

HERITAGE STATEMENT

In respect of:

ALTERATIONS TO INTERIOR OF HOUSE

At:

NEW WARDOUR CASTLE, TISBURY, SP3 6RH

On behalf of:

Mr Henry Gwyn-Jones

Date:

May 2026



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EXECUTIVE SUMMARY

The report has been prepared in connection with an application for listed building consent for alterations to the interior of New Wardour Castle, a Grade I listed building and heritage asset of the highest order, valued for its Palladian design, its exceptional craftsmanship, its sophisticated plan form, and its powerful relationship with the surrounding landscape.

The proposals relate solely to the central block and primarily involve the reconfiguration of rooms that have been previously altered. The changes would restore or better reflect earlier plan forms, reinstate fireplaces or door openings, and would remove intrusive modern fittings. The relocation of kitchens to the north side of the building would reinforce the historic hierarchy of the principal and ancillary spaces.

The Heritage Impact Assessment concludes that the proposals would result in a low level of impact on the significance of the Grade I listed building, equating to less than substantial harm at the low end of the scale as defined by the National Planning Policy Framework (NPPF).

The limited harm would be outweighed by clear heritage benefits, including restoration of features, enhancement of plan form and appearance, and the securing of the building's optimum viable use.

The report demonstrates that the proposals comply with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and with national and local planning policy. It also reflects pre-application engagement, including supportive comments from Historic England and the Georgian Group, which endorsed the reasonable and proportionate approach taken to meeting the owner's needs while conserving the building's significance.

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1.0 Introduction

- 1.1 This heritage statement accompanies an application for listed building consent for alterations to the interior of the central block of New Wardour Castle, a Grade I listed building approximately 2½ miles south-west of the village of Tisbury and 17 miles west of Salisbury.
- 1.2 The property comprises a fine late 18th century mansion consisting of a massive central block of Classical style and proportions flanked with curved pavilions to either side. The property was converted to apartments in the late 1990s with the main apartment occupying the central block. The West Wing occupies the western pavilion, and its concave floor plan wraps around the eastern end of the separately Grade I listed Wardour Castle Chapel (Chapel of All Saints).

