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HERITAGE STATEMENT

In respect of

**The Manor House, Ansty,
Wiltshire**

On behalf of

Mr Jean-Marc Ciancimino

AHC REF: SW/10411

February 2026

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1.0 INTRODUCTION AND SCOPE OF REPORT

- 1.1 The purpose of this report, which has been prepared and written by Sarah Watt, MCIfA, Director of Asset Heritage Consulting Ltd., on behalf of Mr Ciancimino, is to provide an assessment of the heritage impact of proposed alterations to Ansty Manor House being submitted for planning permission and listed building consent. The proposed scheme was first subject to a pre-application submission, which Officers considered to be '*acceptable in principle*'. This report has been updated from the Heritage Statement submitted with the pre-application proposals.
- 1.2 The Manor House was listed at Grade II* on 6th January 1966 (the Historic England list description, which was amended on 27th July 1985, is included at **Appendix 1**) and is included in the Ansty Conservation Area.
- 1.3 The report is divided into two parts. The first provides an assessment of the building's significance, informed by a description and summary of its history; and the second an initial assessment of the application proposals. These comprise the replacement of the exposed front section of a subterranean swimming pool extension that was added to the property in 2012, including the linking structure that connects it to the house, and conversion of the existing 20th-century garage to use as a laundry.
- 1.4 The assessment of significance is prepared in line with the requirements of paragraph 207 of the NPPF, with the aim of gaining an understanding of the significance of the listed building. As required by paragraph 207, the assessment is a proportionate one that provides the information necessary to assess the potential impact of the proposal on the significance of the listed building. The following assessment of impact, informed by the assessment of significance, accords with paragraphs 207 and 208 of the NPPF. It should also be read in conjunction with the documentation prepared by Then Now When Architecture & Conservation.
- 1.5 The two-stage approach of assessing impact based on an understanding of the significance of the building is in accordance with the good practice advocated in documents such as Historic England's *Conservation Principles* (2008) and formally expressed in the requirements of the government's policies on the Historic Environment set out in Section 16 of the NPPF and the accompanying advice provided by the PPG.

2.0 SUMMARY HISTORICAL BACKGROUND

- 2.1 In 1210-11, the manor of Ansty was granted by Walter de Turbeville to the Order of the Knights Hospitallers of St John of Jerusalem, who established a preceptory there. Preceptories were the manors of the military orders of the Knights Templar and Knights Hospitaller, founded to raise revenues to fund the crusades to Jerusalem (in the 15th century, the Hospitallers directed their revenue towards defending Rhodes from the Turks).
- 2.2 The preceptories of the Hospitallers also provided hospices, offering hospitality to pilgrims and travellers, and distributed alms to the poor. It is thought that the Templars had 57 preceptories in England and that at least 14 of these were later taken over by the Hospitallers, who held a total of 76 sites.
- 2.3 At Ansty, their preceptory may have been established by 1223 and had certainly been so by 1281. In 1338 it was included in a survey of the Hospitallers' lands and is recorded as including a manor house (or Commandery) with a garden, dovecote and watermill. The total revenue in that year (from the demesne lands, the church and a smallholding at Swallowcliffe) was £93, £40 of which was required to maintain the household at Ansty in food and clothing, and to entertain the prior of the Order for three days. The household consisted of the Preceptor (Brother John Dyngeland), John de Wyncestre (a Knight of the Order) and William West, who occupied the place of another Knight. With them were a corrolian (a layman pensioner), a chaplain, three clerks, the preceptor's squire, and six servants (Pugh, RB & Crittall, E. (eds) *House of Knights Hospitaller: Preceptory of Ansty*, in *A History of the County of Wiltshire: Volume 3*, London, 1956).
- 2.4 In 1546, following the Dissolution, the possessions of the preceptory were granted to Sir John Zouche (d.1585), who was already the tenant and presumably had been so since 1540-1 when the property had gone to the Crown. The Commandery (the house or grange where the knights had lived) is believed to have been pulled down during the reign of Elizabeth I (1558-1603) (*ibid.*) and the present manor house (then named Ansty House) erected to replace it, presumably by Zouche.
- 2.5 Zouche's son, Francis (d.1600), lived there before selling it to Sir Matthew Arundell of Wardour (d.1598) in 1594. From him the manor passed to his son, Thomas (d.1639),

created Baron Arundell of Wardour, and from him to his son, also Thomas (d.1643) and then to the latter's son Henry, who forfeited the estate as a royalist.

- 2.6 The guest house or hospice of the Knights Hospitallers is thought to have been replaced, or rebuilt as, a large banqueting house for Sir Matthew Arundell but had become a stable by 1605. This building is now represented by the Grade II* listed stone-built 'workshop' which stands east of the house on the main road through the village. Its likely origins are recognised by its Scheduling as the 'Guest house of the Knights of St John.'
- 2.7 Architectural details similar to some at Old Wardour castle in Tisbury have led to a suggestion that this building may have been erected (in 1594-8) by Robert Smythson, who is thought to have worked at Old Wardour in c.1576, but Pevsner (Orbach, J, Pevsner, N. & Cherry, B. *The Buildings of England: Wiltshire*, Yale University Press, 2021) states that Smythson was no longer working in Wiltshire at this time and notes that William Arnold may instead have been involved (d.1637?; a master mason of Somerset). It comprises a long stone range running north and south, the south end of which was built as three storeys. The north end consisted of a single room in which a fireplace was placed centrally in the west wall. North and south of the fireplace were stalls and four-light windows between which were pairs of rounded-headed niches in pilastered frames (similar to Smythson's at Old Wardour). The walls inside were replastered decoratively in the later 17th century.
- 2.8 This building was badly damaged by fire in 1922 (losing its roof and internal fittings) and, according to Pevsner (*ibid.*), '*brutally repaired*', and then restored in 2001-2 by Timothy Reeve, including new gables, oak roof and windows. The corrugated iron roof covering of c.1927 was replaced by the present clay tile-covered roof.
- 2.9 The Church of St James (listed at Grade II), which stands south of the manor house and workshop, has origins in the 13th century, with additions and restorations of the 19th and 20th centuries.
- 2.10 In 1654, the manor was conveyed by parliamentary trustees to a trustee, Humphrey Weld, Henry Arundell's uncle by marriage, who still held it in 1660 at the Restoration, when it was recovered by Henry (and subsequently passed like Wardour manor in

Tisbury to John Arundell, Baron Arundell (d.1944)). In 1679 and later the Manor House was used as a farmhouse.

- 2.11 In 1817, John Buckler made watercolours of the house, 'workshop' and church. His painting of the house, which is entitled 'Farm House etc at Ansty' (**Fig.1**) shows the view looking north-west past the southern gable end of the workshop, across the pond to the principal east front of the house. A long single-storey farm range can be seen in the foreground. The southern gable end of the house, with its external chimneystack, is also depicted, along with the lower rear range in its original detached form with a chimneystack against its eastern gable end.

