfloor and inspect floor structure.
- ⑧ **Stepped valley Leadwork:**
 - Leadwork forming stepped valley to be replaced - Contractor to assess valley structure upon removal of coverings
- ⑨ **Parapet gutter:**
 - Stepped leadwork gutter behind parapet wall to be removed and replaced on a like for like basis: Timber structure below to be replaced as required.



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Drawing Key:

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Drainage: ————→

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4 Proposals - OUTLINE PROPOSALS (Roof)

RT-01 (Dark Blue hatch):
Renovate stone tiled roof:
- Include replacement battens and new counter battens
- Remove all existing lime plaster torching
- Install Type F1 roofing felt, mineral wool (100mm) between common rafters
- Install new 150x50mm counter rafters below common rafters - Plasterboard ceiling & VCL below common rafters between purlins. See detail 501.A.101.

Contractor to note Mineral wool insulation must be installed from outside where rafters drop below attic floor level (Denoted in red hatch)

RT-02 (Proposed roof treatment):
Existing flat roof above existing kitchen / R104
Ensuite formed with concrete and asphalt covering. Insulation to be installed on top of existing flat roof with new liquid applied membrane roof covering.

Ridges & hips: Reuse existing stone ridges wherever possible. Make up quantity with TBA following - Renovate hips like for like with lead soakers.

Valleys: Swept valleys to be reinstated on a like for like basis.

Skylights: 3 No. Velux windows (780 X 1400mm (MK08)) to be installed in roof. (Roof windows to act as escape windows from second floor spaces)

Chimneys:

- In general: Remove redundant TV aerials etc.
- Repoint with lime mortar
- Replace mortar flaunches
- Replace all lead flashings etc.
- Replace broken clay pots with vented caps as required
- Reduce height of redundant pots & cap with vented caps.

Escape ladder: New metal rung ladder to be installed to west elevation of chimney stack to allow escape from roof valley.

Leadwork forming stepped valley to be replaced - Contractor to assess valley structure upon removal of coverings

New boiler flue to exhaust through roof

RT-03 (Orange Hatch):
Renovate stone tiled roof above as per RT-01/RT-04. Existing insulation at ceiling level to be replaced with new mineral wool insulation.

RT-04 (Light Blue hatch):
Renovate stone tiled roof:
- Include new battens and counter battens
- Remove all existing lathe plaster torching if present (Existing ceiling insulation between rafters/VCL to remain)
- Install Type F1 roofing felt

Contractor to confirm insulation has been installed to extent of roof denoted in light blue hatch on site.

Parapet gutter:
Stepped leadwork gutter behind parapet wall to be removed and replaced on a like for like basis: Timber structure below to be replaced as required.

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Drawing Key:

Demolition: - - - - -

Drainage: ———→

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P1	18/02/2025	Listed Building Application
Revision:	Date:	Description:
Status:	PLANNING	
Project:	Lowden Manor, Chippenham	
Title:	ROOF PLAN as Proposed	
Reference:	501.P.103	
Revision:	P1	
First issued:		
Last issued by:	MS/CM	
Scale @ A3:	1:60	

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4 Proposals - OUTLINE PROPOSALS (North - Front - Elevation)



