



## Design and Access Statement

REV A  
V1013  
Bulford Manor Wall Repairs  
January 2026





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## 1.0 Introduction

### 1.1 Overview

This Heritage Statement has been prepared on behalf of VIVO Defence Services in support of rebuilding a section of boundary wall at Bulford Manor, Bulford.

This statement should be read in conjunction with drawings prepared by Pritchard Architecture.

### 1.2 Location

Bulford Manor is a Grade II listed manor house located on High Street in Bulford, within the Bulford Conservation Area. It sits opposite the Grade I listed St Leonard's Church and is surrounded on its south and west sides by pasture and woodland. The main settlement of Bulford lies on the other side of Nine Mile River to the east. The manor is the official dwelling of G.O.C. Land Forces (UK).

The subject of this application is a boundary wall to the east of the Grade II manor stable block. The wall marks the property boundary between High Street and a private car park that serves Bulford Manor.

### 1.3 Design Proposals

After an extensive condition survey, it has been decided that the boundary wall should be carefully dismantled and fully rebuilt to match its existing character and appearance. This will include the salvage and reuse of as much historic material as possible, and the replacement of any modern cement or concrete repairs with appropriate historic materials.

While alternative options have been considered, it is felt that the extent of failure along the length of the wall do not allow for reasonable or long-lasting repair, especially in areas where flintwork has been repointed in cement-based mortar which cannot be raked out.

The reconstructed boundary wall will follow the original alignment and profile of the existing wall, excluding the severe lean to its western end which has occurred over time due to vegetation growth and poor repairs. The existing timber trellis will also be reinstated for security using the same fixing method.

The proposed works will not impact future access to the site for its continued use as a car park, and the existing gate posts will remain in place.



## 2.0 Understanding the Heritage

### 2.1 Introduction

There are many ways heritage assets are protected to ensure they are passed onto future generations for their enjoyment. One way is by legal protection through national designation: all assets which have this appear on the National Heritage List for England. Criteria for the designation of different types of heritage assets - buildings, archaeological sites, designed landscapes, and even battlefields, and ships and boats - are included within separate pieces of legislation. Broadly speaking, buildings in use will be listed (in three categories), standing structures (ruins) and field monuments (long barrows etc) will be scheduled, landscapes will be registered (in three categories), and citiscapes will be designated as conservation areas. Some sites will carry more than one type of designation.

The boundary wall falls within the Grade II listing of the Bulford Manor Stable Block (list entry number 1318519) and is situated within the Bulford Conservation Area. The official list entry for Bulford Manor stables is as follows.

*Heritage Category: Listed Building*

*Grade: II*

*List Entry Number: 1318519*

*Date first listed: 10-Oct-1988*

*List Entry Name: Stable Block to Bulford Manor*

*Statutory Address: Stable Block to Bulford Manor, High Street*

*District: Wiltshire (Unitary Authority)*

*Parish: Bulford*

*National Grid Reference: SU 16551 43686*

*GV II Stable block, now offices, 1892. Flint with limestone ashlar dressings, tiled roof. Single storey, 3 bays. Central bay set slightly forward, central door removed, leaving two side windows. Tile hung gable with bands of fish-scale tiles. Moulded barge boards and 3-stage clock tower with bell. Side bays have windows altered, but to left, 2 boarded doors in hollow moulded stone surrounds. Eyebrow small paned windows. Arcaded ridge tiles.*

### 2.2 Description and Setting

The Bulford Conservation Area follows Bulford High Street westward towards Durrington, and eastward along the Nine Mile River. Bulford Manor and stables sit at the junction of the river and the road, placing it at the heart of the conservation area.

The conservation area does not have a management plan. There are several nearby listed buildings, the settings of which are negatively



Bulford Manor (image credit: Historic England)



The Church of St Leonard



Later gateway onto road



View of the wall from the Church of St Leonard

impacted by the poor condition of the boundary wall. These include the Church of St Leonard (Grade I, list entry number: 1131034), Scameld and Four Associated Monuments (Grade II, list entry number: 1131035), three Grade II listed headstones (list entry number: 1318518) and Bulford Manor itself (list entry number: 1131036).

## 2.3 Historic Development

The Bulford Manor Stables form part of the 1890s service wing built for J.L Hill at the south-east corner of the 18th Century range. The service wing was built of flint and stone to the north and red brick to the south. The gateway in the wall is likely a later addition which has contributed to the severe lean of the wall and subsequent failures.

The eastern end of the wall is the best-surviving section and is built with coursed flint and three bands of brick. This pattern is lost as the wall continues west, possibly due to previous collapse and reuse of materials in repair.

This variation illustrates the history and development of the wall and wider estate and positively contributes to the character of the heritage asset as well as the conservation area. Therefore it is proposed that the wall is rebuilt to its present design and not restored to its likely original neat, coursed design.

The current poor condition of the wall is also in part due to the later use of cement and concrete in its repair. The wall will be rebuilt in lime mortar using reclaimed masonry units, supplemented where necessary with additional matching flint, brick and stone.

Currently, the trellis is fixed flush to the outer face of the wall using metal brackets driven into the ground. This method avoids damage to the historic fabric of the wall, and will be reused upon reconstruction.



Junction with the Bulford Manor Stables and gateway



Metal brackets for trellis



Internal Elevation



External Elevation



## 3.0 Statement of Significance

### 3.1 Approach

A 'statement of significance' is intended to provide a summary of the cultural and heritage values currently attached to a particular heritage site and how they interrelate, which distils the particular character of the place. It should explain the relative importance of the heritage values of the place, how they relate to its physical fabric, the extent of any uncertainty about its values and identify any tensions between potentially conflicting values.

