

STABLES AT WIELD MANOR

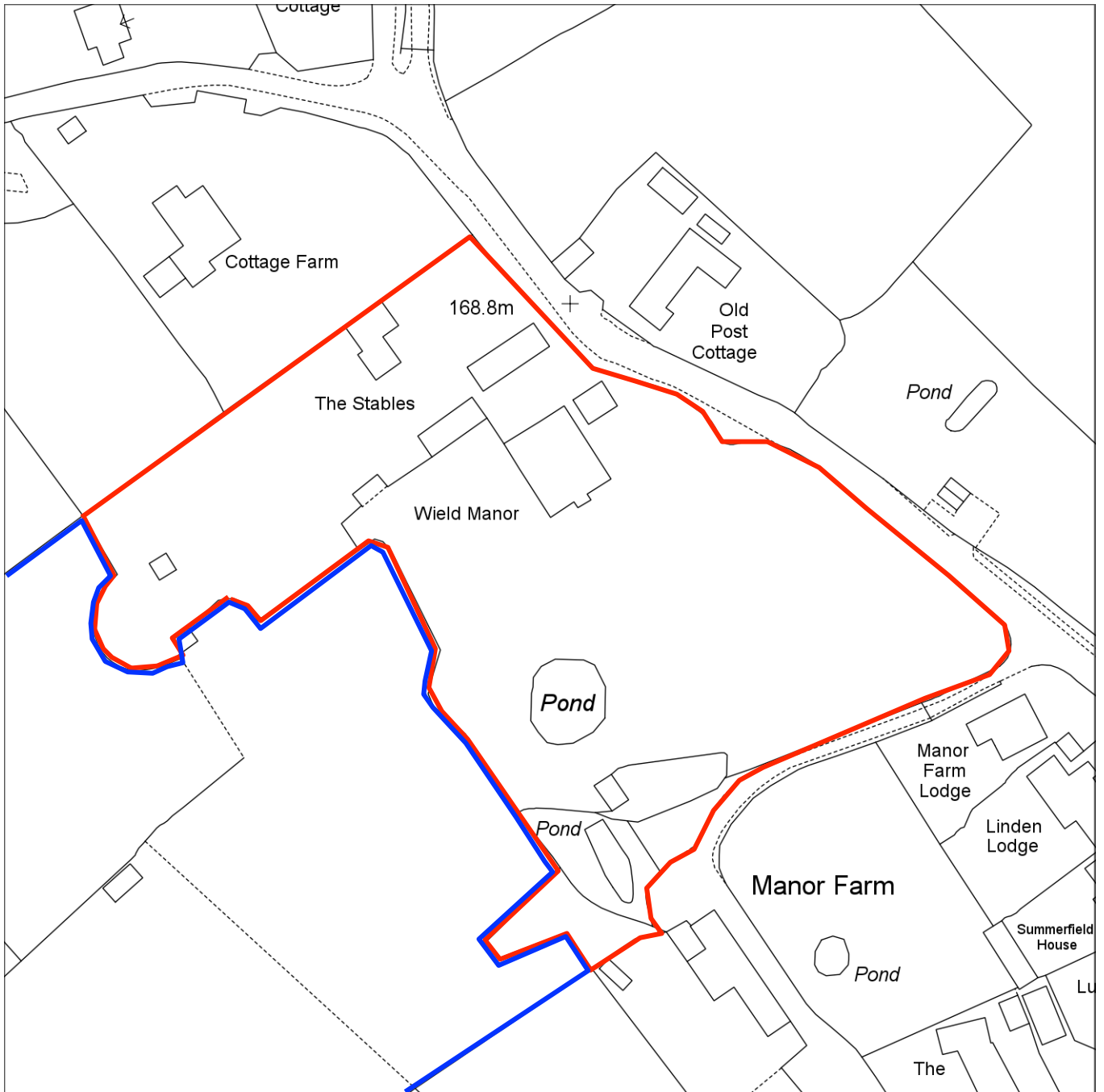
Proposed Alterations



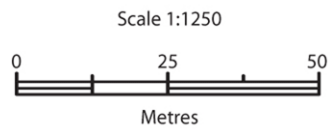
PLANNING STATEMENT

CTA

February 2022

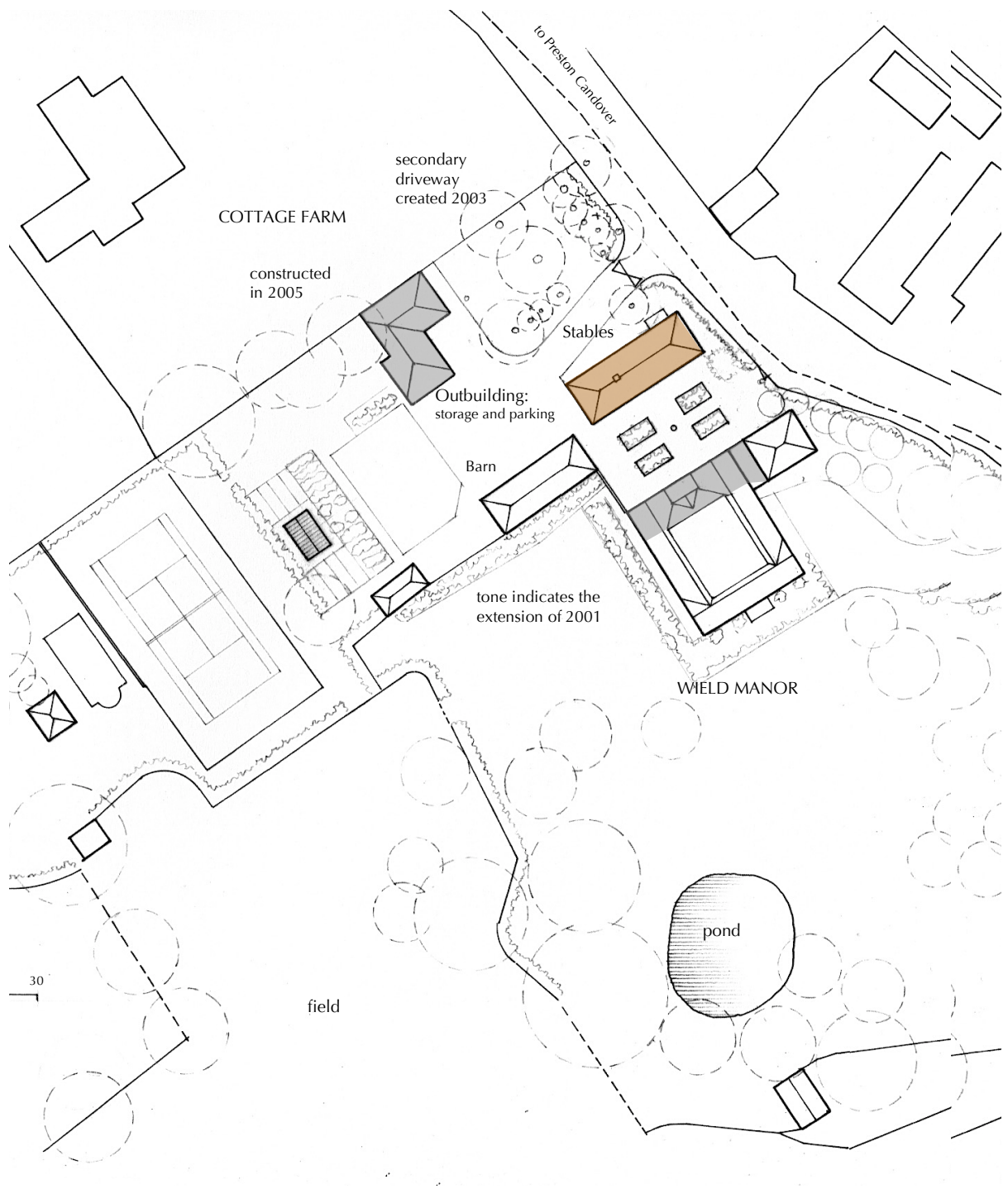


Wield Manor, Upper Wield, Alresford



LOCATION PLAN

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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. The north-east elevation of the stables is located close to the road boundary, from which it is visible, although the boundary hedge obscures the lower part of this elevation.

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.

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.

Planning History

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

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.

