

Statement of Heritage Significance



**Shrewton House:
internal alterations
to Basement**

March 2026 document ref 130 17 40

This Statement of Heritage Significance 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.



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1. introduction

The Statement is structured to be read in conjunction with the submitted design drawings, Planning Statement (reference **130 17 50**) and the supporting Heritage Statement: (reference **B736** Wiltshire Buildings Record Historic Buildings Statement)

The Statement will outline the heritage matters pertinent to the development as well as examine how the proposed works relates to the site and the building's heritage significance. The statement will also provide an explanation and justification for the scheme having regard to the national and local plan policy.

The Heritage Statement (**B736**) prepared by the Wiltshire Buildings Record which describes the house, its evolution and heritage significance.

This report provides the information requirements required under the National Planning Policy Framework paragraph 207 which requires an applicant to describe the significance of any heritage assets affected.

The level of detail submitted is brief and proportionate to the case at this stage of detailed design and sufficient to understand both the significance of the historic building and the potential impact of the proposal on its heritage significance.

The statement is structured as follows:

Assessment

A description of the site and its context.

Evaluation

A summary of the evaluation of the information gathered as part of the assessment stage.

Design

Presents the proposals.

Significance

The heritage value and the impact of the proposal on this heritage significance



Remains of original stone kitchen working area with modern duck boarding

2. assessment:the site

Shrewton House and front railings are a grade II listed building (see **Appendix 1**) located to the north of the village of Shrewton. It was constructed in 1832 and a service wing added circa 1900-1916.

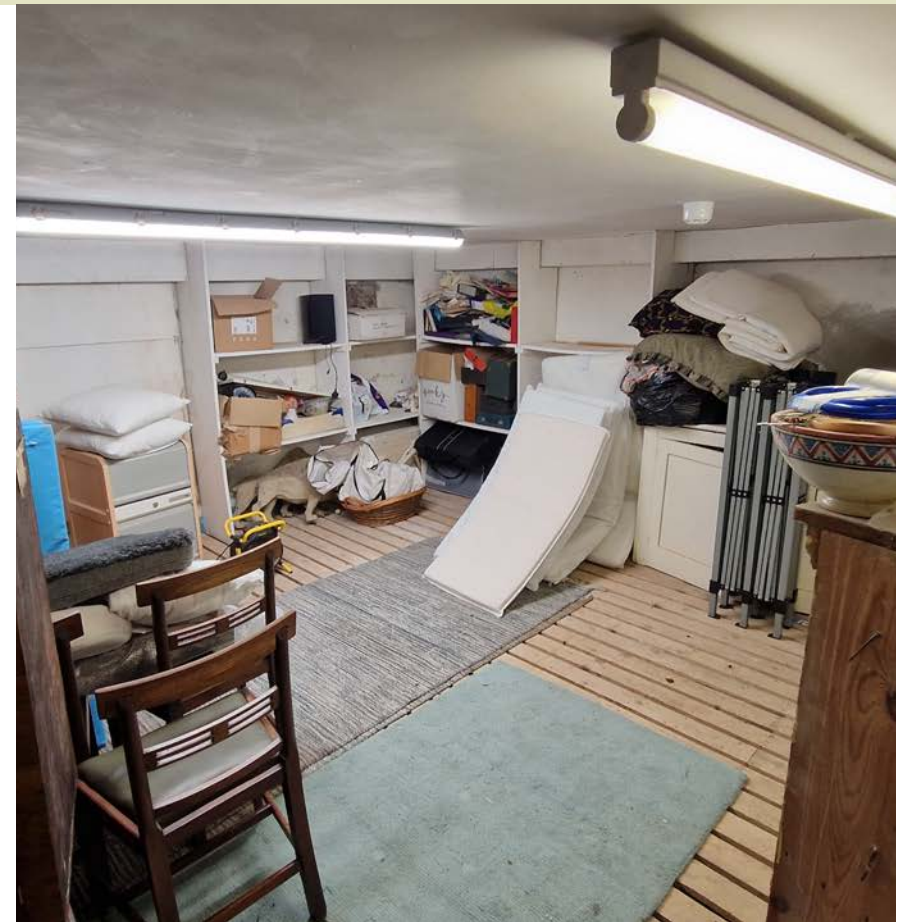
Within the grounds of Shrewton House are a number of buildings and structures which form part of the curtilage at the date of listing in February 1958.

