

# STABLES AT WIELD MANOR

## **Proposed Alterations**



## **HERITAGE STATEMENT**

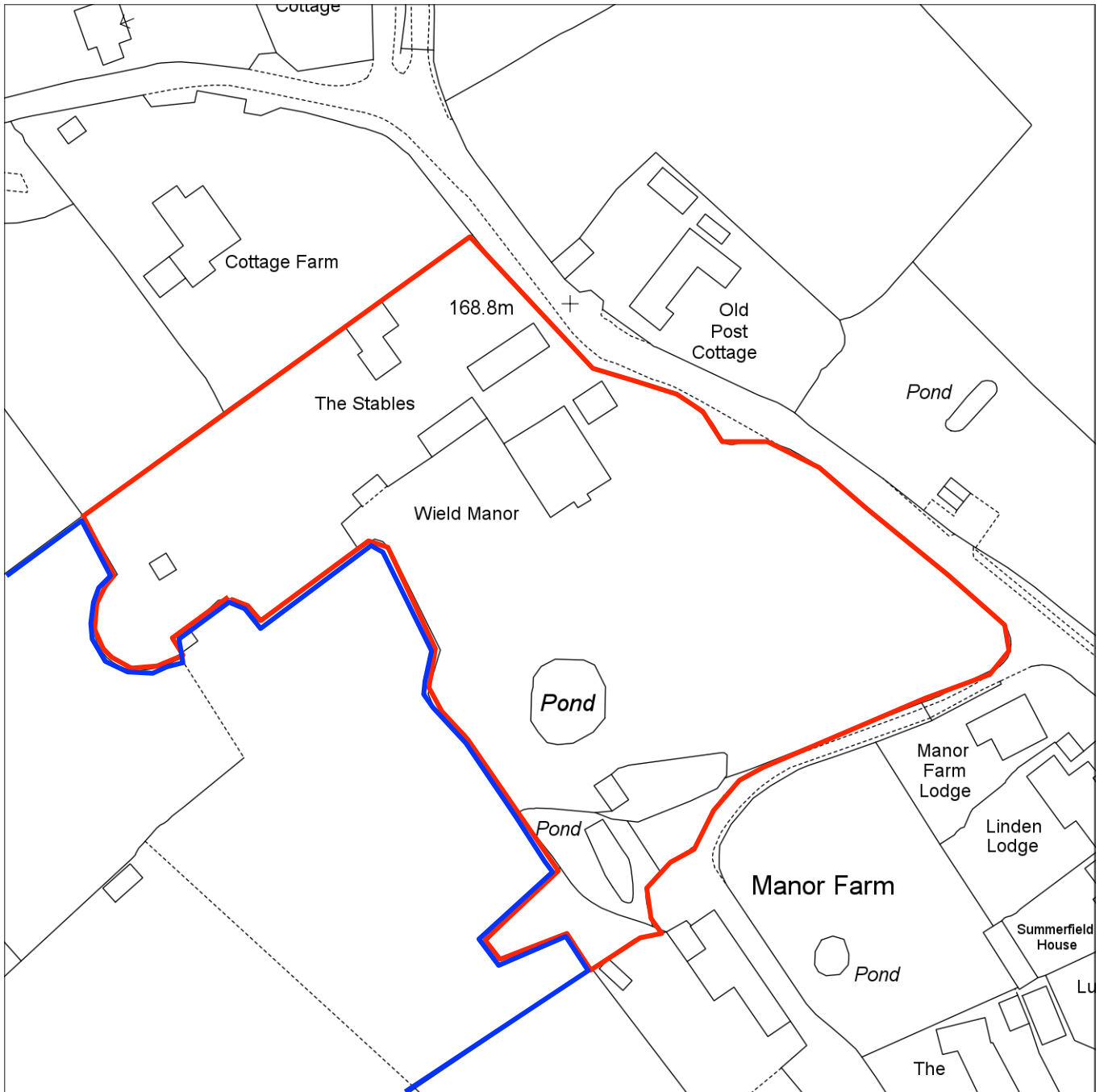
**including Design and Access Statement**

**CTA**

July 2021

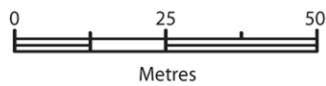
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Wield Manor, Upper Wield, Alresford