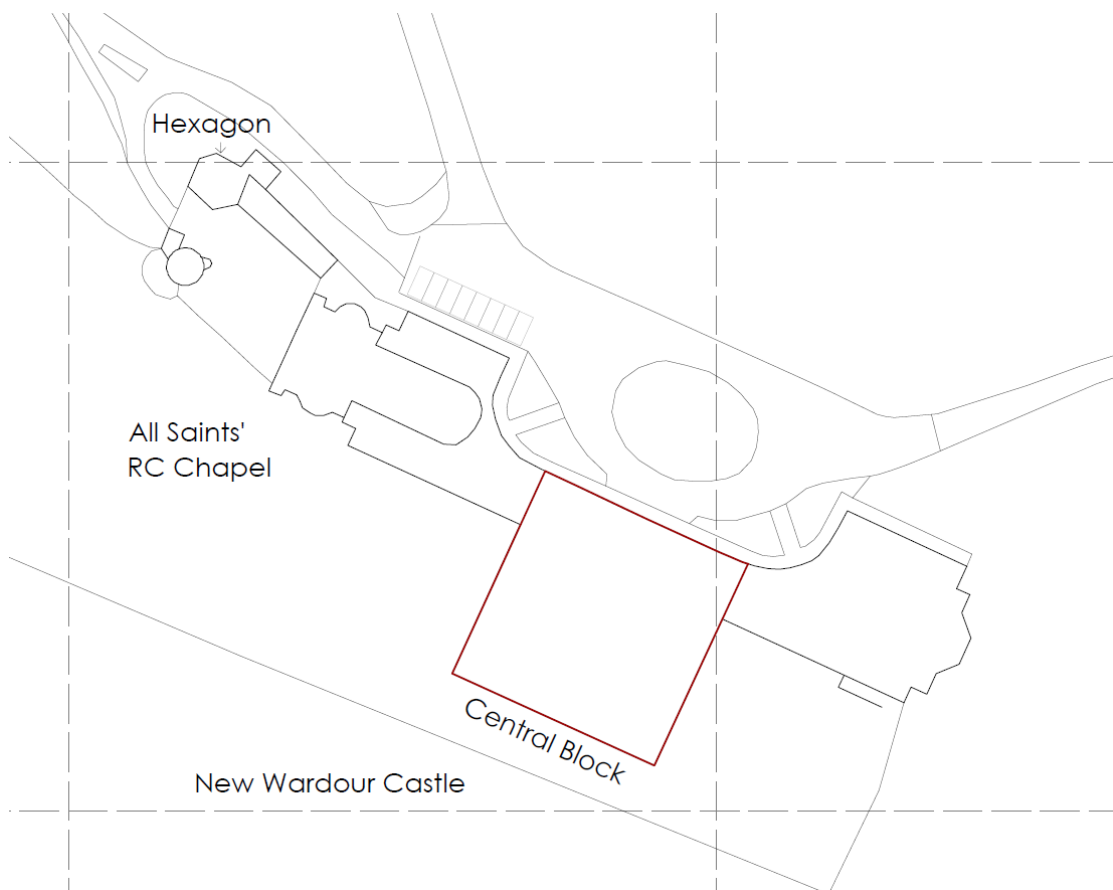


Fig.1 Location plan

- 1.3 The report describes the heritage significance of the property and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, revised December 2024) and to meet the council's local validation checklist for applications affecting heritage assets.

- 1.4 The report was commissioned by the applicant, Mr Henry Gwyn-Jones, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with ‘appropriate expertise’ as advised by paragraph 207 of the NPPF. Site inspections were undertaken on 4 April and 16 September 2025.
- 1.5 The significance of the site was identified using the guidance contained within the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019) and *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017).
- 1.6 Information on the history of the site has been drawn from several sources, a list of which is presented on **p34**.
- 1.7 The scheme proposals have taken account of feedback from recent pre-application enquiries to Wiltshire Council, Historic England and the Georgian Group.
- 1.8 Historic England’s response dated 27 February 2026 said:

‘Historic England support the reasonable and proportionate approach of the proposed scheme of works at New Wardour Castle, to meet the needs of the owner in creating a comfortable family home. The proposals will help to ensure the building’s long-term conservation, and we welcome the clear opportunities within the scheme to enhance and sustain the significance of the building.

Historic England would therefore support an application for listed building consent for the proposed scheme of works, subject to further details and some minor amendments.’

- 1.9 The Georgian Group letter dated 4 February 2026 concluded:

‘In summary, we don’t find any aspect of the proposals unduly contentious, but we recommend that an in-depth M&E assessment is necessary to help justify/mitigate proposals relating to the re-location of Kitchens and Bathrooms and their associated impacts.’

2.0 Heritage Designations

- 2.1 **New Wardour Castle** was added to the *List of Buildings of Special Architectural or Historic Interest* at **Grade I on 25 October 1951**. The list entry for the house is presented in Appendix 3.



Fig.2 North front of New Wardour Castle

- 2.2 **Wardour Castle Chapel** (Chapel of All Saints) attached to the west of the house became separately listed at **Grade I on 6 July 1987**.



Fig.3 Recent aerial view of the house – the chapel is highlighted

- 2.3 The house is noted in its list entry for its **contribution to group value** (denoted by 'GV'). Other listed buildings associated with the house are the Hexagonal Annexe, the Dairy in Temple Gardens and the Statue of St Anthony of Padua, all separately Grade II listed and located to the west of the house. The Camellia House and Garden Walls are listed at Grade II* and lie to the north of the house.
- 2.4 The **parkland** surrounding the house was added to the Register of Parks and Gardens at **Grade II* on 1 September 1987**. The listing describes an 18th century park and pleasure grounds that include the remains of the late medieval castle and deer park. The landscape is attributed to Richard Woods along with possible designs by Lancelot 'Capability' Brown. The list entry is reproduced in Appendix 3.

