

Our ref: 2022044/SM
Your ref: PP- 15224942

14 09 2026

Wiltshire Council
Development Services
The Council House
Bourne Hill
Salisbury
SP1 3UZ

Dear Sir/Madam,

Retrospective application for alteration of details and replacement of proposed Family Room / Kitchen floor, Roche Old Court, East Winterslow, SP5 1BG.

This letter and the attached documents are submitted in support of this listed building application for alteration of details and replacement of proposed Family Room / Kitchen floor at Roche Old Court.

Application drawings and documents submitted are listed below:

Proposals plans-

- 2022044 PF01 Location Plan; and,
- 2022044 PF02 Floor Plan.

Also included in the body of this letter is the **Heritage Statement**.

1-Introduction-

The owner / applicants had purchased the property in January 2022. They are continuing to work towards creating a new family home in the grade II* listed house and which will include all the outbuildings for domestic use as ancillary and support spaces associated with the main house. The result of the Applicants' significant ongoing investment in the property has been that the historic farmstead (about 11 acres) will not be broken up into smaller development plots and that the grade II* listed house (which was previously in significant decline and a building at risk) is now secure with a restored weather tight roof.

Engagement had previously been undertaken with both Jocelyn Sage, Senior Conservation Officer at Wiltshire Council and with Jacquie Smith, Inspector of Historic

buildings and Areas, Historic England on the first phases of the project. The Owner / Applicants' intention and commitment for the site is to retain the property as a single holding which enhances the historic buildings and landscape setting. This has been emphasised to the authorities.

This commitment to the buildings and their retention continues through investment in stabilisation works to the grade II* listed tithe barn.

The buildings had been unoccupied for over two years prior to the Applicants' acquisition and were in a considerably deteriorated state when the new owners took possession. They have had to make considerable investment in professional services and in the general clean-up of debris and detritus, this before any repairs or new works can take place.

The project is now progressing through various stages of work on the house and outbuildings including some of the landscape elements such as a swimming pool and pool house now also approved.

2-Listed Building Status-

Old Roche Court House is grade II*, the listing reproduced in part below:

Heritage Category: Listed Building

*Grade: II**

List Entry Number: 1300012

Date first listed: 23-Mar-1960

Date of most recent amendment: 27-May-2022

List Entry Name: Roche Old Court

Statutory Address 1: East Winterslow, Wiltshire, SP5 1BG

Roche Old Court is listed at Grade II for the following principal reasons:*

Architectural interest:

** as an example of an unusually high-status late C17 farmhouse that is characteristic of the domestic architectural style of the period; * for the preservation of its principal facades with original window detailing combined with good quality craftsmanship in its stone masonry and brickwork; * for the survival of a significant proportion of its late C17 fixtures and fittings that are characteristic of the period and exhibit a high degree of quality with features of note including the survival of large-square panelling to the rooms to the rear wing and the first-floor bedrooms,*

*and the dog leg staircase with turned balusters; * for its late C17 roof structure with knee principal rafters, a distinctive feature of late C17 or early C18 roofs particularly where both deeply overhanging eaves and spacious attic accommodation are architectural features; * for the legibility of its late C17 L-shaped plan form, and the subsequent evolution of the house to include a dairy in the C18. Historic interest:*

** as the principal building in the farmstead group, that by the early C19 formed part of the new Roche Court (Grade II*) estate of Francis Thomas Egerton Esq; * for its contribution to our understanding of the development of late C17 architecture and domestic arrangements.*

Group value:

** with the contemporary Barn at Roche Old Court (Grade II*) and the C18 stables and cartshed (Grade II); * with Roche Court (Grade II*).*

3-The Proposals-

The proposals are for an amendment to the existing approval.

The approved works included the lifting of existing brick paver flooring and installing a new properly damp proofed and insulated sub floor, screed and relaying of the bricks on top with a new suspended timber floor above.

During the course of the works some issues arose that demanded the need to alter the scheme in order to create an environment fit for purpose as a functioning and liveable interior dwelling space and that would better respect the listed building.

These issues were:

- The proposed raised floor would adversely compete with internal levels and the existing historic fabric such as the external walls and existing hearth and fire surround, now successfully retained;
- Similarly, the proposed raised level in this part to the floor plan was detrimental to the existing external wall conditions (a condition found after stripping back the fabric), that would also cause unacceptable floor level relationships with the walls and possibly lead to damp issues;
- In retrospective review, the idea that this part of the floor plan was possibly a way-through / cart-way in the past, by raising the floor, would detract from that reading of this being a passage way in the past;
- The area of the existing brick pavers was limited and not complete, edgings being filled in with loose and haphazard rubble stone, indicating that the floor was not original; and,

- The bricks themselves were of a deleterious make up, very granular and more silicate/sandy in nature than good hard fired clay. They broke up easily, were very friable and difficult to handle, and seemed to be of a much later date (say 1930's and in line with some of the other rather cheap and superficial works that the Cox's did to the house to replicate a baronial / truly historic country house- these were not proper hard pavers suitable for traversing with vehicles and not fit for the purposes thus the unusual and excessive wear of the material surfaces.

A detailed measured survey and photographic record was submitted of the floor for release of conditions and the authority retains this record.



Image 1- 2022, interior of Barn / Hall area, looking south, showing part paver flooring



Image 2- 2022, Southeast end of Barn / Hall showing Fletton brick pavers.

4-Heritage considerations- Assessment of the proposed design within the curtilage of the heritage asset and enhancement of the historic environment-

The proposals implemented had been necessary to provide a practical solution for the resolution of the flooring detail. There was no other feasible option. The existing pavers could not be reused. More detail will be provided in discussion with the officers while considering this application.

Planning policy- Conserving and enhancing the historic environment, paragraphs HE1-HE10: HE5 – paragraph 1 says: *The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.*

Wiltshire Core Strategy 2015:

Core Policy 41: Sustainable construction and low carbon energy. The new lining will meet and improve upon the minimum standards as set in building regulations and improve energy efficiency.

Core Policy 57: Ensuring high quality design and place shaping.

The proposal speaks to this policy on many levels through the enhancement provided to maintain the historic fabric as well as achieving a high standard of design for the new dwelling.

Core Policy 58: Ensuring the conservation of the historic environment.

The proposal is sympathetic to and enhances the listed building. There is no demolition of or alteration to the heritage asset (only covering up) so no original historic building fabric is lost.

Other supplementary planning guidance:

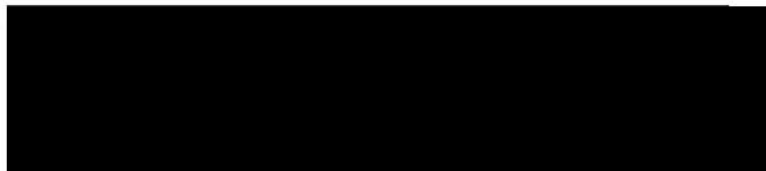
The proposals are broadly in line with the current adopted guidance as currently published.

5- Conclusion-

The proposals within this application seek listed building permission for water ingress control measures to the basement walls. There is significant benefit to the heritage assets in these proposals which will safeguard the grade II* listed building elements for the future. No other alterations proposed to the listed assets and therefore no harm will be caused in the implementation of the proposed scheme. The proposals accord with the relevant policies of the Local Plan and the NPPF.

We look forward to hearing from you in due course.

Yours sincerely,



Scot Masker, RIBA

Director

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