

planning and design and access statement



**Shrewton House:
internal alterations
to Basement**

March 2026

document ref 130 17 50

This Statement has been prepared by The Listed Building Consultants Ltd on behalf of the applicant to support the proposal for new basement stair case and alterations to the basement floor of Shrewton House for incidental use as Studio and leisure purposes.



LISTED BUILDING CONSULTANTS LTD
 Providence Cottage Lyme Regis DT7 3DW
 Tel.Mobile. 07540 635704
 mailto: listedconsultancy@me.com

Views of the west side of the basement rooms with excavated floor to increase headroom and wine vault to be retained

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Introduction

This statement is structured to be read in conjunction with the supporting proposed drawings and reports:

- 863 E100 - Existing Floor Plans
- 863 E120 - Existing Sections
- 863 P100 C - Proposed Floor Plans
- 863 P120 B - Proposed Sections
- 12675-EO-LTR-01- Review of Structural Adequacy of the Existing Structure and Underpinning Methodology
- 12675-EO-SC-01- Structural Design Calculations
- 12675-SK-01-P2- Structural Arrangement
- 130 17 40 Heritage Statement

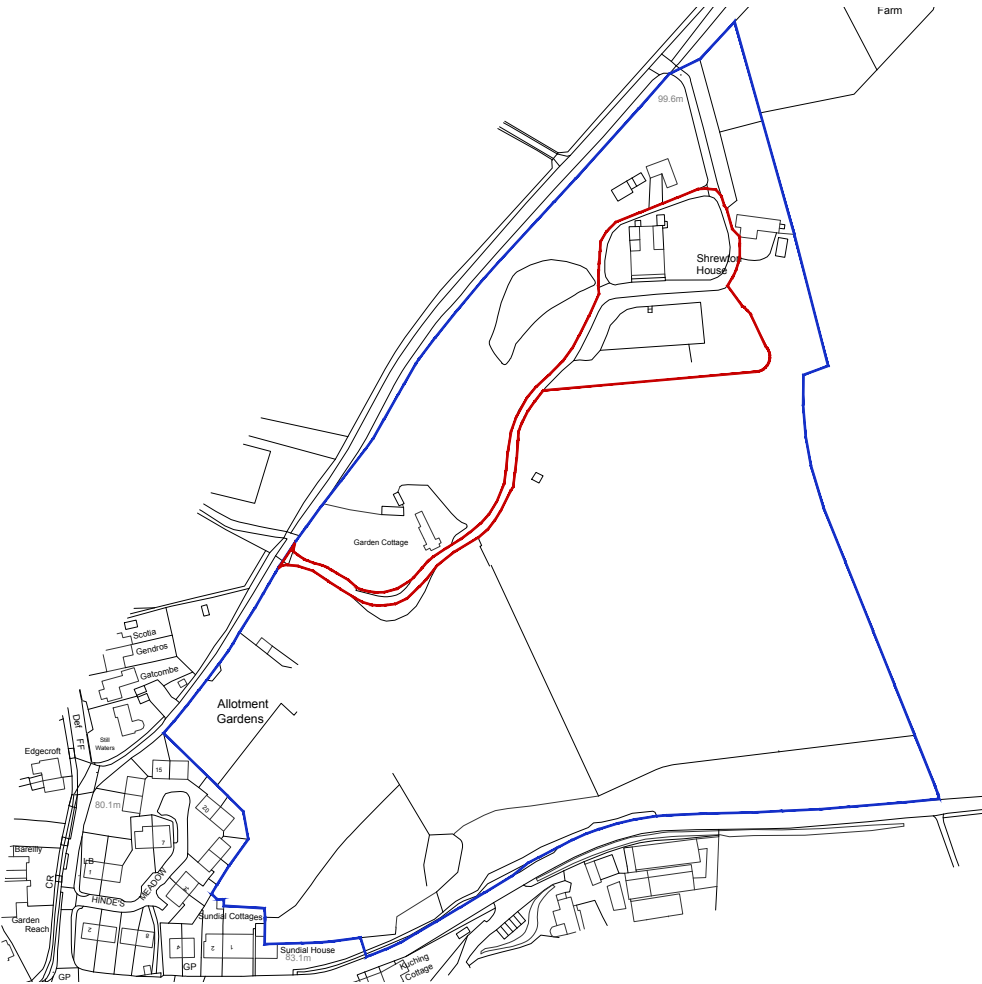
This statement will provide an explanation and justification for the proposed alterations having regard to the national and local plan policy context.