Scale 1:1250



## LOCATION PLAN

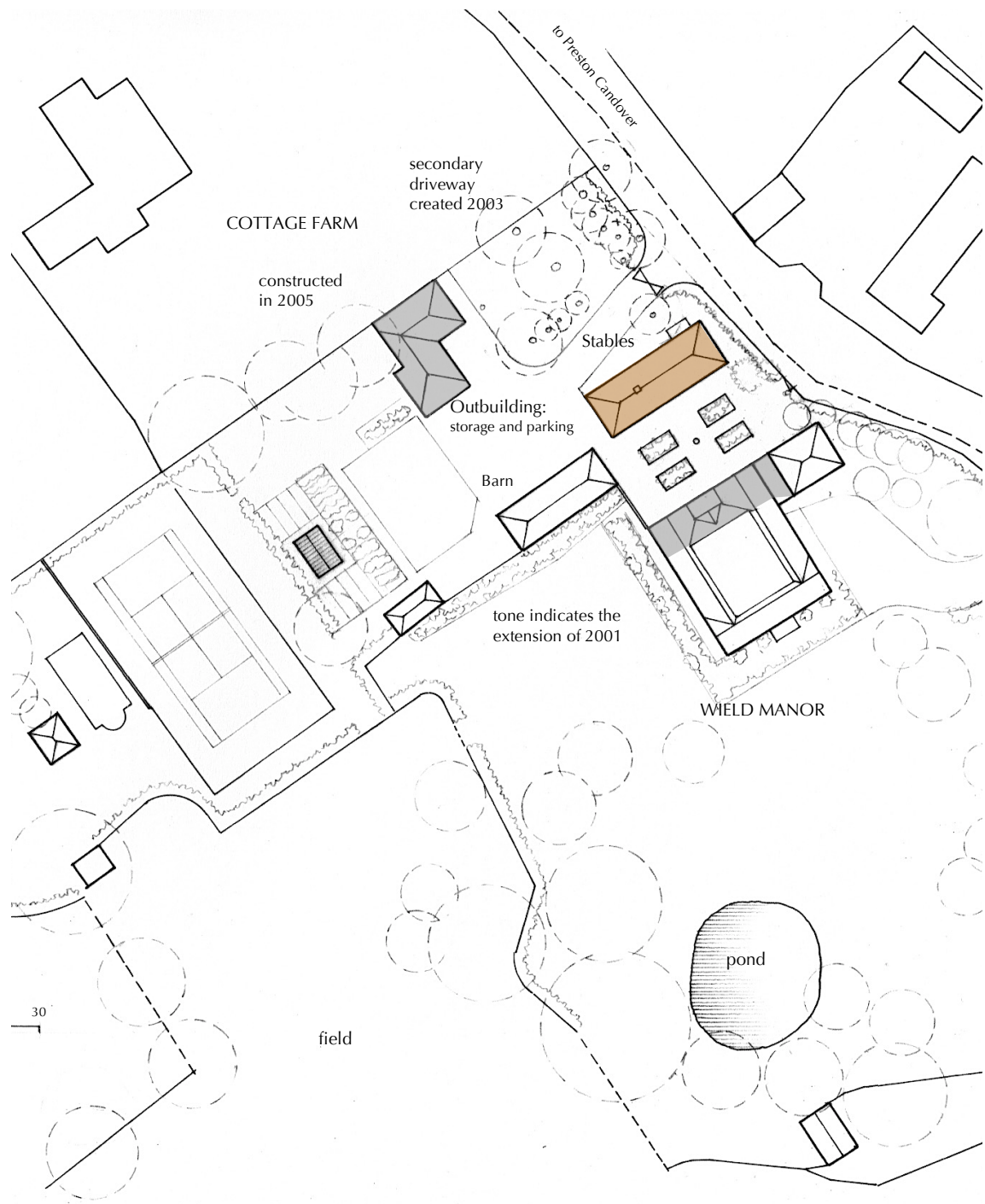
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SATELLITE VIEW





PART SITE PLAN not reproduced to scale

## Summary

Wield Manor is located within the Upper Wield Conservation Area. The property comprises some 40 acres, mostly agricultural, and is the residue of Wield Manor Farm; the farm buildings and most of the land having been sold separately during a previous ownership. The Grade II listed manor house dates from the early C18; there is a contiguous unlisted thatched barn of similar date. The C19 stables building is located opposite the north-west side of the main house with a courtyard separating the two buildings. Set against the north-west property boundary there is a recently constructed barn providing car ports and more general storage including for logs. Behind the stables building there is a secondary entrance to the property, established in 2003 by the present owners, who also extended the main house into the courtyard and converted an adjacent garage to form part of the residential accommodation at that time.

Ownership records show that the Stables Building was constructed between 1839 and 1870. While not shown on the Tithe Map of 1839, it does appear on the first edition of the OS County Series, Sheet 34. In 1839 the property was in the ownership of the Rodney family to whom it had devolved in 1760. By that time they had fallen into financial difficulties, being forced by order of the High Court of Chancery in 1852 to sell it together with many other holdings in the area. It is most likely that the new owner, Thomas Earle, in whose possession it remained until his death in 1889, had the stables constructed.

It is the owners' wish to convert the major part of the Stables Building into a games room with ancillary facilities. One end of the building has been used as an office and fitness room for at least 30 years, while the remainder of the building functions mostly as an occasional store. Its use for stabling ceased at least 50 years ago.

## Resources

Sources examined and consulted have included the following:

- The Historic Environment Record
- The Tithe Map of 1839
- The first edition of the Ordnance Survey County Series, Sheet XXXIV
- The Curtis Museum in Alton
- Local historian Jane Hurst

## Description

The Stables Building is a single storey structure on a simple rectangular plan. The walls are of random flint and stone with brick dressings to openings and quoins. The slated roof is hipped at each end. The simple plan is divided into four compartments. Starting at the south-west end, there is a room currently used as a fitness room, originally intended as a loose box for a working horse; next a narrow room with a chimney breast and fireplace, originally the tack room but now part of the fitness room; next the main stables room with a brick floor (now cemented over) draining to a gulley, and what appear to be the original stall divisions; and lastly a store room with no internal finishes and an earth (possibly rammed chalk) floor. In the stables room the ceiling is at the level of the upper tie beams leaving the lower tied beams exposed, while in the fitness and tack rooms it is at eaves level.

It is evident that the building was designed with considerable care. This shows in the detailing of the masonry and the doors and windows. In many ways the style and detail suggests an earlier construction date than was the case. It forms an integral part of the setting of the Listed Building as well as being an element within the Conservation Area. Although the courtyard is now, in effect, a formal garden, the Stables Building sits happily within this setting, the other side of the yard being the extended part of the Manor House.

