

**Planning and Heritage Statement
May 2025**

**Docrwa Manor
1 Hitchin Road
Purton
SG5 3PZ**



Site

The existing property is a detached two storey house with an attached annex building. The main part of the property features seven bedrooms and three bathrooms on the first floor, the kitchen and multiple living rooms on the ground floor. Additionally there is an attached garage and some plant facilities within the house itself. The annex has an additional bedroom, bathroom and small kitchen /living area.

Access to the house is via a driveway to Hitchin Road where parking for multiple vehicles is available. There are multiple well established trees within the gardens.

The property is located within the Pirton conservation area and it is Grade II listed, reference 1175493 The property was first listed in 1952 and amended in 1988, listing as noted below.

PIRTON HITCHIN ROAD TL 1431 (East side)

7/165 No. 1 (Docwra Manor) 9.6.52 (formerly listed as The Old Hall)

- II

Remaining wing of a larger house, now extended as a house. Built 1609 for Thomas Docwra (dated armorial plaque formerly on W front reset above principal 1st floor fireplace) presumably as a W parlour-wing to an older probably aisled hall-house on E said to have been burned down at beginning of C19 (Newbery (1983)11). Wing converted to an Inn in C19. Large E extensions in later C20 not of special interest. Limestone rubble and flint walling with red brick corners and moulded limestone windows. N gable roughcast. Masonry walling returns only a short way along each end of the E wall of the wing, the rest being timber framed with close-spaced studs and red brick infill where exposed beside the 2-storeys new extension. A large, 2-storeys crosswing planned with 2 large rooms to each floor and a lobby between them with a staircase at its W end. An original large projecting chimney on W side heated the N room on each floor. The S part unheated until a corresponding brick W chimney added in C18. Entrance now by a single-storey flat roofed brick and flint parapeted porch on W of C19 or C20 date, with arched doorway and double doors. Upper rooms lit by tall 3-lights ovolo-moulded stone mullioned window in upper part of each gable end. Wooden C19 ovolo-moulded 3-light sash window to ground floor of gable at each end. Small 1st floor windows on W side retain their ovolo-moulded stone surrounds but are lacking mullions. Lower sill of one near middle indicates a stair window. Original large chimney has sloping offsets, a cross worked in flints, and a moulded brick cornice. This chimney serves a ground floor stone fireplace with 4-centred arched head and moulded jambs. Over the fireplace a plaque with a shield of the Docwra arms and inscription ‘1609/EN DIEV EST TOVT’. In C19 The Old Oak Public House

Planning history

1/447/75(250)

80/00543/1 - Renewal of planning permission for erection of two storey rear extension following demolition of outbuildings granted under ref. 1/447/75(250) on 22.5.1975. APPROVED

83/00780/1LB - Erection of two storey rear extension and demolition of existing outbuildings. APPROVED

83/01506/1LB - Erection of single storey dwelling in form of an extension at rear. Erection of new wall with gates giving access from great green. REFUSED both listed building consent and planning consent.

89/01503/1LB - Listed Building Consent : 2 replacement sash windows. APPROVED

07/02196/1LB - Replacement windows (as amended by letter dated 01/11/07); change glazing of garden room to stone walls and introduce roof light to west elevation. APPROVED

Existing Property

The property is split into several parts and has been largely extended at points in the past. We have broken down the different parts of the property to show how it stands as existing

Front section of Docrwa Manor (south west end of site)

This part is the original house which retains many of its original features, some of which are hidden behind the flat roof entrance area added at a later date. This would have been the original wing as noted in the listed building description. This section of the house was originally build as part of a larger house and has also been used as an inn. Externally the house is made from stone with brick quoins at all the external corners. To the north east end of this section, a render appears to have been added over the brick edges. The roof is a red clay tile on deformed rafters. The eaves and fascias are white timber, all gutters and waste pipes appear to be UPVC. The windows are a mix of larger timber sash (single glazed) and flush fit timber casement windows (single glazed). The windows feature a profiled stone surround, with two of the first floor windows also featuring vertical stone sections separating the windows into sections.

Externally, as noted above, the entrance area was added in front of what would have been the original house, with at least some of the original windows and doors retained now inside the property. An additional storage room was then added to the end of the entrance area, built in a style that somewhat matches the rest of the entrance, but with slightly differently coloured bricks and stone. The roofs are a mix of pitched and flat roofs, with brick quoins and stone walls. The stone is more of a sandstone colour than the limestone and flint used on the original part of the dwelling.

The large chimneys that serve the living rooms are still evident, with later extensions having been built around them, so they are now evident internally to the property.