The proposal relates to a revised arrangement of the existing basement floor accommodation to enlarge the area used for incidental purposes of leisure and studio use.

The listed building consent is an amendment to that previously submitted under planning reference **18/09919/LBC**; and relates to the same similar area but involved Internal alterations to basement and modifications to external ventilation grilles and cellar chutes on east elevation. Part of this works have commenced involving some stripping out of partitions.

The proposal also comprises a new ground to basement stairs which is a modified scheme from that previously approved under planning references **18/09919/LBC** and **19/02987/LBC**.

The proposal is to also seek listed building alteration to lower part of the floor area to provide adequate headroom for its beneficial re-use.



The location of Shrewton House indicated in bold red on the location plan. The Blue edged land in the same ownership.

Assessment: the site

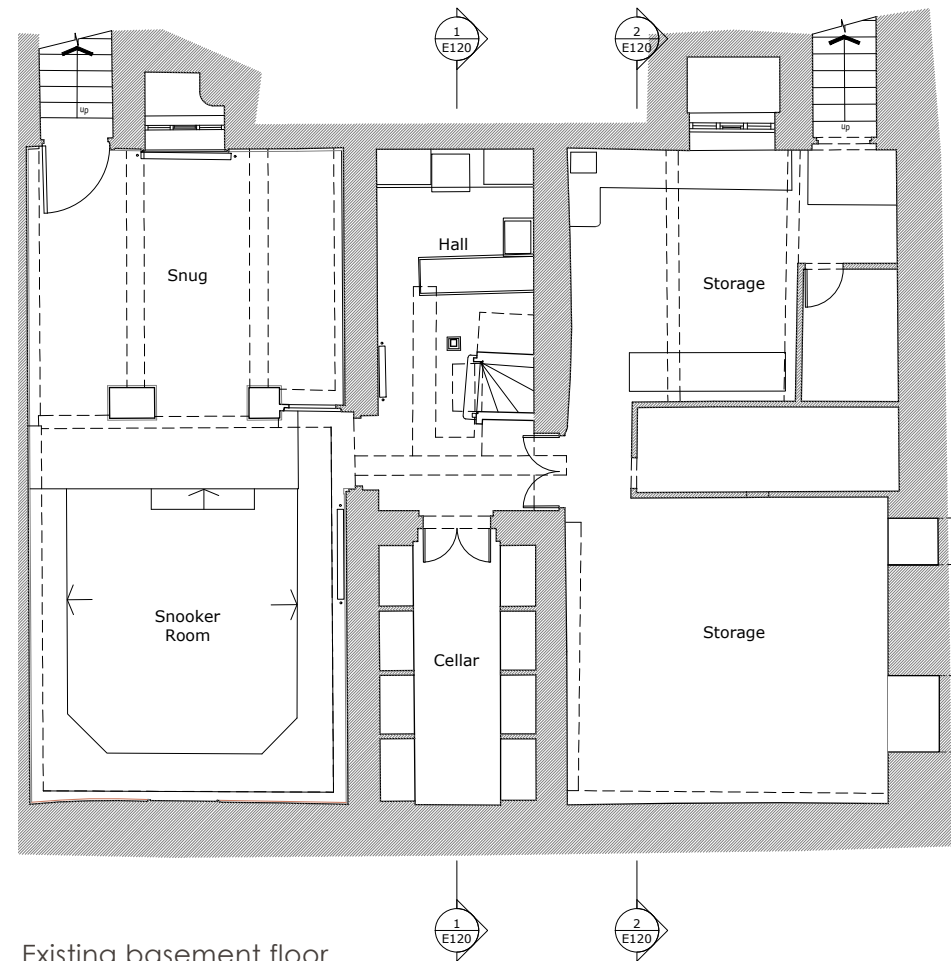
Shrewton House is located to the north of the village of Shrewton. It was constructed in 1830 and the service wing added circa 1900-1916. Shrewton House is a Grade II listed building, surrounded by a 26 acre land holding.

