

SEAGRY NEIGHBOURHOOD PLAN

LOCAL HERITAGE LISTINGS REPORT

Communities around the country are nowadays encouraged, mainly by Historic England, to propose potential buildings or features for 'Local Heritage Listing', a level below that of formal listing such as Grade 1 or Grade 2 etc. By addressing this issue in a Neighbourhood Plan, local listing potentially complements and strengthens what may be in any design policies and guidance, and anything on formally listed buildings or Conservation Areas. Local listing provides a further, less rigorous but nevertheless valuable level of protection for items on the list, at the very least ensuring they are taken into account as material considerations when any planning applications are being considered.

The Seagry Neighbourhood Plan Steering Group (SG) chose to undertake a call from the community for suggestions for what might be locally listed. Following this long listing stage, the SG followed the guidance on Local Listing produced by Historic England¹ and that produced by Civic Voice² to produce a shortlist, complete forms detailing the reasons for listing and notify relevant owners. An example of the letter sent to relevant landowners for informal pre-Regulation 14 consultation is attached at Appendix 1.

Where a local authority has, or is compiling, an overall list, candidate features suggested by local people are assessed by the authority and may or may not then be included in the published list. Wiltshire Council are not currently (January 2019) intending to produce their own list so the list is now to be included in the Seagry Neighbourhood Plan. The long list of potential sites and the subsequent detailed forms were independently assessed by the plan consultants. Those that follow, and are listed in the plan, are regarded by the consultants as appropriate for Local Listing.

January 2019

Completed forms for the proposed sites for Local Listing follow overleaf.

¹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

² <http://www.civicvoice.org.uk/resources/civic-voice-local-heritage-list-guide/>

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

Dove Cottage Upper Seagry: ST945806

Distinctive old cottage providing a pleasing aspect on approaching Upper Seagry from the West.



What makes it significant? (See explanations of criteria listed overleaf):

Criterion	Your comments
Rarity	Despite Seagry being an ancient parish only a few 18 th Century buildings survive.
Representativeness	Very little in Seagry parish is uniform and this is a good example.
Architectural interest	
Townscape/Landscape value	With its stone construction, well-tended garden, pleasing proportions and prominent position Dove Cottage provides an attractive aspect when approaching Upper Seagry along Henn Lane.
Group value	
Artistic interest	

Historic association	With a builder's date of 1790 Dove Cottage is one of very few pre 19 th Century buildings remaining in the parish and the only one representing a worker's or artisan's dwelling. Served as the local school before School House was built in Lower Seagry (1850).
Archaeological interest	Old rubbish finds in grass banks
Other? Extra?	

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

New Inn Public House: ST947807

Historic village inn occupying a prominent position at the focal point of Upper Seagry



What makes it significant?

Criterion	Your comments
Rarity	The only public house in Seagry. Recognised as a community asset and protected under legislation.
Representativeness	
Architectural interest	
Townscape/Landscape value	Forms a significant feature at the Upper Seagry crossroads and along with two verge triangles is the focal point of the village.
Group value	
Artistic interest	
Historic association	Current building dates from approx. 1885 and is shown as "New Inn" on the OS map of that date (Wiltshire Sheet XIII) implying that an inn has been on this site for much longer.
Archaeological interest	
Other? Extra?	

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

12/13 Upper Seagry - Farm Workers cottages with well: ST948806

Farm Workers Cottages converted into pair of semi detached houses with well developed gardens and well.



What makes it significant?

Criterion	Your comments
Rarity	Other cottages exist but all are more heavily renovated and developed than these. Space around cottages shows scope of small holding attached to cottages
Representativeness	Represent a style of 1890s farm workers cottages that were built around the area using local brick and labour.
Architectural interest	Limited except as examples of vernacular design and construction.
Townscape/Landscape value	Gardens have significant visual interest especially with brick cottages as background. Contribute significantly to views along main N/S road through Upper Seagry.
Group value	Would need to be protected as pair of dwellings with gardens as forms a whole.
Artistic interest	
Historic association	
Archaeological interest	

Other? Extra?	

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

Hole-in-the-Wall Footpath in Upper Seagry: ST947804

Gap in wall for footpath that forms a stone stile.



What makes it significant?

Criterion	Your comments
Rarity	Unusual form of entranceway for public footpath to pass between two private properties forming a narrow and low gap in a stone wall.
Representativeness	Very little in Seagry parish is uniform and this is a good example.
Architectural interest	
Townscape/Landscape value	Footpaths are a significant feature of Seagry parish. This aperture performs an important role in allowing a foot route between Upper and Lower Seagry and adds character to that area of the village.
Group value	
Artistic interest	
Historic association	Unknown but adjacent stonework suggest that it was either a feature of Manor Farm (of which the farmhouse is listed) or re-uses stone formerly from Manor Farm buildings.