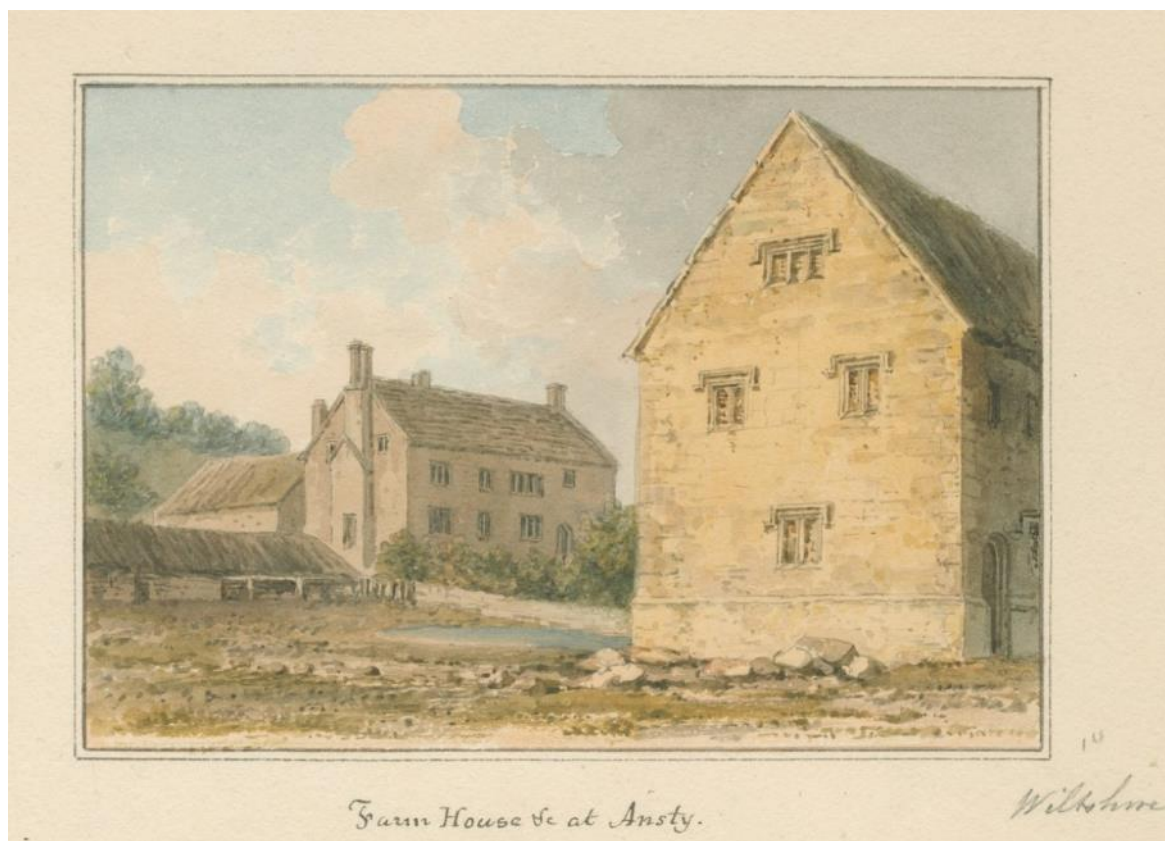


Fig.1: John Buckler's watercolour of the Manor House, Ansty, 1817

- 2.12 Pugh & Crittall (*ibid.*) state that the front and rear ranges were 'joined' as part of extensive alterations to the building in c.1967 (see para 2.15 below) but the 1887 OS map (**Fig.2**) shows the two ranges already abutting each other by that date. This is puzzling: perhaps the rear range was extended to meet the front range between 1817 and 1887, with the 1967 works simply including the formation of an opening 'joining'

the front range and the 19th-century connecting extension; or it may be that the connecting structure shown on the map is an earlier, perhaps single-storey link.

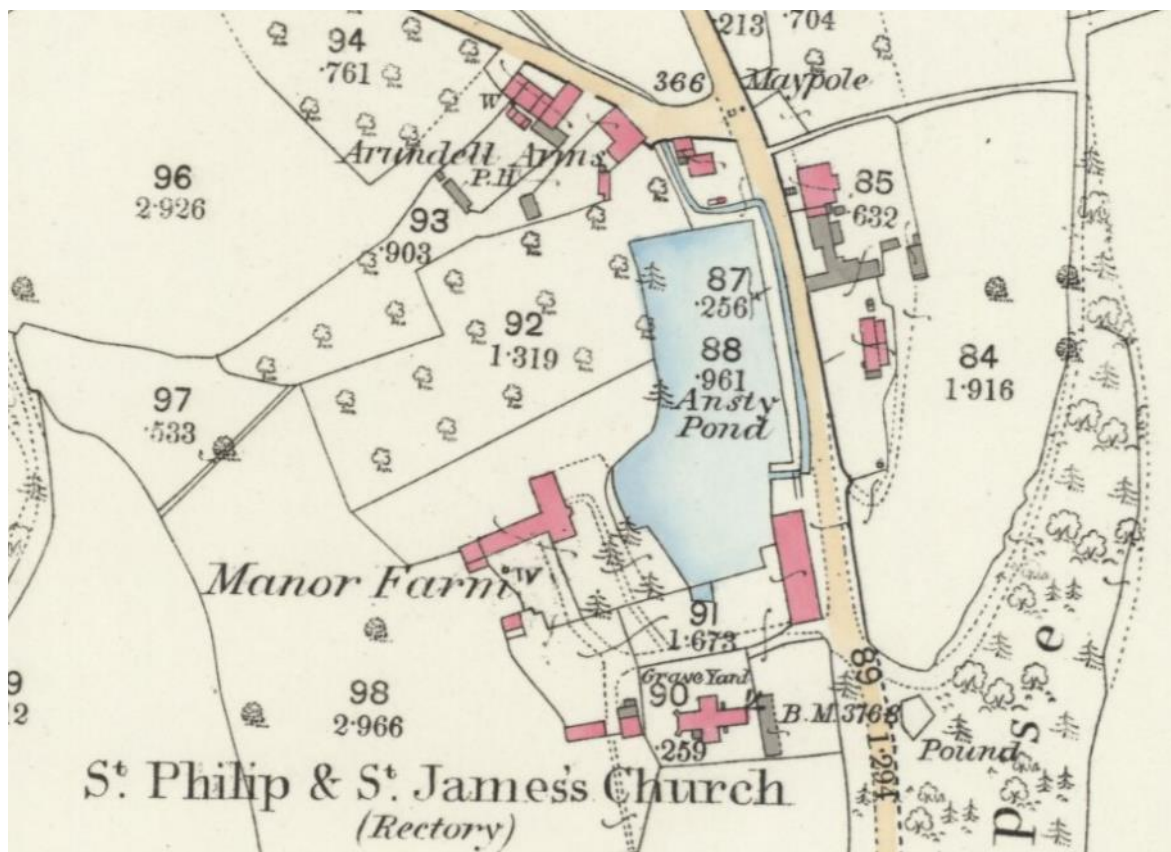


Fig.2: 1887 OS map

- 2.13 The 1887 map shows the driveway approach from the main road, shared with that to the church, branching into two, with one spur running south to farm or outbuildings around a yard and the other north to the house, running up to the entrance situated in the angle between the rear and front ranges. A narrower drive branched off the main one to approach the entrance in the east front. A well is marked within an enclosed courtyard in front (south) of the rear range. At the western end of the rear range was a masonry addition in the location of the present garage, with an extension projecting to the south beyond the main building line.
- 2.14 The 1901 OS map (**Fig.3**) shows a similar arrangement except that the driveway is not shown beyond the approach to the church. Further outbuildings had been erected in the yard to the south, which had been reconfigured. The only change to the way the house is shown is the addition of what may have been a retaining wall or terrace along its

north side. The 1925 OS map (**Fig.4**) shows further changes to the layout of the spaces east and south of the house.