The main house is of considerable size with 7 bedrooms. Formerly with a large estate and farm. It also has 3 reception rooms which form part of the original 1830 construction with a separate self contained flat; which is currently at first and ground floor within the 1900 wing.

Below the house is an extensive basement which appears to have housed the original kitchen, stores and wine bins as shown in the photographs on page 6 and 7 below. The area also contained the heating system boiler which is to be re-located to the east side of the house in the old laundry outbuilding; otherwise the east side is not used and acts as a casual storage area.

The west side of the basement has been excavated to increase basement headroom and used beneficially as a leisure room with informal seating. (See photographs on page 2) The existing stairs to the basement are modern and to be reconfigured to be less steep and meet current building regulation requirements. The stairs have previously been approved to be removed (reference **18/05168/LBC**) having been accepted as a modern replacement and no heritage value.

The basement area to the east has been opened up to establish the construction and features behind the modern wall stud work. There are also 2 former light shafts to the room which are now blocked and infilled with rubble (see photographs on page 8). There was some evidence of old joinery. The rubble infill has been removed and works commenced as approved in 2019 (reference **18/09919/LBC**)



Existing basement floor

Brief for the design proposal

Core Policy 57 of the Wiltshire Core Strategy states that a high standard of design is required in all new developments, and must be a positive contribution through having regard to the compatibility of adjoining buildings and uses, the impact on amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (light, noise, smoke, fumes, effluent, waste or litter).

The current proposal into extend the incidental leisure use of the basement to the east side and open up and repair the area for a multi use studio to provide a flexible, multi-functional amenity area to support the day-to-day use of the property by occupants and guests.

The Studio has been conceived as a secondary informal space that accommodates a range of low-impact activities, comprising:

Wellness and exercise use, such as yoga, stretching, and light fitness, facilitated by portable mats and small-scale leisure equipment

Shared entertainment, including the use of a projector screen and soft seating, which is not currently achievable within the existing upper floor accommodation

Recreational and family-oriented activities, including the use of foldable games equipment (such as table tennis) and children's toys, providing an indoor alternative during periods of inclement weather.

The intention is to use the basement create a versatile and adaptable space once the space has been repaired and modern partitions removed and without requiring permanent or intrusive installations.

In order to use the space effectively and bring it into beneficial uses the floor to ceiling height needs increasing to be commensurate with the current height on the west side with a proposed excavation of around 500 mm of the floor to achieve over the east side a floor to ceiling height of about 2.6 m.



East area of the basement used for storage



Modern stairs and the rear Hall (Bar area) of basement

Background information

Relevant planning history:

- PL2025/04257/FP -use of land at Shrewton House for wedding receptions for up to 20 events per annum. - Approve with Conditions
- PL/2023/03838 - Erection of new pool house and air source heat pump – Approved 03/11/2023
- 20/07275/LBC - Replacement fire escape stairs to north rear, alterations and repairs to front balcony and removal of internal wood dresser from former staff kitchen -Approve with Conditions
- 20/06812/FUL - Replacement fire escape stairs to north rear, alterations and repairs to front balcony and removal of internal wood dresser from former staff kitchen -Approve with Conditions
- 19/02987/LBC - Internal alterations to rear 1900's servants' wing first floor bedrooms to form two tourist accommodation studios. Internal alterations to back stairs and china pantry door. New glazed doors to first floor balcony and cellar. - Approve with Conditions
- 19/10968/LBC - Internal and external alterations to rear 1900's servants' wing first floor bedrooms and ground floor unit to form two tourist accommodation studios -Approve with Conditions
- 18/09919/LBC - Internal alterations to basement and modifications to external ventilation grilles and cellar chutes on east elevation. - Approve with Conditions
- 18/09768/LBC - Internal alterations to ground floor kitchen, pantry and servery. -Approve with Conditions
- 18/08975/LBC - Internal alterations to north rear of existing ground floor to facilitate change of use to self- contained residential flat. - Withdrawn
- 18/08756/FUL - Internal alterations to north rear of existing ground floor and change of use to self-contained residential flat. - Withdrawn
- 18/08209/LBC - Internal alterations to rear 1900's servants' wing first floor bedrooms and use of the area to form three tourist accommodation studios. Internal alterations to north rear of existing ground floor and change of use to self-contained residential flat. External alterations to include new rear entrance porch, re-construct the external rear access stairs to the first floor and new external steps - Approve with Conditions
- 18/08165/FUL - Change of use to form self-contained residential flat- Withdraw
- 18/07900/LBC - Internal alterations to form en-suite bathrooms to first floor. -Approve with Conditions
- 18/07858/FUL - Internal alterations to rear 1900's servants' wing first floor bedrooms and use of the area to form three tourist accommodation studios. Internal alterations to north rear of existing ground floor and change of use to self-contained residential flat. External alterations to include new rear entrance porch, re-construct the external rear access stairs to the first floor and new external steps. - Approve with Conditions
- 18/05168/LBC - Internal alterations to basement, ground floor. External alterations to east and west elevations and insertion of new doors. - Approve with Conditions