Photos

top left - front of building including the extensions to the front added overtime with an arched front door. Original section of swelling with large chimneys behind

top right - north west end of original dwelling with brick quoins which have been rendered over, large sash windows. To right side of photo, extended storage rooms showing difference in colour between the original and that which was added. White timber fascia board at roof level. Square sections of flint on the stone work can be seen.

bottom left - view of added storage area, pitched roofs and flat roofs of the front sections and the original dwelling.

bottom right - south east end of original house with extension in the background. Junction of the two parts evident in the form of a brick wall at the end of the stone. Projecting brick detail beneath ridge not evident on opposite side.



Existing Property

Extension of Docrwa Manor (north east end of site)

The extension to the rear of the original building is noted within the listed building description as having no special interest. The extension includes an attached garage and an annex with additional living facilities. Documents for the extension are not available on the planning portal, but it is assumed this was all granted under one application and built at the same time.

This part of the building bares no resemblance to that of the original, there is no consistency of materials and no attempt to recreate the shape or style of the original house. It is typical of the aesthetic of buildings built in the 1980’s featuring dark coloured timber windows, red brick and a clay roof tile with some patterns over the ground floor projections. We agree with the listed building statement that this is of no particular value to the property.

The extension has a second access door, providing a route into the property along the corridor which separates the two parts of the building at the ground floor. There is also an annex with separate living facilities, again accessed via its own front door. There is no internal access between the main part of the house and the annex.



Photos

top left - south east side of extension showing kitchen windows and junction to attached garage. Second entrance door hidden behind vehicle door.

top right - attached garage.

bottom left - north west side of the extension against the original building. Aluminium sliding doors to the living area.

bottom right - the annex with the entrance door centrally located. Access door back to the main house to the right side. Sliding doors to the living area in the projecting section on the left.

Existing Property

Junction between the two elements of the house. The new extension eaves sit higher than the eaves of the original house. The roof tiles appear to match up and are blended together using valley tiles. The walls join together with no particular blend of materials.



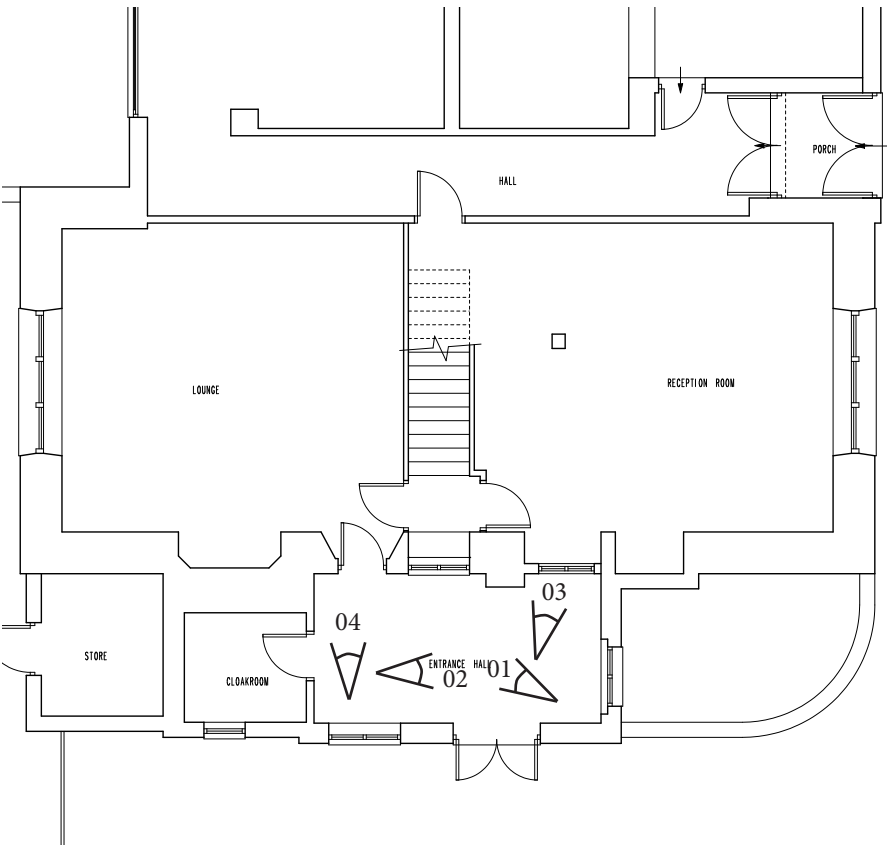
Photos

top - north west side of the building. Stone wraps around onto the rear elevation for approx. 1.5m. At ground floor the brick wall runs directly into the stonework. At first floor level the wall build up changes from stone to brick with timber infill, aligning with the existing internal wall separating the front living room and hallway. First floor walls both meet as brickwork with a lead flashing to the roof below.

