

Planning application

New development and alterations to ancillary buildings and associated works at The Old Manor, Aldbourne, SN8 2DU.

These include a new swimming pool, pool house, workshop building, garden rooms, tennis court, alterations to the garage and cottage and replacement side entrance gates and boundary wall.

Design and access statement, incorporating assessment of heritage significance.

Reference 2111_03_601
January 2026

1. Introduction

This application should be read in the context of previously granted planning and listed building consents (references to which are given in the relevant section).

The applicant is applying for consent to refurbish, alter, extend or form the following buildings that fall within the curtilage of The Old Manor – workshop, cottage, garages, studio, swimming pool and pool house, tennis court and garden rooms. The works have been designed to both preserve the buildings into the future and update certain aspects of their layout and appearance to compliment and enhance the main house. The main house is Grade II listed but all other ancillary buildings on the site are not, although would be considered curtilage listed.

2. The Listed building

2.1. The main house

Listing: Grade II

English Heritage list entry no. 1034167

NGR SU 26492 75539

The main component to the property is a large, detached, two-storey house with cellars, believed to have been built circa 1740 (although some commentaries date it later, originating in the early 18th century) with substantial later additions. Originally the Rectory for the local parish, the earliest part of the house is the central five-bay portion between the main chimneystacks. Early in the 19th century the house was extended in matching style at the east end and the similar, but smaller, extension was added at the west end in the 1920s.

There is a small, two-storey cottage to the east of the house with elevations of brick and stone below a pitched clay tile roof.

Ancillary outbuildings include a converted Victorian greenhouse acting as a studio/games room, a four-bay garage (formerly racing stables in the early 20th century), and a somewhat ramshackle collection of garages and sheds built to the rear of the studio.

2.2. The setting

The Old Manor, formerly known as The Old Rectory, is located in the centre of Aldbourne, on the south side of The Square. This is the loosely arranged central space located south of The Green and includes the village pond. The property is set back from the street frontage behind gates and an extensive drive. The house sits approximately in the centre of its current plot, with a service yard to the west side and private garden to the rear. The plot is not as extensive as it would once have been as parts have been sold off over more recent times for housing development.

*Aldbourne had prospered as an industrial centre in the 18th century, [at the time the original house was built,] but in 1826 was said to be decaying. Fires in 1760, 1770 and 1817 contributed to its decline. In the late 18th century, and perhaps earlier, the principal farmstead of Aldbourne manor stood south-west of South Street, straddling Southward Lane. In 1809 and 1837 it was the largest farmstead in the village; an early 19th-century farmhouse survives. Other former farmhouses include the Old Malthouse and Glebe Farm, both 18th century buildings, which stand respectively north-east and south-west of South Street, and **the Old Rectory**, a red-brick house of the early 19th century, south of the Square.**

* Ref. *A History of the County of Wiltshire, Volume 12*. British History Online

The house is set back from the surrounding roads but its north frontage is clearly visible from The Square, giving it presence in the street scene. However, the other elevations are almost completely shielded from public view and the rear garden is secluded and private.

The setting of the listed building is an integral part of its value as a heritage asset.

3. Affected parts

The parts of the property that are pertinent to this application are:

- the cottage
- the greenhouse (Studio) and brick/stone boundary wall
- the garages
- the rear and west side gardens
- the side vehicular entrance gates and adjoining boundary treatment

4. Proposals

The proposals have been designed to have no impact on historically significant fabric of the listed building whilst making significant improvements to its setting.

4.1. Proposed new workshop building, demolition of existing studio and associated walls

Please read in the context of previously granted planning and listed building consents references: 15/12263/LBC and 16/01363/FUL and PL/2022/03945 and PL/2022/04113. The most recent applications lapsed in 2022/23 and are being resubmitted without any design changes.

Please refer to the following drawings that accompany this application: 2111/03_005 and 03_006.

It is proposed to remove the studio/greenhouse building entirely. This is for several reasons:

- The studio building is in poor repair and the proposed alterations, approved under *original lapsed* application 15/04147/LBC, would effectively involve the complete replacement of the structure. This is not considered to be a sustainable use of resources.
- The space realised by removing the structure could be better utilised as external garden/courtyard space for the new pool.

The studio/greenhouse building was built after 1925 and is not considered to be of any architectural or historic interest and finer examples from the period survive elsewhere. This view is expressed in the Case Officer's report for application references 15/00713/FUL and 15/04147/LBC. Therefore, we do not consider its removal to be detrimental from a conservation point of view, or to the setting of the listed building.