Background information (cont)

Since 2023, the current owners- Henge Estates, have also been hosting wedding receptions on land at the holding, utilising their Permitted Development Rights granted under Part 4, Class A and Class B of the GPDO.

The grounds were approved in December 2025 (ref **PL/2025/04257**) for a temporary use for up to 20 wedding events a year. The permission also allows any amplified music after 21.00 hours to be played in the basement of the house. This effectively permits use for the whole basement area to also be used as part of the multi-functional space incidental and an additional impetus to its shared use for wellness and entertainment.

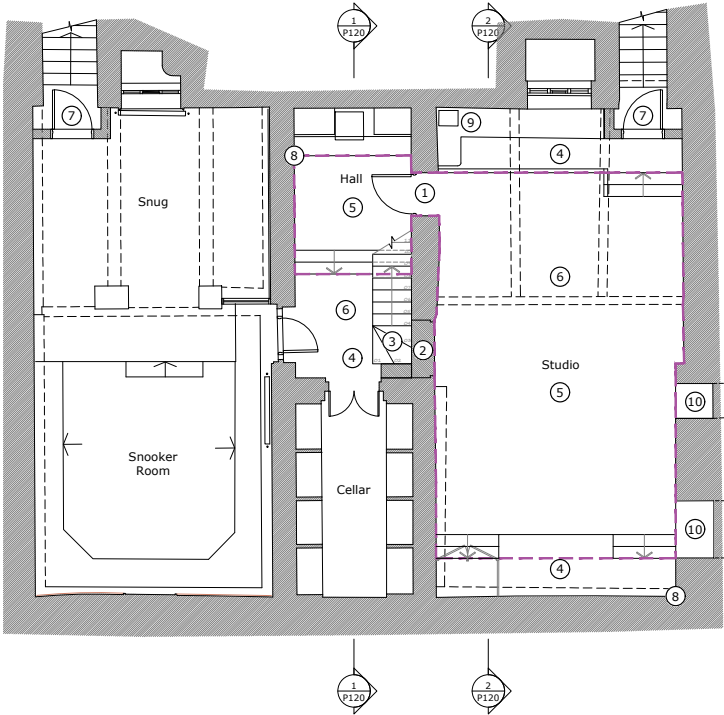


Probably original 1830 kitchen workspace with stone worktop



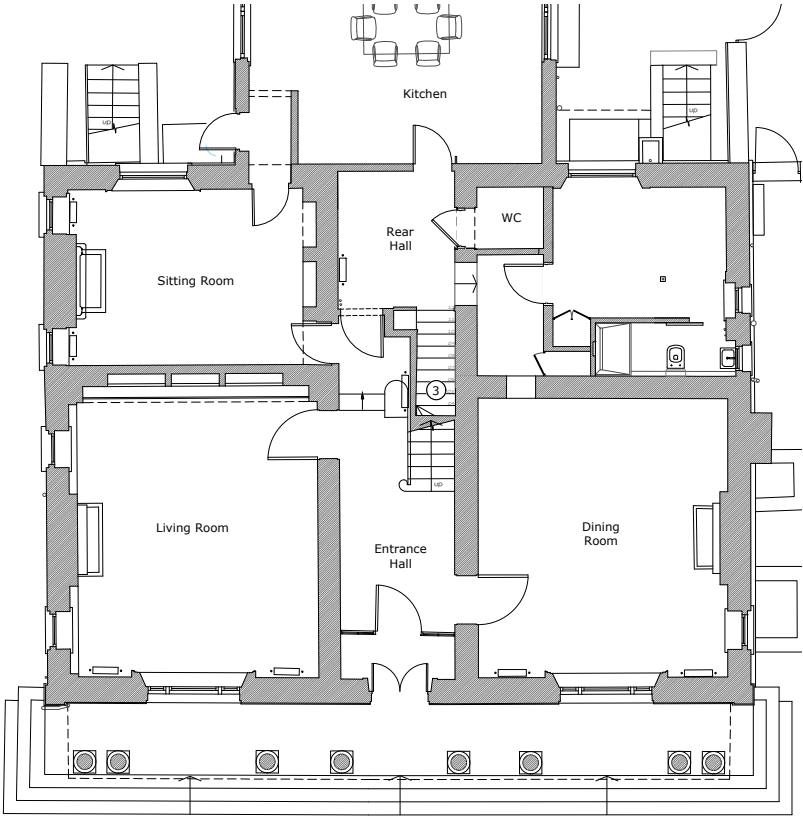
Blocked Light shafts since opened up.

The proposals (not to scale)



1 PROPOSED BASEMENT FLOOR PLAN
scale 1:100

KEY		
1	New structural opening	8 Dotted line depicts area of basement to underpin and tank in accordance with engineers drawings
2	Infill existing opening	9 Retain existing worktop, sink and supports
3	New staircase from ground floor to basement	10 Existing lightwells
4	Retain existing floor	
5	Lower basement floor	
6	Remove existing ductwork	
7	Create new outwards opening door	



2 PROPOSED GROUND FLOOR PLAN
scale 1:100

NOTES

This drawing is the copyright of the architects and may not be reproduced without permission.

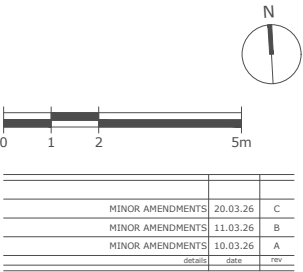
The contractor is responsible for checking dimensions, tolerances and reference. Any discrepancies to be checked with the architect before proceeding with the works.

Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

Scale for planning purposes only, figured dimensions to be worked to at all times.

All work and materials to be in accordance with the building regulations and to comply with the relevant codes of practice and British Standards.

Please note the information is based upon the independent survey information provided. The contractor is to report any discrepancies between the drawings and the site configurations.