4 Proposals - OUTLINE PROPOSALS (East Elevation)



Notes:
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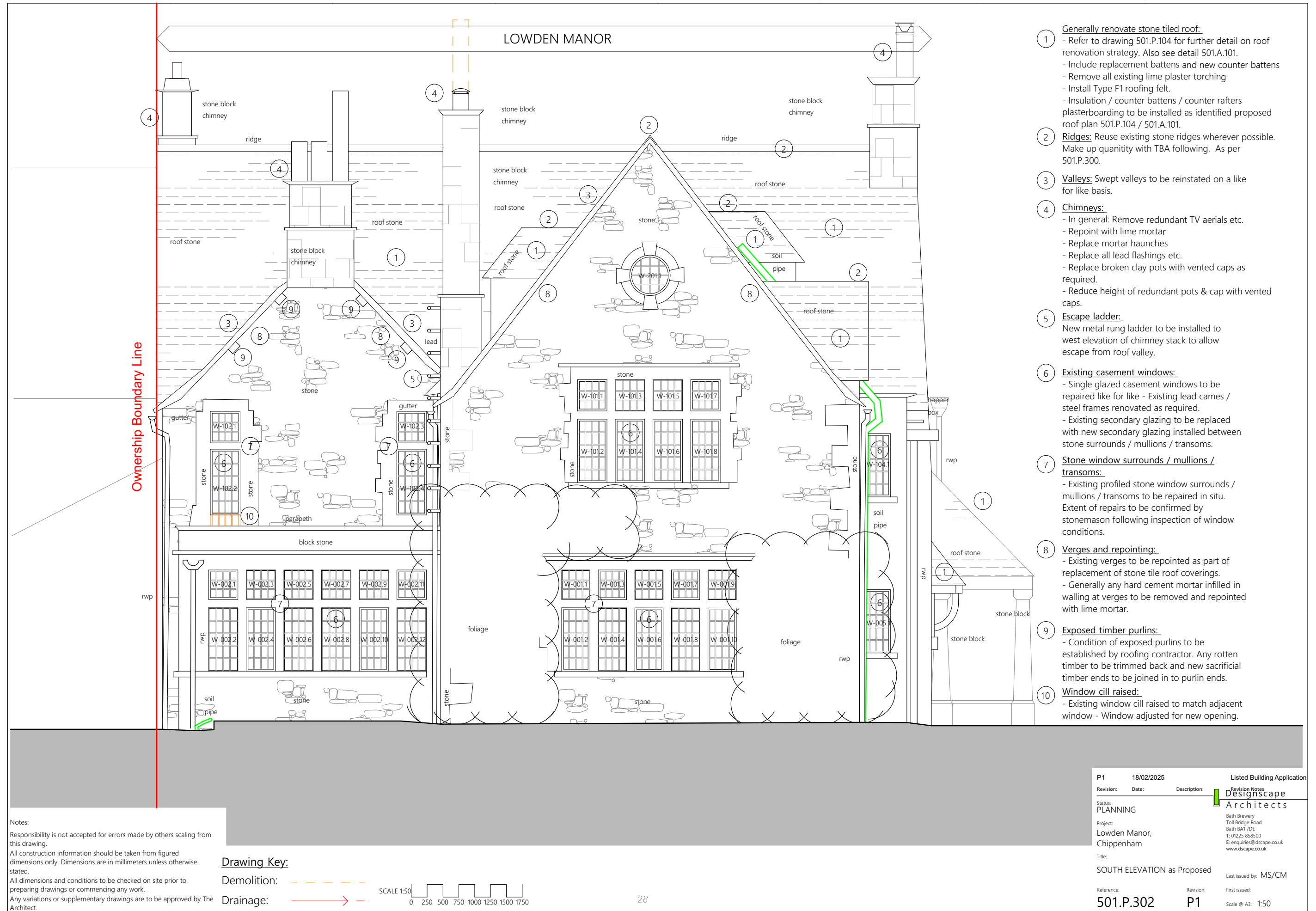
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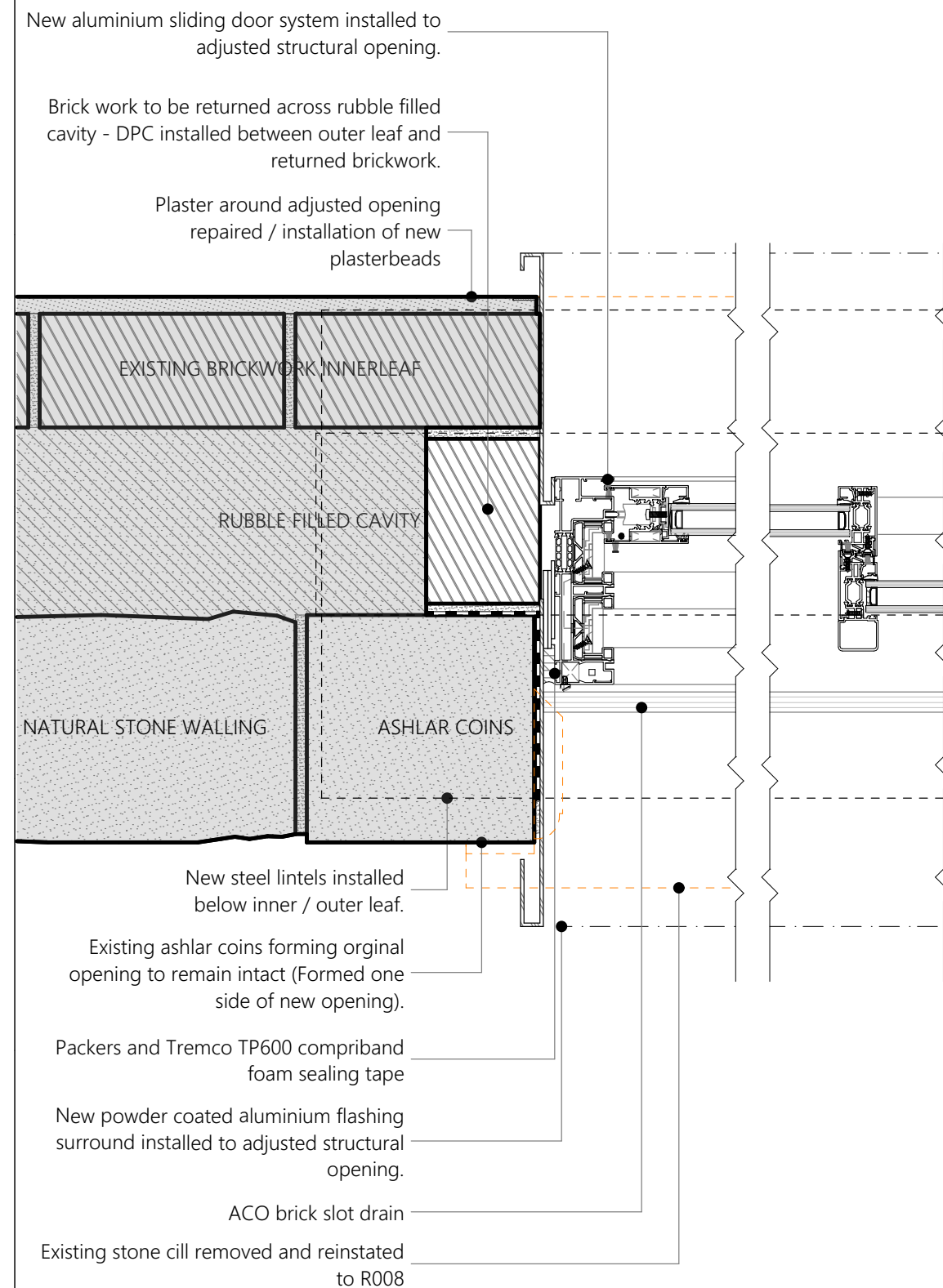
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Revision:	Date:	Description:
Status:	PLANNING	Designscape Architects
Project:	Bath Brewery Toll Bridge Road Bath BA1 7DE T: 01225 858500 E: enquiries@dcsape.co.uk www.dcsape.co.uk	
Title:	Lowden Manor, Chippenham	
EAST ELEVATION as Proposed		Last issued by: MS/CM
Reference:	Revision:	First issued:
501.P.301	P1	Scale @ A3: 1:50

4 Proposals - OUTLINE PROPOSALS (South Elevation)





A.100.1

1:5

Notes:

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All construction information should be taken from figured dimensions only. Dimensions are in millimeters unless otherwise stated.