There is no conservation area covering Shrewton. The nearest listed buildings are 90 m south west and 240 m south east.

The main house is of considerable size and originally had a large estate. It could be described as a Country Villa. It has 3 reception rooms which form part of the original 1832 construction with five bedrooms above.

The north rear was extended to provide a ground floor kitchen area, additional supporting service areas formed out of part of a former external store/laundry house. Servants quarters were also provided above at first floor with three bedrooms, laundry store, living space and bathroom. This accommodation was accessed by a separate back stairs added within the main house.

Below the main 1832 part of the house is an extensive basement which housed the original kitchen, stores and wine bins. This is currently accessed under the rear stairs with a modern staircase. Part of the basement to the west side has previously been altered for incidental leisure use and part of the floor dropped by about 500mm to create headroom. Part of the west basement is also repaired and currently used for informal seating (the Snug). The east side formerly the kitchen has the original workbench and sink, but has been re-purposed as stores and housed the boiler with extensive pipework and previously had two chutes for natural light and formerly coal chutes. These were blocked and now partially opened up.. The whole of the east side is in a poor condition requiring repair work and removal of redundant modern stud walls, shelving, lining and pipework as shown in the photographs.



East side used for occasional storage

3. relevant planning history

Several listed building consent and and full planning applications are approved which are set out in the Planning Statement on page7 (reference **130 17 50**)

The various approvals are being implemented in phases to accommodate the residential occupants of the main house and the installation of services. The kitchen and utility areas were implemented during late 2018; the bedrooms and flat implemented in 2019 and 2020; and the next phases of approved works to be implemented relate to the basement area as the boilers have been removed and the plant room moved to the east side in the former Laundry wing.

The basement which still retains some elements of the original kitchen and cellarage has been altered for heating plant with stud walls and dry lining and now used for storage to the east side and on the west side games Snooker Room and Snug

Listed Building Consent has been granted on 14th August (references **18/05168/LBC** and **18/09919/LBC**) to modify part of basement for bathroom and bedroom, and alter the modern stair access.

The current proposal subject of this application is to propose a variation of the approved basement works to make greater use of the area for and to allow for the rooms to be used more regularly as a habitable "Studio" which can be used throughout the year for a number of incidental purposes. The cellarage area remains as existing.

The details of the current proposed scheme are outlined in more detail in Section 4 below.