Within the Stables Building, there are some features of interest such as the stall divisions within the stables room. These may have been original to the building and were in existence by 1909 when they were mentioned in sale particulars. They are constructed robustly but fairly crudely, the upper part being iron grille work. Other typical features in this space include tongued and grooved wall panelling up to a height of about 1.8m, and a brick-paved floor that drains towards a clay gulley. The bricks are largely hidden, having been skimmed over with a hard cement mortar.



## Assessment of Significance

The building as a whole has high external **aesthetic** significance.

It has moderate **historical** significance. It reflects a building type and a way of life that were typical for the gentry in the C19.

It has high significance for its **setting** within the property, adjacent to the listed building and thatched outbuilding, and medium significance as part of the Conservation Area.

The stables room is of medium **historical** significance, in that it retains what may have been the original stall divisions and floor, although these are not of the highest grade and are fairly typical of their time and status.

## Historic Planning Applications

There are no applications relating directly to the Stables Building. Those below are relevant to its setting.

Application Reference	Proposal	Decision Date	Decision
34567/011	Erection of Garage Block	April 2004	Permission
34567/010	Access Drive, Fencing and Gate	Aug 2003	Permission
34567/007	Two Storey Extension including Attic following demolition of rear porch, link to garage to be connected to playroom.	April 2003	Permission

## The Proposal, with Design and Access Statement

### Design

It is intended to create a bright, modern interior while retaining the memory of its former purpose. To this end, apart from features that are to be refurbished, detailing will be simple and restrained.

### Access

It is not intended that the building will be suitable for use in conjunction with a wheelchair, but will be suitable for the ambulant disabled.

### Room-by-Room Summary

The **Fitness Room** would remain substantially as at present, albeit with the floor in the old Tack Room raised to the main level, and the opening between the two spaces enlarged. The fire grate is to be removed and the fire opening modified so as to cater for the raised floor level and to be visible from both sides. The major change would be to form openings in the wall either side of the chimney breast so as to link this area visually to the former stabling, now referred to as the Games Room. There would be sliding-folding doors to the new openings.

In the **Stables Room**, the old stall divisions are to be removed and the floor levelled by screeding over, but including a separating membrane that would allow this to be reversed in future. There would be a floating timber floor finish. Internal wall finishes are to be renewed in lime plaster where necessary, and the wood panelling reinstated on the rear wall. On the north-east wall the reinstated panelling would take the form of a stall division, including the iron grille. The flat ceiling is to be removed and the roof space opened fully, with skim coated insulation board applied to the underside of the rafters. An opening with sliding door to be formed to provide access to the utility area, the current log store.

The old **Log Store** is to provide ancillary facilities, as a utility area. The floor level is to be raised approximately 300mm and a Limecrete slab provided on hardcore, with a limestone tiled finish. The external walls would be provided with a lime plaster finish as the very roughly finished masonry is not suitable for an internal finish. As for the Games Room, skim coated insulation board would be fixed to the underside of the rafters. Space for a WC and shower would be partitioned off.

## Schedule of Works

Objective	Description of Existing	Proposed Works	Significance of Affected Fabric	Harmful Impact	Proposed Solution
<i>To link the major spaces in the building, both practically and visually.</i>	<i>Division walls are 225mm brick, plastered. Conventional fire grate with c.i. surround set in a chimney breast.</i>	<i>New and enlarged openings in walls; removal of fire grate and surround; modifications to chimney breast.</i>	<i>These walls reflect the original layout and purpose of the building</i>	<i>Loss of original fabric</i>	<i>Archaeologically record before works start. Save and store fire grate and surround in a safe place.</i>
<i>To convert the main stables area into a games room - Fittings</i>	<i>Timber stall divisions surmounted by iron grilles.</i>	<i>Careful removal of divisions; making good fixings in adjoining walls and floor.</i>	<i>The divisions appear to be original to the building and are evidence of its primary purpose.</i>	<i>Loss of original fabric.</i>	<i>Archaeologically record before works start. Dismantle with care and store the component parts in a safe place for future reinstatement.</i>
<i>To convert the main stables area into a games room - wall finishes.</i>	<i>Plastered and panelled walls. The panelling has been affected by wood boring insects.</i>	<i>Careful removal of panelling; reinstatement to three walls following plaster and timber repairs.</i>	<i>The panelling reflects the original purpose of this space.</i>	<i>Permanent removal of panelling from one wall.</i>	<i>Archaeologically record before works start</i>
<i>To convert the main stables area into a games room - Floor</i>	<i>Brick paved floor falling to clay gutter.</i>	<i>Provision of a Limecrete topping with separating membrane, to achieve a level floor.</i>	<i>The paved floor reflects the original purpose of this space.</i>	<i>Concealment of original fabric.</i>	<i>Archaeologically record before works start. This work will be reversible.</i>
<i>To convert the main stables area into a games room - Ceiling</i>	<i>Plastered ceiling on joists set between roof trusses.</i>	<i>Removal of ceiling to allow finishes to be extended into apex of roof.</i>	<i>Part of original fabric, but not of high significance</i>	<i>Loss of original fabric.</i>	<i>Archaeologically record before works start</i>
<i>To convert Store into a utility area, ancillary to the games room - Finishes.</i>	<i>Exposed roof structure; exposed masonry; Earth or rammed chalk floor</i>	<i>Provision of plaster finishes to walls and insulation to roof. Provision of a Limecrete floor as a topping to the existing</i>	<i>Low significance</i>	<i>Concealment of original fabric.</i>	<i>Record before works start</i>



## Planning Policy

These proposals have been developed and prepared having regard to the following policies in the **National Planning Policy Framework** as amended in July 2021:

189: The value and importance of heritage assets.