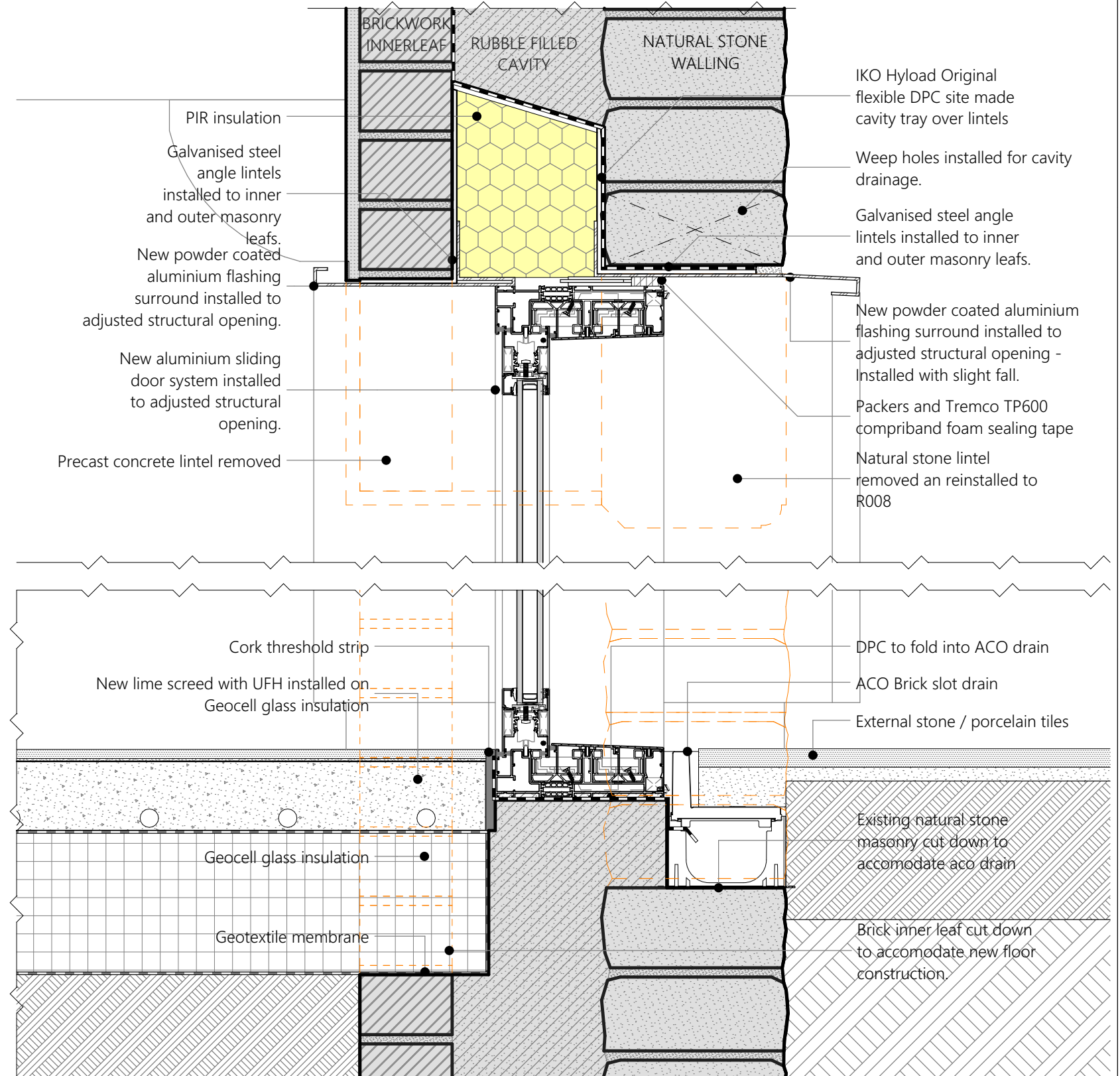
All dimensions and conditions to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

Drawing Key:

Demolition: - - - - -

Existing Hatch: ■

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A.100.2

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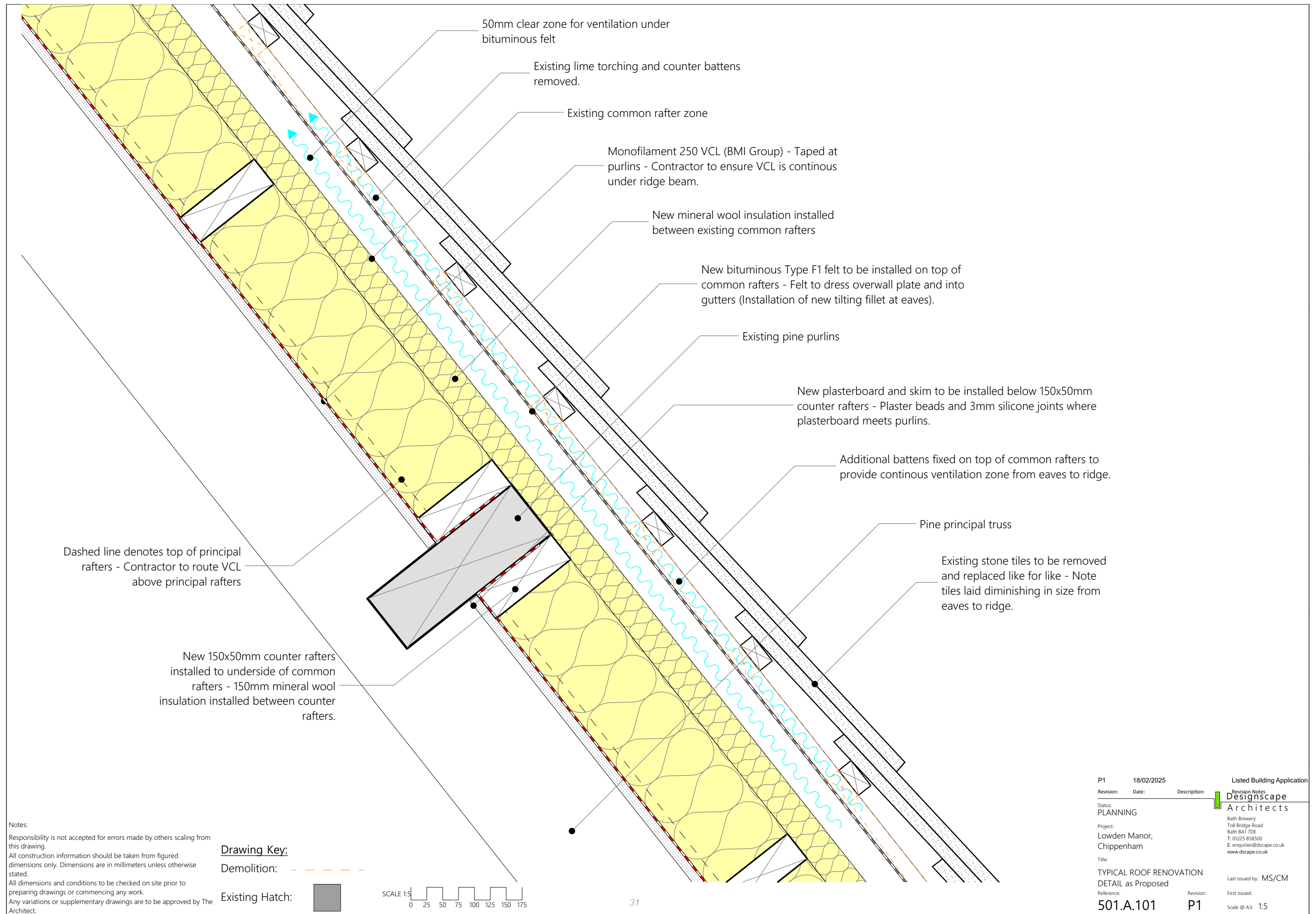