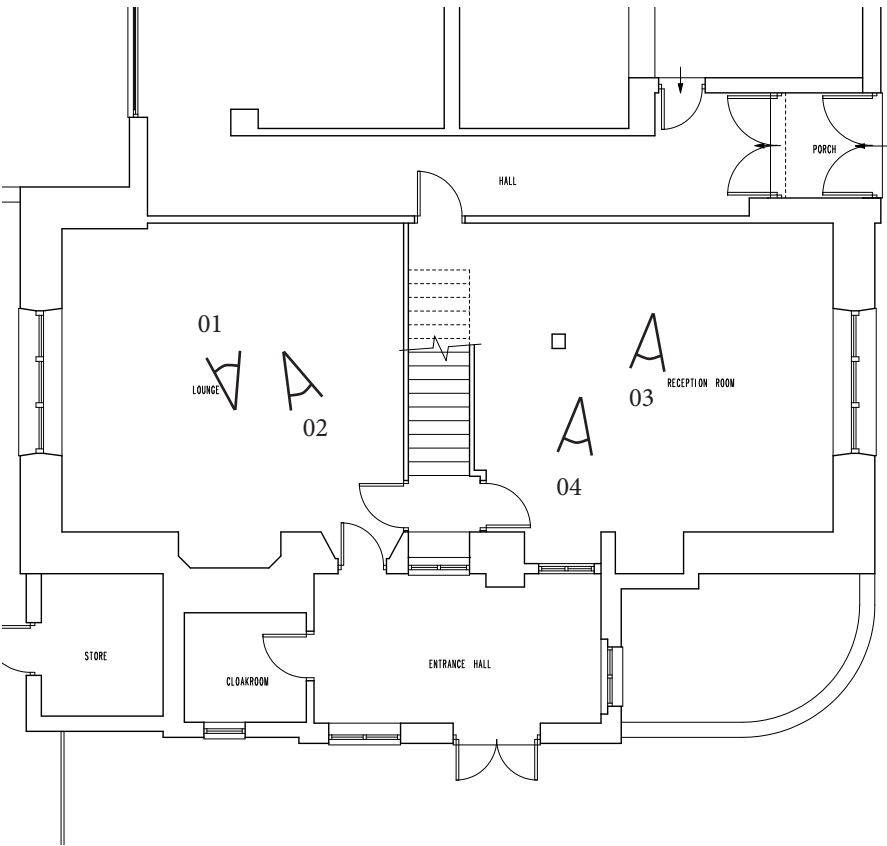
bottom - south east side. The rear side of the original house is brick. As this is a stretcher bond it is assumed that this is not original and was added when the rear extension was added in the 1980's. Brickwork appears to match the colour of the new.



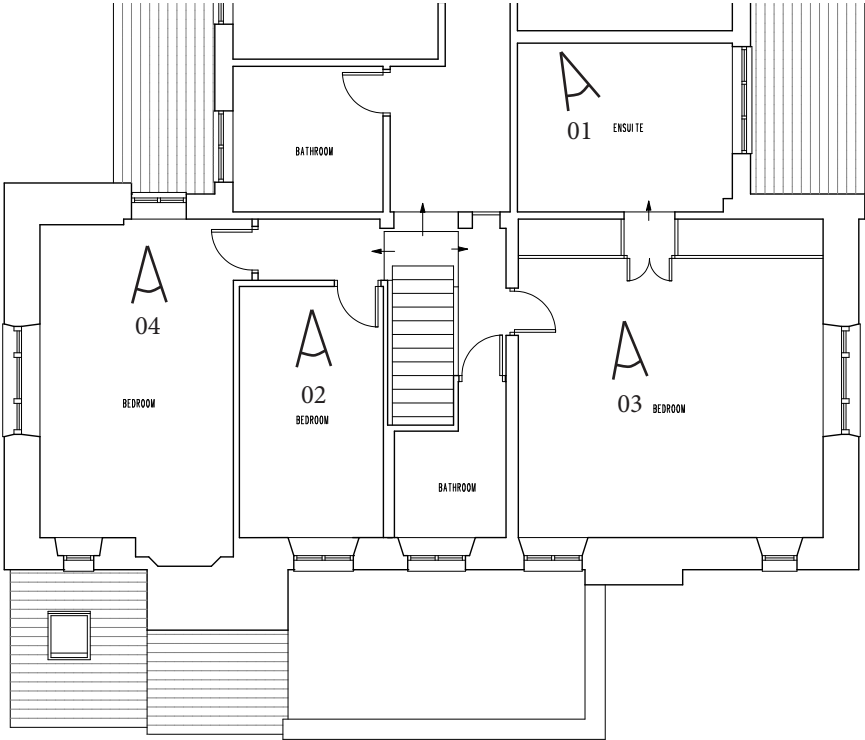
Internal photos - front entrance area



Internal photos - Living room & reception



Internal photos - top floor



Proposal

The proposed changes to the building are mainly focussed on the extended element of the building, which has little heritage value. The proposed changes are noted below and correspond to the drawings provided:

01 Remove existing sliding doors and replace with new timber bi folding doors painted in Farrow and Ball Pigeon 25.

02 Existing timber windows as noted to be painted Farrow and Ball Pigeon 25.

03 Block in existing access door to annex with masonry to match existing. Tooth in the new brickwork to the existing for seamless finish.

04 Extend existing window opening in annex down to to ground to act as entrance door. Door to be timber with side panel painted Farrow and Ball Pigeon 25.

05 Conservation style roof lights to be added to roof.

06 Internal amendments to existing extension to include:

- 06a
- removal of walls for open plan kitchen/living/dining room
- 06b
- floor to be levelled through kitchen/dining/living
- 06c
- ceiling to be raised through open plan area (removal of existing dropped ceiling, first floor remains in place)
- 06d
- remove chamfered wall in kitchen
- 06e
- door relocated to access from hallway
- 06f
- redecoration throughout ground and first floor
- 06g
- bedroom converted into bathroom
- 06h
- first floor bathroom and ensuite reorganised and re finished

07 Internal amendments to original house to include:

07a - removal of doors to living room, to be infilled to match existing surroundings.

07b - new door in existing window opening extended to the ground. Solid timber to match existing door style.

07c - new opening in wall to living room, re use one of the doors removed in the living room

01/02/04 farrow and ball pigeon 25 sample colour



01/04 timber doors/ bifolding doors



05 conservation style rooflights fit flush to tiling (black frames)



Proposal

Amendments to interior of original house

07A

Remove the two existing doors to the room and infill with walls finishes to match the existing, see notes on images for more information.

Image below shows the door on the fire place all from the opposite side.

existing wall finish appears to be a sand based plaster painted white. New walls to match

reveal features to be retained

Door to be removed and wall to be infilled. Architrave to be carefully removed with black painted timber features to be retained and made good where necessary around existing opening. Infil opening with sand based plastered wall, recessed by 5mm from timber infills to match existing inful sections. Retain door for use on opposite side of room.

Door to be removed and wall to be infilled. Architrave to be carefully removed. This door doesn't have any existing wall features of note surrounding. Infill opening with sand based plastered wall to match existing wall finishes. Retain door for use replacing window in reception room



Proposal

Amendments to interior of original house

07b

The internal window shown adjacent is to be removed and the opening extended down with a new solid timber door to be installed. The brickwork to the reveals on either side of the opening is to be retained in place as exposed brickwork. Door to be sized to fit the opening height as it is currently built

Window to be removed
and replaced with door from living
room

Brickwork reveals to be retained

Wall beneath window to be
removed down to floor level.
Remove carefully and make good/
clean brickwork as necessary.



Proposal

Amendments to interior of original house

07c

A new door to the living room is to be provided to the hallway behind using one of the removed doors as noted on the previous page. The window will be located between the existing vertical timber studs, in what appears to have been a window in the past before the extensions were added. The top black timber piece will be removed and reinstalled above the new door. To the underside the timber will be removed and the opening created down to the ground level.

Any work to the existing wall above will be made good and the wall will be finished above with a sand based plaster painted white to match the existing.

black timber to be removed and replaced at a height to suit the new door

new opening created within the vertical timbers that previously formed a window opening

below original opening, timber and wall to be removed to extend opening to the ground.



Conclusion

The proposed changes mainly relate to the extended areas of the building, which offers no special interest or heritage value to the property as a whole. The changes are aimed at improving the external appearance of this element of the building which will have an overall positive impact on the property.

Internally, again the main changes are located in the extension and annex, which do not impact on the value of the heritage asset. The existing interior of the extended areas is in need of modernising, combined with the changes to the layout will provide the owner with the modern living that they desire.

The changes to the interior of the original house are functional only, designed to improve the circulation around the house, which is currently very confused, requiring people to enter and exit through multiple doors and rooms to access different areas of the house. The changes are to be implemented carefully as discussed above, with the intention of retaining the key qualities and aesthetic of the original element of the house.

Overall we believe that the changes do not impact on the heritage of the listed building and act to provide a better living environment for the occupants. On this basis we believe that the proposal should be approved.