Alderbury House
Salisbury
Design and Access Statement

September 2023



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Figure 01

Application Site

Alderbury House is an 18th century Grade II* listed country house by S.P.Cockerell situated in the village of Alderbury. The house occupies a secluded position within the surrounding landscape and sits in circa 32 acres of grounds, including 25 acres of parkland. The focus of this application is on landscape proposals associated with improving the relationship between the house and this historic parkland landscape.

The house is currently undergoing works (approved application references PL/2022/00073, PL/2022/00240, PL/2022/08956, PL/2022/09216) and the enclosed proposals look at areas to the building's south and west. The application site is located in the Alderbury Conservation Area.

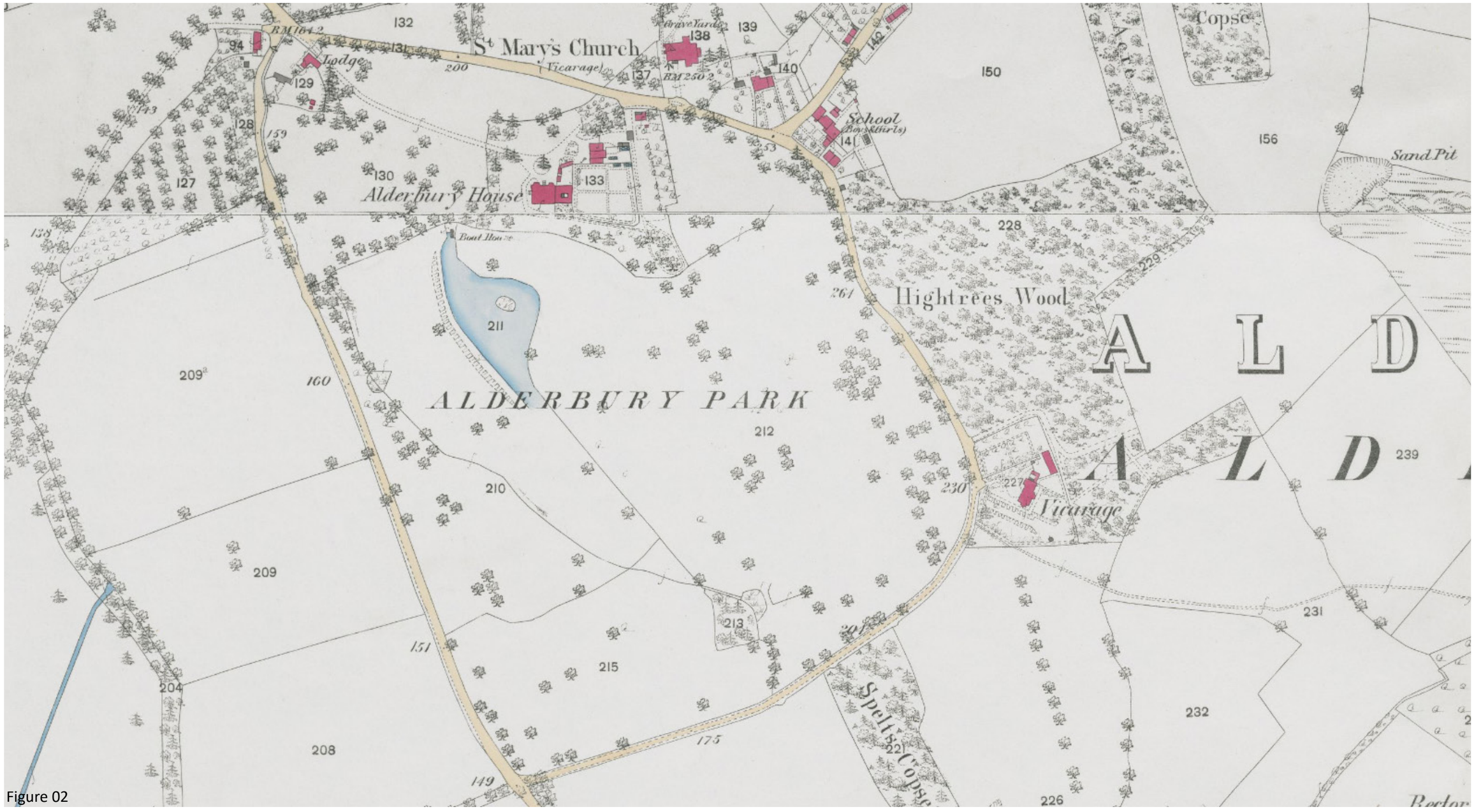


Figure 02

Application Site

Historical Map: OS 25-inch
Surveyed: 1876 to 1879, Published: 1881
Source: NLS Map Finder

