

Heritage Assessment – Lower Dean Manor

# Heritage Assessment

## Lower Dean Manor



FLEMING *FA* ARCHITECTS

Fleming Architects  
Leygore Farm Barn  
Turkdean  
Northleach  
GL54 3NY

Our ref: DS\_0356\_CHF\_v1  
May 202

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## Qualifications of the Author

Christian Fleming first studied Economics in St Andrews University, and later studied Architecture in Oxford Brookes, gaining two First Class degrees. He majored on Cruck Buildings of the South West, and Traditional Detailing of the C18. He has practised in this area all his working life and lived in Turkdean all his life.

Specifically to this project, he knows the house well, having visited there since he was young. It has been a pleasure interviewing both Mr S Winwood and also Mr G Daniels, perhaps the oldest occupants of Turkdean and both interested in their own right in the architecture and history of Turkdean's houses and the church.

Mr S Winwood currently lives in Lower Dean Manor, since 1969, and Mr G Daniels has lived in Rectory Farm (next to the Church) for a little longer. Both have affiliations with the Church, and both their houses the same. Lower Dean Manor was first built by the Llanthory Priory, and Rectory Farm similarly has ties with the Church, as the names suggests. It is rumoured a tunnel exists, connecting the cellar of Rectory Farm to the avenue of beech trees (known locally as The Beeches) and ultimately leading down to Lower Dean Manor, used by priests to escape during the Reformation. Indeed it is believed some of the masonry for the early / mid C17 works at Lower Dean Manor were constructed from the stone quarry out of the Beeches, which lends credence to the tunnel and its date.

In summary, the author has both a professional knowledge and a personal one of the house. This practice specialises in historic or traditional houses, particularly those in the local and high vernacular. The author has a keen interest in vernacular detail and architecture and is therefore well able to disseminate significance and value within the building, notwithstanding the level of research undertaken in its assessment.

## Planning Policy and Identifying Significance

The principal legislation concerning the historic environment is the Planning (Listed Buildings and Conservation Areas) Act, 1990. This draws attention to the importance of seeking to preserve listed buildings, their setting, and “any features of special architectural or historic interest” which they possess in the determination of planning applications (Section 66(1)). It also states that the listing includes “any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948” (Section 1(5(b))).

The N.P.P.F. states that: “In determining planning applications, local planning authorities should take account of ... the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.” (Paragraph 192).

### Conservation Principles.

Conservation Principles was published in 2008 by Historic England (then English Heritage), but remains valid. When dealing with elements of restoration, Conservation Principles advises that:

“Restoration to a significant place should normally be acceptable if:

1. The heritage values of the elements that would be restored decisively outweigh the values of those that would be lost.
2. The work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence.
3. The form in which the place currently exists is not the result of a historically-significant event.
4. The work proposed respects previous forms of the place.
5. The maintenance implications of the proposed restoration are considered to be sustainable.”

On new works, Conservation Principles advises that: “New work or alteration to a significant place should normally be acceptable if:

1. There is sufficient information comprehensively to understand the impact of the proposal on the significance of the place;
2. The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
3. The proposals aspire to a quality of design and execution which may be valued now and in the future;
4. The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.”

Significance.

The importance of significance is reiterated in Historic England’s publication Conservation Principles, which breaks significance down into four separate heritage values:

- Evidential Value.
- Historical Value.
- Aesthetic Value.
- Communal Value.

These 4 brackets of value form the core part in assessing the significance and are references specifically within this statement.

Local Plan Policies

The key Local Plan Policies to be assessed in guiding design to Designated Heritage Assets are:

- 1) Historic Environment: Designated Heritage Assets (POLICY EN10) 149
- 2) 10.11 Historic Environment: Designated Heritage Assets - Conservation Areas (POLICY EN11) 153

**Policy EN10**

### **HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS**

1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset’s conservation. The more important the asset, the greater the weight should be.
2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.
3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations: the importance of the asset; the scale of harm; and the nature and level of the public benefit of the proposal.

**Policy EN11**

### **HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS - CONSERVATION AREAS**

Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

1. preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;
2. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;

3. will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;
4. have regard to the relevant Conservation Area appraisal (where available); and
5. do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.

#### List Entry

##### Official list entry

Heritage Category:

##### Listed Building

Grade:

**II\***

List Entry Number:

**1089818**

Date first listed:

**23-Jan-1952**

Date of most recent amendment:

**18-Jun-1986**

List Entry Name:

**LOWER DEAN MANOR**

Statutory Address 1:

**LOWER DEAN MANOR, LOWER TURKDEAN**

##### The scope of legal protection for listed buildings

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](#)

[Corrections and minor amendments](#)

##### Location

Statutory Address:

**LOWER DEAN MANOR, LOWER TURKDEAN**

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

County:

**Gloucestershire**

District:

**Cotswold (District Authority)**

Parish:

**Turkdean**

National Grid Reference:

**SP 10372 17304**

##### Details

*TURKDEAN LOWER TURKDEAN SP 11 NW 6/81 Lower Dean Manor (formerly listed as Lower Dean 23.1.52 Farmhouse) GV II\* Former manor held by Llanthony Priory. Earliest part c1500, with C16-early C17 and C20 additions. Ashlar, stone slate roof with moulded cappings. Complex plan; early core comprises crenellated range with 'L'-shaped C16-early C17 range right, C20 extension at rear of the latter. Former C17 outbuilding (now converted) connected to main body via wall, left of early core. Garden front of early core; 2 storeys, 2 bays. Four-light ovolo-moulded stone-mullioned window with transom, to ground floor. Double ovolo-moulding to transom and surround of window. Two 2-light ovolo-moulded stone-mullioned casements with ovolo-moulded surrounds to first floor. Gable of C16-early C17 range projects forwards right; 2 storeys and attic. Four-light*

*double-chamfered stone-mullioned casement with stopped hood to first floor, single light with flat- chamfered Tudor-arched surround and stopped hood lighting gable. Far right-hand bay stepped back slightly. Three-light ovolo- moulded stone-mullioned casement with stopped hood to first floor. Single double-chamfered light with stopped hood to first floor and to cellar below. Right-hand return lit by one, 2 and 3-light stone-mullioned casements some with 4-centred arched heads. C20 double plank door within C20 'Tudor'-arched surround off-centre left. Interior; fine Renaissance fireplace within early core with Tudor- arched surround and carved spandrels, flanked by coupled columns on pedestals with raised diamond decoration, overmantel with stepped mouldings. C 16-early C17 range with intersecting deep-chamfered beams and Tudor-arched fireplace. Cellar beneath C16-C17 range with Tudor-arched entrance, C20 flat ceiling (probably originally vaulted). Cellar walls buttressed internally. (David Verey, *The Buildings of England, The Cotswolds*, 1979)*

Listing NGR: SP1037217304

### Legacy

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

Legacy System number:

**130078**

Legacy System:

**LBS**

**Sources**

**Books and journals**

Verey, D , *The Buildings of England: Gloucestershire 1 The Cotswolds*, (1970)

**Legal**

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

## History of the House

Much of the proposed works relate solely to the west and north flanks. However, a potted history is provided here to give context to the proposals.