Archaeological interest	
Other? Extra?	

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

The Old School House, Lower Seagry

Sited at the road junction of Lower Seagry and the Gt. Somerford to Sutton Benger road: ST 95369 81022

The Old School House originally Seagry's School & house from 1850.



What makes it significant?

Criterion	Your comments
Rarity	
Representativeness	Victorian.
Architectural interest	The school and schoolhouse were built of stone with a stone roof in 1850 beside the Great Somerford to Sutton Benger road between Upper Seagry and Lower Seagry.
Townscape/Landscape value	Very visual landmark in Seagry Parish at the top of lane leading to Lower Seagry on the main Gt.Somerford to Sutton Benger road.
Group value	Built in the mid 1800s at the same time as Seagry's rebuilt church and vicarage extension.
Artistic interest	
Historic association	In addition to his rebuilding of Seagry church and enlarging the vicarage, The Rev. John Hemsted, Seagry's vicar from 1848-1854. was responsible for establishing Seagry School, which opened as a National School in 1850. After the building of council houses in Seagry c.1950, pupil numbers rose, the old school was closed, and a new one was opened at Upper Seagry, in 1963.
Archaeological interest	
Other? Extra?	

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

Old Post Office (also known as Pillar Box Cottage), Lower Seagry: ST960808

Short description of the nomination - and please attach photograph(s)



What makes it significant?

Criterion	Your comments
Rarity	
Representativeness	
Architectural interest	The house was built in 1689 and it is a typical Cotswold stone construction with a later tiled roof.
Townscape/Landscape value	
Group value	Field House, the Post office and Trinity Farm House formed the centre of the hamlet of Lower Seagry.
Artistic interest	
Historic association	At some time in the 19 th century this house became the village Post Office and shop. The original shop entrance door is visible in the lower right hand corner of the above photo. The date that it ceased to be the post office/shop is not known.
Archaeological interest	The house was apparently built at about the same time as the Church and was a worker's cottage for a Church Farm worker. At some point it was extended and split into two

	cottages before being converted back to a single residence.
Other? Extra?	

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

Field House, Lower Seagry: ST958810



What makes it significant?

Criterion	Your comments
Rarity	
Representativeness	Standard Cotswold stone cottage construction.
Architectural interest	
Townscape/Landscape value	
Group value	Field House, the Post office and Trinity Farm House formed the centre of the hamlet of Lower Seagry.
Artistic interest	
Historic association	The house was originally two adjoining Church Farm workers' cottages and was known as Yew Tree Cottages. They were built in about 1850 and modified into a single house in 1923.
Archaeological interest	

Other? Extra?	

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

Trinity Farm House, Lower Seagry: ST958810



What makes it significant?

Criterion	Your comments
Rarity	
Representativeness	
Architectural interest	Originally called Jacob's Farm in 1761, the farmhouse was burned down in 1927 and replaced c.1928 by the present Trinity Farm House. It was called Trinity Farm as it was then owned by Trinity College, Oxford.
Townscape/Landscape value	
Group value	Field House, the Post office and Trinity Farm House formed the centre of the hamlet of Lower Seagry.
Artistic interest	
Historic association	

Archaeological interest	
Other? Extra?	

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

Trey House, Lower Seagry: ST960810



What makes it significant?

Criterion	Your comments
Rarity	
Representativeness	
Architectural interest	Cotswold stone building with a slate roof. Originally built as the vicarage in 1828 and later extended to the west. This building replaced the original vicarage that was built in about 1720. It was converted into three cottages in 1940 and converted back to a single house in 1985.
Townscape/Landscape value	It helps to form a clear southern edge to the settlement and links visually to the assembly of the church and other key buildings.
Group value	
Artistic interest	The house has unusually large sash windows for a village house, probably because it was built as the vicarage.
Historic association	
Archaeological interest	

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

Church Farm, Lower Seagry: ST958808



What makes it significant?

Criterion	Your comments
Rarity	The building is a little unusual in that it is almost square in plan.
Representativeness	
Architectural interest	The original farmhouse was replaced in the early 1700s by the existing building that was extended in 1947. The current building is constructed with solid stone walls and a stone tiled roof. Some of the roofing timbers appear to be recycled from dismantled sailing ships.
Townscape/Landscape value	The house stands alone beside the village church and is visible from all sides for some distance including from the Somerford/Sutton Benger road and from the M4.
Group value	Part of a very important collection of buildings including the church, the tithe barn, the gatehouse and other old farm buildings – see below.
Artistic interest	

Historic association	One of the two original manor farms in Seagry. At one time it was known as Stratton's Farm. The entrance barn is grade 2 listed and dates from approx. 1600 when it was associated with Bradenstoke Abbey at Lyneham.
Archaeological interest	
Other? Extra?	