P1	18/02/2025	Listed Building Application
Revision:	Date:	Description:
PLANNING		Revision Notes
Project:	Lowden Manor, Chippenham	Designscape Architects
Reference:	501.A.100	Bath Brewery Toll Bridge Road Bath BA1 7DE T: 01225 858500 E: enquiries@dscape.co.uk www.dscape.co.uk
Revision:	P1	First issued:
Scale @ A3:	1:5	Last issued by: MS/CM



The proposal to replace an early C 20th mullioned window with an aluminium sliding glass doorset is linked with the intention to change the use of the room it serves. This will become a new Kitchen / Dining room - the most heavily used room in any modern household - and will link this room with the garden. The patio area outside this proposed window will provide greater privacy for the neighbours than the existing arrangement, and a more private outside sitting area for the residents of Lowden Manor House. Along with the other proposed alterations to the ground floor circulation - partly restoring an older plan form - is intended that this will also bring the walled garden closer to the kitchen and encourage its greater use.

The existing window will move to the North on the same elevation, in what was once probably an entrance door, currently blocked up with a tiny utility window. (This was the intention of the 1919 scheme, but not implemented).



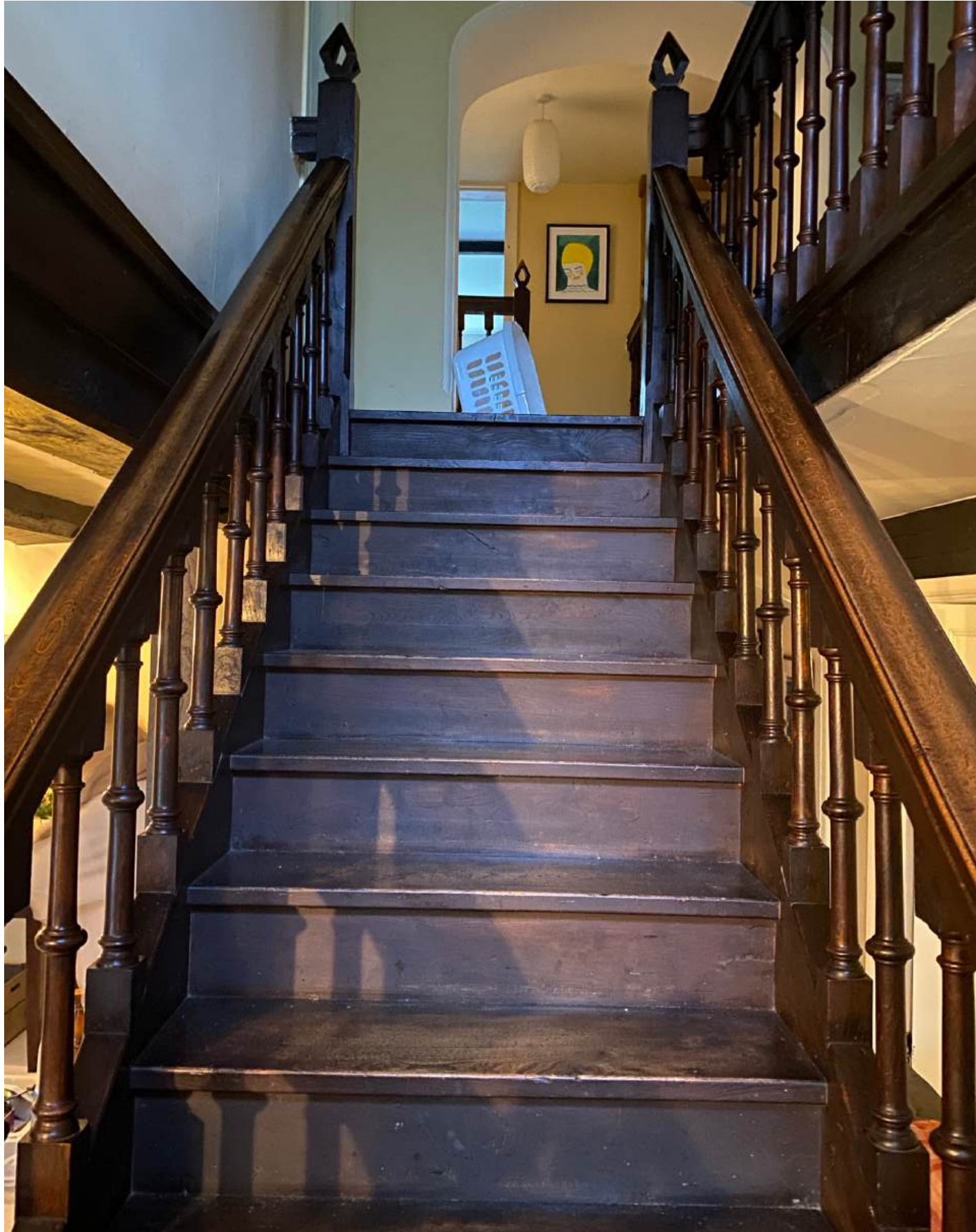
P1	18/02/2025	Listed Building Application
Revision:	Date:	Description:
PLANNING		
Project:	Lowden Manor, Chippenham	
Title:	TYPICAL ROOF RENOVATION DETAIL as Proposed	
Reference:	501.A.101	P1
Revision:		
First issued:		
Scale @ A3:	1:5	