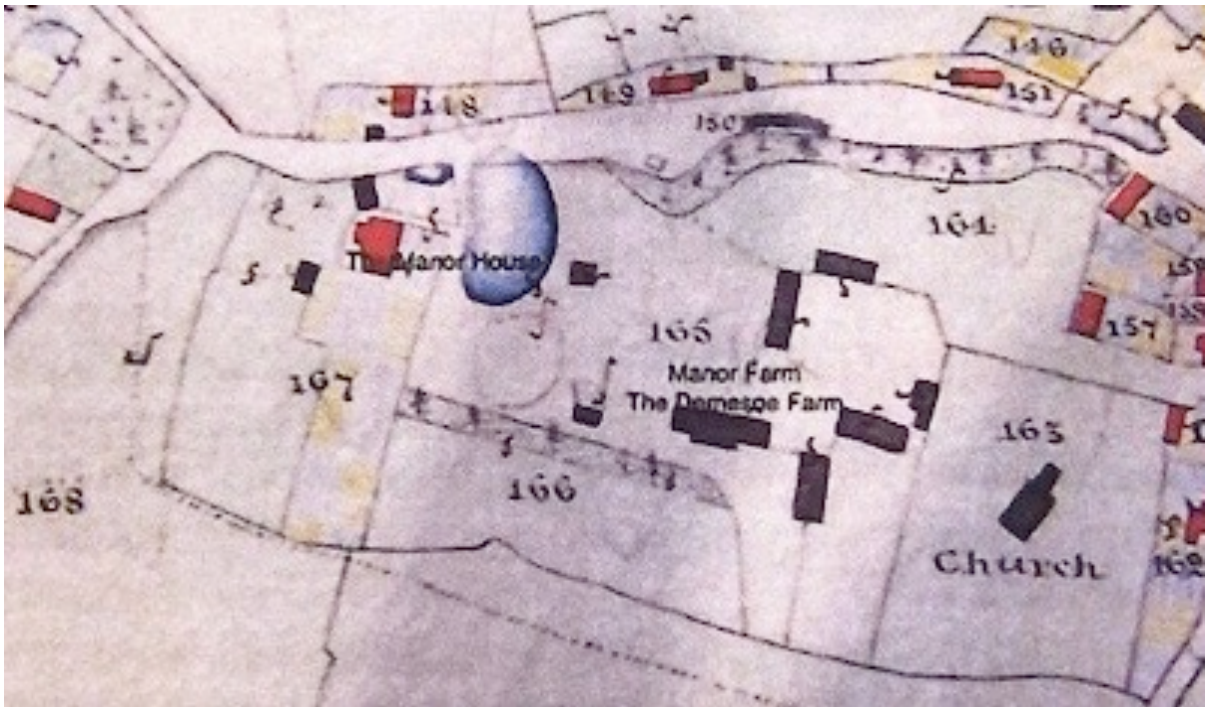
HE12 - Development affecting the setting of a listed building.

Impact and Justification

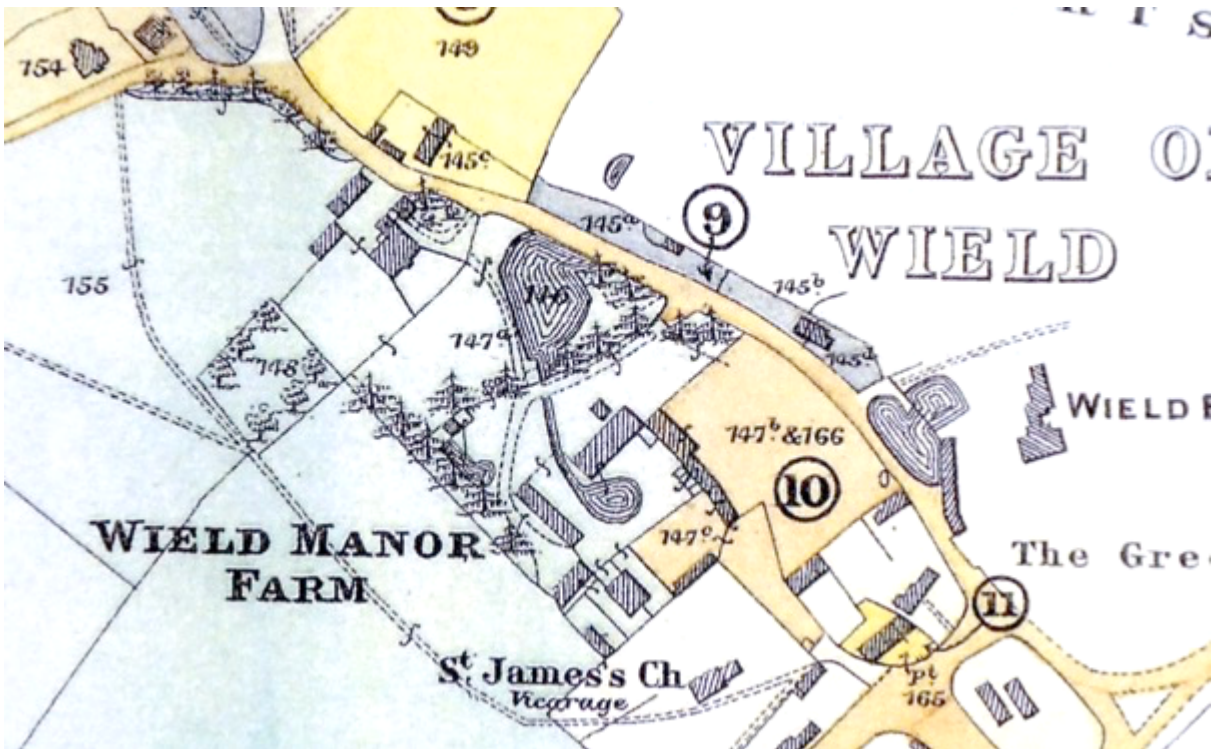
The proposal seeks to bring into greater use an under-utilised outbuilding within a larger property. Externally, only the rear elevation would be affected by the addition of a timber framed lean-to for the purpose of log storage. Internally, the majority of changes within the stables room would be designed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



EXTRACT FROM THE TITHE MAP OF 1839



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