Fig.3: 1901 OS map

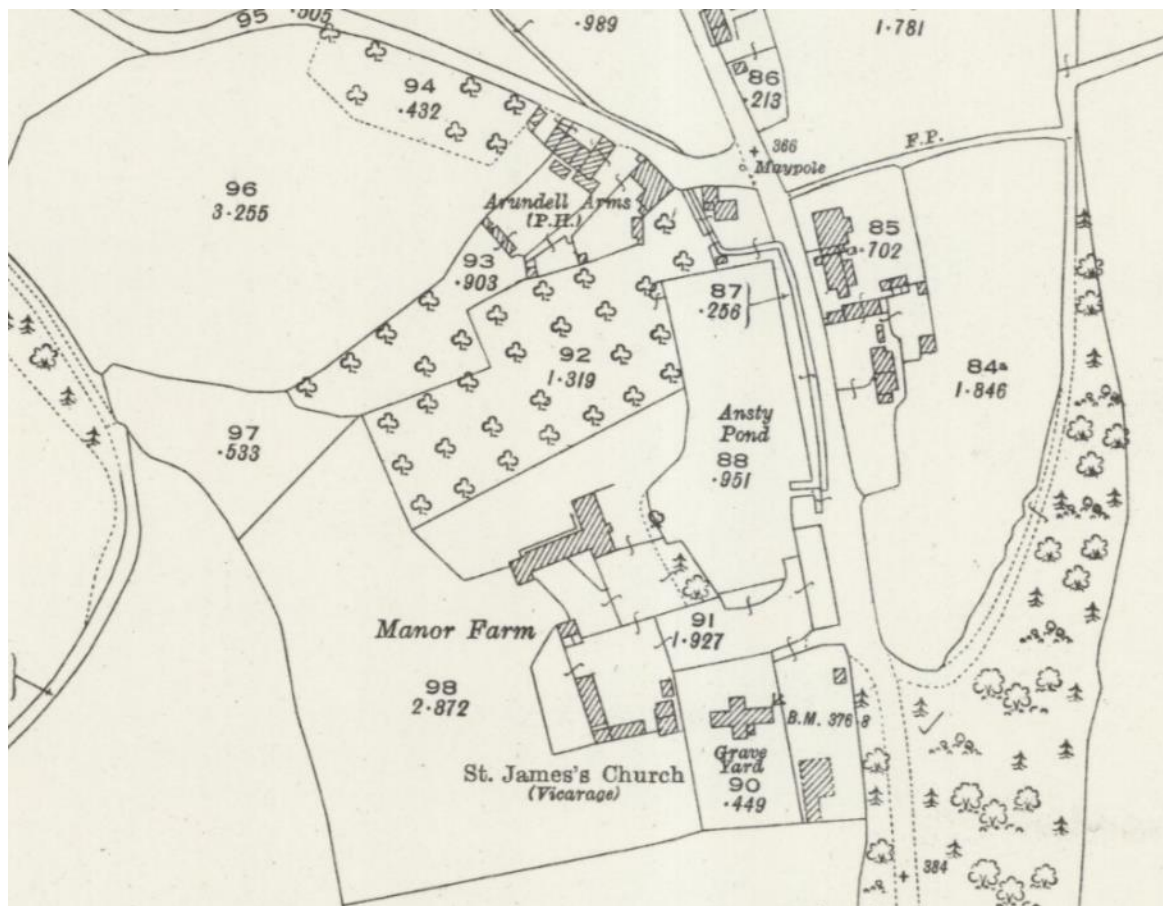


Fig.4: 1925 OS map

- 2.15 The heir to John, Baron Arundell (d.1944) was R.J.A. Talbot, a descendant of another Arundell, who in 1945 assumed this name. In 1946 he sold four farms to their tenants. Manor farm, of 143 acres, included the Manor, Ansty Pond, and New Barn farmstead, and was bought by F.D. Davis, who himself sold the Manor, Ansty Pond, and 18 acres to Mrs. J.A.E. Still in 1967. Pugh & Crittall (*ibid.*) state that, '*The house was extensively altered, and the ranges were joined, c.1967*' (see discussion at paragraph 2.12 above). In 1982 Mrs. Still, who had by then become Mrs. A. Fisher-Rowe, sold the property to Mr. R. Beale.
- 2.16 The 1979 OS map (**Fig.5**) shows a reinstated driveway, the further reconfiguration of external spaces, the probable replacement of the extension at the western end of the house with the present flat-roofed garage block, and marks the presence of a kiln among the outbuildings to the south.

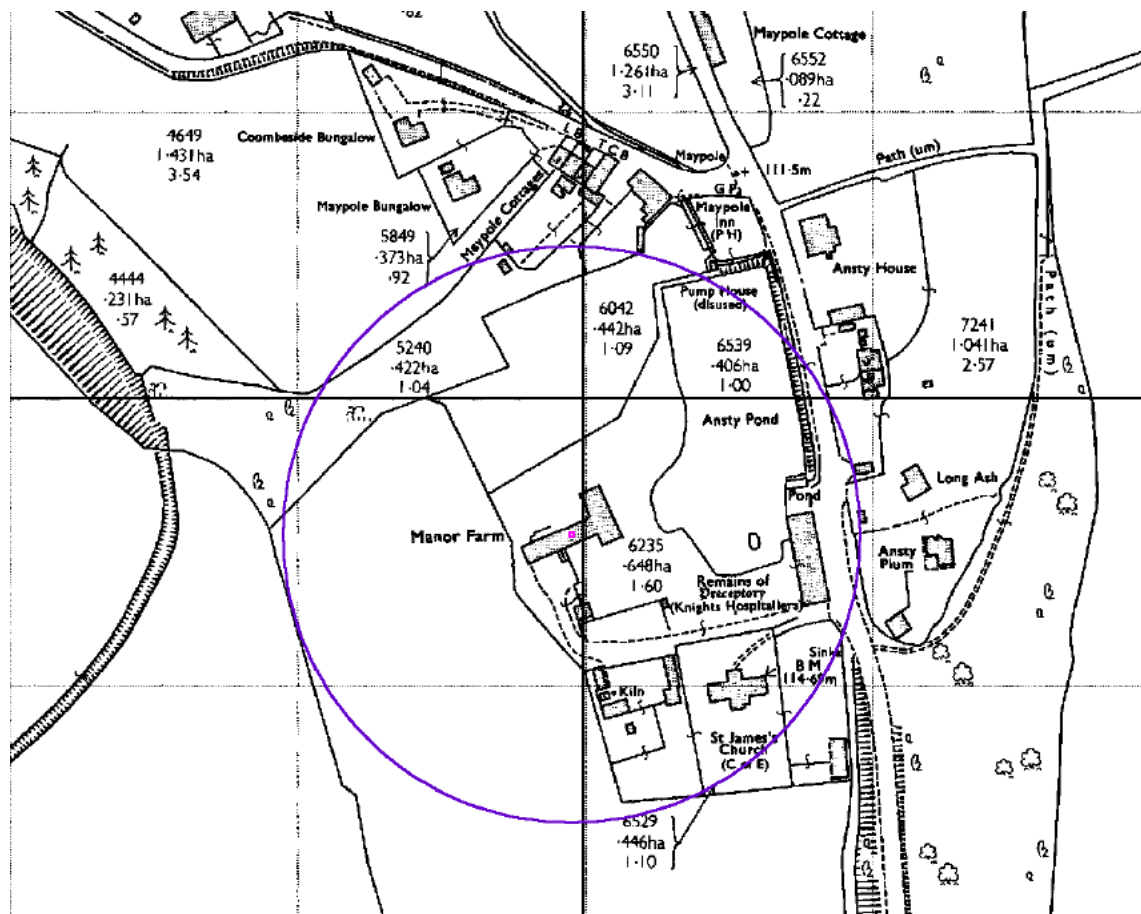


Fig.5: 1979 OS map

- 2.17 Pugh & Crittall (*ibid.*) describe the property as comprising 'a north-south range, which retained some 16th-century fireplaces and partitions in 1983 [presumably the date when the relevant chapter was written, prior to 1987 publication], and a detached east-west range west [should presumably mean north] of a yard which contained a well. The upper floor of the north end of the north-south range was removed in the late 18th century to form a high room lit by a Venetian east window.'
- 2.18 The reference to the east-west range being detached contradicts both the statement in the same chapter that the two ranges were linked in c.1967, and the historic map evidence.
- 2.19 In 1983, Salisbury District Council granted consent (ref: S/1983/1374) for the installation of a door at the rear of the house. This is the door into the north elevation of the rear wing (into G6). A window opening to right of this was converted to a door opening in c.2000 as part of the works to create the swimming pool (ref: S/2000/0238).

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- 2.20 Floor plans from 2012, when the existing glazed garden room extension was erected in place of an earlier such structure, and other alterations were made, reveal how the interior layout was then arranged.

3.0 ANALYSIS AND ASSESSMENT OF SIGNIFICANCE

*See annotated plans at **Appendix 2** for identification of room numbers.*

3.1 Analysis

- 3.1.1 This section of the report is not intended to provide a detailed room-by-room description and analysis of the building as this would be disproportionate to the nature and extent of the works currently being proposed. Rather, it provides a summary analysis of the building sufficient to inform a statement of its significance that will allow the impact of the proposals on that significance to be assessed.