The house is mentioned in Verey's 'Gloucestershire 1: The Cotswolds', to which the Listing adheres fairly closely.

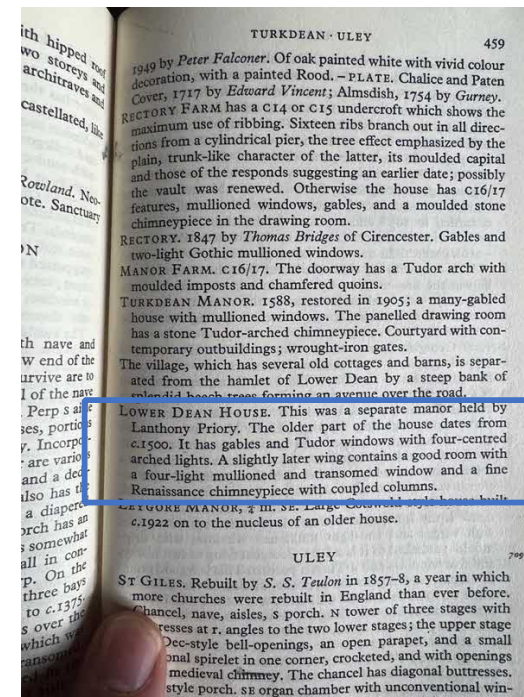


Image above showing extract from Verey's book, reference to Lower Dean House highlighted blue.

## 1 - Early C16 Works

The earliest building is the north-east range, circa 1500 according to the Listing. It has undergone alterations, for instance, the east pair of windows differ in height and detail. The Milnes, who lived here between 1950 and 1969, called this part 'The Dairy', which alludes to some livestock element, perhaps goats providing milk, although this is hard to imagine.



Photo showing the pair of mullion windows on the east elevation. Note the difference in detail, head detail, depth of stooling, and lancet forms of the RHS window.

The doorway that is now the front door is C20, added by the Milnes in their tenure, see photo adjacent.



Image above: photo showing the current front door, on the E elevation. This is a C20 insertion.

The south-east section comprises a return gable at attic level. This is likely a later addition, as the masonry work and coursing changes above the eaves line, see below. The foliage hides some of the masonry but the plan form makes it highly likely this was once a traditional mullioned building typical of the area.



Image above: photo showing the full E elevation. Note the change in masonry coursing, thickness and pointing of the LHS gable, above the eaves line. This is believed to be part of a successive phase, C17, see below.

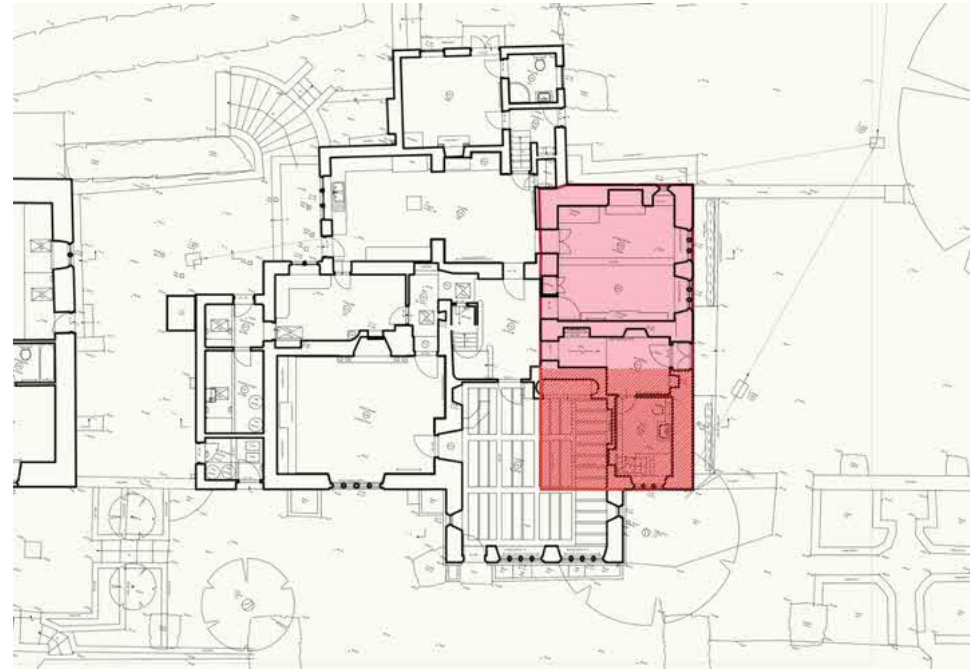


Image above: plan showing the likely original C16 range. The area hatched deeper red is where the attic gable returns to the E.

2 – Late C16 / Early C17

The south range, or more particularly the SE corner and S front, was likely added in the C17, at the turn of the century after the Reformation according to the owners. Up until the mid C20 this was the Entrance Hall, with the drive and parking on this side. This is seen on the historic map of 1884. The existing back drive did not exist, and both the Main House and Coach House were approached from the main drive across the current front lawn.