194: Historical research into and description of the significance of a heritage asset by the applicant.

195: Assessment of significance by the local authority, taking this into account in 'considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the asset's conservation and any aspect of the proposal' .

197 a): The requirement of local authorities to take into account 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'.

The proposal has also had regard to section 72(2) of the **Planning (Listed Buildings and Conservation Areas) Act 1990**.

In addition, the following policies of the **Local Plan** have been taken into account:

HE4 - Development in a Conservation Area.

HE12 - Development affecting the setting of a listed building.

## Impact and Justification

The proposal seeks to bring into greater use an under-utilised outbuilding within a larger property. Externally, only the rear elevation would be affected by the addition of a timber framed lean-to for the purpose of log storage. Internally, the majority of changes within the stables room would be designed so as to be reversible.

Overall it is argued that the loss of some features of moderate significance will be offset by the benefit of bringing the building into full use, thereby ensuring its upkeep to a higher standard than would otherwise be the case.

There would be no impact on the setting of the listed manor house. The lean-to log store would not be seen from outside the property; thus there would be no impact on the conservation area.

## Appendix A – Listing Description

Note: the Stables Building is not listed separately, nor is the adjacent thatched barn.

# Details

SU 63 NW WIELD UPPER WIELD

6/3 Wield Manor (Formerly listed as The Manor) 31/07/63 II

House, Mid C18, with late C19 rear extensions. Brick and tile. Symmetrical front (south) of 2 storeys and attic, 5 windows. Plain roof; walls of Flemish bond, 1st floor band, rubbed flat arches to the ground floor, and high plinth (now cemented). Sashes in exposed frames. Early C19 stucco porch, with a plain cornice on coupled brackets (above the corner pilasters), concave leaded roof, double ½-glazed doors. The end walls are of Flemish bond, with English bond in the (rebuilt) gables, the rear walls being of English bond; mainly Victorian sash windows.