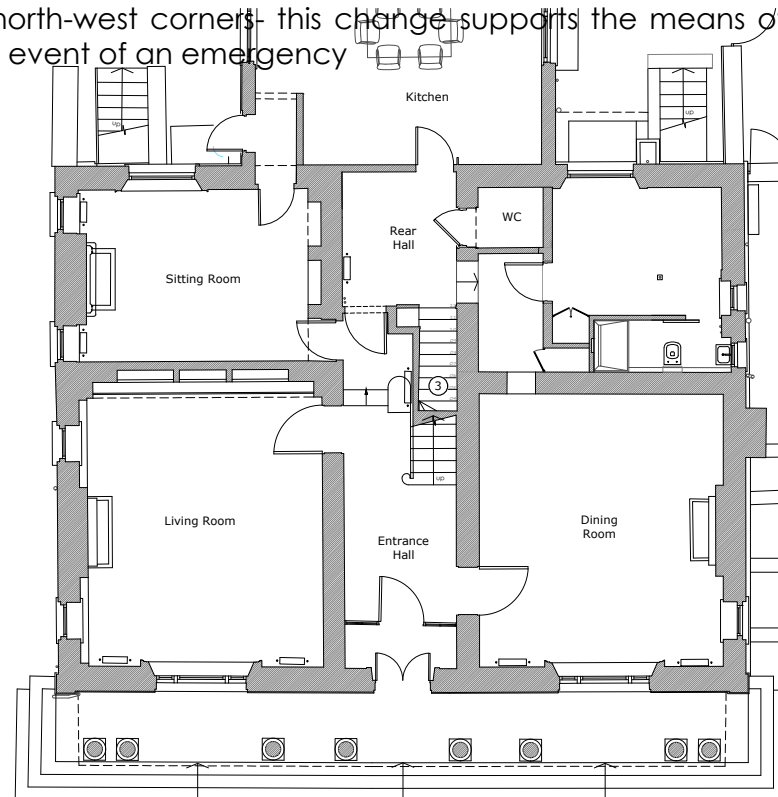
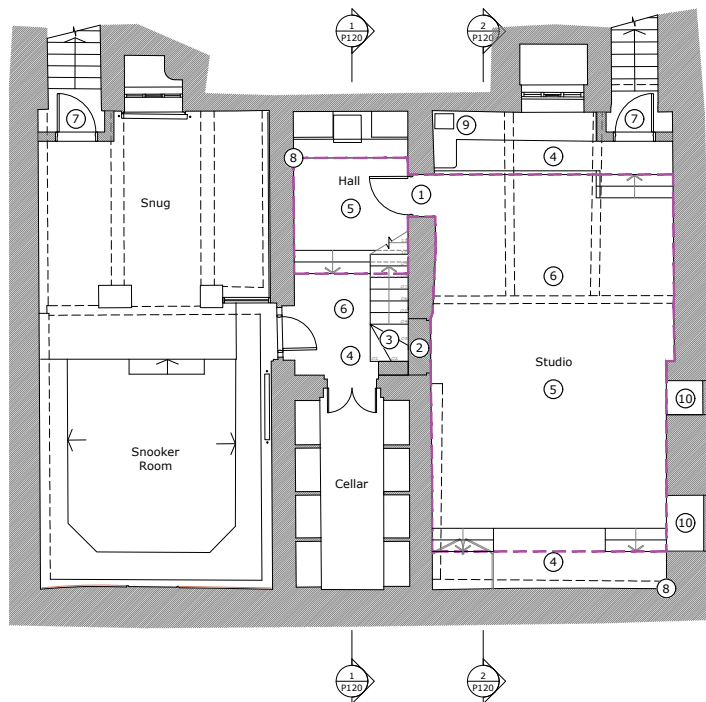


East side with various old boiler pipework

4. design proposals

The design brief and design are set out in the Planning Statement (reference **130 17 50**). Briefly 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. External walls underpinned and steps created approximately 800-1380mm away from the north and south walls
2. The existing finish floor level below existing stone worktop stays as existing
3. Reconfiguration of the basement stair to provide a safer and compliant means of escape.
4. New structural opening responding to the re-location of the stairs
5. Remove modern dry linings and replace with lime plaster
6. Completing the works to open-up the ventilation and glazing to the former coal chutes
7. Window and joinery repair
8. Outward opening doors to the north-east corner 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



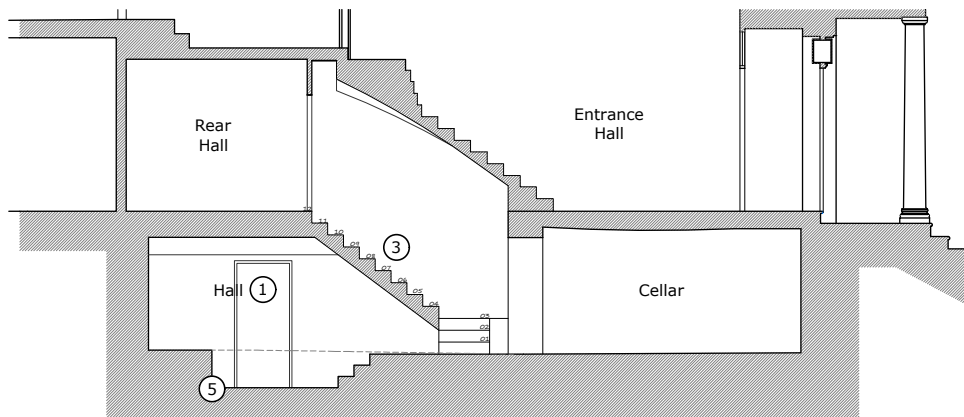
5. design justification

Overall the works improve functionality of the basement - the alterations allow the space to operate as a flexible incidental room sustaining the day-to-day use of the house, rather than leaving the basement in its current constrained and under-utilised condition.