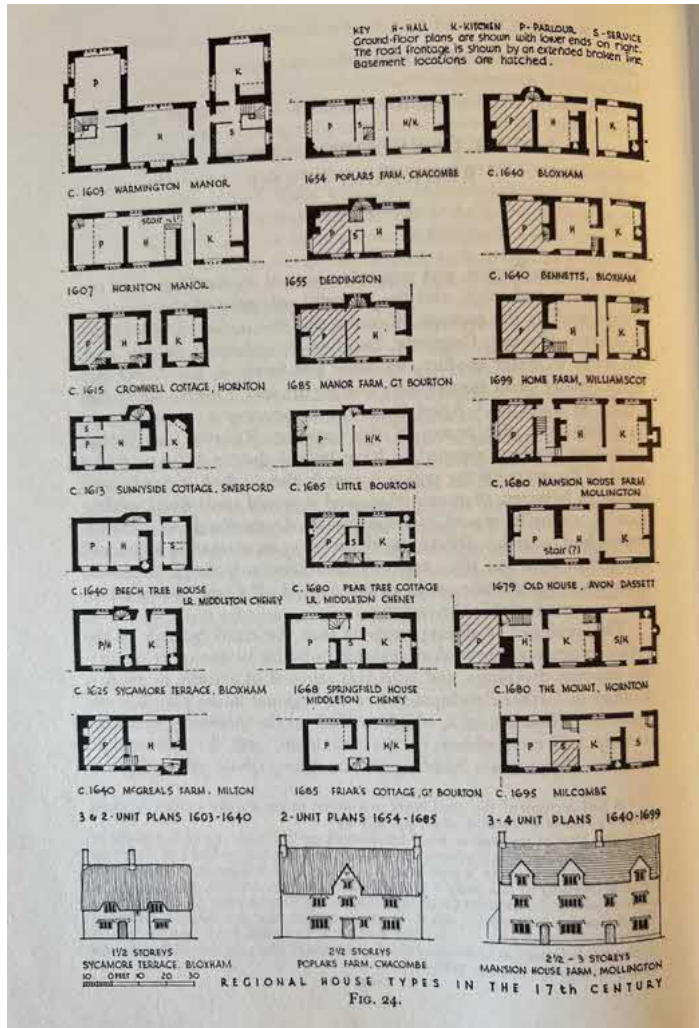


Image above: photo showing various regional forms of dwellings in the C16 and C17 of the North Cotswolds. It is likely the original dwellinghouse took a form similar to one of the above.

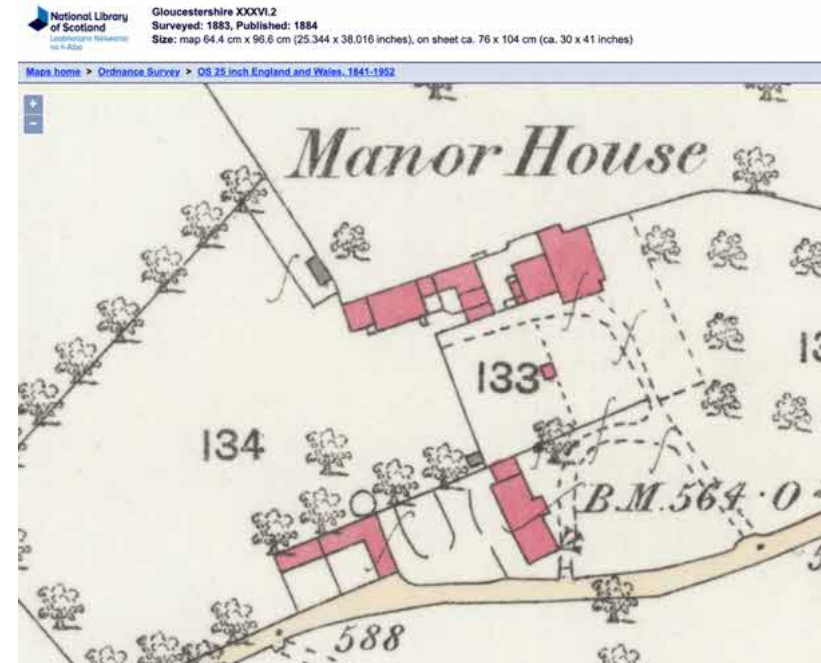


Image above: historic map of 1883-4 showing the approach to the front (south) elevation, including access past the house to the coach house, at the NW of the site.





Image above: photo showing the front south elevation. The late C16 / early C17 phase is on the RHS. Note the lack of a break line in the masonry between this S front gable and the SE nose return, see below commentary .

It is likely the south-east 'nose', i.e. the short gable return on the SE corner, was built at the same time, for 2 reasons: 1, the (main) Cellar plan matches the Ground floor plan, and 2, there is no visible break line in the external masonry. That there is a matching mullion window on the RHS of the GF is not conclusive, because the mullion details differ. Indeed it is believed this mullion was taken from Rectory Farm some time in the C17.



Image above: photo showing the 2 4-light mullions on the front elevation. Note the different spandrel details to the lancet heads. It is thought the RHS window was taken from Rectory Farm, in Turkdean.

In either case the plan form has been much altered in this corner. Possibly some stairs existed here, owing to the placement of the beams internally. This would also explain the different spandrel detail to the mullion. Internally, the deep chamfer beams stop at a lateral cross-beam. Steel straps hold the cross beam with smaller joists indicating a wall once existed and therefore likely the stairs. This room was called 'The Great Hall' by both the Milnes and the Duttons who owned it prior to the Milnes. Note, the fireplace is entirely modern, added by the Milnes in the 1950s.



Image above: photo showing the main cruciform timber beams with the smaller section of joists on the LHS. This is likely where the stairs once existed.



Image above: photo showing the same joists on the RHS. Note the fireplace is entirely modern.

The immediate SE return gable, belonging to the 'nose', is not to be confused with the NE gable as seen from the front E elevation – even though they share the same footplate. This NE gable extends over the earlier C15 range; the building stone below the eaves is rubble but above ashlar, confirming different periods, as noted above. The east section of the room is thought to have once held the staircase, probably moved from the earlier 1500s location, see above.

The cellar warrants special attention as it helps explain the footplate. The cellar is split into two parts. The first is a smaller, lower section. In the corner, the first 5 or 6 treads of a surviving set of cellar stairs exist. This is likely to belong to the 1500 phase.



Image above: photo showing the first 5 or 6 treads of the early C15 surviving cellar stairs. They have been cut off at some point but, if projected upwards, they would rise in front of the current front door.

It is interesting to note the current cellar stairs are not original; their exact date is hard to ascertain, as the material of the steps appear C20 but their placement appears more historic, especially in relation to the existing cellar window. Most likely they have been replaced in the same location, and risers reduced to ease access.



Image above: photo showing the C20 cellar stairs, albeit likely in their original position, probably lowered to ease access.