Revision Notes

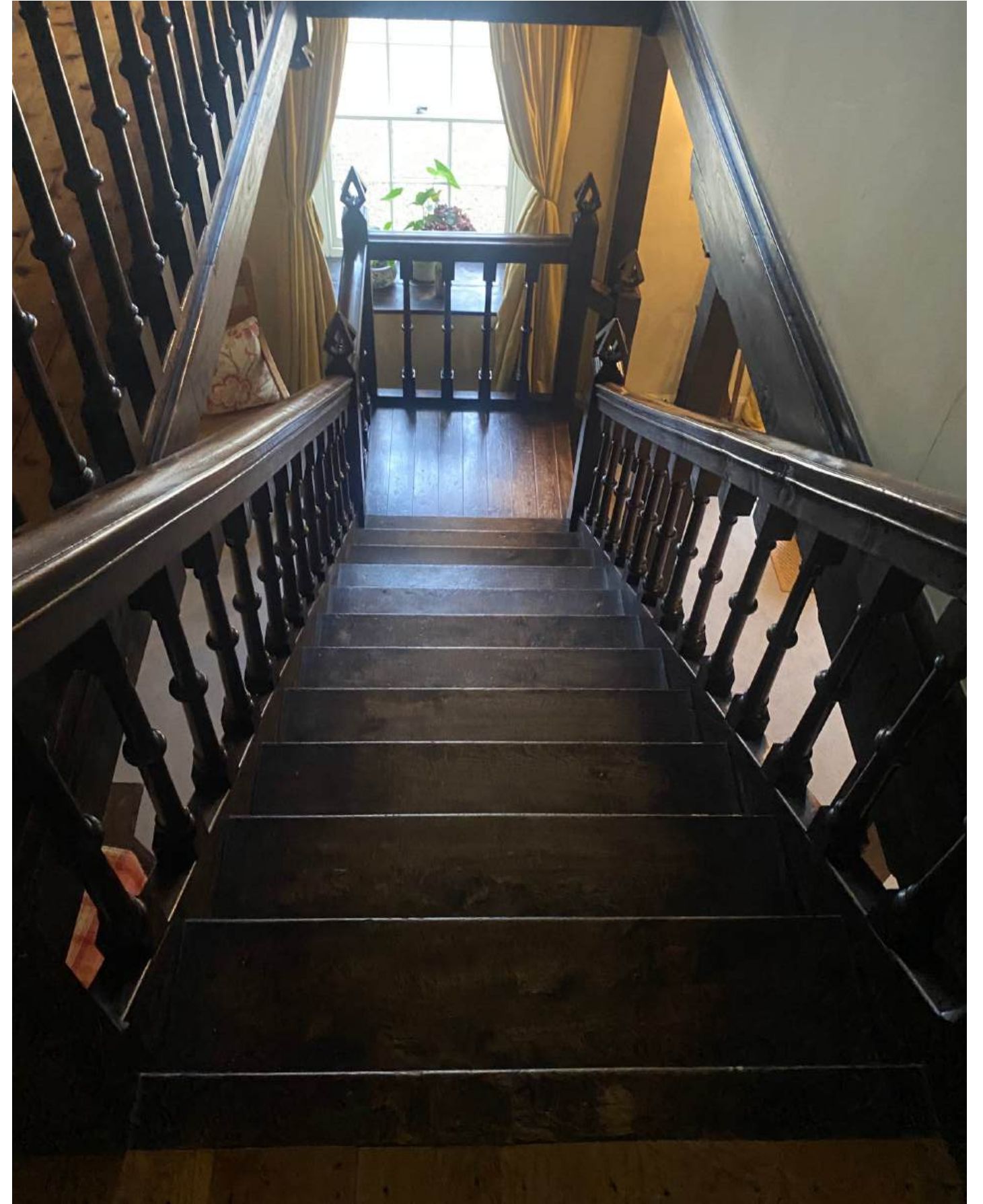
Designscape Architects

Bath Brewery
Toll Bridge Road
Bath BA1 7DE
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E: enquiries@dscape.co.uk
www.dscape.co.uk