3.0 Description of the Building

Exterior

- 3.1 New Wardour Castle is an exceptional mansion of Palladian design constructed from Chilmark ashlar with hipped Welsh slate roofs and comprising a 3-storey main block with 2-storey flanking pavilions. The north front has a rusticated basement below a *piano nobile*, with mezzanine and attic floor above, all within a central block of 9 bays; the south front has a string course in lieu of the mezzanine and giant Composite Order columns flanking a central round-arched window with a giant pediment above.



Fig.4 North front of New Wardour Castle



Fig.5 South façade of the house

- 3.2 The 6-bay flanking pavilions have a rusticated basement and with ashlar stone above. The north fronts of the pavilions are concave while the south facades are linear. Breaking forward of the south façade of each pavilion is a two-storey bay containing a Palladian window of Ionic order. Windows within the pavilions are a mix of multi-pane timber casements and vertical sliding sashes.



Fig.6 South façade of the west pavilion (West Wing) with two-storey bay in the centre

- 3.3 The Roman Catholic chapel attached to the west is entered through a doorway in the wall continuing from the front of the west pavilion. It is constructed in matching ashlar with a Welsh slate roof. The chapel has a highly decorated interior with vaulted ceiling, marble detailing and exquisite plasterwork.

Interior

- 3.4 The unassuming front door of the main block of the house leads into a wide entrance hall that gives way into the most notable feature of the house, the central rotunda with its double staircase composed of elegant, flying staircases in two sweeping curves under a 60-foot-high coffered dome. Above the rotunda is a glazed lantern and a central window decorated with reliefs of musical instruments.



Fig.7 Central rotunda with the elegant sweeping double staircase

- 3.5 From the central rotunda can be accessed the ground floor rooms around the perimeter. Within the north flank are the entrance hall, gym and lobby. Within the south flank are garden room, kitchen and office. The east and west flanks are both occupied by two bedrooms and a bathroom.
- 3.6 The *piano nobile* of the house is occupied by state rooms and bedrooms. The north flank contains a central dining room with a bedroom to either side. The south flank contains a smaller dining room with family kitchen to one side and a living room to the other. A grand saloon occupies the east flank. Within the west flank are a bedroom, dressing room and bathroom.
- 3.7 Many of the rooms within the house have original pairs of 8-panelled doors, some pedimented and set within panelled reveals. Other original features include window shutters, decorative plasterwork ceilings and cornices, and chimneypieces.



Fig.8 Delicately carved plasterwork ceiling in the Dining Room



Fig.9 Panelled doors and reveals to the Dining Room



Fig.10 Fireplace in Bedroom 2



Fig.11 Window shutters within the White Room

Landscape

- 3.8 The formal mansion is set within a rolling, pastoral landscape and parkland. The house is approached obliquely from a short drive to the north-west from where the north front of the house is revealed, with a large gravel turning circle in front. There is an 8-bay car parking area in a row in front of the chapel and some informal parking within the gravelled area. Immediately south and east the house is an expansive lawn, which is separated from the park by a ha-ha and was previously laid out as school sports pitches and tennis courts. Around the perimeter of the building is a c.3m wide flagstone apron. The flagstones adjacent to the north front of the house are formed of huge slabs of Welsh limestone while the ones to the sides and rear are smaller, Chilmark flagstones. Many of the paving stones are broken and uneven, particularly on the south side of the house.



Fig.12 Parking bays in front of the chapel



Fig.13 Large Welsh flagstones by the north front (east end)