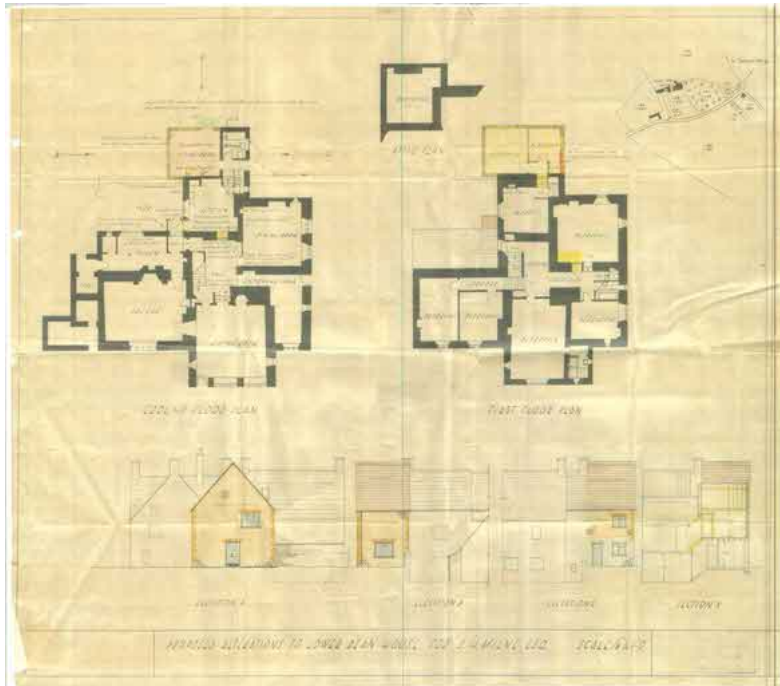


Image above showing archive drawings is 1960. Note the absence of the cellar stairs on the GF plan.

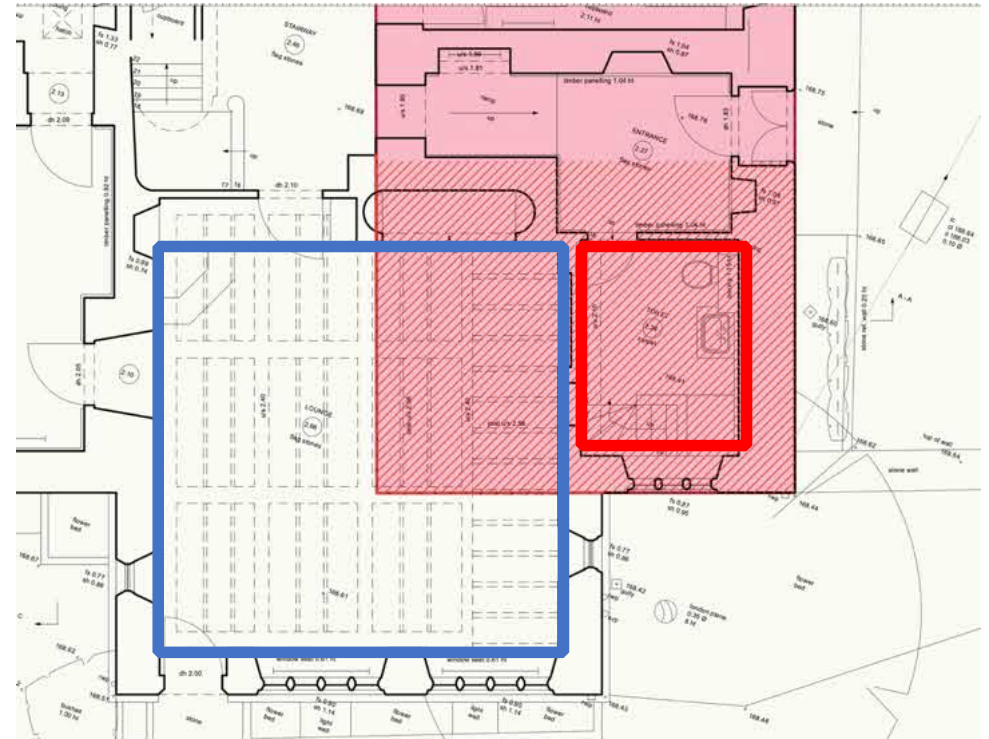


Image above: extract showing the location of the smaller, likely original, cellar in red; and the main cellar, outlined in blue.

Underneath the 1600 range is a fine cellar, outlined in blue above. There are buttresses of a slight ecclesiastic character and a 'bleed' hole and channel in the north-west corner. It is thought the mason of the cellar at Rectory Farm, Turkdean, was the same mason here. As mentioned earlier, the east window of the ground floor is thought to have been taken from Rectory Farm.

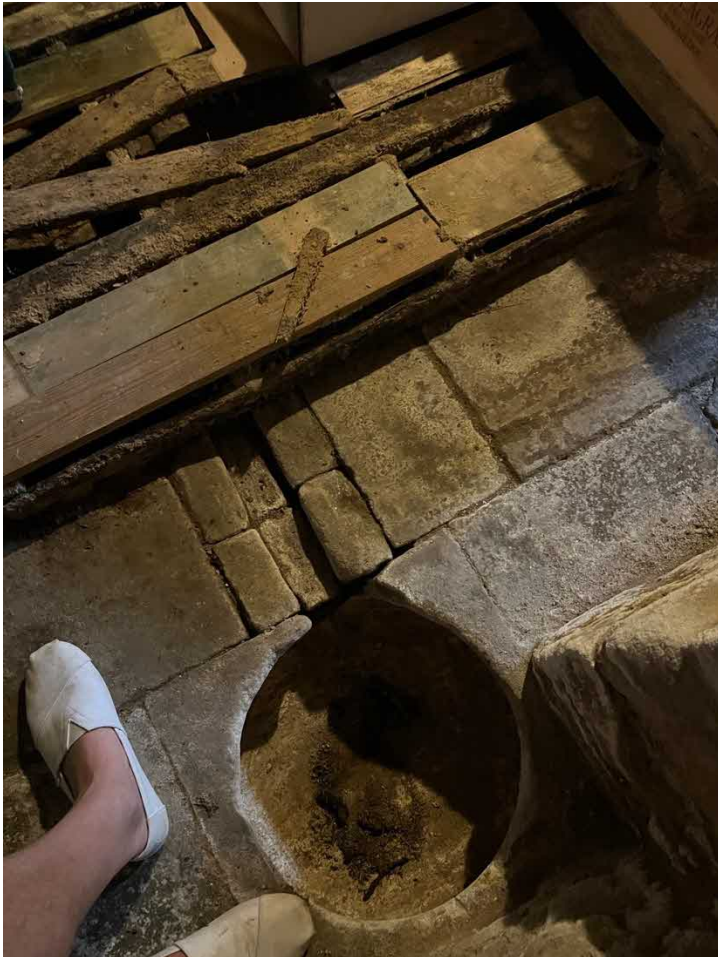


Image above: photo showing the 'bleed' hole in the cellar.