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

Scotland Lodge, Scotland Hill, Upper Seagry: ST935802

Original Lodge House to Draycot Estate, stone build, pan tile roof, mullion windows, coat of arms on



gables

What makes it significant?

Criterion	Your comments
Rarity	Surviving lodge to Draycot Estate, built 1860. Originally provided access from north to mile long gravel drive that ran to Draycot House.
Representativeness	Represents typical estate lodge – larger than estate workers cottages which remain in Sutton Benger.
Architectural interest	Coats of arms on gables.
Townscape/Landscape value	Significant property on approach to Upper Seagry.
Group value	
Artistic interest	Style of building.
Historic association	With the Draycot estate links – sold in 1920's
Archaeological interest	None known
Other? Extra?	

SEAGRY LOCAL LISTING NOMINATIONS

Name and location of the nomination

Seagry Spitfire Memorial

Sited at the road junction of Five Thorn Lane and the Gt Somerford to Sutton Benger road: ST9532380826

Memorial erected in 2014 to honour two spitfire pilots who crashed over the parish in April 1941, one within a 100m of the memorial, the other in Seagry Woods.



What makes it significant?

Criterion	Your comments
Rarity	
Representativeness	WW2's unsung heroes
Architectural interest	
Townscape/Landscape value	Very visual landmark in Seagry Parish at the Five Thorn Lane junction with the Gt. Somerford to Sutton Benger.
Group value	
Artistic interest	
Historic association	Commemorates WW2 Spitfire training accident over Seagry Parish.
Archaeological interest	
Other? Extra?	It is regularly visited and has been used by many as their focal point for Armistice day and other commemorative days during the year.

NB. Verge owned by WCC but managed by the Seagry Spitfire Memorial group lead by Martin Painter.

SEAGRY PARISH COUNCIL

www.seagryparishcouncil.gov.uk

Vivian A Vines MBE
Clerk of the Council

Tel 01249 657695
Email clerk@seagryparishcouncil.gov.uk

3 Wardour Road
Chippenham
Wiltshire
SN14 0PA

The Owner
New Inn
Upper Seagry
SN15 5HA

22 March 2019

Dear Sir / Madam

Informal Consultation on Local Heritage Assets in Seagry Parish

Seagry Parish Council is writing to tell you the New Inn has been nominated for designation as a 'Local Heritage Asset' within the Seagry Neighbourhood Plan. The reason for this is that the New Inn is perceived as having the potential to meet the criteria to be added to a 'Local List'.

The Neighbourhood Plan Steering Group has highlighted a number of buildings and features that make Seagry unique and different from those parishes, villages and towns around us and which might merit listing; features the residents of Seagry value, would miss and regret losing.

You are no doubt familiar with the listing of historic buildings of national importance by Historic England (Grade I, Grade II etc.), which gives significant protection against inappropriate development. We have several such formally listed buildings in and around Seagry.

There is now another level of 'listing' – 'Local Heritage Assets' - which communities can use to identify valued local heritage features. The effect of having an agreed Local List is not to place restrictions on the 'Asset', or to stop any changes to a building or any other development taking place.

What it means is that if any development is proposed, the importance of a building/feature to the parish has been noted and must be taken into account by the planners when any planning application is made.

Because there is a wide range of options for selecting what to include as 'Local Heritage Assets', the current shortlist includes buildings and features typical of Seagry, buildings critical to a view, places that have some aspect that is rare or are unusual and/or quirky.

Each choice, however, needs to meet some of the standard Historic England criteria. The criteria the Steering Group used to decide the New Inn might be appropriate to list are shown on the form overleaf.

Please let us know your views on the inclusion of the New Inn in the Local Heritage Assets List. Owners can often provide valuable information which can influence the final decision. That decision is finally made by the Plan Examiner in the light of all the evidence, including owners' views. We would appreciate a response by 19 April.

Please note, there will soon be a formal 6 week consultation on the Neighbourhood Plan, as required. You will of course be included in the list of consultees as part of that formal consultation and you will be able, if you wish, to comment again on the recommended inclusion of your property as a Local Heritage Asset.

Yours sincerely



Seagry Parish Council

What makes this property significant?

New Inn Public House OS ref ST947807

Criterion	Your comments
Rarity	The only public house in Seagry. Recognised as a community asset and protected under legislation.
Representativeness	
Architectural interest	
Townscape/Landscape value	Forms a significant feature at the Upper Seagry crossroads and along with two verge triangles is the focal point of the village.
Group value	
Artistic interest	Limited
Historic association	Current building dates from approx. 1885 and is shown as "New Inn" on the OS map of that date (Wiltshire Sheet XIII) implying that an inn has been on this site for much longer.
Archaeological interest	None known
Other? Extra?	