details	date	rev
MINOR AMENDMENTS	20.03.26	C
MINOR AMENDMENTS	11.03.26	B
MINOR AMENDMENTS	10.03.26	A

PLANNING

SHREWTON HOUSE
BASEMENT

PROPOSED FLOOR PLANS

Date FEB 2026	Client Ms d'Avanzo	Revision C
Scale 1:100 @ A3	Drawing no. 26 / 863 / P100	

Design and Access Statement

A Statement of Heritage Significance (see document ref **130 17 40**) has been used to inform the proposed works to the basement. The works would involve no loss of pre-C20 historic fabric; and would make only a modest change to the internal character or appearance of the building.

The works comprise the following:

1. The floor of the east side lowered by 500 mm; as indicated by the purple dashed line on the proposed floor plan. This will provide adequate headroom for multi-activity habitable uses. External walls underpinned and steps created approximately 800-1380mm away from the north and south walls. This is supported by a structural design (see drawing **2675-SK-01-P2- Structural Arrangement**)
2. The existing finish floor level below existing stone worktop stays as existing.
3. Reconfiguration of the basement stair - the previously approved stair arrangement has been repositioned to provide a safer and compliant means of escape. The new stair layout allows for appropriate riser and tread dimensions, replacing the existing steep and unsafe staircase.
4. Completing the opening up of the ventilation and glazed coal chutes.
5. Window and joinery repair.
6. Outward opening doors to the north-east and north-west corners - this change supports the means of escape strategy by allowing the door to open in the direction of travel in the event of an emergency.
7. Retention of the existing historic fabric - the proposals focus on modifying floor levels and circulation rather than altering historic walls or ceiling structure, thereby minimising impact on the historic fabric.
8. Improved functionality of the basement - the alterations allow the space to operate as a flexible ancillary room sustaining the day-to-day use of the house, rather than leaving the basement in its current constrained and under-utilised condition.