Image above: photo showing the fine buttressed cellar.

### 3 – Early / Mid C17 Works

To the west, a fine Drawing Room exists. The Listing states this is as early as C17th, however, there is evidence it is slightly later. The mouldings of the transom mullion window are double ovolo and on the first floor, single ovolo. These differ externally from the earlier ranges which are simple chamfered. The masonry seam is also different, believed to have been quarried from the 'Beeches' quarry. Clearly this range is later in date from the adjoining SE range.



Image above: photo showing the south elevation of the early / mid C17 phase. The double height mullion window has a fine double ovolo moulding whilst the 1F window is only single. The double ovolo moulding is seen at Rectory Farm in Turkdean and is mid C17. It is thought the same mason worked on both these buildings consecutively.

The fireplace is renaissance in style, as the Listing states, but with early classical flourishes such as Corinthian capitals and classical entablature. It is believed by both the Milnes and the current owners that this range was a successor to the 1600 south range, ie, early to mid C17.



Image above: photo showing the fine chimney piece inside. The chimney piece itself is reminiscent of some of the very early C17 aedicules like Bolsover, where classicism had started taking a hold in the country. Here are Tudor and Classical elements in juxtaposition, confirming an early / mid C17 origin. In any case a very fine piece of detailing and workmanship.

#### 4 – C19 Works

There is a large gap in the timeline, from C17 to C19, where little was built (or which survives). The C19 saw some modest additions.

One was the catslide element to the north, behind the fireplace. This was the old kitchen under the Milnes stewardship and likely was vaulted to the ceiling.



Image above showing roof void above the lean-to, where the old kitchen was located in the 1960s. Note the square purlin section and corded truss and liming of the timbers, typical of Victorian workmanship.

A second C19 phase occurred to the north, set behind the original C16 range. A line of quoins is still visible, toothed out to take the C20 extension to the north.



Image above: photo showing the tothing of the quoins, bleeding the earlier C19 range with the modern C20 range on the right. The C20 range might appear passable from this elevation, but the north and west flanks are constructed in Bradstone – see following sections.

This range has been significantly altered, punctured on all sides by openings. It is where the C19 staff kitchen existed according to the Milnes. This is likely to be correct as much building work in the Victorian era anchored to servant usage.

## 5 – C20 Works

1950s Sundry works were undertaken during the Milne ownership. These include the rear north extension, the 'Granary' outbuilding (built by Alan Mansfield Smith and thought by the Listing inspector in the 1980s to be C17) and the first-floor bathroom. The west masonry flanking wall was added at the same time; it is possible to make out the older verge line raking diagonally down. The parapet is modern, as seen from the drip mould – see over.

There were various internal alterations also, including the fireplace in 'The Great Hall', the main stairs, and sundry minor alterations. David Verey is thought to have advised the Milnes during this phase. The panelling in the front hall was moved from the Great Hall in this period.



Image above showing modern 1950 bathroom extension. The masonry above the red line is part of the 1950 works.





Image above: photo showing a longer view of the north range with the harmful 1950s rear extension. Note the modern tiles, modern stonework (or imitation stone face) and the flat roof 1F bathroom extension , all clearly harmful in various ways.

1970s The current owners, Mr and Mrs S Winwood, purchased the house in 1969. They added the flat roof kitchen extension to the north-east, the lean-to plant room to the west and re-worked the conversion of the outbuilding to the west, turning it into a recording studio, including the addition of the buttresses. This studio has since been returned to a staff flat.

Note the lack of authentic stone tiles to this rear C17 range. The 4” concrete tiles diminish this elevation considerably, as well as the flat roof addition. To the east (LHS), the Bradstone 1950s range is another diminishment to this rear elevation. These elements are causing harm to the character and aesthetic values and should be remedied.

### Assessment of the Store Building

The Listing describes the outbuilding as C17. This is plausible as the mullion window has a simple stopped chamfer moulding which is typical of that period.



Image above: photo showing mullion window of C17 barn.

The mullion detail is similar to the early C16 range of the house, see photo below. However, the mullion is heavier in width and the stooling a little shallower.



Image above: photo showing the mullion windows of the early C16 range to the east. The window on the LHS is probably later to the window on the RHS, owing to the thinner mullions and short stooling. Also the lancet heads show elsewhere on this range, implying they are the original detail. The similarity of the LHS window to the Store window are close enough to be contemporaneous.

The barn was converted as part of the 1970s phase, as a recording studio during the owner's developing music career. The works have covered over any further signs of historic relevance, although there is evidence

of a mullion window to the south gable at low level, implying a lower basement level at some point.



Image above: photo showing south gable of the C17 Store Building. Note the mullion head of what appears a basement or lower ground floor space; and the blocked-in window to the RHS of the existing window.

Several buttresses adorn the east flank of the barn. They are butted to the face, not toothed in or coursed with the barn masonry, and have been built in cementitious mortar. They were part of the original conversion.



Image above: photo showing C20 buttresses to the east flank of the Store. Note the cementitious mortar, the absence of tothing, and the clean corners of the masonry.

This outbuilding has undergone multiple phases, not uncommon for a building of this type and proximity to the house. Further clues to its history and significance are concealed by the conversion works in the 1970s, however there is no reason not to believe it is C17 in origin, and holds high to medium significance.

A mortared wall connects this outbuilding to the main body – see below.

### **Assessment of the Connecting Garden Wall Between House and Store Building**

The date of the connecting wall between Store and House is likely to be late C19 in origin. The stonework on the south side (what can be seen behind the foliage) is coursed and square jointed, often seen in Victorian buildings.



Image above: photo showing south (lawn) side of wall, with coursed and square faced stonework which appears C19 in origin.