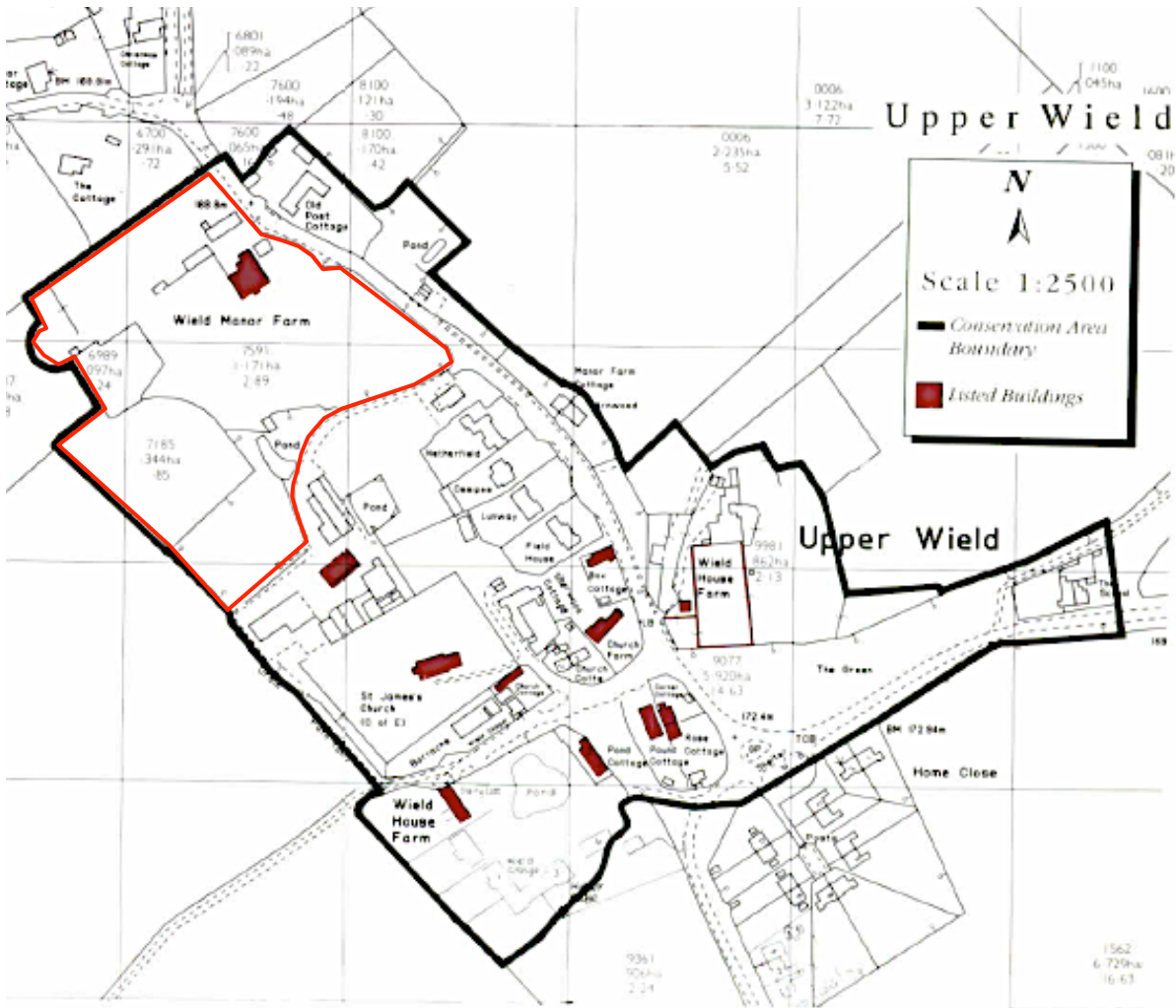
# Legacy

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

Legacy System number: 142041

Legacy System: LBS

Appendix B - Maps

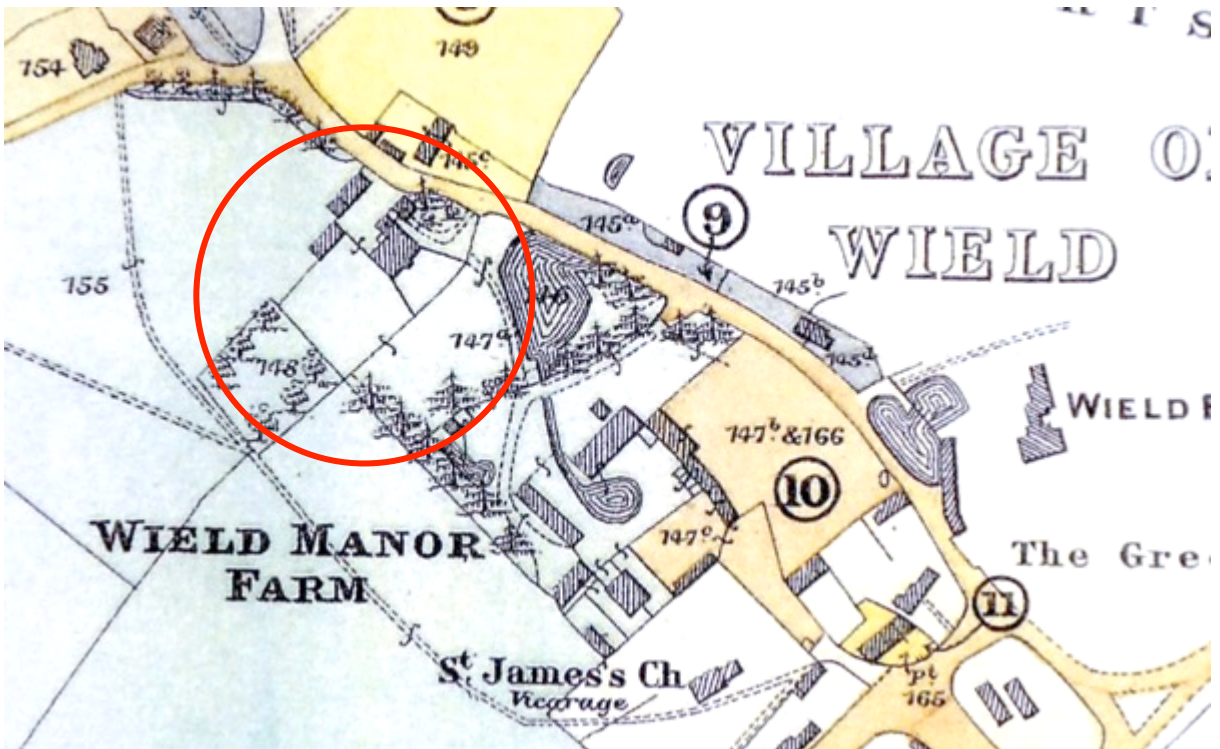


Plan of the Upper Wield Conservation Area as it appears in the EHDC Conservation Area summary. The site boundaries are marked in red.





EXTRACT FROM THE TITHE MAP OF 1839



EXTRACT FROM THE ORDNANCE SURVEY COUNTY SERIES, 1ST ED c.1870



**Appendix C - Photographs (1)**



1 South-east elevation, facing the courtyard.



2 The courtyard, looking north-east. Main house on the right; Old Post Cottage straight ahead.



3 Looking towards the main house, showing the extended elevation of c. 2001. The two windows in the stable building were inserted at about the same time.



4 The stable building as viewed from the road, looking north.



5 North corner of the stables as viewed from the road



6 North-west (rear) elevation. It is planned to build an oak framed shelter against the central part of this elevation.



Appendix C - Photographs (2)