Main front range

- 3.1.2 The earliest part of the building, believed to have been erected in the second half of the 16th century, is the main east range. This is of two storeys plus attic, with a cellar beneath its northern room. It is constructed of limestone ashlar and has a gabled tile-covered roof with ashlar end stacks (**Plates 1 & 2**).
- 3.1.3 Pevsner (*ibid.*) notes this has a 'medieval base moulding' on the west side (i.e. the rear, now partly exposed within G4; **Plates 3 & 4**), but a chamfered plinth is in fact present on all sides of the building. The implication is that the building may incorporate some remains of the original Commandery building used by the Knights Hospitallers that was pulled down and replaced with the present house.
- 3.1.4 The Historic England list entry (see **Appendix 1**) speculates that the range may have originated as an open hall in the 16th century (in the space now occupied by G3), with a through passage at its northern end and that, in the late 17th century, a first floor was inserted, the rear wing was added and the building re-fenestrated with the present stone-mullioned windows. In the 18th century the Venetian window in the right-hand bay of the front elevation was inserted (and the first floor removed behind it to create a double-height barrel-vaulted room) and the 'Chinese Chippendale' staircase inserted.
- 3.1.5 Pevsner, however, suggests the mullioned windows (with hoodmoulds) to the front range are of the late 16th century (i.e. original, like the double-chamfered round-arched

entrance set right of centre). Certainly, they (and the first floor) must pre-date the late 17th century - the four-light window to the first-floor bedroom, F2, bears graffiti on one of its mullions that is dated September 22nd 1664, with the initials I.W., and there is graffiti to a first-floor window mullion in the rear range with the date 1667 and initials R.M. (**Plate 5**).

- 3.1.6 The front entrance, with 16th-century double-chamfered round arch, is right of centre and opens into a through-passage containing a 'Chinese Chippendale' staircase of 18th-century style (**Plate 6**). The barrel-vaulted room north of the entrance hall and lit by the Venetian window (G2; **Plate 7**) is set at a higher floor level (there is a cellar beneath), approached by substantial stone steps at the base of the staircase. To the left is a large room now used as a kitchen-diner (G3), formerly divided into two rooms.
- 3.1.7 There is no direct evidence that this space was originally an open hall, and it would seem rather late for a house of this type to be built as new in the second half of the 16th century at a time when the open hall as a type was generally being abandoned and many medieval open halls were being floored over.
- 3.1.8 There are two fireplaces in G3, the larger of the two an inglenook situated against the long rear wall and comprising a substantial timber bressummer on stone jambs (**Plate 8**); the other, against the south wall, with a stone, four-centred 'depressed' arch characteristic of the 16th but also the 17th century (**Plate 9**). There is no obvious surviving evidence of smoke-blackening to the roof timbers directly above this space so if there was a hall in this location it may have been built from the outset as a storeyed hall with fireplaces rather than central hearth.
- 3.1.9 This room opens via a round-arched double-chamfered doorway (like that to the front entrance) through the rear wall of the front range into the later-added element that connects it to the originally detached rear range (see **Plate 3**). The opening in the same wall further to the north, from G2 into the garden-room extension added in 2012, is a late 20th-century opening remodelled in 2012 (see **Plate 7**).
- 3.1.10 The Garden Room, erected in c.2012, is a structure of lightweight appearance (**Plates 10-12**). It has a flat copper roof supported on timber posts and is wrapped around with full-height glazing. It replaced a stone 'Orangery' building with arched openings (see

Plate 13) that was erected in c.2000 along with the swimming pool, the frontage of which (still extant) mirrored the design, with stone façade and arched openings (**Plates 14-16**).

- 3.1.11 On the first floor, there are chamfered doorcases, two-panelled doors and door furniture, of probable 17th-century date. At the southern end of the range, F4 has a corbelled stone fireplace with 'depressed' arch and herringbone brick back, with a similar (but not corbelled) fireplace in the adjoining room, F5, both sharing the same chimneybreast and both probably of the later 16th century (**Plates 17 & 18**). At the northern end of the range the first-floor room was lost when the barrel-vaulted room beneath it was created in the 18th century.
- 3.1.12 Alterations were made to the second (attic) floor in 1989 and further alterations in 2012. The list description (amended in 1985) refers to the presence of 17th-century chamfered doorcases on this floor; these are present today but the layout was altered in 2012, indicating there must have been some relocation and/or replication of these.
- 3.1.13 There are six partially exposed trusses on this floor (see plan at **Appendix 2**). The roof comprises a double-purlin structure using through (trenched) purlins, with a tie beam at ceiling/lower purlin height and a collar beam above, jointed just beneath the upper purlin. The main ties have empty mortises in one face and a continuous slot along the other, indicating the original presence of ceilings in rooms S2 and S6, which have at some point been removed (**Plates 19 & 20**). In these two rooms, the underside of the ceiling beam also has empty mortises, indicating the original subdivision of these spaces (and in S2 a section of timber-framed partition remains on the opposing axis).
- 3.1.14 There is graffiti dated 1792 with the initials M.C. on a window mullion in S2 (some other graffiti on the same mullion notes that 'K Crocker wired this house for electric' (date now illegible), and some 17th-century window furniture survives in S6.
- 3.1.15 The truss dividing S6 from the landing S1, and the truss to the south of it, each have, at their western ends, an additional cruck-like angled member jointed to the principal tie at eaves/first-floor ceiling level and giving support to the main principal rafter, to which it is jointed at the point where the latter is also jointed to the tie beam and lower purlin (**Plate 21**). The rafter and cruck-like member are additionally joined by a short

horizontal member (described as an 'interrupted tie' in the list entry). It is not known if this arrangement is original or a later adaptation.

Rear wing

- 3.1.16 The rear wing, also of two storeys and constructed of coursed limestone with tiled roof, was originally a detached range, as depicted on Buckler's watercolour of 1817 (**Fig.1**). The construction joint between it and the apparently later 19th-century infill between it and the front range is clearly evident on both sides of the wing. The fenestration of the south side of the wing (**Plates 22-24**) largely comprises stone mullioned windows of the 16th/17th century (no hoodmoulds or string course) although there are also a couple of 20th-century insertions.
- 3.1.17 The north (rear) elevation has been re-fenestrated with 20th-century timber casements of varying proportion and placement in the elevation (**Plates 15 & 25**). There is a single two-light mullioned window in the later infill section, perhaps moved from elsewhere on the building. The entrance to the right was inserted in the 1980s, while the entrance into the swimming pool linking structure to right of it was formerly a window opening, the only opening in the otherwise blank right-hand end of the elevation. The irregularity is in part explained by the difference in floor heights between the original and later parts of the wing but also simply by the different dates of window insertion.
- 3.1.18 The rear wing was originally divided into two rooms, G6 and G7/F8. G4 and G5, in the later element connecting the rear wing to the front range, have a significantly lower floor level than G6 and significantly higher floor level than G3, both in the front range, mediating between the two parts of the building. This space was formerly subdivided with concrete blockwork partitions and was reconfigured in 2012 to the present arrangement. Room G6 retains an inglenook open fireplace with bread oven off one side; various hooks and nails fixed into the ceiling beam further indicate the historic use of the room as a kitchen (**Plates 26 & 27**).
- 3.1.19 G7 provides a back hall and access to a staircase and boot room (G8). The main entrance into the back hall is via a doorway in the south (front) wall of the wing, and there is also a doorway in the rear elevation, converted from a window opening in 2000 to connect to a link to the swimming pool building, also constructed at that time (**Plate 28**). This

linking element, a multi-faceted timber and glazed structure on a stone plinth, is now proposed to be replaced, retaining and reusing this door opening (**Plates 29 & 30**).

3.1.20 The step up in floor heights from the later infill to the original rear range is also present on the first floor between F8 (in the later part) and F9 (in the original part). The original roof structure is exposed in F9, with two trenched purlins, a tie beam at the previous ceiling height and collar above. The 2012 proposals note some changes to the layout of this floor (removing modern stud partitions), the replacement of windows and the raising of the ceiling heights (removing modern plasterboard ceilings).

3.1.21 As alluded to above, a number of alterations and extensions took place to the building in c.2000 and 2012. In c.2000 an 'Orangery' was built against the rear of the front range and an indoor swimming pool was excavated into the hillside at the north-west corner of the rear wing. This structure is largely subterranean but is expressed on its east side, overlooking the rear courtyard, by a stone frontage with three arched openings that mirrored the design of the now-replaced Orangery, and by a timber and glazed linking structure in the angle between it and the rear wing, providing covered access between the latter and the swimming pool building.