Fig.14 Smaller Chilmark stone slabs by the S front



Fig.15 Damaged area of paving by the south side of the house

4.0 History

- 4.1 The Historic England registration for the parkland tells us that Old Wardour Castle was built for John, 5th Lord Lovel in the late 14th century and was remodelled in the 1570s for Sir Matthew Arundell by Robert Smythson. Smythson improved the Castle and its setting shortly after he worked at Longleat for Sir John Thynne.
- 4.2 The Castle was partly destroyed during the Civil War sieges of 1643 and 1644 and a new house was built immediately to its south in 1686. This was surrounded by formal gardens with the Castle ruin as a picturesque centrepiece.
- 4.3 The late 17th century house was significantly rebuilt in 1770-76 by James Paine (1717-1789) for 8th Lord Arundell. Paine had worked with others before establishing his own practice in the 1750s and thereafter designed many villas, usually consisting of a central building, often with a fine staircase, and symmetrical wings. He became a favourite architect for the powerful Catholic families of the time and was highly influential. Among his notable works are Kedleston Hall, Derbyshire and Thorndon Hall, Essex. He considered Greek buildings to be 'despicable ruins' although interestingly at Wardour designed a fine staircase under a Pantheon-like dome.
- 4.4 Practical and fashionable factors in the 18th century required that the mansion ought to consist of a massive central block containing a grand entrance and suite of imposing reception rooms, and to the sides, galleried wings and ancillary spaces. To reflect the regard for Italian landscape painting that was prevalent, the mansion was to be set within a pastoral landscape.
- 4.5 James Paine's c.1770 plans of the house are deposited at the Wiltshire and Swindon Records Office and are reproduced in Appendix 4 of the report. The plans illustrate a central block and east and west wings, with a suite of apartments depicted within the south sides of the flanking pavilions.
- 4.6 New Wardour Castle was featured across two editions of Country Life on 22 and 30 November 1930. Among the illustrations were the State Bedroom and the Boudoir within the west flank of the main block. The boudoir, which is an unusual elliptical shape with curved niches, is believed to form part of interventions made to the house by Sir John Soane when he enlarged the chapel in 1789. Sadly, the decorative wallpaper or linings in both the State Bedroom and Boudoir have since gone, and the fireplace overmantel and cabinetry are missing from the Boudoir.



Fig.16 State Bedroom as illustrated in Country Life in 1930, looking towards the N and E walls – currently the bedroom within the west flank of the central block, proposed to become a bathroom



Fig.17 State Bedroom (AKA Bedroom 4) today



Fig.18 The Boudoir as illustrated in Country Life in 1930, looking towards the N and E walls



Fig.19 The Boudoir now in use as a dressing room – the room retains its fine marble chimneypiece but no longer has its overmantel mirror and is without the silk wall linings and cabinetry within the semi-circular niches

- 4.7 The last Lord Arundell died in 1944, and the house became occupied by Cranborne Chase School in 1960. According to Pevsner, the school made a raft of changes to the building including the insertion of a 1960s Booth & Ledeboer staircase in the West Wing, which he described as ‘refreshingly un-period’.
- 4.8 The school closed in 1990, and the building was sold along with five cottages, tennis courts, a swimming pool and a walled garden. The house was **converted to apartments in 1993-95** to plans by the architect John Pawson.
- 4.9 Since conversion, there have been various applications for alteration to the house including the introduction of kitchens into the SW ground and first floor rooms, and introduction of bathrooms.

5.0 Assessment of Significance

Listed Building

5.1 New Wardour Castle is a Grade I listed building and is therefore deemed by Historic England to be a designated heritage asset of exceptional interest and within the top 2.5% of listed buildings nationally.

5.2 Wardour is conceivably the largest Georgian house in Wiltshire and according to Historic England is one of the county's finest Palladian houses. The building is primarily of significance for the following reasons:

- Magnificent country house dated 1770-76 by James Paine for the 8th Lord Arundell
- The building's Palladian style, inspired by classical Roman and Greek designs, emphasises classical proportions, symmetry and harmony
- The house exhibits exemplary materials and architectural detailing and a sophistication of planning and layout including state rooms of grand scale
- The focal point of the house is the central rotunda with flying stairs in two curves under a 60-foot-high Pantheon-like coffered dome
- The house is symbolic of the wealth and power of the aristocracy in the 18th century and offers an insight into the social, political and artistic landscape of the period
- The house displays a sophistication of layout and planning that exemplifies a large 18th century country house and the way it was used
- The building has been designed to complement the surrounding landscape and the setting of Old Wardour Castle, emphasising the powerful relationship between the house, nature and the antiquities of the past
- The house contains a magnificent Roman Catholic chapel by James Paine and Giacomo Quarenghi, with later involvement by John Soane; it has one of the finest 18th century chapel interiors outside London

- The house forms part of a highly significant group along with the Grade I listed chapel and various associated structures within the grounds.

