

Design and Access
Statement

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Bulford Manor
Boundary Wall Repair
January 2026



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1.0 Design and Access Statement

1.1 Introduction

This Design and Access Statement has been prepared in support of a Listed Building Consent application for the dismantling and reconstruction of a section of boundary wall associated with the Grade II listed Bulford Manor Stables, within the Bulford Conservation Area.

This statement should be read in conjunction with the accompanying Heritage Statement and application drawings, which provide a full assessment of significance, condition, and impact.

1.2 Site and Context

The boundary wall forms part of the curtilage of the Grade II listed stable block at Bulford Manor and contributes to the setting of multiple designated heritage assets, including the Grade I listed Church of St Leonard and other listed structures within the Bulford Conservation Area.

The wall marks the boundary between Bulford Manor and the adjacent highway and car park and is a visible element within the historic streetscape. Further contextual and historical information is provided in the Heritage Statement.

1.3 Design Principles and Proposal

The proposals arise from an extensive condition assessment, which concluded that the wall is structurally unstable and that piecemeal repair is not feasible due to widespread failure and inappropriate historic cement-based repairs.

The key design principles are:

- ✓ **Conservation-led intervention**, prioritising retention of historic character and materials.
- ✓ **Minimum necessary intervention**, achieved through careful dismantling and reconstruction rather than alteration of form or alignment.
- ✓ **Material authenticity**, through the reuse of salvaged flint, brick and stone and the use of lime mortar.
- ✓ **Legibility of historic character**, by reconstructing the wall to reflect its existing appearance, including variations in coursing and materials.

The rebuilt wall will follow the original alignment and profile, with the exception of correcting the severe historic lean at the western end. The timber trellis will be reinstated using the existing fixing strategy.

1.4 Access

The proposals do not alter access arrangements to Bulford Manor or the associated car park. Existing gateways and circulation routes will be retained, and the works will not affect inclusive access or site permeability.

1.5 Heritage Considerations

The wall is of moderate heritage significance, deriving its value from its association with Bulford Manor, its contribution to the listed stable block, and its role within the conservation area townscape.

The proposals have been developed to preserve and enhance this significance. While the works involve dismantling and reconstruction, they are considered necessary to arrest ongoing deterioration and will result in a net heritage benefit through improved structural stability, material authenticity and visual coherence.

A detailed assessment of significance, impact and mitigation is provided in the Heritage Statement.

1.6 Conclusion

The proposed works represent a proportionate, conservation-led response to the poor condition of the boundary wall. They will preserve the character and appearance of the listed building and its setting while securing the long-term survival of the historic fabric.