

CONSTRUCTION OF NEW LINK STRUCTURE TO A SWIMMING POOL AND PROVISION OF LAUNDRY

Ansty Manor, Ansty, Nr. Salisbury

DESIGN STATEMENT

FEBRUARY 2026

Then Now When
Conservation + Architecture + Sustainability





1. Introduction

This Design Statement is written to support proposals for the construction of a link structure to the swimming pool, and the formation of a laundry, at Ansty Manor. It accompanies both a householder planning application and a listed building application submitted to the Local Planning Authority.

Ansty Manor is a Grade II* listed building, which places it within the top 8% of listed buildings within England and Wales. Therefore, any application for works to the property must be accompanied by a Design Statement, in accordance with local planning requirements, and a heritage statement, according to the National Planning Policy Framework (NPPF):

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. (Paragraph 207)

This design statement provides commentary on the development of the proposals, whilst the heritage statement addresses significance, identifies impacts, and then justifies those impacts where it is appropriate. The statutory designation and history of the property is detailed within the heritage statement, and so is not replicated here.



2. Location

Ansty is a small village in south-west Wiltshire, located 6 miles east of Shaftesbury and 15 miles west of Salisbury. Situated just north of the A30, Ansty Manor is to the west of High Street near to Ansty Pond and the Church of St. James. Its OS grid reference is ST 95595 26356.

Front Cover – Aerial View from the north of the Ansty Manor's courtyard
Opposite – View of the front elevation of Ansty Manor that faces Ansty Pond
Bottom Left – Location of Ansty in Wiltshire
Opposite – Ordnance Survey plan of Ansty Manor and its locality



Left – Aerial view of the southern entrance elevation

Middle – Aerial view from the west showing the existing garden room backing onto the oldest part of Ansty Manor

Right – View of the existing link structure to be demolished

Next Page – View from the north of the courtyard; the existing garden room is to the left, the swimming pool elevation and sunken courtyard are to the right





3. Situation and Character Area

Ansty Manor is set with the historic village of Ansty. Unusually, however, the village does not define the setting of these proposals. This is because the proposed new link structure will be contained within a three sided ‘courtyard’, with the house on three sides and rising ground to the fourth. Therefore, the proposed works cannot be seen beyond this limited area.

The historic house has C16th origins, and provides good enclosure on two sides at a height of two storeys with a steeply pitched roof above. A modern swimming pool - constructed c.2000 - will also provide enclosure, despite being set lower into the ground. It fronts the sunken area of the courtyard where the existing timber link structure is situated. The existing link is functional, with steps from the ground floor level down to the subterranean pool. However, it is incongruous and not befitting of the listed building.

When built, the swimming pool elevation matched an orangery that was opposite it. This provided a degree of symmetry across the courtyard, albeit those ‘modern’ elevations were subsequently regarded as unsuccessful. The stone elevations of the swimming pool and the orangery each contained three arched openings with French doors which were visually very ‘heavy’ and the orangery obscured the courtyard elevation of the earliest building phase.

Therefore, circa 2013, the orangery was replaced by a predominantly glass walled structure. For its time, the metal glazing frame was considered minimalist, but it was not conceived as a ‘glass box’ design. It was set against an ashlar stone spine wall and featured a copper roof with a near-flat fixed skylight. This replacement broke the symmetrical character of the earlier design, but was a substantial improvement of the former orangery, importantly re-establishing the view of Ansty Manor’s rear elevation.

The swimming pool itself is a relatively large extension to a considerably sized property. However this is mitigated by being situated underground and is covered by a grass roof that merges into the hillside. It is reliant on artificial lighting because the three French doors are the only source of natural light. Furthermore, the view through the French doors is of the darker sunken area, and not of the sky. From the courtyard, the swimming pool elevation is now the least successful – it creates a disjointed assortment of styles and is capable of improvement



Top Left – Existing swimming pool elevation

Top Right – Former orangery with arched openings containing French doors

Bottom – View of the current garden room



3. Proposals

The angular timber link building will be removed and a newly designed structure introduced that is more in keeping with the glass walled structure opposite. This will have full height glazing with a copper roof and roof soffit. It will extend to the current lower level of the terrace and mirror the glass roofed link and ashlar stone spine wall of the orangery.

Within the new structure, the modern arched French door openings will be removed. This existing swimming pool elevation will then be remodelled to the simpler form of a large opening in the ashlar stone.

The second part of the proposals is to convert the modern blockwork-constructed garaging which is located at the western end of the house. This will involve dividing the garage into a laundry and store, as well as replacing the modern up-and-over doors with fixed, upper-glazed, timber screens. Ample parking provision will remain at the property, with the current sizable drive and parking area for vehicles being unaffected by the changes. Currently, the garages are not being used for vehicle storage anyway, but used solely for the storage of domestic paraphernalia and accoutrements.

4. Pre-Application Submission

The proposed link structure was submitted to the LPA for pre-application advice. The application reference was ENQ/2025/01611, and a site visit was undertaken on the 28th October 2025, attended by Hayley Clark (Planning Officer) and Jocelyn Sage (Conservation Officer).

Without prejudicing future formal applications, the proposals were considered to be acceptable in principle. It was concluded that a number of planning subjects were of little relevance, and so are listed here without their fuller commentary:

Residential Amenity - In this instance, given that nature of the proposals and that the application has no immediate neighbours, there are no residential amenity concerns.

Biodiversity Net Gain – Exempt as a householder application.

Archaeology –Not a constraint to this proposal, and no archaeological mitigation will be sought if this proposal came forward as a planning application.

There were two subjects of most relevance: ecology and building conservation.