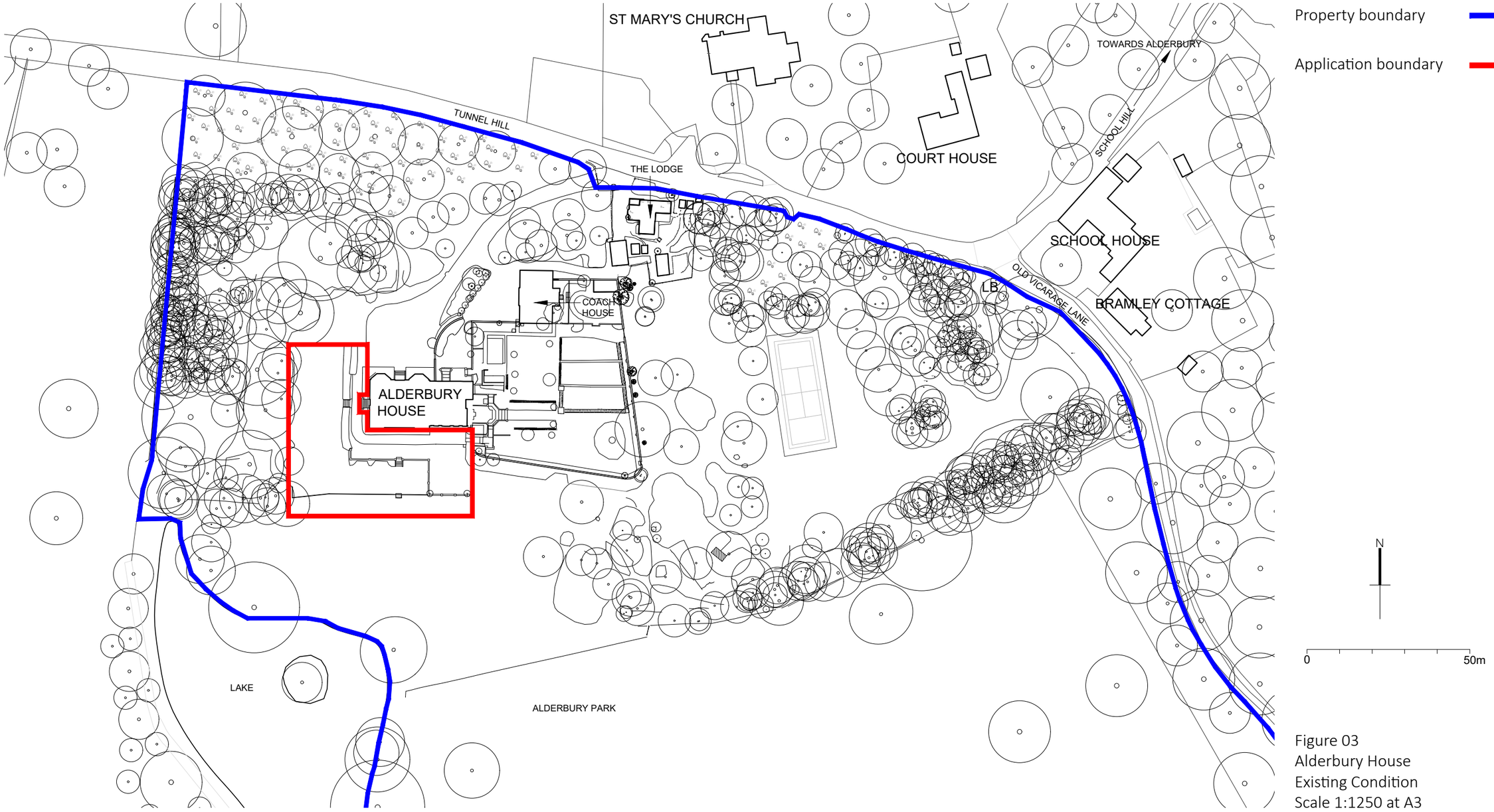


Figure 03
Alderbury House
Existing Condition
Scale 1:1250 at A3

Introduction

This listed building consent application is concerned with landscape proposals within the area as shown by the solid red line. The blue line indicates the extents of the property.

The overall design intent for the landscape improvements is to remove the formal landscape features installed by the previous owners and to restore a simplified landscape setting more sympathetic to the original relationship between house and landscape.

The previous owners introduced a complex series of terracing with inconsistent materials, varied heights, and contrasting styles. These were likely put in place in an attempt to give the property a more formal grounding, but the result is something over-elaborate that distracts from the building's original position as a house within parkland.

The works were also carried out using some unsuitable materials and constructions methods such as concrete coping stones and cementitious mortar joints. These detract from the craftsmanship and quality of materials used on the building, and together with the wall layout make the existing condition something open to significant improvement.

The proposal aims to make the area simpler and richer. Firstly by introducing a single walled level change that follows around the house and secondly through the introduction of planted elements that will rejuvenate the immediate setting of the building. Together the proposed changes look to create a setting around the house that is responsive to the historic architecture while simultaneously allowing for an improved experience of the parkland beyond.



Figure 04 - Existing terraces south of house



Figure 05 - South elevation of house with mix of wall styles in front, viewed from Parkland



Figure 06 - Existing walls with concrete coping

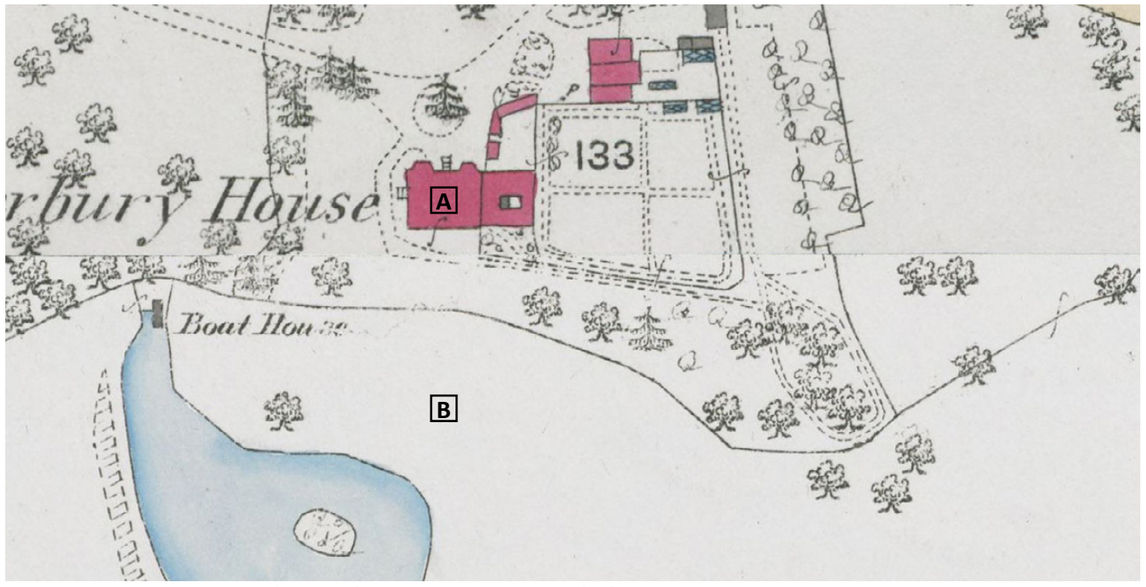


Figure 07 - OS map 25-inch 1881 [Source: NLS Map Finder]

Proposals for Listed Building Consent

South of the house the existing terraces are to be cleared away and replaced with a more modest arrangement using materials sympathetic to the building and its historic setting.