3.2 Significance

3.2.1 Ansty Manor House clearly merits its Grade II* listing. Grade II* buildings are considered particularly important buildings of more than special interest, with only c.5.8% of listed buildings in England being designated at this grade.

3.2.2 The building derives particular significance from its early date (it is considered to have been constructed in the second half of the 16th century) and its history as the site of a medieval Commandery of the Knights Hospitallers, fabric from which may survive in the principal range of the present building.

3.2.3 In this respect, the Manor House also holds significant group value with the other buildings on the site associated with this use: the Grade II* listed Workshop (a rebuilding of the Knights Hospitallers' guesthouse, also a Scheduled Monument) and the Grade II listed Church of St James. These buildings and the grounds encompassing

them, including Ansty Pond, together form the key setting of the Manor House and make a substantial contribution to its significance and 'special interest' (**Plates 31-35**).

- 3.2.4 The building retains much 16th- and 17th-century fabric as well as other important fabric from the 18th century. Historical alterations have to some degree obscured the original form of the building (there is a question over whether it originally incorporated an open hall, and some confusion over when exactly the building was linked to its originally detached rear wing, albeit this appears certainly to have been after 1817). This complexity adds to the interest of the building, revealing how it was adapted over time.
- 3.2.5 The building has also been affected by later 20th- and early 21st-century alterations, which have involved some reconfiguration of the interior and renewal of fenestration, particularly to the north elevation of the rear wing. Flooring on the ground floor has partly been replaced with concrete screed. However, the historic plan form generally remains legible and there is good survival of original fireplaces and some doors and door furniture.
- 3.2.6 The later additions (Garden Room, swimming pool and swimming pool link) are evidently of no heritage significance. The Garden Room was, however, a successful addition to the building in c.2012 in replacement of a previous Orangery addition of c.2000. The courtyard into which these structures face is a creation of the late 20th and early 21st century and its form and structures are not historic or of any heritage interest.

4.0 THE APPLICATION PROPOSALS

Introduction

- 4.1 The purpose of this section of the report is to provide an appraisal of the application proposals in the context of the significance and 'special interest' of the listed building, and to consider any impact they may potentially have on that significance.
- 4.2 The proposals seek to replace the external frontage of the swimming pool building and the timber and glazed structure that links the latter to the rear wing. These structures date to c.2000 and were contemporary with an Orangery structure that was attached to the rear elevation of the front range. The Orangery and swimming pool frontage structure were designed to mirror each other on the east and west sides respectively of the rear courtyard, both constructed of dressed stone and incorporating a series of round-arched double-door openings in their courtyard-facing elevations.
- 4.3 As can be seen from **Plates 13 & 14**, the Orangery was a substantial structure of solid and bulky appearance, which largely concealed the rear elevation of the main range from view. Its successful replacement, erected in 2012, is a lighter-weight and more elegant structure that allows views through to the masonry of the rear elevation and retains the legibility of the form of the original building. Its simple, contemporary style marks a complete departure from the architectural pastiche of the Orangery that preceded it (which led one commentator on the proposal to demolish it in 2012 to assert – wrongly – that it dated from the 19th century).
- 4.4 The replacement of the Orangery with the present Garden Room does, however, mean that the original effect, whereby the design of the Orangery was mirrored on the opposite-facing side of the courtyard by the swimming pool frontage, has now been lost, resulting in an uncomfortable design relationship between the two structures.
- 4.5 It is now proposed to address this by replacing the swimming pool frontage with a new structure that complements the design of the Garden Room, using a similar architectural language and materials, including full-height glazing and a flat metal-clad roof. The rest of the swimming-pool structure will remain as existing, cut into and concealed within the slope that rises beyond the house to the west.

- 4.6 In association with this, and in order to improve the connection between the swimming pool and the rear wing, the incongruous multi-faceted linking structure that sits in the angle between the two existing buildings and incorporates a winding stair down to the pool building floor level, will also be demolished.
- 4.7 The new frontage structure will project further eastwards into the courtyard towards the Garden Room than does the existing stone-built structure, to a similar depth as the existing lower terrace in front of the existing building. It will, however, be of substantially lower height than the existing rear wing; it will not obscure any important view towards this side of the rear wing and will be perceived as being detached from the latter, to which it will be connected by a narrower linking element emulating the glazed link to the Garden Room opposite.
- 4.8 The new link will use the existing doorway that opens into the current linking structure so that there will be no loss of fabric arising from the proposals, and it will incorporate a straight flight of stairs down to the floor level of the pool building.
- 4.9 It is intended that the north wall of the new frontage structure will be of stone so that it appears as a garden retaining wall against the existing slope, in views towards the building from the higher ground to the north.
- 4.10 The application proposals will address the visual mismatch currently present on this side of the building that resulted from the demolition and replacement of the c.2000 Orangery while leaving its 'companion-piece' frontage to the swimming pool *in situ*.
- 4.11 In my view, the Garden Room that replaced the Orangery is far superior to the latter in terms of its relationship to the listed building, and the current proposals represent an opportunity to 'complete' the arrangement by replacing the pool frontage in a similar architectural language and using similar materials. Both elements will then complement rather than 'argue' with each other, and the distinction between old and new will be cleaner and more legible than is currently the case.
- 4.12 In this respect, the proposals represent an enhancement to the listed building and its setting to the rear, and can be considered to benefit the building in heritage terms, better revealing its significance and 'special interest.'

- 4.13 The proposed structure will not be visible from elsewhere in the conservation area and will have no inter-visibility with the Grade II* listed 'Workshop', Grade II listed Church of St James, or any other listed building.
- 4.14 A secondary element of the application proposals is to convert the existing flat-roofed 20th-century garage block that is attached to the western end of the rear wing to use as a laundry room, remodelling the front elevation to replace the existing garage doors with a new timber screen with upper glazed panes and dividing the interior. As the existing internal access to the garage is convoluted (it can only be accessed via the swimming pool addition, negotiating three changes of level) it is proposed to form a new internal door opening through the end wall of the rear range, from the existing boot room. The modern partition forming the wall of the boot room against the hallway will be taken out.
- 4.15 The garage itself is not of heritage interest and its conversion ought in principle to be acceptable, with the replacement of the existing garage doors as proposed resulting in an improvement to the external appearance of the façade. The formation of the internal opening will result in a minor removal of historic fabric. This bears no architectural detailing, is not appreciable externally, is concealed within the house by modern decorations and fitted units, and its removal will not alter the legibility of what survives of the original plan form. The wall will remain as exposed masonry on the formerly external face.
- 4.16 In this context, and when weighed against the significant benefits arising from the principal element of the proposals to replace the swimming-pool frontage and linking structure with a new structure of high-quality design and materials, I am of the view that this minor removal of fabric can be justified under the terms of paragraph 215 of the NPPF. In addition, the removal of the modern boot room partition bestows the smaller benefit of partially reinstating the original volume of the space at this end of the service range, so that the mullioned window currently lighting the enclosed boot room once more serves the majority of the original space.

5.0 CONCLUSION

- 5.1 This report has outlined the historical development and significance of Ansty Manor House. The building, which has origins in the second half of the 16th century, and may contain material relating to the medieval Commandery of the Knights Hospitallers that stood on the same site, clearly warrants its Grade II* listing and retains significant original and historic fabric, both in terms of its external envelope and its interior fittings. Its plan form has been altered over the centuries but it retains a good degree of legibility.
- 5.2 The Manor House also has a significant degree of group value with the Grade II* listed 'Workshop' to the east (on the site of the Hospitallers' guest house, a Scheduled Monument) and the Grade II Church of St James to the south. These, Ansty Pond and the extensive grounds around the House together form its important setting.
- 5.3 The principal element of the scheme proposes the demolition and replacement in a contemporary style of the existing stone-built frontage to a subterranean swimming pool excavated into the hillside at the rear of the building and connected via a link to its rear wing. The proposed replacement will complement the glazed, flat-roofed Garden Room erected against the rear of the front range in 2012, which itself replaced a stone-built Orangery contemporary with, and in the same style as, the swimming pool frontage.
- 5.4 In my view the proposals represent a betterment to the listed building and its setting to the rear. The introduction of a simpler frontage to the swimming pool and a replacement for the existing unsatisfactory linking structure, both in a contemporary style that complements the existing Garden Room, will enhance legibility between old and new and will help to better reveal the significance of the listed building in views from the rear.
- 5.5 A secondary element of the scheme involves the conversion of an attached modern garage to use as a laundry room. This will involve a minor loss of historic fabric, which in my view is justified in the context of the low impact balanced against the significant benefits presented by the scheme as a whole.