7 Fitness Room, viewed from old Tack Room. The boiler shows on the right.



8 Early C20 cast iron fire grate and surround in the former tack room.



9 Main room, showing the loose box divisions and boarding to the walls.

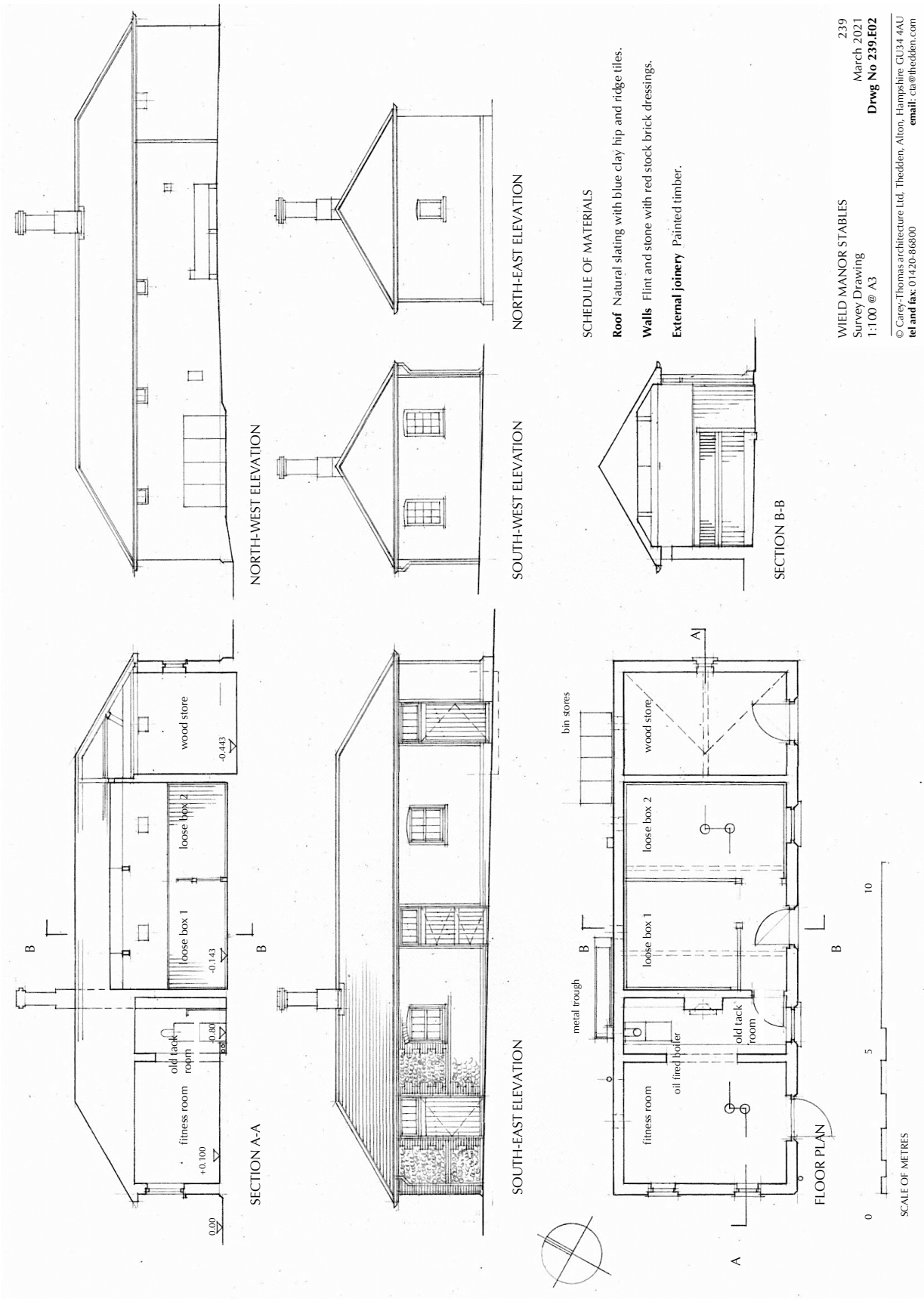


11 Detail of stall division.



10 Log Store at north end of the building, showing crude nature of wall finish and exposed roof structure.

Appendix D - Selected Drawings

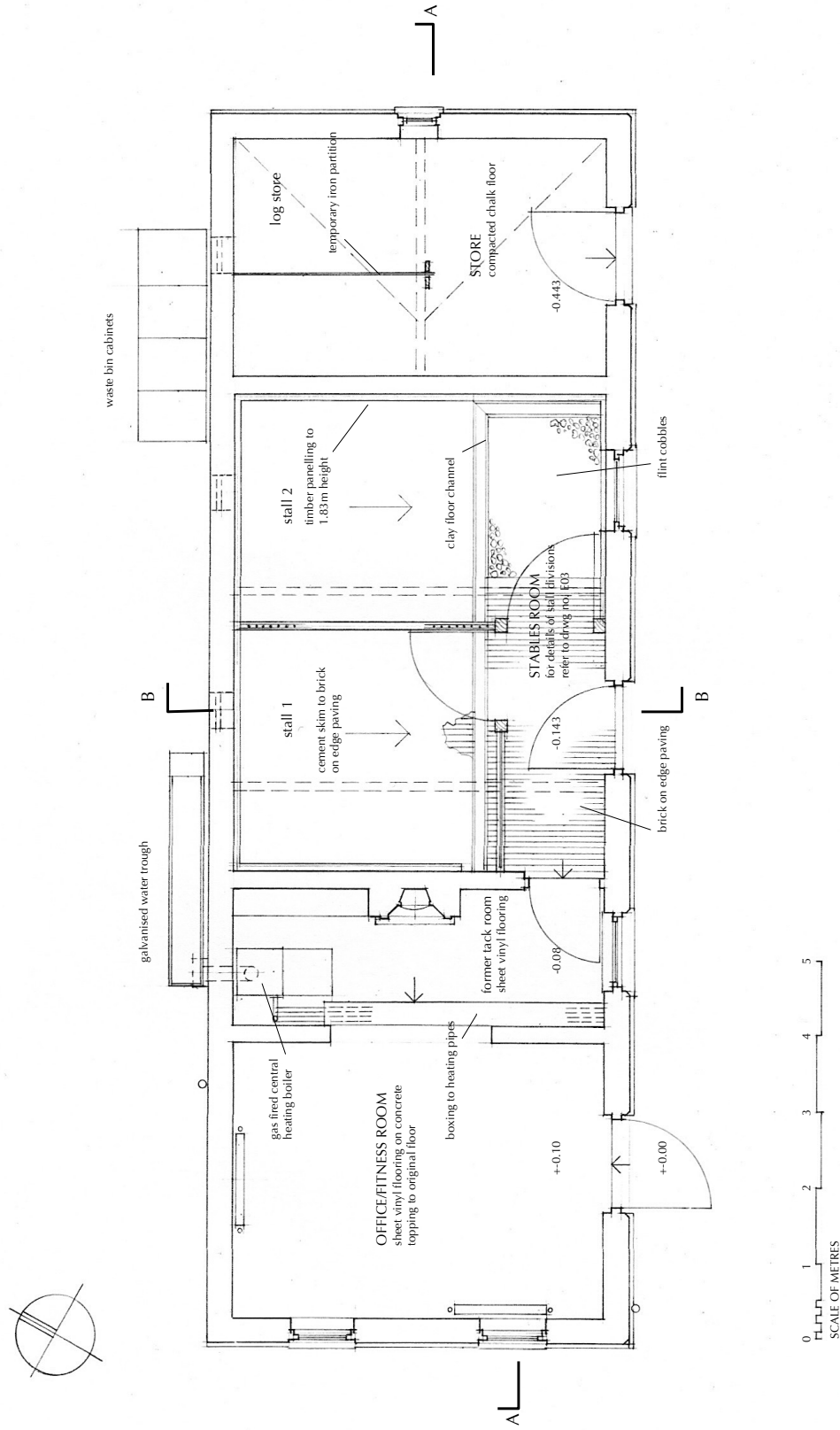


WIELD MANOR STABLES  