Contribution Made by Setting

- 5.3 The pastoral landscape reflects the predilection for 18th century mansions to be set within a meadowed backdrop. Despite the sheer scale and solidity of the building, the house sits almost apologetically with the extensive park.
- 5.4 The paving slabs around the perimeter of New Wardour provide a simple and seamless transition between the house and surrounding landscape. The quality of the stone slabs particularly the monolithic limestone slabs at the south front reflects the grandeur of the building.
- 5.5 The cars parked within the gravel turning circle to the front of the building mar the setting of the house.

6.0 Proposals

- 6.1 The proposed plans for the main block of the house are presented in Appendix 2 and are detailed within the **Heritage Impact Assessment in section 8.0** of the report.
- 6.2 Most of the proposals relate to a minor reconfiguration of the layout in areas of the house that have been previously altered. Certain of the proposals are for restoration of the plan form or reversal to the original or similar room functions.
- 6.3 The most significant alteration involves the relocation of the kitchens on the ground and first floor from the south side of the building to the north side, thereby grouping the ancillary rooms within one part of the house and allowing the principal reception rooms to maximise the southerly views and aspect.

7.0 Policy Context

Primary Legislation

- 7.1 Statutory duties exist under section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy

- 7.2 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 7.3 Paragraph 212 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 7.4 Paragraph 214 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 7.5 Paragraph 215 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

- 7.6 Paragraph 219 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

Development Plan Policy

- 7.7 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

Best Practice Guidance

- 7.8 It is advisable that proposals for repair, restoration and alteration of heritage assets follow the guidance within the *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a '*reasonable and proportionate approach to owners' needs is therefore essential*'.
- 7.9 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.
- 7.10 HEAN2 also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.
- 7.11 HEAN2 provides guidance on restoration of lost or damaged features. It advises that restoration is likely to be acceptable if *inter alia* the significance of the elements that would be restored 'decisively outweighs' the significance of those that would be lost, and the work proposed is justified by 'compelling evidence' of the evolution of the heritage asset and is '*executed in accordance with that evidence*'.

8.0 Heritage Impact Assessment

8.1 The proposed alterations and impacts are described below.

Ground Floor

- Kitchen in SW corner R.G.09 & 10** (see photos on pp15-17 of DAS)
 Proposals: Removal of modern kitchen units (for reuse in repurposed gym – see below), subdivision of room with the insertion of a stud partition to form Bedroom 3 and Bathroom 3. WC and shower installed. French doors on W elevation to be removed and opening reverted for reinstatement of a sash window. Reopening of original fireplace in E wall in Bed 3 and installation of a new period-appropriate fire surround.