Last issued by: MS/CM



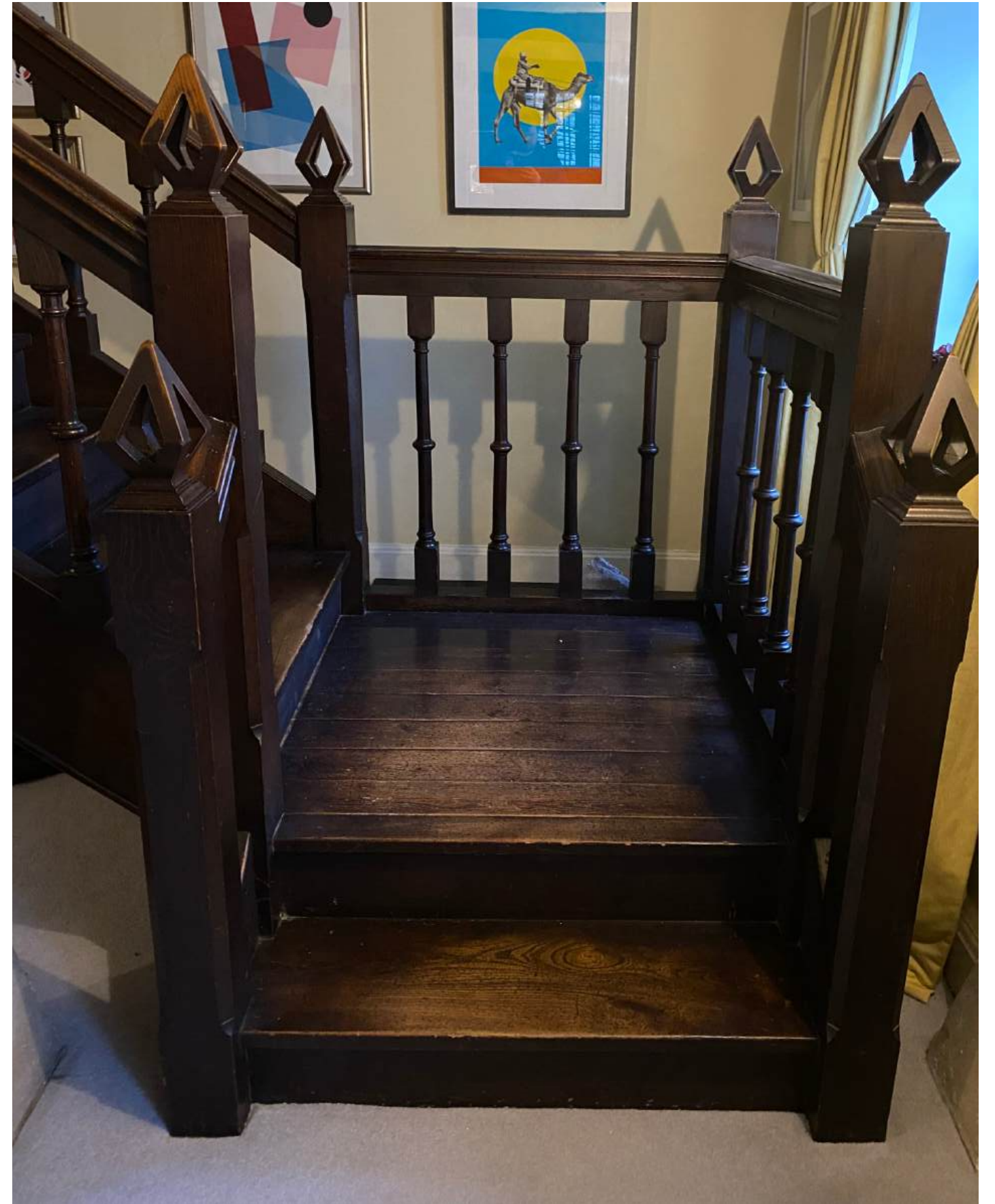
View 1 - Existing arts and craft staircase (1919) - For proposed renovation / repositioning



View 2 - Existing arts and craft staircase (1919) - For proposed renovation / repositioning



View 3 - Existing arts and craft staircase - For proposed renovation / repositioning



View 4 - Existing arts and craft staircase - For proposed renovation / repositioning

5 Photographic record - Investigation Works - Informed by proposed works



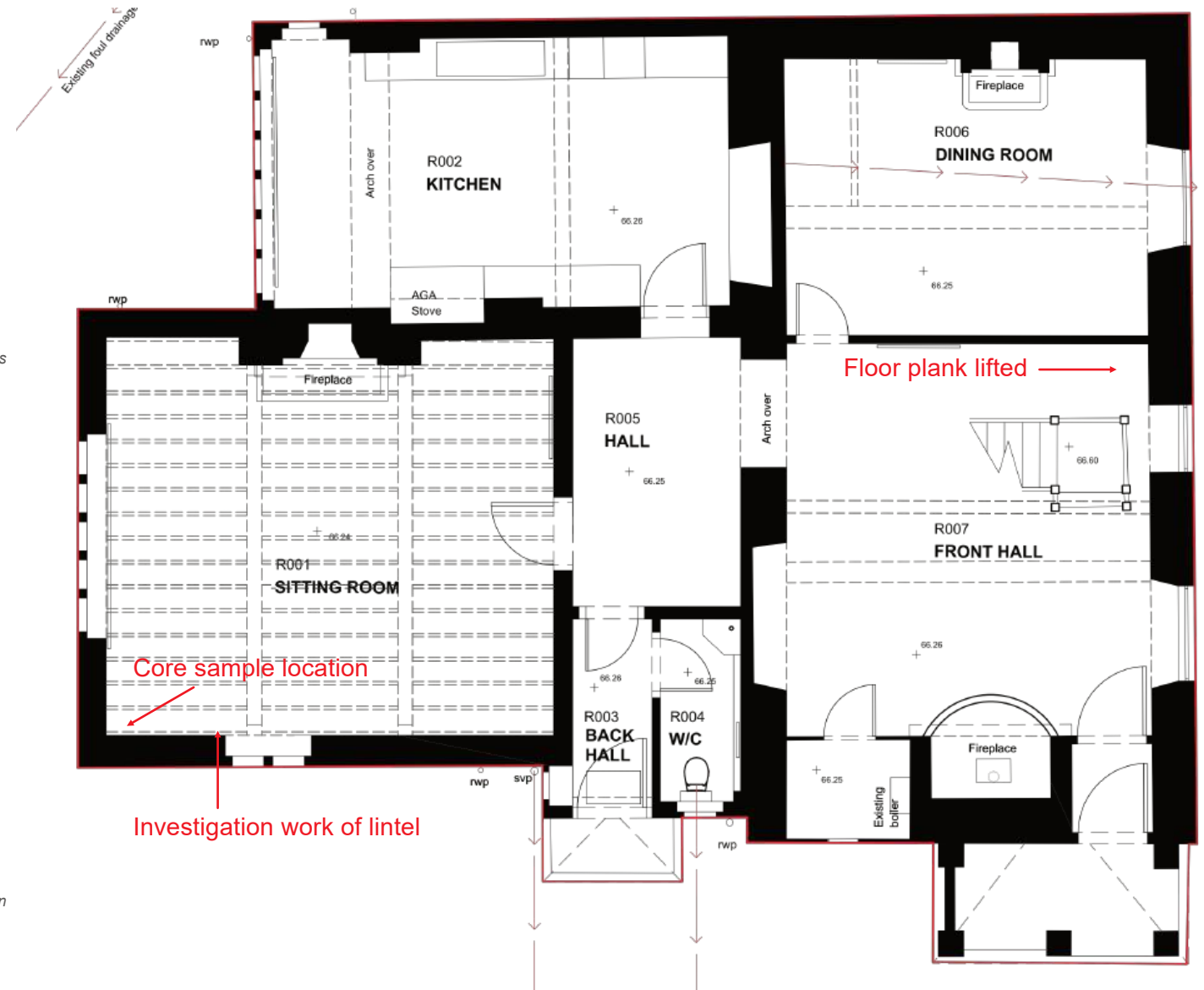
Confirmation of brick inner leaf with precast concrete lintel above proposed sliding doors