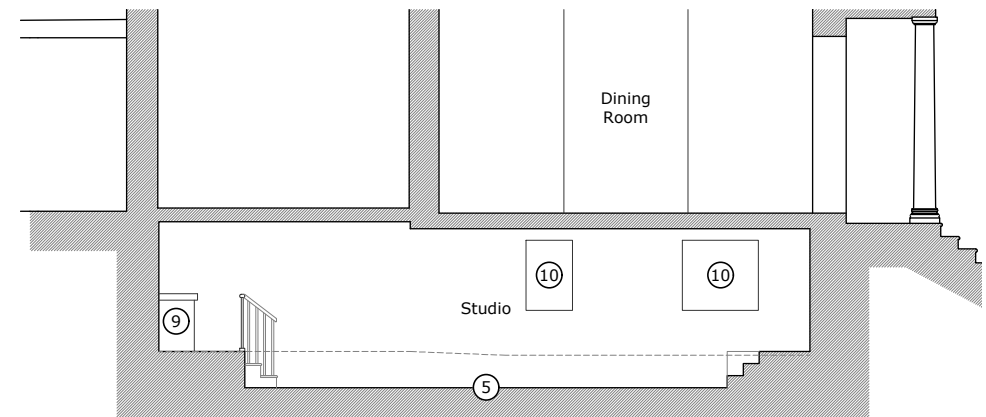
The existing stair down into the basement is too steep and does not meet current regulations, it is therefore unsafe for occupants for regular use. By removing this staircase and repositioning it internally the connection with the basement is significantly enhanced and is then more practical. This in addition to the proposed internal insulation in the basement will allow for the basement rooms to be used more regularly as habitable rooms throughout the year.

The basement walls are currently dry lined and it proposed to remove that modern material and to improve the overall environmental performance of the building provide additional ventilation by opening ups the former coal chutes. It is also proposed that the basement floor will be suitably waterproofed to help ensure the longevity of the existing building is sustained for as long as possible.

Further to this, the rationale for lowering the floor level, this will allow for enhanced use for various uses - yoga and other activities which require a greater floor to ceiling height than the existing 2 metres; which restricts meaningful occupation and usefulness. The proposed cross section (drawing **863 P120 B** and extracts below) through the studio shows the proposals; which retains all existing perimeter masonry, avoiding removal of wine bins and retaining the former kitchen worktops and sinks,