The demolition and replacement of the existing Sarsen stone and brick boundary wall was not envisaged under the previously granted proposals. However, during the works on site, particularly following the demolition of the original workshop building, it has been found that the wall is structurally unstable and incapable of supporting the new workshop building as originally proposed. In particular

- The wall has clearly been extended vertically with brickwork above the lower Sarsen stone to accommodate the construction of the lean-to post 1925. This has made the wall particularly tall and contributes to its instability
- The wall is being structurally compromised by a self-seeded tree that is growing into a vertical joint at the corner nearest the main house and this needs to be removed
- There is a high risk of collapse of the wall during the removal of the tree. A tree surgeon has been consulted and was not prepared to carry out the removal for safety reasons
- There is a high risk of collapse of the wall during construction of the foundations necessary for the new workshop, partly due to the change in levels either side of the wall.
- The project structural engineer has advised the wall is taken down and rebuilt on grounds of Health and Safety. A copy of the engineer's email correspondence on this matter is attached in the appendices.

The current proposals provide a solution that will allow the approved proposals for the new workshop to be built, using material reclaimed from the demolition process, without unnecessary risk.

A minor change to the previously approved proposal is shown in this current application; the building has been re-sited to straddle the position of the wall to be demolished, allowing improved space for vehicular movements in the courtyard in front of the garages and also has a better relationship to the house and the proposed pool area.

4.2. Proposed new internal alterations and new dormer windows to the existing curtilage listed outbuilding (cottage)

Please read in the context of previously granted planning and listed building consents references: 15/12263/LBC and 16/01363/FUL and PL/2022/03945 and PL/2022/04113. The most recent applications lapsed in 2022/23 and are being resubmitted without any design changes.

Please refer to the following drawings and schedule that accompany this application: 1321/02_204A & 02_205A and 1321/Appendix A, Schedule of Work and Heritage Impact Assessment.

The impacts of the proposals on the setting of the listed building are considered to be minimal. They impact the internal arrangements of the ground floor and the roofscape of the cottage.

Extant consent is in place for the excavation and replacement of the ground floor slab, for the stripping and relining of the walls at ground floor level, due to the chronic damp to these areas and for the repairs to the roof structure and replacement of roof coverings; application ref 14/04190/FUL and 14/04196/LBC.

The proposals have been designed to have minimal impact on historically significant fabric of the listed building whilst making improvements to the usability of the building.

A new timber stud wall is proposed internally to create a ground floor WC. As the floor will be excavated under the previous consent, the new drainage run for the WC will be laid within the new floor, to connect to the existing SVP and run.

The proposals also include the addition of two small dormers on the west side of the roof slope. These should, in our view, be considered acceptable given they will not be visible from Glebe Close and are modest in size. The design of the proposed dormers is similar to the historic dormer found on the original stable building of Rectory Court.

4.3. Proposed new swimming pool, pool house and associated landscaping; replacement garden wall and gates to rear vehicular entrance.

Please read in the context of previously granted planning and listed building consents references: 15/12263/LBC and 16/01363/FUL and PL/2022/03945 and PL/2022/04113. The most recent applications lapsed in 2022/23 and are being resubmitted without any design changes.

Please refer to the following drawings that accompany this application: 2111/03_002.

The proposed, revised location of the pool house enables a better arrangement of the rear access to the property and is made possible following the purchase of adjoining land by the applicant. This land would have historically been within the curtilage of the house. The design of the pool house itself remains unchanged.

We do not consider these proposals to be contentious as they are an enhancement upon those previously approved under application reference 15/00713/FUL.

Some minor changes to the previously approved proposal are shown in this current application; the position of the pool and pool house, garden wall and gates have been slightly re-sited to improve the usability of this area.

4.4. Alterations to existing garage building

Please read in the context of previously granted planning and listed building consents references: 15/00713/FUL and 15/04147/LBC and PL/2022/03945 and PL/2022/04113. The most recent applications lapsed in 2022/23 and are being resubmitted without any design changes.

Please refer to the following drawings that accompany this application: 2111/03_003 & 03_004

4.5. Proposed new tennis court and garden rooms

Please read in the context of previously granted planning and listed building consents references: 17/09652/FUL and PL/2022/03945 and PL/2022/04113. The most recent applications lapsed in 2022/23 and are being resubmitted without any design changes.

Please refer to the following drawings that accompany this application: 2111/03_007 and supporting arboricultural report prepared by Duckworth Arboriculture Ltd.

The site is screened to the western boundary by well-established trees and shrubs. A 2.5m high close-boarded fence forms the southern boundary to the gardens of houses in Turnpike. The ground rises to the south-west corner of the site, where the tennis court will be located. The tennis court will be positioned more than 5m from the boundary, and the court surface at a level, which allows its 2.75m fencing to be mostly lower than the boundary fence.

The garden rooms are positioned adjacent to the southern boundary. Mature trees naturally screen the tennis court and garden rooms from the main house.

It is therefore considered that the new proposals would be in harmony with the traditional character of the garden setting of the house.

5. Access

Pedestrian and vehicular access arrangements are unaltered by these proposals in general terms, but a revised vehicular entrance is proposed to the west side of the house, off The Butts, as shown on drawing 03_002.

6. Planning policy

The Old Manor lies within the defined village centre of Aldbourne and its conservation area, and also within the AONB of the North Wessex Downs.

APPENDIX A

Schedule of work and heritage impact assessment – The Cottage

APPENDIX B

Email structural report on wall condition – The Workshop