Figures 4 and 5 show the currently inconsistency in wall styles. The left portion of the front wall (furthest away from the house) has a top-of-wall angle that slopes to follow the ground. It is also without a coping. In the right of figures 4 and 5 can be seen a stepped wall of three levels, this time with flat tops and coping stones. In the top right of figure 6 the rear wall of the terraces can be seen. This does not have steps and is not sloped.

Figure 6 also shows the peculiar section of wall running perpendicular to the house that connects the front and rear walls.

Figure 7 shows how historically between the house (A) and parkland (B) there was a simpler arrangement. With a track next to the house following onto what could be a fence separating the house from the parkland. This suggests that previously the landscape setting of the building was one that enabled the house the look quite directly into its parkland, rather than having to view it through an overly intricate terrace arrangement.



Figure 08 - Irish Yews disrupting view to parkland



Figure 09 - The intermediate wall connecting the front and rear walls of the existing terraces



Figure 10 - Existing terrace walls with cementitous mortar joints and concrete coping



Figure 11 - Existing concrete steps on west side of house

Proposals for Listed Building Consent

Part of re-establishing a cleaner relationship between house and parkland is the removal of two existing Irish Yews. As can be seen in images 1 and 2 these disrupt the views. They cannot be seen on early maps suggesting their introduction came a time similar to the construction of the terrace walls.

Images 3 and 4 highlight issues with existing materials. The concrete coping, cementitious mortar joints and concrete steps are not in keeping with this Grade II* listed building.



Figure 12 - Early C20th aerial view of Alderbury House showing the southern elevation (Lady Wrenbury's private collection)

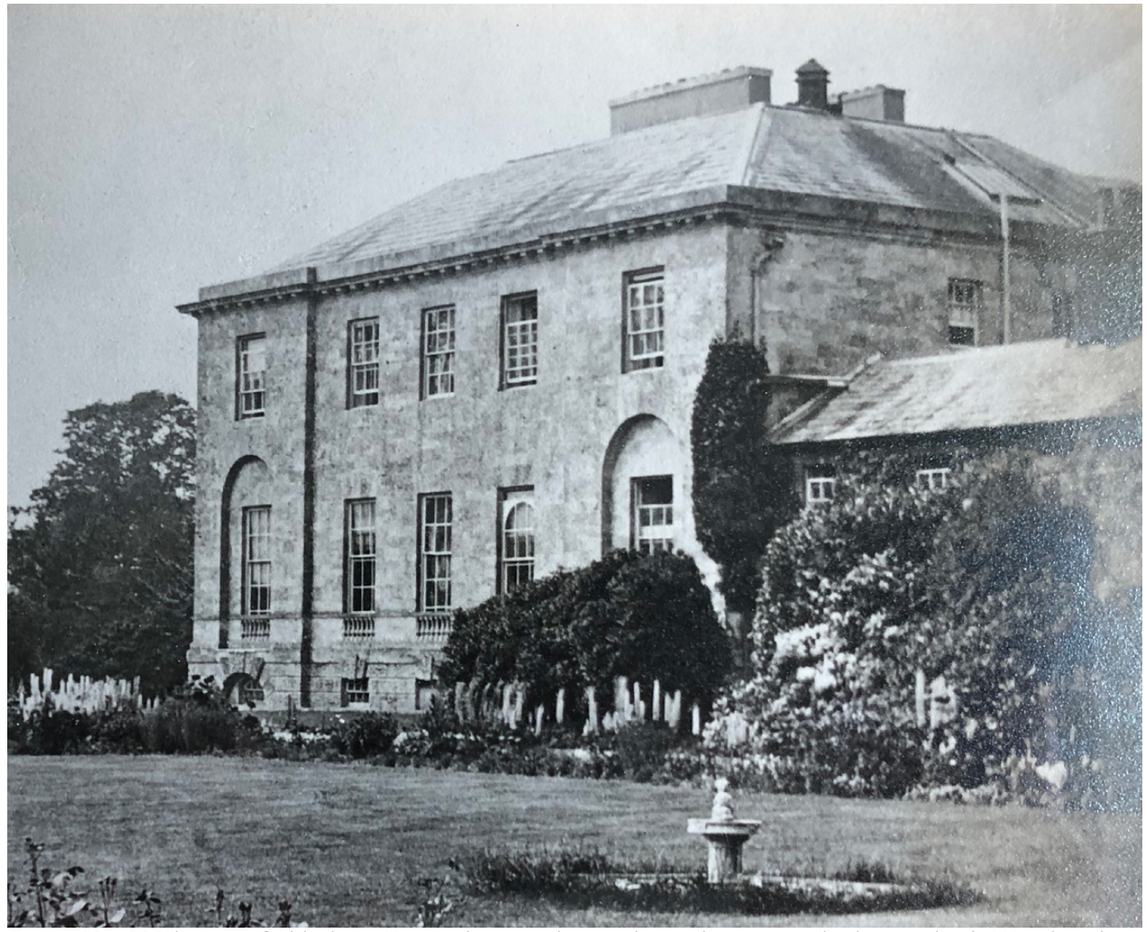
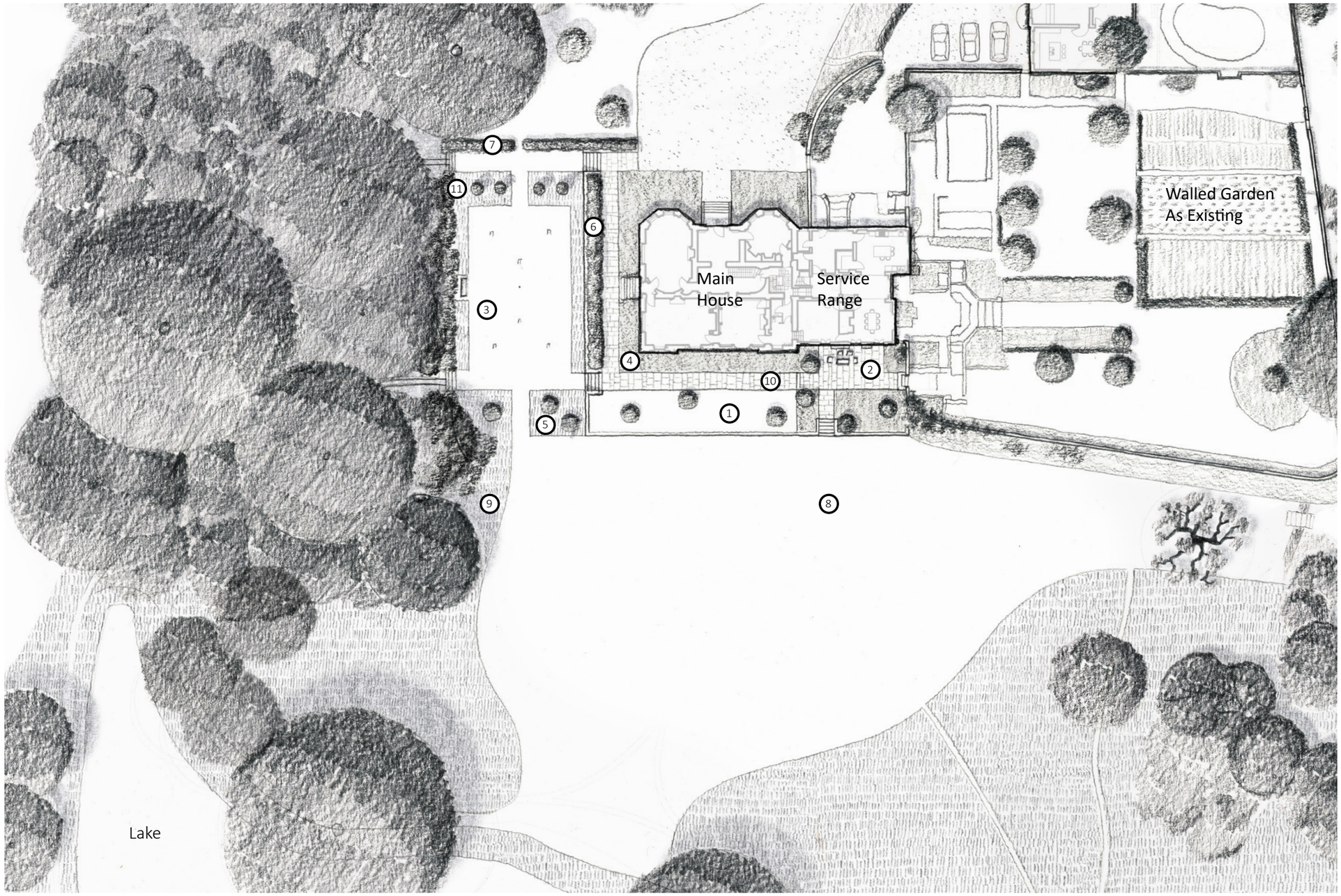