-
- 5.6 For the reasons given, I am satisfied that the application proposals represent a scheme that is compatible with the preservation of the significance and 'special architectural and historic interest' of this important listed building, and thus will comply with the advice on conserving and enhancing the historic environment contained in the NPPF, local policy on the historic environment and, most importantly of all, the statutory tests set by Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Plate 1: Front (east) elevation of main range



Plate 2: Front (east) elevation of main range



Plate 3: Rear wall of front range, now internalised within post-1817 extension connecting main range and rear wing, with formerly external round-arched opening



Plate 4: Rear wall of front range; note plinth/base moulding

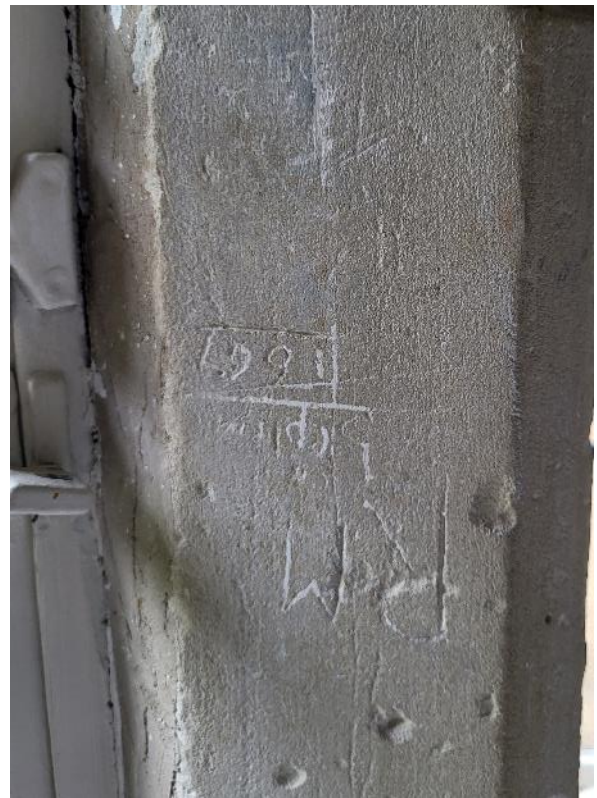


Plate 5: Dated and initialled graffiti in F2 (front range) and F9 (rear range; inverted)



Plate 6: Entrance hall and staircase in main range



Plate 7: G2, looking towards opening in rear elevation made in c.2000 into Orangery, now Garden Room



Plate 8: Inglenook on west wall of G3



Plate 9: Fireplace on south wall of G3



Plate 10: Garden Room built against rear elevation of front range in 2012



Plate 11: Garden Room, with glazed link to rear wing to right



Plate 12: Looking south towards the rear courtyard (roof of swimming pool frontage structure to right)



Plate 13: The Orangery extension added to the building in 2000, replaced by the Garden Room in 2012



Plate 14: The Orangery with swimming pool frontage just visible opposite to right; note similarity of design



Plate 15: North elevation of rear wing, with Garden Room and swimming-pool frontage building seen in conjunction



Plate 16: Swimming-pool frontage building (the swimming pool is beneath the slope rising behind)



Plate 17: Fireplace in F4



Plate 18: Fireplace in F5



Plate 19: Roof structure in S2, main range



Plate 20: Roof structure in S6, main range



Plate 21: Western end of Trusses 4 and 5 on second-floor landing (S1)



Plate 22: South elevation of rear wing and gable end of main range



Plate 23: South elevation of rear wing; construction joint between original building (left) and post-1817 infill (right) is aligned with the chimney and change in roof tiles



Plate 24: South elevation of rear wing and (to right) part of rear elevation of main range



Plate 25: North gable end of main range and north elevation of rear wing



Plate 26: Inglenook in G6, rear wing



Plate 27: Bread oven projecting from inglenook in G6



Plate 28: Doorway converted from window opening in north wall of rear wing (G7), opening into link to swimming pool building



Plate 29: Interior of link from rear wing to swimming pool



Plate 30: Looking towards linking structure between rear wing and swimming pool



Plate 31: Looking east across Ansty Pond towards the Grade II* listed Workshop on the site of the Knights Hospitallers' guest house, a Scheduled Monument



Plate 32: Looking east across Ansty Pond towards the Grade II* listed Workshop



Plate 33: The Grade II* listed Workshop, west elevation facing across Ansty Pond towards the Manor House



Plate 34: The Grade II* listed Workshop, east elevation onto the road



Plate 35: The driveway to the Manor House diverges to the left to the Grade II listed Church of St James

Appendix 1:
Historic England list description

THE MANOR HOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II***

List Entry Number:**1300354**

Date first listed:**06-Jan-1966**

Date of most recent amendment:**27-Jul-1985**

List Entry Name:**THE MANOR HOUSE**

Statutory Address 1:**THE MANOR HOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](#)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **THE MANOR HOUSE**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **Ansty**

National Grid Reference: **ST 95605 26357**

Details

ST 92 NE ANSTY ANSTY VILLAGE (west side)

3/33 The Manor House

6.1.66 (formerly listed as Manor Farmhouse)

GV II*

Detached house. C16, altered C17, C18, C20. Limestone ashlar, tiled roof with ashlar stacks. T-plan. 2-storey, 3-window front. C16 double-chamfered round-arched doorway with C20 door, to right of centre, to right is C18 Venetian window with square columns and keystone, to left is C20 3-light mullioned window with hoodmould and 3-light and single recessed chamfered mullioned window with hoodmoulds. First floor has 2-light, 1-light and 4-light mullioned windows. Cellar below right part has

chamfered window. Right return has two 2-light recessed chamfered mullioned windows to attic. Left return has large external stack and small 12-pane sash, two 2-light recessed chamfered mullioned windows to attic and single to first floor. Rear of right part has inserted C20 round-arched glazed double door. Rear wing north side has C20 casements and doors with one C17 2-light chamfered mullioned window, south side has C20 door and windows to ground floor with three 2-light and one 1-light recessed chamfered mullioned window to first floor, straight joint divides wing into two builds. Interior: stone steps and door with 6 fielded panels to dining room to right of door, entrance hall has C18 stairs with Chinese Chippendale balustrade and moulded handrail. Large room to left of door, formerly two smaller rooms and possibly original open hall, floor inserted late C17, two open fireplaces, the larger with stone Tudor arch on brick jambs, round-arched double-chamfered doorway in wall to rear wing. Wing of two builds, probably C17, has chamfered beams and open fireplace with chamfered timber lintel with ogee stops. First and attic floor has good C17 chamfered doorcases with stopped jambs, planked doors with strap hinges. Two stone Tudor-arched fireplaces with herringbone brick backs in bedrooms at south end of main range. Winding newel stairs to attic. Unusual roof over main build has cruck-like principals on cross-rail below eaves-level, with interrupted tie-beam. The development of this building may have begun with C16 open hall with through passage at north end, floor inserted, rear wing added and the whole refenestrated in late C17, Venetian window inserted and stairs refitted C18. Formerly the property of the Arundells of Wardour (q.v.). Occupies a prominent position overlooking Ansty pond, the church (q.v.) and former Banqueting House (q.v.).