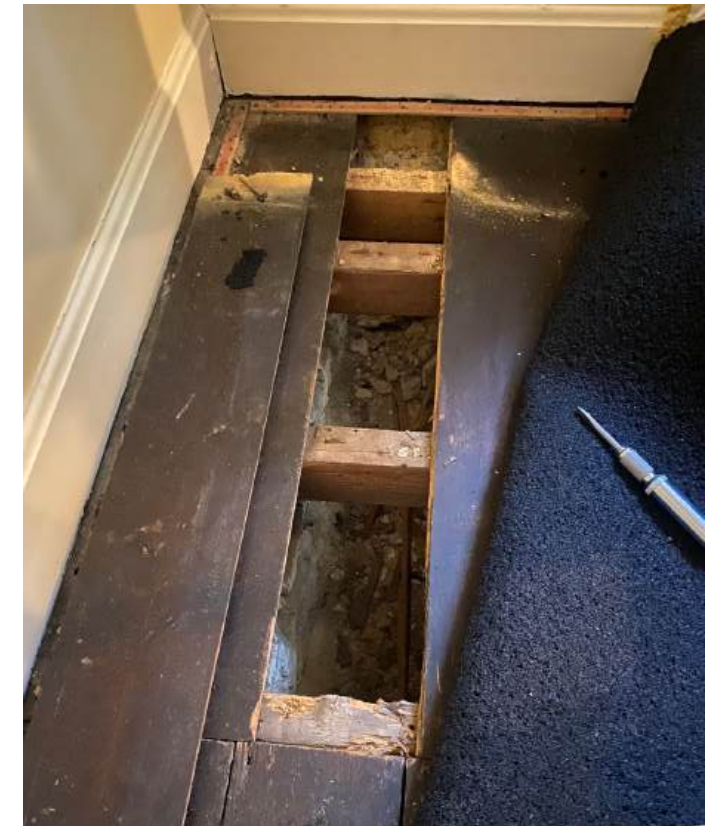
Image locating inspection hole adjacent to window for removal / sliding doors installation



Core sample from R001 - Concrete slab in R001 to be removed and replaced with limecrete construction



Existing ground floor survey - Indicating core holes / Investigations



Floor planks lifted in R007 - Floor construction to be replaced with Limecrete construction.



Soft wood floor joists supporting suspended floor in R006 / R007 supported on sleeper walls



Sleeper wall for supporting floor joist spans R006 / R007

Heritage Values

Section 3 identifies the Heritage Values of the house, and concludes that its principal Heritage Values lie in its Evidential, Historic and Aesthetic Values.

These will be protected and / or enhanced by the proposed works.

Layout changes

The proposed works to the house will provide a new, modernised arrangement on the ground and first floor level, that will improve how the house functions as a dwelling for the family occupants. This arrangement has been considered so that very limited alteration of historic fabric is necessary to achieve this, and the elements which are to be altered are to the C20th parts of the house rather than the more historic parts. The proposed alterations will not impact on the house's special characteristics.

New Ground floor slabs

Works will involve the replacement of the existing, more modern ground floor construction in R001 / R006 / R007. It is intended that the existing floor constructions be replaced with a breathable limecrete flooring solution as identified (Mike Wye system), that will improve the thermal performance of the dwelling but in a sensitive manner. The new floor areas will include low temperature Underfloor Heating which will be more comfortable and beneficial for the fabric of the house (more stable temperature).

Staircase

In order to improve the circulation and flow, it is proposed to rotate the existing staircase (1919) through 180 degrees. The staircase can be part dismantled and re assembled in the new orientation.

General repair and renovation

The building itself needs repairing, the most pressing need for this being the roof as by recent surveys. The current owner intends to renovate the stone tiled roofs, with any shortfall of tiles being made up with locally sourced reclaimed stone tiles. Details will be as per the existing including replacement of the valleys as swept valleys.

This is a costly endeavour for the owner, who intends to take the opportunity to improve, and modernise the roof construction by way of installing insulation to the roof construction. These adjustments will have no impact on the building's special characteristics but will

reduce the running costs and ultimately aid in assuring the long-term future of the building.

Windows

The intention for repair of fenestration and stonework will be sensitively approached in the same manner as the roof: repair where possible and replacement where necessary like for like, again, with improved longevity and no detrimental impact on the Special Characteristics

New Glass door

The sliding door installation proposed in R001, is key to the success of the function of the proposed new arrangement of spaces on the ground floor. The intended installation will require adjustment of the existing 20th century window opening in its place, to form the larger opening. The installation will be a sensitive and off the times addition that will not harm, but enrich the listed asset by extending that established historic narrative.

The proposal intends to reuse the window in place of the sliding doors and install this to in R008 (Reading nook). This will be installed in the modern ashlar infill wall (which blocks an older entrance door) and aligns with the double casement above – The installation of this window was intended as part of the 1919 works identified in the coloured elevations but was never carried out.