Figure 13 - C20th view of Alderbury House showing the southern elevation with planting (Lady Wrenbury's private collection)

Historical Images

Figures 12 and 13 provide a useful record of how the landscape around the house appeared before the current condition was formed. Together with the historic map referenced on page 6 (figure 7), these images show that the existing arrangement of mixed walled terracing is relatively modern and does not represent how the landscape originally looked.



Key
1. Lawn Terrace
2. Service Range Terrace
3. Croquet Lawn
4. Plant beds around house
5. Topiary domes within meadow
6. Yew hedging
7. Yew hedging
8. Mown grass
9. Wildflower meadow
10. Reclaimed York stone paving
11. Topiary columns

N

0 20m

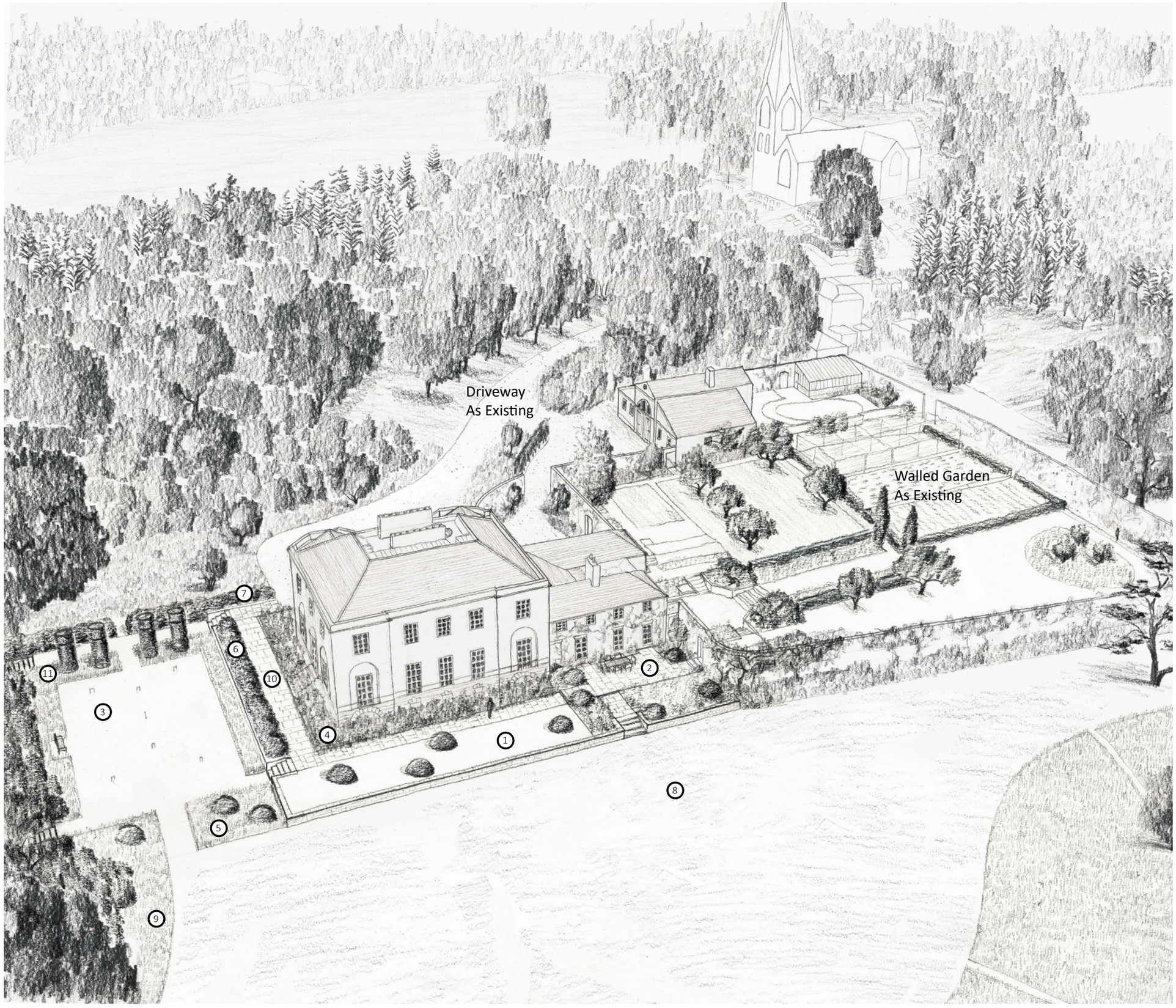
Figure 14
Proposed Landscape Plan
Scale 1:500 at A3