Listing NGR: ST9560526357

Legacy

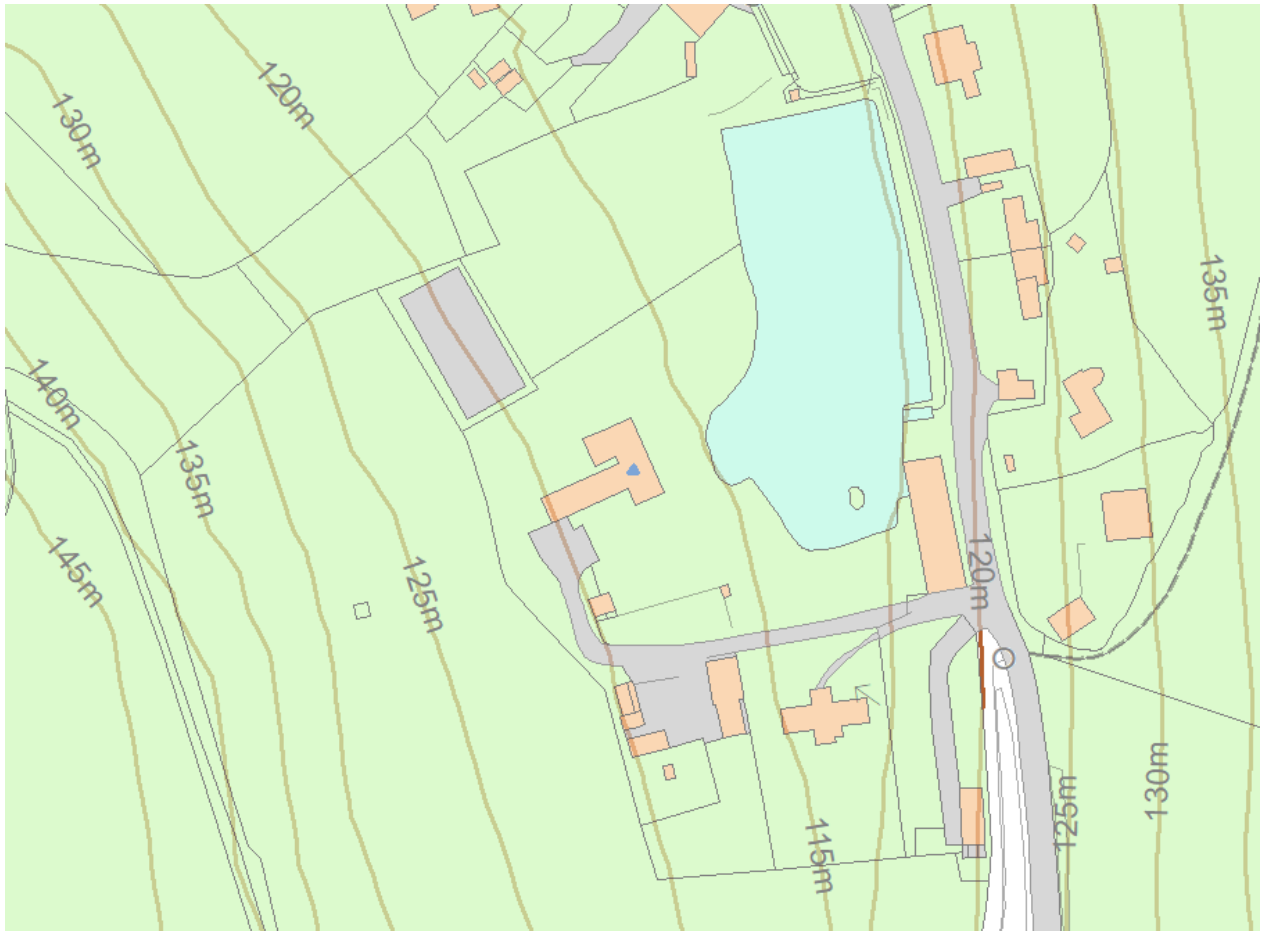
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Legacy System number:**320259**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

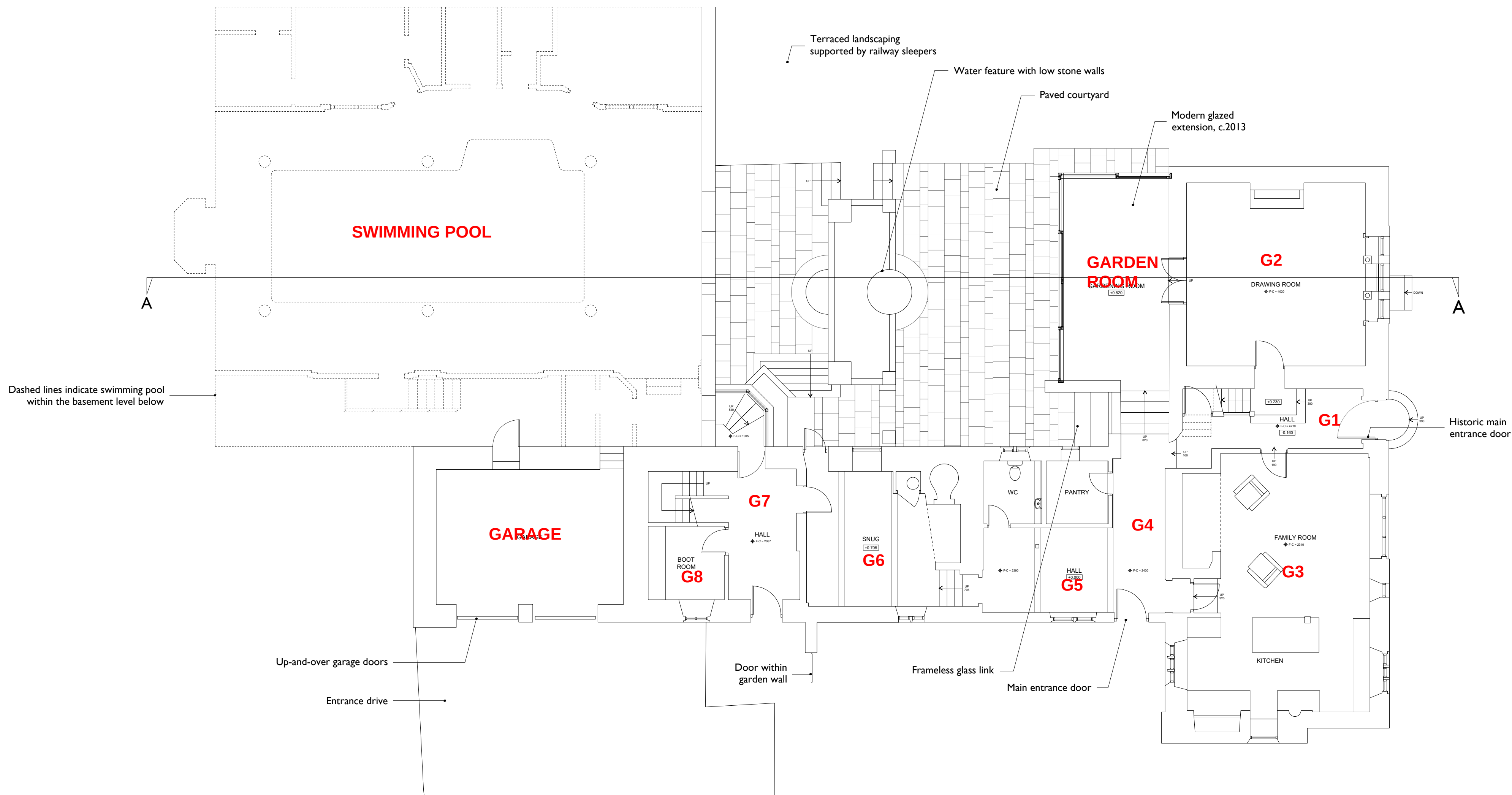


Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 01-Sep-2025 at 23:11:59.