Difficult modern winding stairs to be replaced with safer design



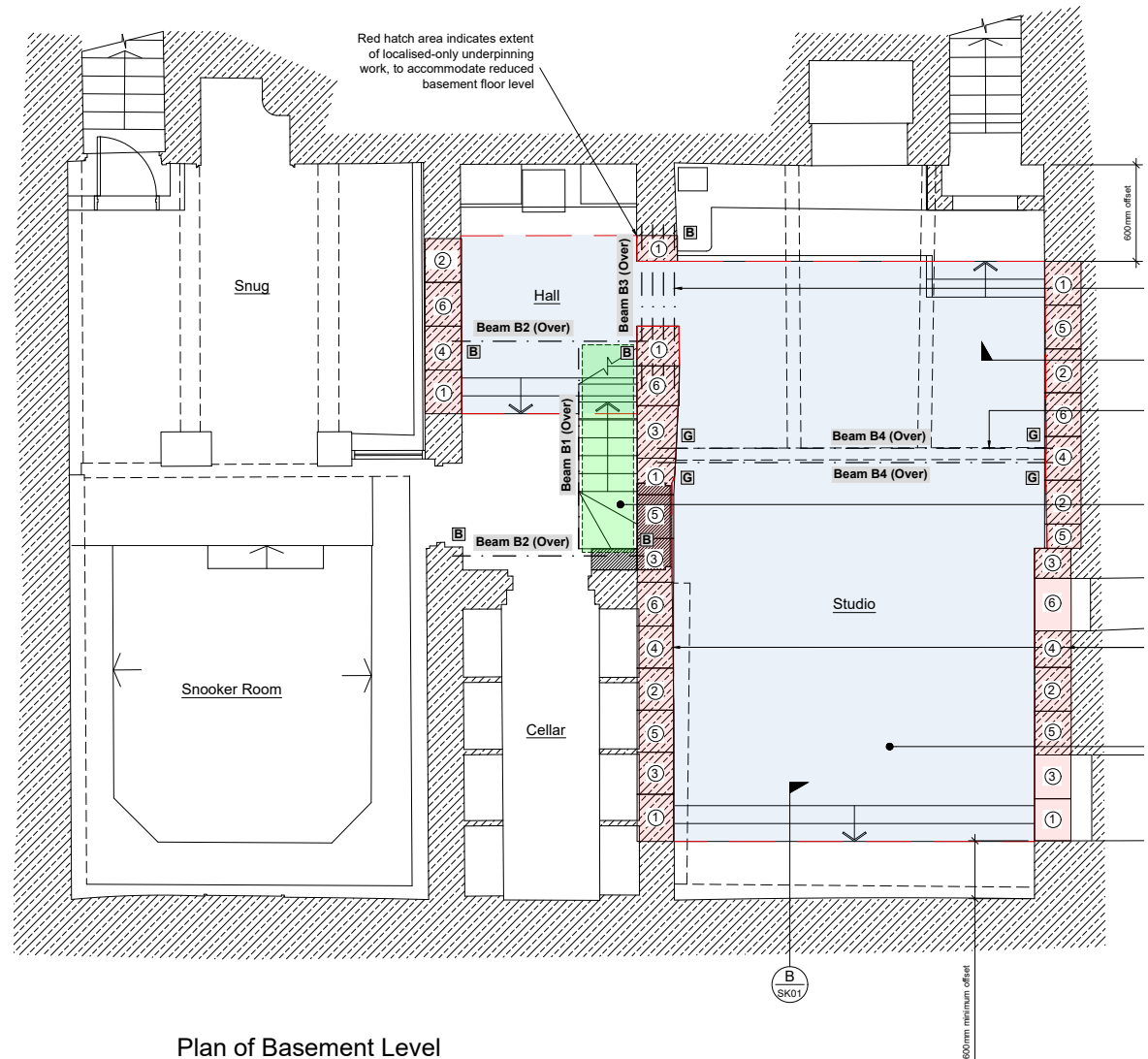
Basement window and wall requiring repair

material background information

The Structural Engineers Report (reference **12675-EO-LTR-01**) states that:

The underpinning works should be undertaken in a carefully controlled sequence using short, alternate bays, so that the wall is supported at all times and no excessive lengths are left unsupported; and it is our opinion that the proposed basement alterations are structurally feasible and can be implemented without destabilising the existing external walls, provided the underpinning and associated structural works are carried out in accordance with the detailed structural design and good construction practice.