Proposals for Listed Building Consent

The south side of the house has been simplified into a single walled level change from the two there previously. A raised lawn (1) will have open views out to the landscape and the terrace wall continues along at a constant height in front of the service range (2). A reclaimed York stone paved area here has been surrounded by herbaceous planting and low topiary domes in order to strike a balance between a sense of openness to the landscape, while acknowledging the OS map dated 1881 in providing some partial enclosure. Thereby creating a level of shelter from prevailing south-westerly winds. A path and steps down from this service range terrace lead to an open area of mown grass and onto the parkland (8). Here the removal of the existing front wall and Irish Yews allow the creation of a more natural slope down to the lake.

The west side of the house becomes connected to the south through the continuation of the single height terrace wall. This is planted on top with low Yew hedging (6) that together with a wildflower surround frame the croquet lawn (3).

Throughout the proposal is a series of topiary domes. Their introduction comes from topiary being a typical feature in this type of historic setting and their low dome form provides structure and grounding to the scheme without blocking views into the landscape.



Key
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9. Wildflower meadow
10. Reclaimed York stone paving
11. Topiary columns

Figure 15
Aerial Sketch of Proposed

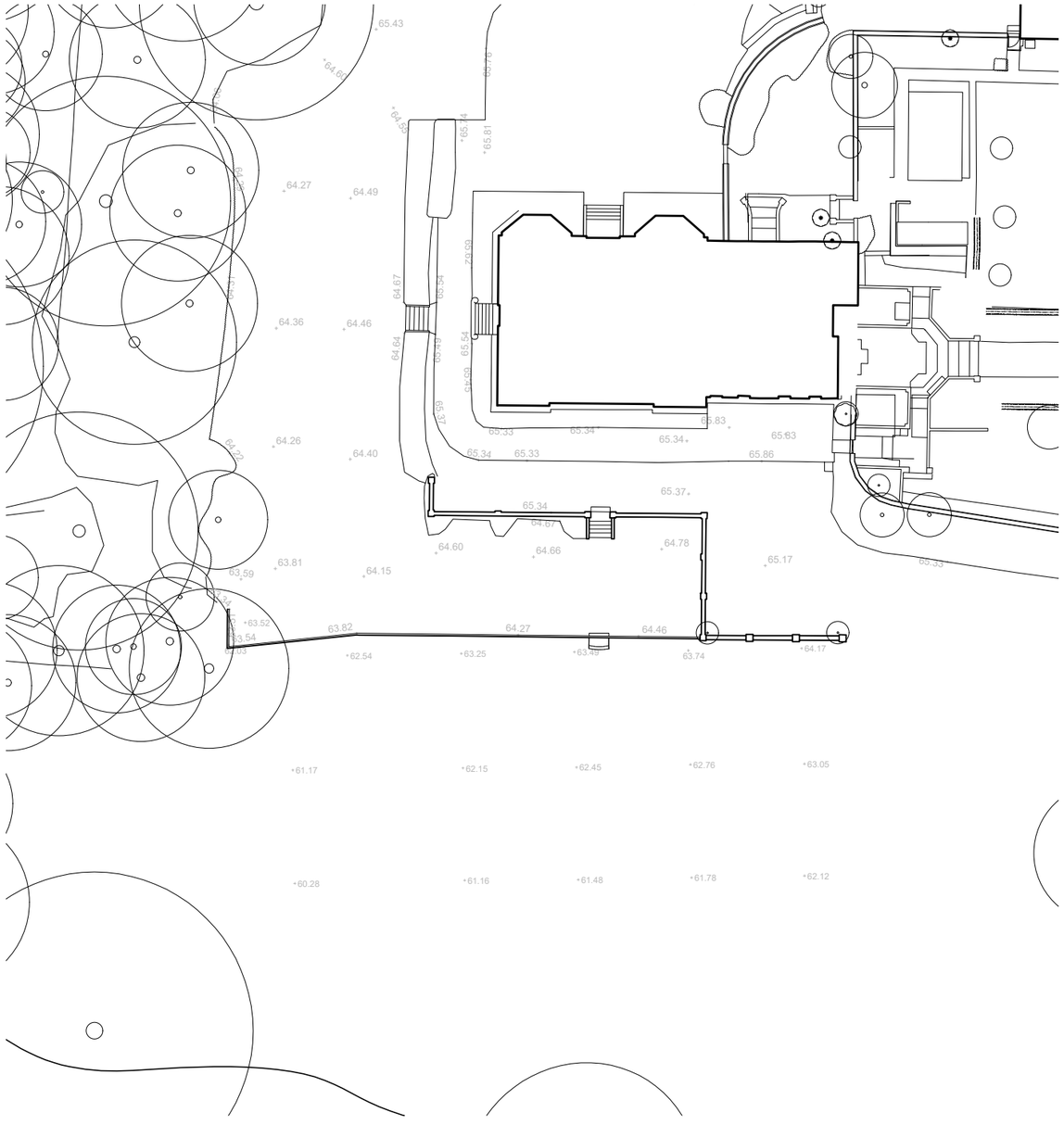


Figure 16 - Existing

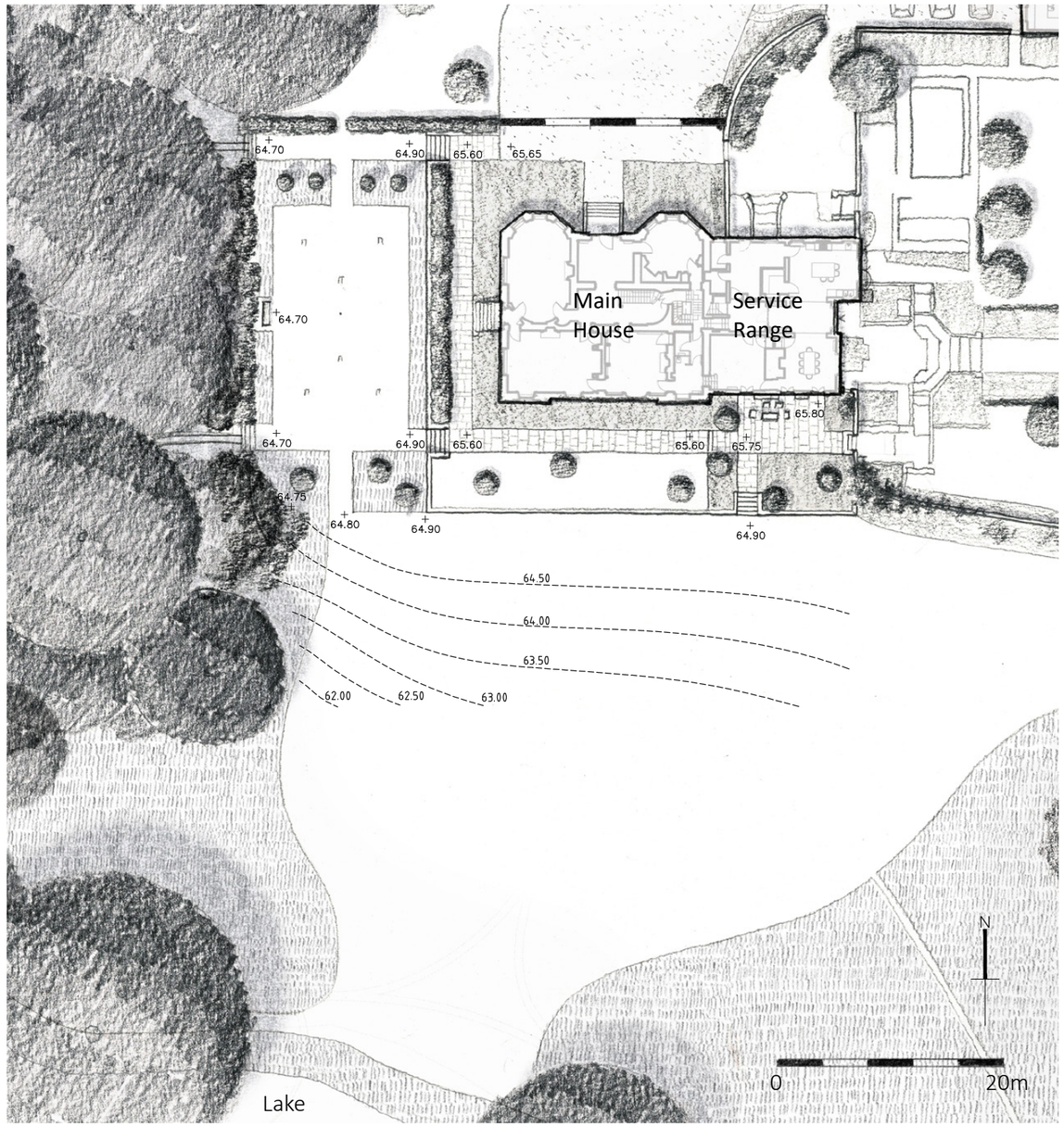


Figure 17 - Proposed

Proposals for Listed Building Consent

A comparison between the existing and proposed. The proposed shows how the existing layout of walls has been simplified to a single height connected wall that runs around the southern and western areas. Removal of the existing front wall and two Irish Yews enables the levels to be softened into a more natural slope down to the lake.