### 3.2 Degrees of Significance

The method for assessing the various aspects of significance are drawn from the guidance given by the English Heritage publication "Conservation Principles, Policy and Guidance" (April 2008).

The degrees of significance are defined as:

#### A. Exceptional Significance

Elements of the place which are of:

- \\ key national or international significance, as among the best, or the only surviving example, of an important type of monument,
- \\ or outstanding representatives of important social or cultural phenomena,
- \\ or are of very major regional or local significance.

#### B. Considerable Significance

Elements which constitute:

- \\ good and representative examples of an important class of monument or the only example locally,
- \\ or have a particular significance through association, even if surviving examples may be relatively common on a national scale,
- \\ or which make major contributions to the overall significance of the monument.

#### C. Moderate Significance

Elements which:

- \\ contribute to the character and understanding of the place,
- \\ or which provide an historical or cultural context for features of individually greater significance.

#### D. Low Significance

Elements which are:

- \\ of individually low value in general terms,
- \\ or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.

### 3.3 Summary of Significance

The significance of the wall derives primarily from its association with Bulford Manor and stables and its prominent location within the Bulford Conservation Area. It has limited communal or historical value, but contributes to the wider aesthetic value and character of the Bulford Manor Stables, Bulford Conservation Area, and surrounding listed buildings and monuments.

This contribution would certainly be greater if the wall was in a better state of repair. In fact, its current poor condition risks detracting from the historic setting of other nearby heritage assets. It has some evidential value as an example of vernacular flintwork, although this too is limited by the extent of damage in some areas.

Overall level of significance: **Moderate**

## 4.0 Assessment of Impact

### 4.1 Outline of Proposals

The applicant is looking to undertake a full dismantling and reconstruction of the wall to ensure its structural stability and improve its aesthetic contribution to the surrounding historic environment.

- \\ Existing wall to be carefully dismantled to ground level, and trellis set aside.
- \\ Salvaged brick, flint, and stone to be individually cleaned of mortar residues and set aside for reuse.
- \\ Wall to be reconstructed to original alignment and profile in lime mortar using reclaimed masonry units, supplemented where necessary with additional matching flint, brick and stone to achieve a complete and structurally sound rebuild.
- \\ Trellis to be remounted using existing fixings.

|  |            |
|--|------------|
|  | Positive   |
|  | Favourable |
|  | Neutral    |
|  | Adverse    |
|  | Negative   |

## 4.2 Impact of proposals

| Description of proposed works                                                     | Impact on historic fabric | Impact on setting/ character | Overall impact on significance | Extent of impact | Heritage Benefit/Mitigation                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------|---------------------------|------------------------------|--------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Wall to be fully dismantled and rebuilt following original profile and alignment. | High                      | Medium                       | <b>High</b>                    | High             | Reconstructing the wall will improve its aesthetic contribution to the historic setting of Bulford Manor Stables and prevent further decay and collapse.                                                                                                                                 |
| Concrete coping to be replaced with stone.                                        | Low                       | Medium                       | <b>Medium</b>                  | Medium           | The existing concrete coping does not perform its water-shedding or structural purpose and requires improvement. Stone is more appropriate for the setting of the wall.                                                                                                                  |
| Cement mortar to be removed and wall to be reconstructed in lime.                 | High                      | Low                          | <b>Medium</b>                  | Medium           | Removing cement mortar may cause some damage to flints and bricks. This will be undertaken on an individual basis to salvage as many units as possible. Lime is a more appropriate mortar for historic materials and will help prevent future spalling of brickwork or damage to flints. |
| Trellis removed and reinstated as before.                                         | Low                       | Low                          | Low                            | Low              | The trellis acts as a privacy screen and a deterrent to break-ins. It's current fixing method has minimal impact on the historic fabric, and will be reused.                                                                                                                             |

### 4.3 Conclusion

The proposed works to the boundary wall at Bulford Manor Stables have been carefully considered in response to extensive condition surveys and Historic England Guidance.

In its current condition, the wall is at significant risk of further failure and collapse, so it is clear that an intervention is immediately necessary. Previous cement repairs to the wall mean that a less invasive scheme with focused areas of repair is not a feasible option. Cement mortar cannot be raked out of flintwork without causing significant irreversible damage which has led to the conclusion that the wall must be dismantled and fully rebuilt using lime mortar.

The impact of the proposed works on the surrounding listed buildings and general historic setting have been important factors to consider. It is felt that the wall's current state of disrepair reduces its contribution to the character of the conservation area, and that reconstructing it will therefore have a positive overall impact on the Bulford Conservation Area.

The character of the wall is largely defined by its variation in coursing patterns and material distribution, possibly due to previous collapse and reuse of materials. It is felt that this is important to conserve, and so the key elevations of the wall are to be reconstructed to match their existing appearance.

It is therefore concluded that the proposals should be supported both as a necessary intervention and as a positive and considered contribution to the historic character and setting of the many valued heritage assets in the area.

## 5.0 References

History of Bulford Manor:

A P Baggs, Jane Freeman, Janet H Stevenson, 'Parishes: Bulford', in A History of the County of Wiltshire: Volume 15, Amesbury Hundred, Branch and Dole Hundred. Edited by D A Crowley (London, 1995), British History Online, accessed January 28, 2026, <https://www.british-history.ac.uk/vch/wilts/vol15/pp61-70>.

Historic England Listing Entries:

Bulford Manor, and Front Wing Walls to Driveway. 1131036

Stable Block to Bulford Manor. 1318519

The Church of St Leonard. 1131034

Scameld and four associated monuments in churchyard. 1131035

Three headstones, Church of St Leonard. 1318518