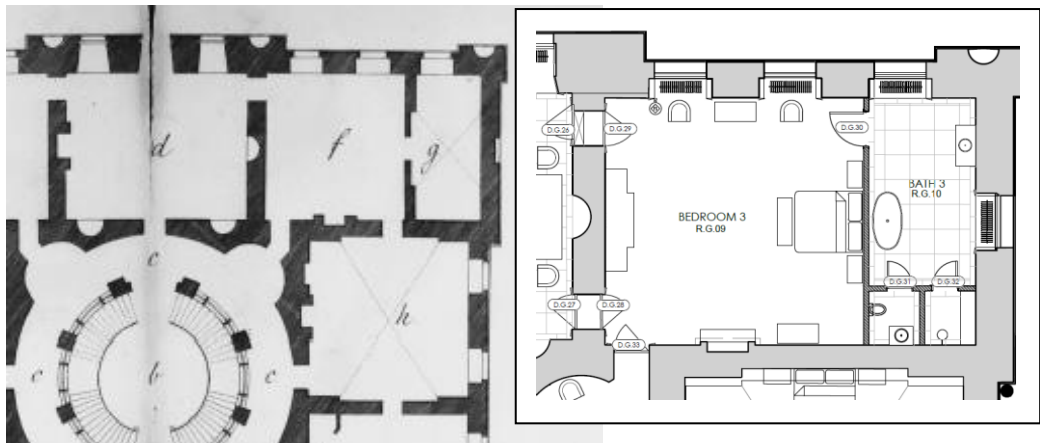


Fig.20 Extract from c.1770 Paine's plan showing a smaller room labelled 'g' and the proposed plan for Bed 3 and Bath 3 (new partition to align with the original)

Impacts: No harm to historic fabric and improvements to the character of the room from the removal of modern kitchen units; reversion to two rooms with subdivision as per the Paine layout, restoring the original plan form and allowing the rooms to benefit from the southerly views and aspect; heritage benefit from the removal of the French doors and reinstatement of the sash window (to match the one in R.G.07) and reinstatement of a suitable fireplace; no external impact from reuse of existing pipework; Chilmark stone to match the existing below the sash window. Note, no interference with the doors on the S side of the house thus maintaining the enfilade.

- Garden Room at S side R.G.08** (see photos on pp12-14 of DAS)
 Proposals: Removal of recent stone floor and replacement with new Portland stone floor.

Impacts: No loss of historic fabric; the replacement flooring would be of high-quality natural stone and would match the stair hall, creating a seamless finish throughout the ground floor.

- **Bedroom 4 on W flank R.G.11**

Proposals: Removal of modern cupboards along S wall and extension of modern timber floorboards.

Impacts: Heritage benefits from the removal of the modern fittings and restoration of the room proportions and floor finish.

- **Bathroom 4 R.G.12**

Proposals: Subdivision of the existing bathroom by the installation of a stud partition to separate the WC.

Impacts: Low impact due to this part of the house having previously been subdivided and work affects an existing bathroom that lacks interest.

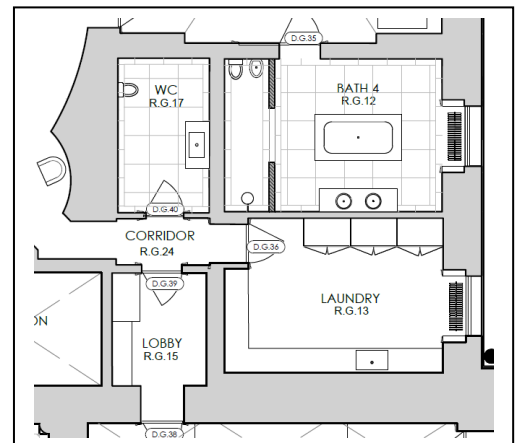
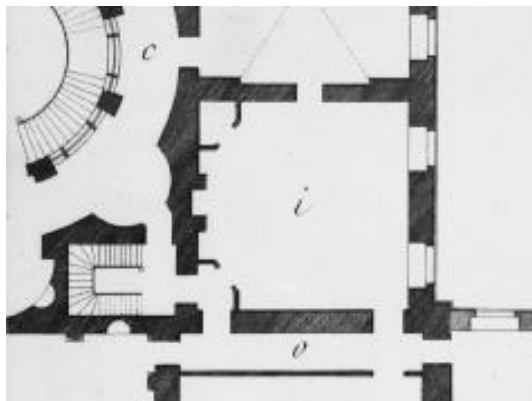


Fig.21 Extract from Paine's plan showing how 'Room i' was once a single square-shaped room

- **Laundry in N side R.G.13 (see photo on p22 of DAS)**

Proposals: Installation of cupboards and units.

Impacts: Room of limited interest in terms of architectural detail or proportions, and the proposed fittings would be light-touch and reversible.

- **Bedroom 2 on E flank R.G.06 (see photos on pp7-8 of DAS)**

Proposals: Removal of modern cupboards.