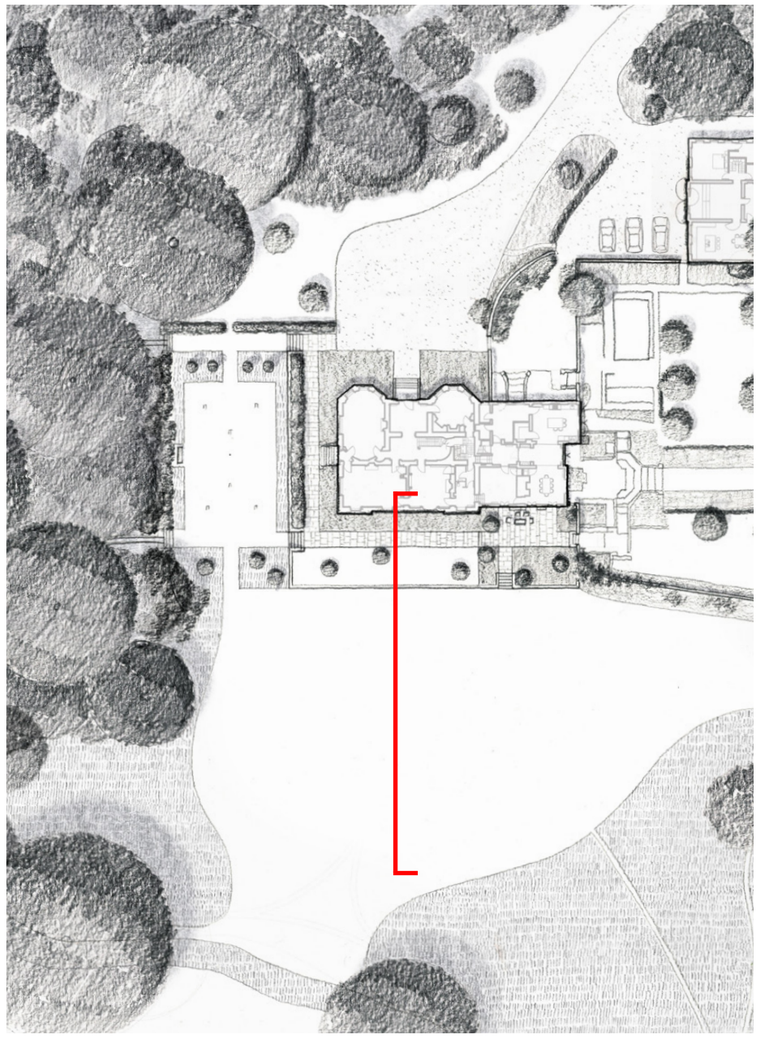


Figure 18
Location Plan - Not to scale

Proposals for Listed Building Consent

Two sections showing a comparison between the existing and proposed. The proposal creates a simpler arrangement that reduced the number of walled level changes from two to one. This will facilitate a better relationship between house and landscape.