However, the same wall on the other, north, side is rubble, uncoursed, and of a lower quality.



Image above: photo showing the rear, north (courtyard) side of the connecting wall. Note the more random rubble stonework, different to the S side.

It is likely this side of the wall formed a lean-to for storage – certainly the historic maps of the C19 indicate part of this area was covered. Or that the south side of this wall faced the front arrival space (as it was used originally) and therefore it was given greater significance in the C19. Either may be true.

Of the openings, these vary in date. The east most opening has a fine planked door, although this was taken from the original front door during the 1970 phase of works when the boiler room was added.

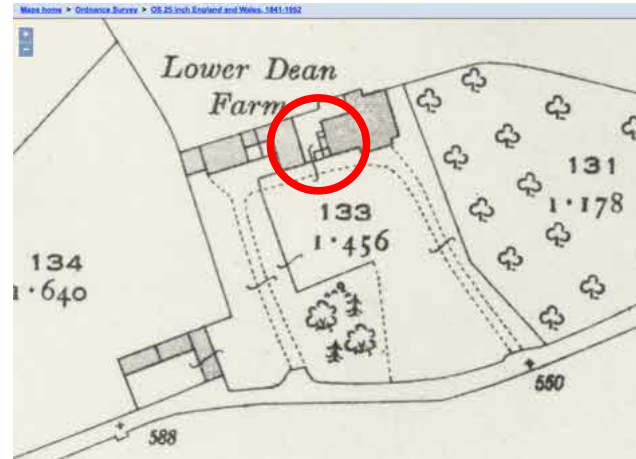


Image above: photo showing partial view of the older original door which belonged to the front door to the east of this. The frame is modern; the door allowed rain ingress and hence new frame.

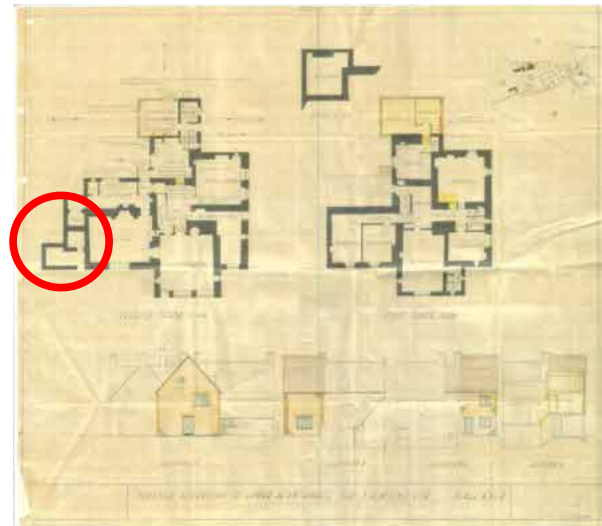


Image above: photo showing south elevation of main range with the modern door, in the historic opening from where the garden wall door was taken. The modern door was replaced during the 1970s phase of works as the older door allowed rain ingress.

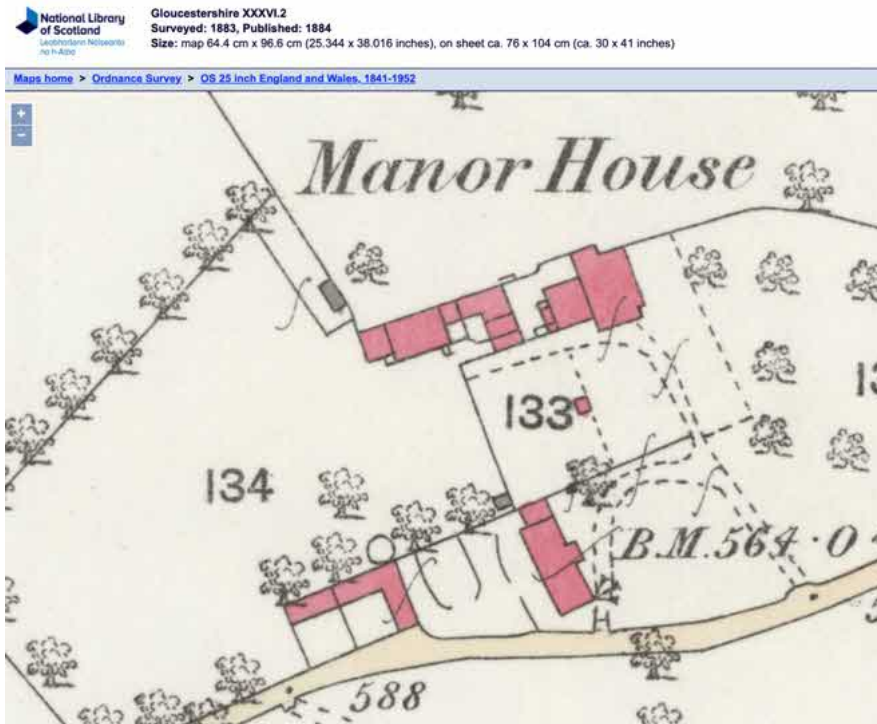
However, the opening is likely to be original, as historic maps indicate the existence of building forms here. The 1960 plan even shows some of this building form still in existence.



Above image: historic map of 1891, showing collection of store buildings attaching to the west flank of the house.



1960 drawing, showing lean-to range still in existence.



Above image: historic map of 1884, showing much the same as the map of 1891.

The same is true of the window adjacent; the historic maps show a similar store building here. However in this case, the original door opening has been changed to a window aperture. This was part of the 1950s phase undertaken by the mock mason Alan Mansfield Smith, confirmed by the current owner; the lattice window is taken from elsewhere, as is the corbelled window head and jambs. This is corroborated by the change in stone colour, from below the cill to above the cill, suggesting different dates.



Image above: photo showing infilled opening, undertaken by Alan Mansfield Smith in the 1950s. Note the lead is clipped short and the beading is tacked on, clearly C20.

The third opening, to the west, is a modern C20 planked door.. The opening might be more historic, the jamb and head on the south side appear more faded but on the return side the masonry appears modern.



Image above: photo showing north side of third opening. This appears more historic with weathered masonry to the RHS and the Store barn gable to the LHS.



Image above: photo showing the reverse face of the same third opening.