The Structural Arrangement drawing **12675-SK-01-P2** Plan shown opposite shows the sequencing of underpinning and localised areas of underpinning which will ensure the structural integrity of the east walls will be safeguarded during construction. The build sections also indicate how the underpinning design will retain the heritage fabric.



**Plan of Basement Level
Showing Structure Over**

(Scale 1:50)

policy context

Wiltshire Core Strategy 2015

relevant policies

Design Policy CP57

The policy requires good design and sympathetic responses to conserving heritage assets.

The internal alterations will retain the significant heritage fabric and there is no additional external work to the listed building generated by this application.

Conservation of the historic environment CP58

The policy requires that proposals take account of the heritage value of the listed building and preserves its significance.

The physical works to the stairs and the chutes have already been granted listed building consent and these proposals are both a revision to those approved elements and the lowering of the floor for the east side of the basement for its multi-purpose use corresponds with the lowering already carried out to the west side of the basement for the same purposes. Bringing the whole of the basement into beneficial uses allows the area to be invested in for its repair, improvement and there space sustained rather than remaining in its underused condition as a store room.

The lowering of the basement floor level is required as the existing ceiling height is currently about 2m, which significantly limits the usability of the space. Lowering the floor allows the basement to function as a usable habitable room while retaining the existing ceiling structure above; and also providing a safer and building regulation compliant means of escape.

Additionally, the proposals will allow the Estate to further diversify their operation, enabling them to invest in ongoing maintenance and preservation of the whole building and its setting.

Wiltshire Design Guide (2024)

The design guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

The proposed change is principally the ground excavation which is justified for the proposed incidental multi-functional informal space which meets the Design Guide objectives of supporting modern living and functional quality.

National Planning Policy Framework

'Conserving and enhancing the historic environment'

There are no adverse impacts on any parts of the identified significance in the Wiltshire Building Record Heritage Report or the identified primary features of the listed building. The proposals and design has taken account of the significance of the building and its setting and therefore the proposal preserves the overall character and appearance of the Listed Building.

The proposal also makes effective and viable use of an existing long standing part of the listed house which requires additional investment and a new purpose; which meet the NPPF particular requirements of paragraphs 208, 210 and 213 *(see **Appendix 2**)

The proposal is also in accordance with NPPF Policy paragraph 215 which states: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable.*

conclusions

Overall, the development is a relatively low key proposal and has no adverse impact on the identified significance of the heritage asset.

The proposals have no impact on the external character of the house or its setting.

It is considered that the proposal is an appropriate and sustainable form of development that will be beneficial to the viability of the rural estate with no material harm to neighbouring amenity.

The proposal is in accordance with NPPF Policies and the Wiltshire Core Strategy.

APPENDIX 2

National Planning Policy Framework Policies:

Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

- Paragraph 208 requires LPAs should *"avoid or minimise any conflict" between the heritage asset's conservation (which includes achieving its optimum viable use) and any aspect of a proposal.*
- Paragraph 210 requires *"local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality"; and of "new development making a positive contribution to local character and distinctiveness".*
- Paragraphs 212 requires *"great weight" to be given to an asset's conservation "irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*
- Paragraph 213 advises that harm to or loss to the significance of a designated heritage asset should require *"clear and convincing justification"*.

The Planning Practice Guidance provides guidance on interpreting the NPPF. In particular it states that

Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may includes sustaining or enhancing the significance of a heritage asset and the contribution of its setting reducing or removing risks to a heritage asset securing the optimum viable use of a heritage asset in support of its long term conservation

Paragraph: 020

Reference ID: 18a-020-20190723

Revision date: 23 07 2019