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Appendix 2: Annotated survey plans



GROUND FLOOR PLAN

AS EXISTING - 1:100

0 2m

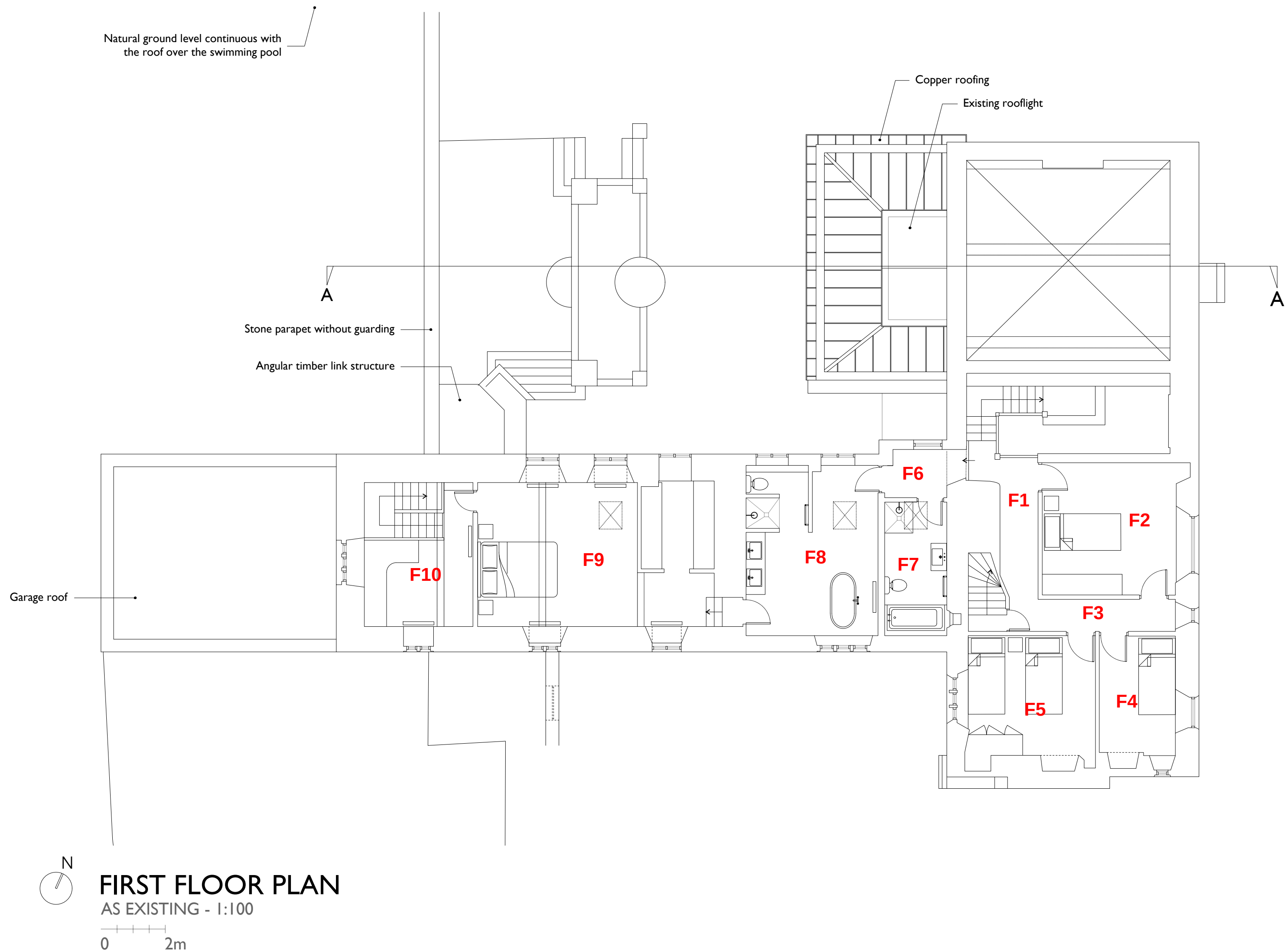
Ansty Manor
Ansty, Salisbury, Wiltshire

25009/012

Project & Drawing No		Revision	
Ground Floor Plan		Drawing Status	
As Existing		A2	
1:100		Scale	
jc		ALS	
Drawn By		Checked By	
09.02.2026		Drawing Creation Date	

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25009/013

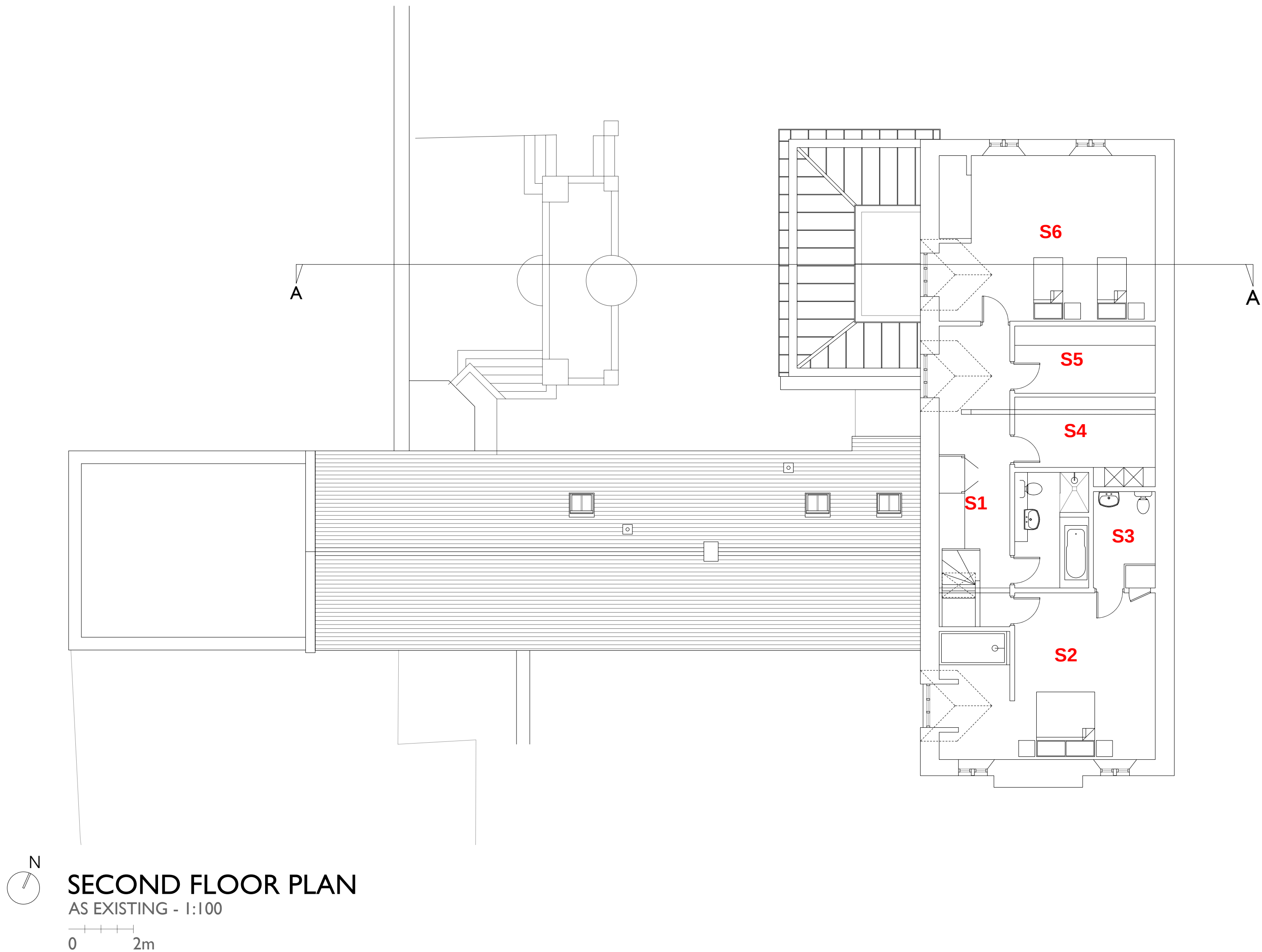
Ansty Manor
Ansty, Salisbury, Wiltshire

First Floor Plan
As Existing

1:100
Scale
jc
Drawn By
09.02.2026
Checked By
Drawing Creation Date

Then Now When
Architecture + Conservation

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SECOND FLOOR PLAN
AS EXISTING - 1:100

0 2m

25009/014		Project & Drawing No		Revision	
Ansty Manor Ansty, Salisbury, Wiltshire		Second Floor Plan As Existing		Drawing Status	
				1:100 A2 Scale Size jc ALS Drawn By Checked By 09.02.2026 Drawing Creation Date	
				Project Detail	
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