 Survey Drawing  
 1:100 @ A3  
 Drwg No 239.E02  
 239  
 March 2021  
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 tel and fax: 01420-66800  
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SURVEY DRAWING

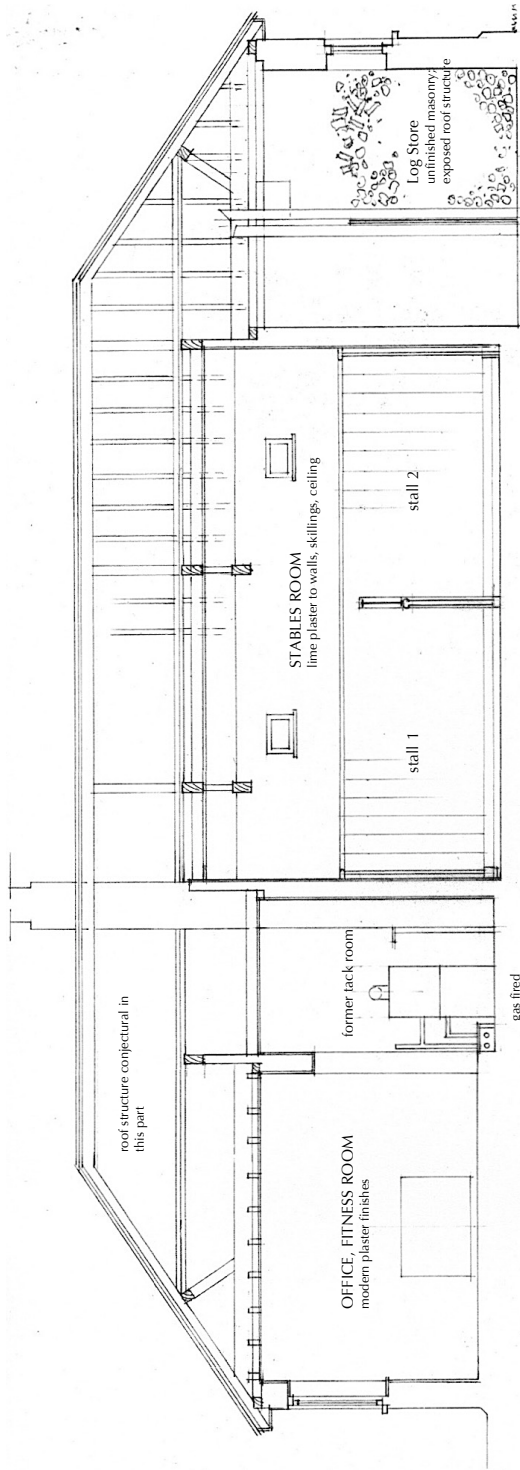


EXISTING PLAN

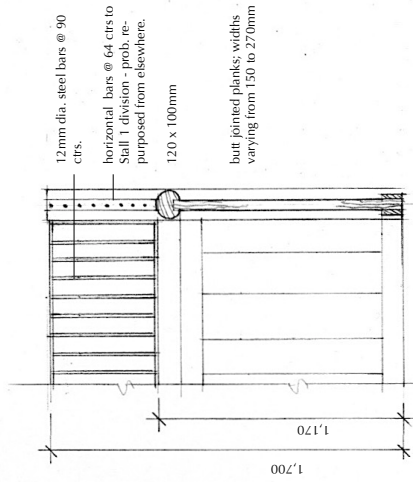


WIELD MANOR STABLES  
 Survey Plan  
 1:50 @ A3  
 July 2021 2021  
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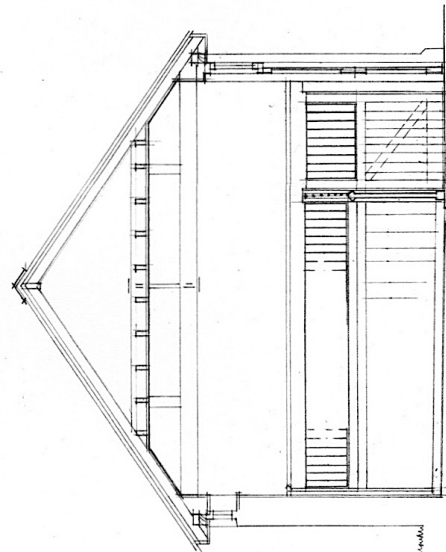
EXISTING SECTIONS