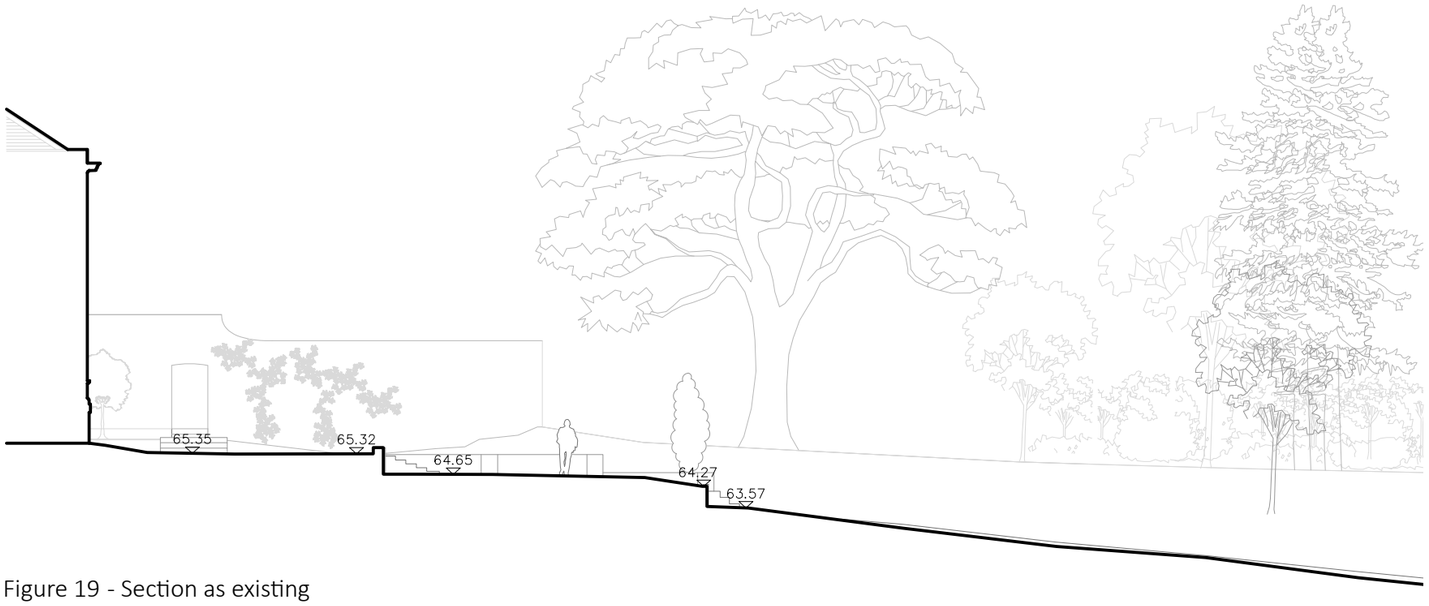


Figure 19 - Section as existing

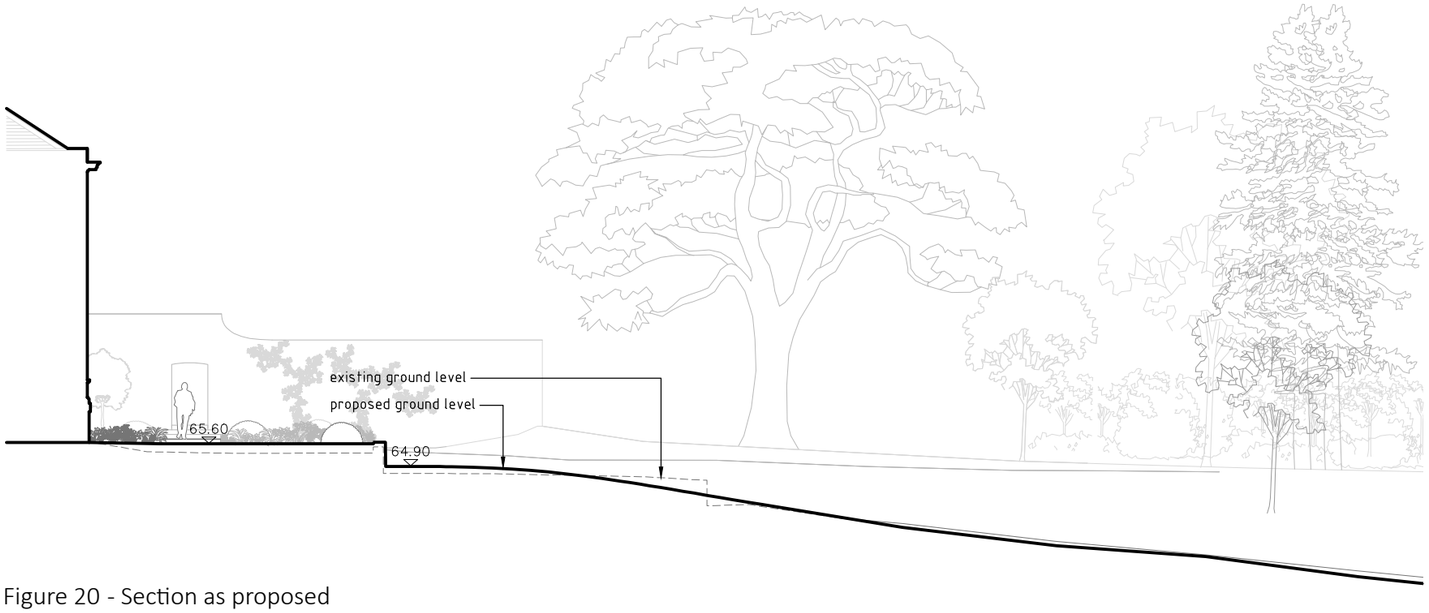
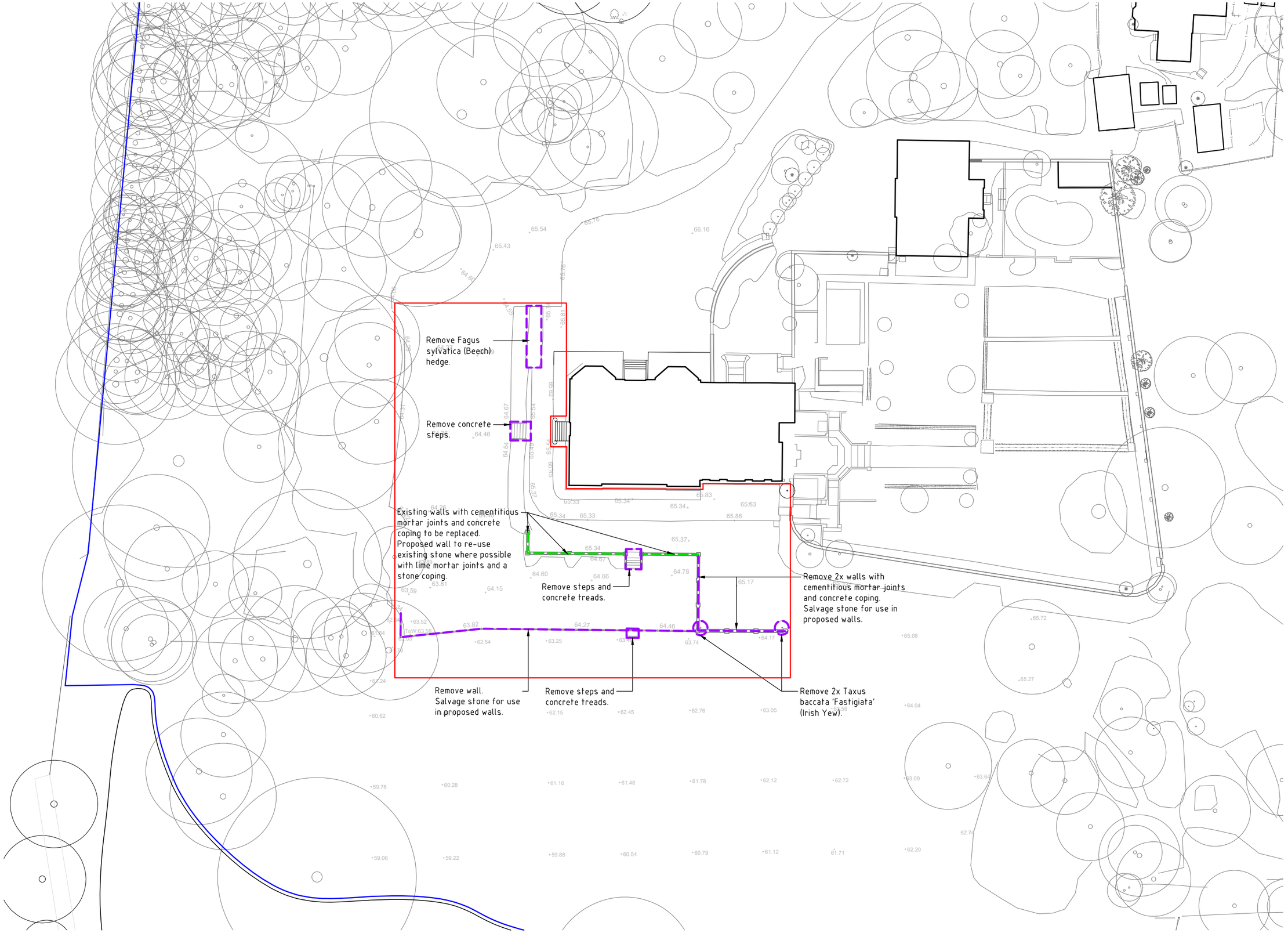


Figure 20 - Section as proposed



Key

- Removals
- Replacements
- Property boundary
- Application boundary

N

0 20m

Project Title:
Alderbury House

Drawing Title:
Removals Plan

Drawing No.	32-L-P-802
Revision	P00
Status	PLANNING
Date	05.09.2023
Scale	1:500 at A3

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Figure 21