In short this wall has an unclear history with signs of multiple phases of works, some decorative, some possibly remedial, and some belonging to the modern insertion of the plant room over an earlier footprint. The wall continues to separate the front arrival side from the rear utilitarian side and so holds some value but its fabric is potted and has seen sundry interventions, nor does it relate strongly, anecdotally or historically, to



either Store Building or House, and consequently the significance of this wall is likely to be medium / low.



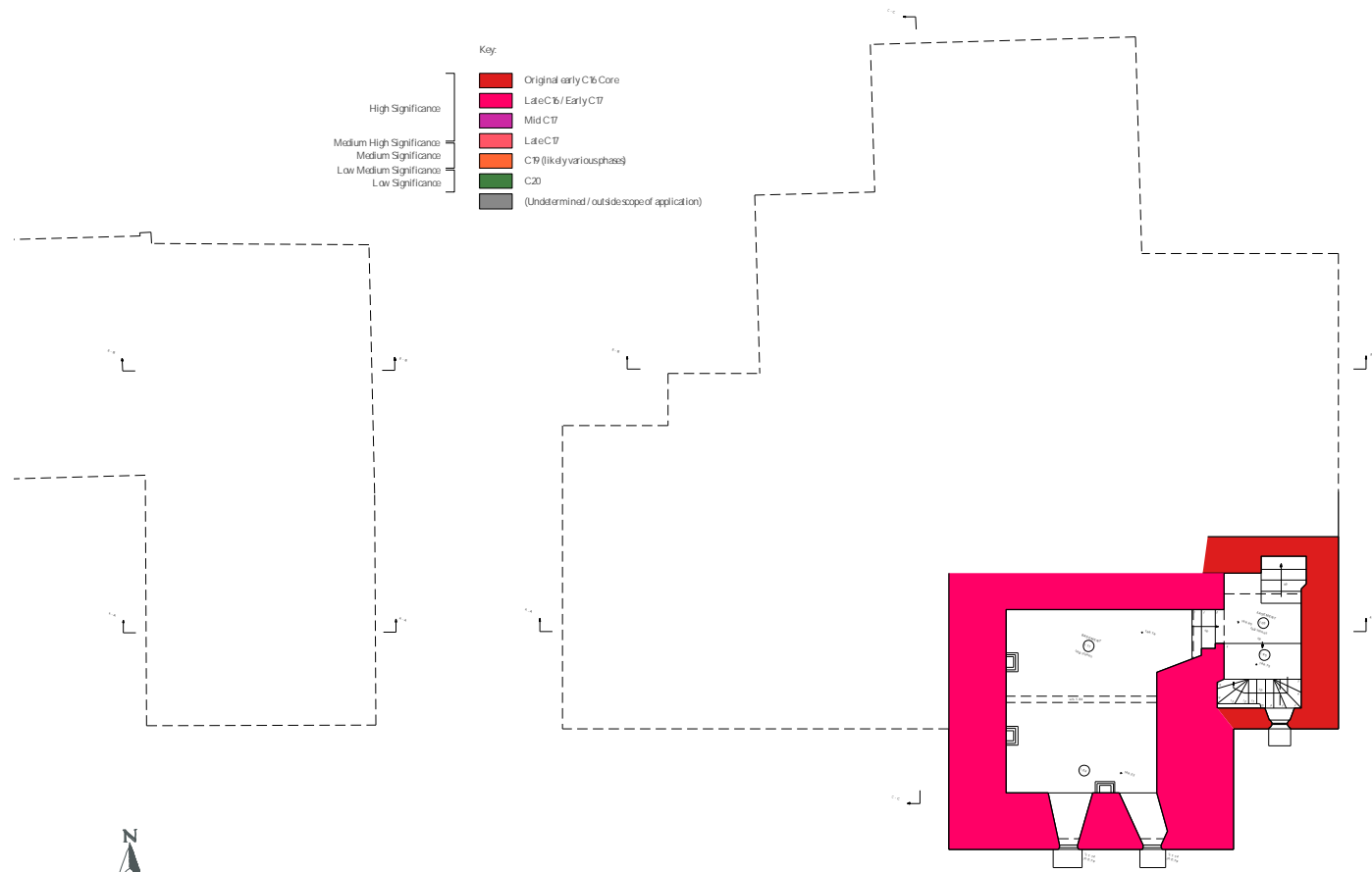
Image above: extract showing likely phases of the wall.