Rooflights and Fire escape

Part of the roof works intend to install three new roof lights to provide light to the second floor and an improved means of escape from the second floor. (Currently the only means of escape is via an unprotected single staircase). Metal ladder rungs are proposed fixed to the west side of one of the southern chimneys as identified on the drawings. The roof lights will be outward looking to the valley, unseen from any position around the house on the ground. The works will involve cutting back and trimming out a limited number of common rafters. As such the historic context will not be harmed and the alteration to listed fabric will be minimal.



LOWDEN MANOR

Listed on the National Heritage List for England.

Search over 400,000 listed places (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1268058**

Date first listed:**22-Jun-1978**

List Entry Name:**LOWDEN MANOR**

Statutory Address 1:**LOWDEN MANOR, LOWDEN HILL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**LOWDEN MANOR, LOWDEN HILL**

The building or site itself may lie within the boundary of more than one authority.

District:**Wiltshire (Unitary Authority)**

Parish:**Chippenham**

National Grid Reference:**ST 91390 73219**

Details

CHIPPENHAM

ST9173SW LOWDEN HILL 930-1/8/86 Lowden Manor 22/06/78

II

House. C16 or C17, remodelled early C19 with c1919 south and west additions in the vernacular style. Roughcast limestone rubble with freestone quoins and platband below the parapet; steep-pitched stone slate roof with 2-light casement windows to 3 C20 hipped dormers; moulded ashlar stacks to former gable ends. Formerly 3-unit plan, now L-shaped plan. EXTERIOR: 2 storeys with attics; symmetrical 3-window range to the main block, 4 windows to the c1919 gabled right wing. 8/8-pane sash windows flank 6/6-pane central windows; that to the ground floor in the position of a former door, that to the 1st floor is semicircular-arched. A c1919 porch to the left return has a hipped stone slate roof supported by 3 square pillars; above it to the right is a timber lintel to a small C18 window, to the left is a 2-light stone mullioned window. INTERIOR: not inspected but noted as having carved stops to chamfered beams and a 4-centred arch, ogee mouldings and mantle to an open fire. HISTORY: records of the manor exist from 1258 when Henry III gave the property to William de Valeree, Earl of Pembroke. (Chamberlain, Joseph A: Chippenham: Chippenham: 1976-: 20).

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:462284

Legacy System:LBS

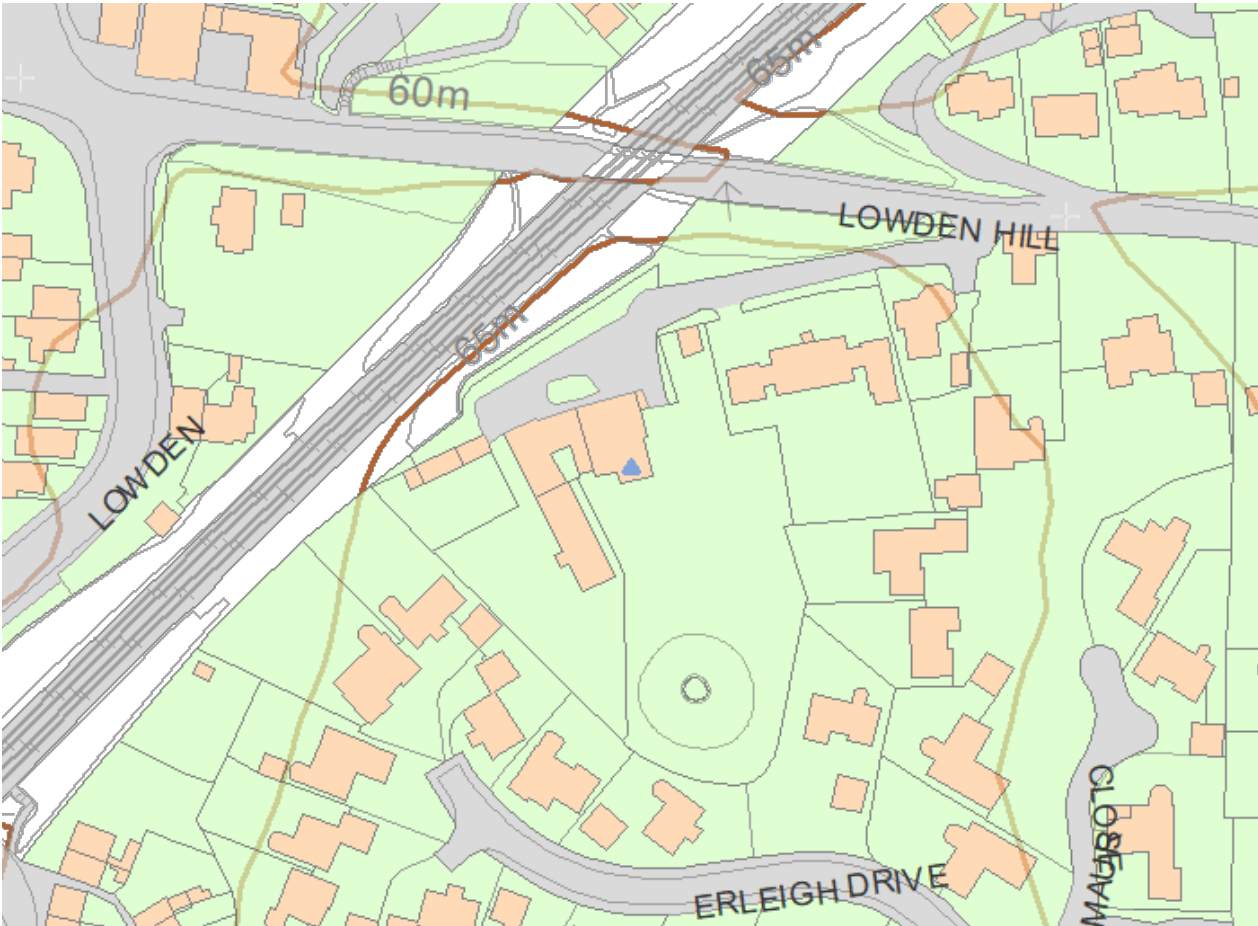
Sources

Books and journals

Chamberlain, J A, Chippenham20

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 27-Nov-2024 at 16:13:31.

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End of official list entry

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