SECTION A-A



DETAIL OF STALL DIVISION 1:20



SECTION B-B

WIELD MANOR STABLES  
Survey Sections A-A, B-B  
1:50, 1:20 @ A3

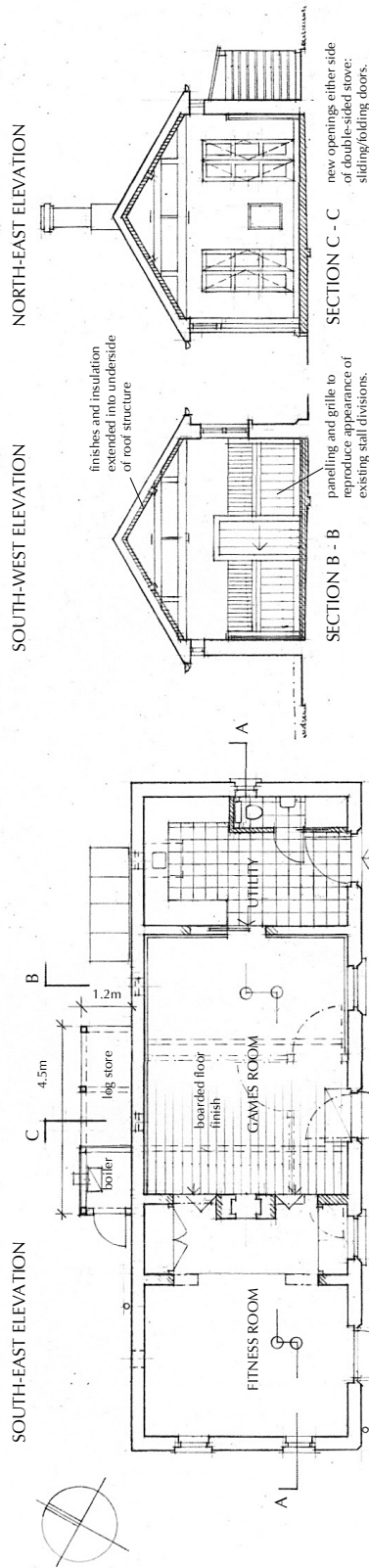
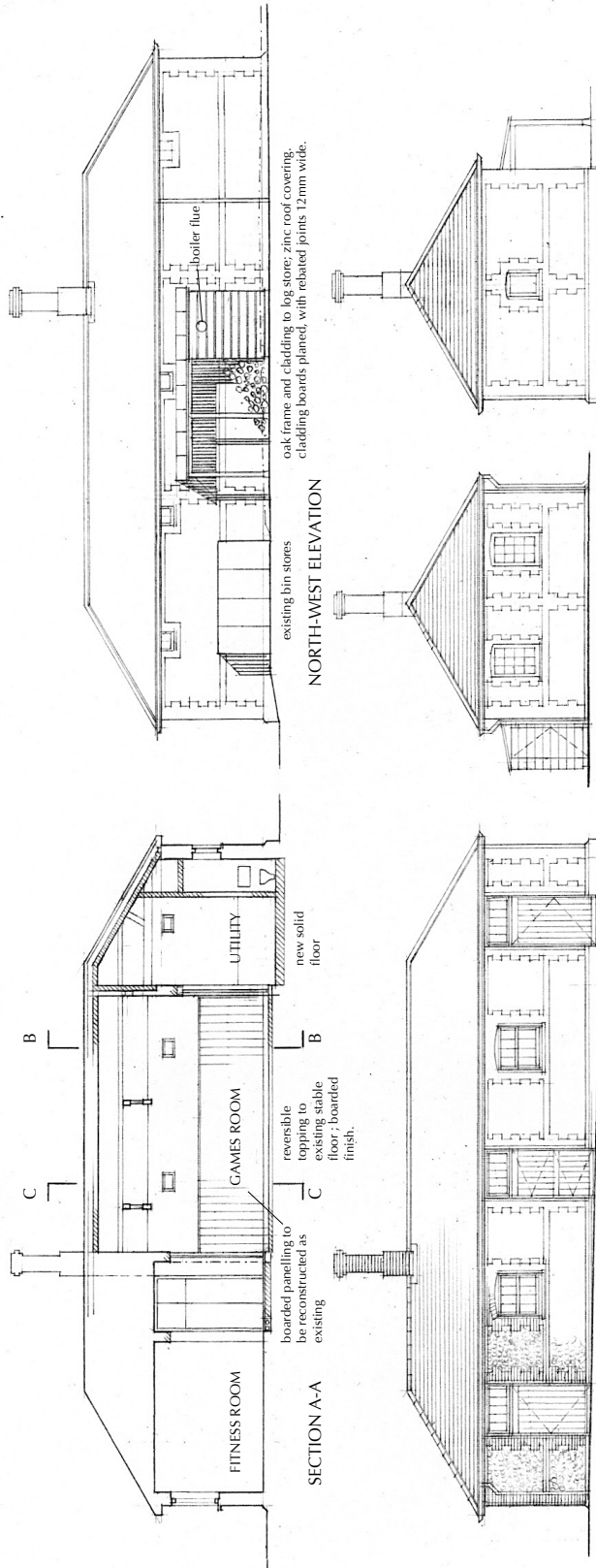
239  
July 2021

Drwg No 239.E03

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SCHEME DRAWING



239  
 April 2021  
**WIELD MANOR STABLES**  
 Scheme Drawing  
 1:100 @ A3  
**Drawg No 239.D01D**

REVISION D - 1.12.21 - Section C added; panelling detail changed  
 REVISION C - 3.8.21 - Log store reduced; mezzanine omitted;  
 skylight omitted; minor changes elsewhere.  
 REVISION B - 3.6.21 - Minor corrections.  
 REVISION A - 14.4.21 - Skylight added.

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