### Conclusion and Assessment of Significance

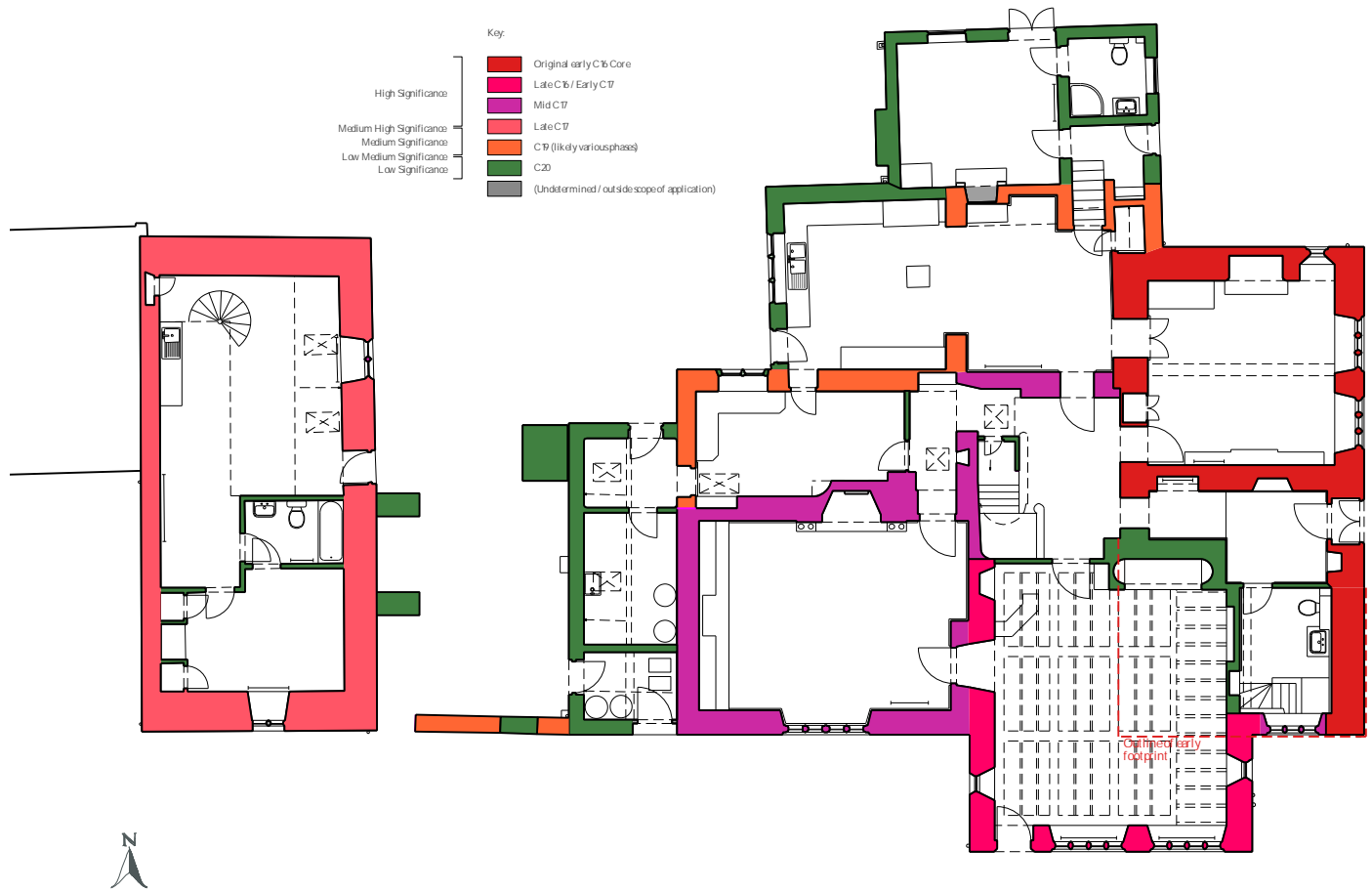
As the listing states, this is a house with a complex evolution. Its original range is C1500, with key phases following in the early and mid C17. Successive phases followed, which are less significant but still hold value. A coloured floorplan has been produced to explain and isolate the phases as far as possible and their corresponding degrees of significance.

See below Appendix for Phasing Plans.

Appendix – Phasing Plans



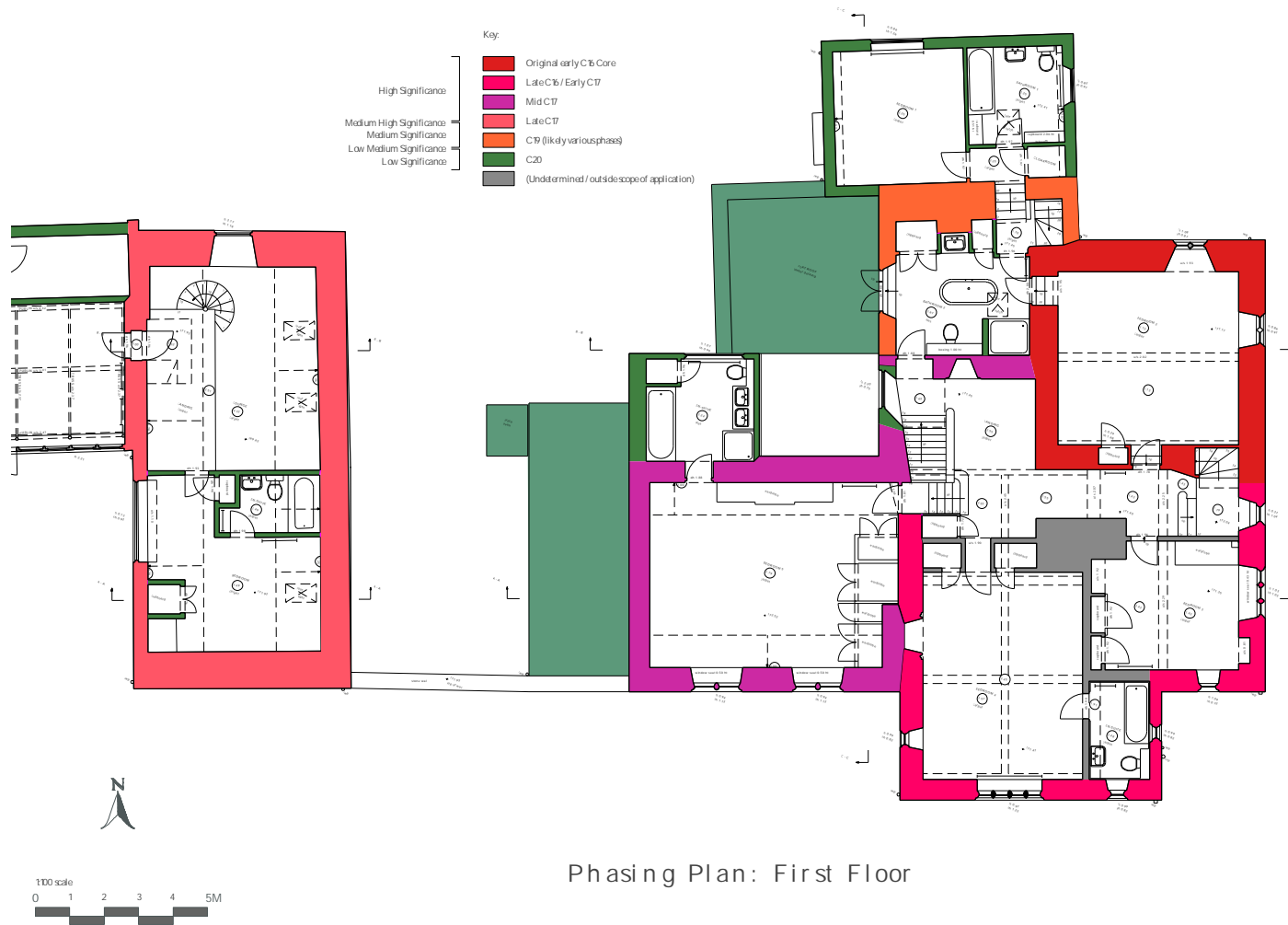
# Heritage Assessment – Lower Dean Manor



Phasing Plan: Ground Floor



# Heritage Assessment – Lower Dean Manor



# Heritage Assessment – Lower Dean Manor



Phasing Plan: Attic Floor