1 PROPOSED SECTION A
P120 scale 1:100



2 PROPOSED SECTION B
P120 scale 1:100

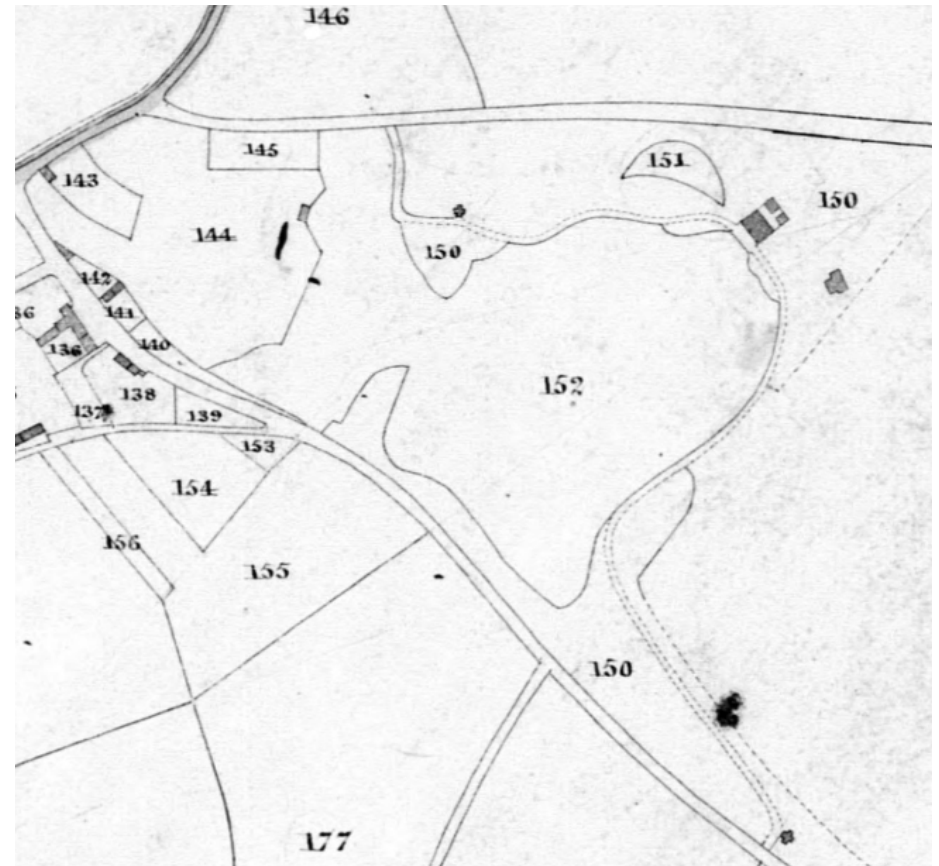
6. heritage significance and setting

Thomas Sheppard acquired Shrewton House in 1832 . The Tithe map and Apportionment of 1849 (opposite) shows the land upon which the house stands as parcel 150 (to the top right of the plan) and still belonging to Thomas Sheppard and let to John Nicholls. The house is clearly shown with 2 detached outbuildings. One, the former wash house on the west now converted and part of the service wing and the other now used for storage and oil tank.

The parkland originally came up close to the south front with a long access drive from the south off there London Roads. The crescent shaped vegetable and flower garden parcel 151 west of the house built at the same date as the house and surviving intact today. The Wiltshire & Swindon Historic Landscape Characterisation describes the site as Ornamental Parkland *"This country house is set within landscaped grounds. It was formerly parkland, as depicted on the 1st edition OS map, and retains this form today despite being in use as a private residence. The trees here are associated with the former parkland."*

The house is shown extended on the 1924 OS Map with the service wing incorporating the former detached west store; and the Heritage Statement suggests its built between 1900-1916. Referred to in this report as built c 1900's.

The supporting Heritage Statement prepared by Wiltshire Building Record also provides much detail and information of the house, a room by room description and a photographic record. The Heritage Statement also shows the evolution of the house in 3 floor plans and a series of historic maps and extracts from census records and business directories which inform the historical notes.



Tithe map of 1839 showing the original house and outbuildings and access drive from the south

6. heritage significance and setting(cont)

The Heritage Statement also outlines the significance of the house and states the following:

The primary features listed belong to the primary build of c1830. They are important in that they dictate the character of the house. The secondary features belong to secondary phase of c1900 (except the stalls in the stables which are c1830). These would not be listable in their own right but are good examples for their period.

It is considered that the primary and secondary features are the parts heritage fabric which describe its heritage "significance" to comply with the NPPF paragraph 207.

Primary Features:

- External south, east and west elevations of main house.
- Landscape setting.
- Front terrace with railings.
- Unaltered double-pile plan of main house.
- Main staircase.
- Plasterwork ceiling bands in reception rooms
- 6-panel doors.
- Original fireplace in sitting room. Lantern over first floor landing

Secondary Features:

- Unaltered service areas of pump room, larder and passage.
- Fittings in WC/cloakroom and china pantry.
- Dresser in staff kitchen.
- Ground and first floor servants' bell boards.
- Original heating equipment in airing cupboard
- Ground floor fittings in stables.



West side basement has been previously altered with a lower floor



West side of basement recently repaired -retaining joinery

7. impact of works on heritage significance.

The Wiltshire Building Record Heritage Statement has been used to inform the design and proposed works to the house and to the extent that the requirements of the clients' brief can be met. This proposal for internal works to the basement does not impact of any parts of the fabric identified as "significant".

The basement alterations involve removing the inappropriate damp proofing linings and upgrading the overall character to ensure its more habitable by providing additional light and ventilation and lowering the central section of floor to create adequate headroom. The brick setts on the floor are to be removed and which appear to be quite recent and loose laid. The primary change in character is the excavation which requires some structural underpinning as fully designed by a Structural Engineer to avoid loss of heritage fabric. The fabric loss is generally not considered pre 1900 and it is of low heritage value.