Beginning with ecological matters, the site lies within a consultation zone for Barbastelle bats associated with the Chilmark Quarries Bats SAC and

Top – North elevation of the proposed swimming pool link

Bottom – Courtyard elevation of the proposed swimming pool link structure



that, therefore, there is the potential to result in significant adverse impact on the special features of that site. It was advised that an ‘Appropriate Assessment’ (AA) must be carried out by the LPA to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The production of the AA relies on the submission of sufficient information by the applicant. It was advised that the submitted ecological information also included:

- information on the nearby County Wildlife Site’s, with an assessment of impacts to the CWS, together with proposals for mitigation and enhancement.
- Sufficient survey of the enquiry site in order to identify any key flight lines potentially used by bats to enable mitigation, such that functionally linked habitats can be retained and enhanced.
- Demonstration of no net loss of functional habitat for biodiversity, within the local area, in line with Wiltshire Core Policy 50 (CP50) and NPPF, through provision of ecological survey reports.

Turning to the consideration of the listed building, the Conservation commentary is copied below for ease of reference

The proposals impact on modern 20th century fabric of no significance. The proposals will, in my view, enhance the courtyard setting of the listed building and as such, be in accordance with sections 16 and 66 of the Planning LBCA Act 1990. The proposals would preserve the character of the CA in accordance with Section 72 of the Planning LBCA Act 1990.

Assessment: The author of the heritage report concludes that the proposals will enhance the setting of the listed building and will not entail the loss of historic fabric. I agree with their assessment that the proposals will meet the requirements of sections 16, 66 and 72 of the Planning (LBCA) Act 1990. In terms of additional information, at application stage I would like more information about the link structure and could they please orientate their floorplans. Also, a materials schedule would be welcomed to avoid the need for conditions.

From a planning perspective the proposed works are modest and given their siting and design raise no particular concerns in terms of visual impacts, design or impacts on the character of the area. The only concern relates to the use of roof lights and the large area of glazing within the National Landscape which has dark skies status. This was discussed on site yesterday and it was advised that before submission of an application that the issue relating to light pollution is looked into and addressed with any formal submission to ensure there are no harms to the National Landscape in this regard.

The last matter was that of flood risk and drainage. It was suggested that any formal application be submitted with an appropriate flood risk assessment.

Top – Southern entrance elevation, with modern garage extension to the left-hand side
Bottom – West elevation, with the flat roof of the garage in the foreground

5. Application

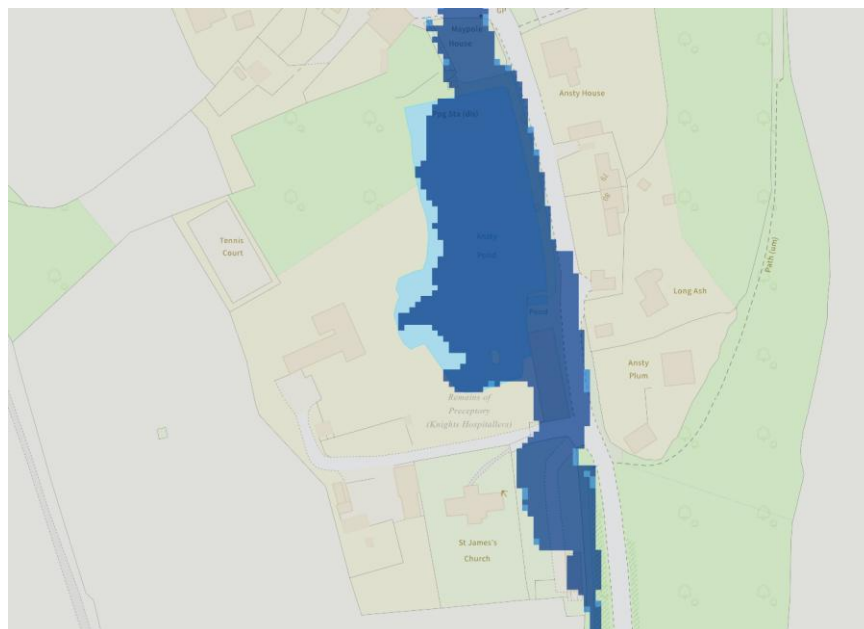
Given the positive pre-application response, the formal submission of these proposals has been progressed. The scheme has not changed since the pre-application submission, but further information accompanies the application as requested. This includes:

- A comprehensive set of as-existing and as-proposed plans, elevations and sections that show the proposal within the context of the house.
- Coloured elevations – Drawing numbers 25009\063 & 064
- Materials Schedule – Dated 12th February 2026
- Ecological Impact Assessment – By Darwin Ecology, dated January 2026
- Heritage Statement – By Asset Heritage, dated September 2025

The only change to the proposals, compared to the pre-application submission, has been the addition of notes to include automatic blinds with the rooflights. These are to prevent light-spill from dusk to dawn and protect the dark night skies. Whether details are required for these during the course of determining the application or via condition, they can be supplied if required.

6. Flood Risk

To provide the commentary on flood risk requested by the LPA's consultee, the UK flood risk map has been consulted. This shows that the location of the proposed swimming pool link is outside of either flood zones 2 or 3. Therefore, we understand that there is no further information to be provided on this subject.



7. Summary

The proposed swimming pool link is, in our view, an obvious betterment of the existing situation. The incongruent angular link will be removed, and a structure mirroring the garden room built. This structure is justified by the success of the existing garden room, and furthered by the simplification of the overly fussy courtyard. Architecturally, the remaining faux-classical styled element will be removed, replaced by visually lightweight structures that are 'of their time'.

The works to create the laundry are minor by comparison. Creating the domestic laundry and store within the modern garage will also ensure that Ansty Manor's architectural and historic values will remain.