Forming a new staircase access will also improve the habitable environment and create building regulation compliant risers and treads for safe use. The existing staircase is modern and it's loss is not considered adverse

The light well enlargement has previously been approved.

Modern doors (as shown opposite) will be removed and a new opening and fire exit doors installed. Overall the removal of modern doors, partitions and pipework will be an enhancement.

Elsewhere the works to the basement retain the former kitchen worktops and poor wall linings and this preserves and improves the space. Overall the harm from the changes is less than significant and there is no impact on the identified heritage significance of the house -either those features of primary or secondary interest mentioned in the Heritage Statement.



Modern doors and partitions on the east side of the basement to be removed

8. policy context

Wiltshire Core Strategy Policies

Design Policy CP57

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

The internal and external extensions will retain the identified significant heritage fabric and any new work will match the style of the historic joinery and use traditional materials.

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 works will be carried out in traditional materials and the identified significance in the Heritage Statement retained throughout the house.

National Planning Policy Framework (NPPF)

'Conserving and enhancing the historic environment'

The significance of the heritage asset is explained in The Heritage Statement in accordance with paragraph 207 of the NPPF. The proposals are designed to ensure minimum interruption to the building's intrinsic character.

There is no impact on any parts of the identified significance. The proposals and design has taken account of the significance of the building and its setting and therefore the proposal preserves the character and appearance of the Listed Building.

Summary Conclusion

Overall, the proposals have a relatively modest impact on the main building and the improvement to facilities and the basement fabric ensure it is capable of continuing as a cherished family home and will provide good facilities for incidental residential use.

The significance of the heritage asset is explained in The Heritage Statement in accordance with the NPPF. The proposals are also designed to ensure minimum change to the building's setting and its intrinsic heritage character. There is clear legibility between historic and new work.

Paragraph 210 states the desirability of sustaining the significance of heritage assets and putting them to viable uses is consistent with their conservation; and the desirability of new development making a positive contribution to local character and distinctiveness. The investment in the works and the repairs can only be justified if the east area of the basement can be put to a beneficial use. A use which now can be considered achieving the optimum viable use of the basement.

There are no direct impacts on the identified principal or secondary heritage assets as identified in the Wiltshire Buildings Record Historic Buildings Statement. The investment in the repair, beneficial re-purposing and enhancement has some public benefits. Therefore, the proposals are considered to comprise '*less than substantial harm...*' as defined by the NPPF paragraph 215 and this harm is outweighed by the public benefits which can include heritage benefits as indicated in the Planning Practise Guidance paragraph 020; such as securing the optimum viable use of a heritage asset in support of its long term conservation.

The proposals and design has taken into account of the significance of the building. The proposal does on balance preserve the intrinsic character, appearance of the Listed Building and secures through repair and investment an optimum viable use.

list description appendix 1

Date first listed: 18-Feb-1958

Grade II

Listing NGR SU0721944791

UID: 319842

Details:

SHREWTON ELSTON LANE SU 04 SE (o! east side) 3/234 Shrewton House and front railings 18/2/58 II Detached country house. Circa 1830, with late C19 service wing. Limestone ashlar front, rendered brick returns, late C19 rear wing is brick cavity walling, Welsh slate hipped roof, ashlar stacks with moulded capping. T-plan. 2-storey, 3-window front. Central double doors have fanlight over incorporating a lamp, either side is 15-pane tripartite sash, verandah to ground floor is supported on four pairs of stone Tuscan columns and up 4 stone steps. First floor has three French windows with margin panes, balcony with good wrought iron railings. Deep eaves. Left return has four plate glass sashes to ground floor and one small 12-pane sash to first floor. Right return has three plate-glass sashes and one small 12-pane sash to first floor; external stack. Rear of main range has one 20-pane sash to ground floor and one 16-pane sash to first floor. Rear service wing has half-glazed doors and 4-pane, 12-pane or plate glass sashes to ground and first floors. Interior has fine plaster ceiling margins, room to left of the door has fine decoration and room to right depicts oak leaves and acorns, the hall has laurel leaves. Fireplace surrounds with paterae. Cellar. In front of the house are railings with same iron-work as those on the balcony.