Impacts: Heritage benefits from the restoration of the room proportions.

- **Bedroom 1 in NE corner R.G.03** (see photos on pp4-5 of DAS)

Proposals: Removal of modern cupboards.

Impacts: Heritage benefits from the restoration of the room proportions.

- **Gym R.G.02**

Proposals: Repurposing of the room as a Catering Kitchen, removal of modern built-in storage along E wall, installation of the kitchen units salvaged from the existing kitchen at the rear of the house. Installation of a dumb waiter within the cupboard in the SE corner of the room (door D.G.09 to remain).



Fig.22 Existing gym in NE corner of ground floor - to become a catering kitchen; dumb waiter to be installed within the cupboard in the SE corner of the room (highlighted above)

Impacts: Removal of the modern cupboards and restoration of the room proportions; minimal impact on ceiling/first floor fabric from the installation of the dumb waiter. The proposals would reinstate the ancillary uses to the north side of the house.

First Floor

- Kitchen in SW corner R.1.06** (see photos on pp40-43 of DAS)
 Proposals: Removal of modern kitchen units (for reuse in the proposed ground floor Catering Kitchen) and repurposing of room to create a main bedroom, reopening of the original (blocked) doorway in NW corner for access to the room to the N (to become a bathroom – see below), creation of a faux fireplace in the E wall.

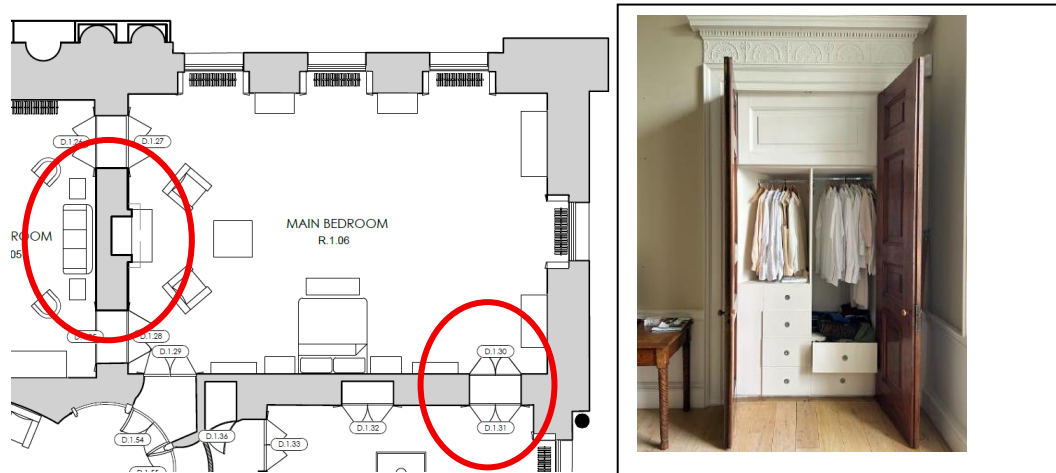


Fig.23 Proposed plan for repurposing of kitchen as a bedroom including reopening of the door currently used as a cupboard for the room to the N and installation of faux fireplace

Impacts: No harm to historic fabric and improvements to the character of the room from the removal of modern kitchen units; restoration of the door opening/suite of rooms; reinstatement of a fireplace within the room, while not in its original position (originally on the N wall) would provide a focal point and enhance the room.

- Bedroom in W flank R.1.07** (see photos on pp43-45 of DAS)
 Proposals: Removal of cupboard and restoration of door (as above), repurposing of the room to a bathroom including new pipework and plumbing.

Impacts: Restoration of the door opening/suite of rooms; impact through change in character (originally the State Bedroom) although this has been much depleted with the loss of the wall coverings (see above within the report); impact to fabric from new drainage and pipework. Freestanding bath and adjacent shower would have minimal impact on the room's plan form and proportions.

- **Small Corridor to E of Proposed Bathroom R.1.08**

Proposals: Insertion of stud partition within the corridor to create a cupboard from the first-floor landing (doors to be retained).

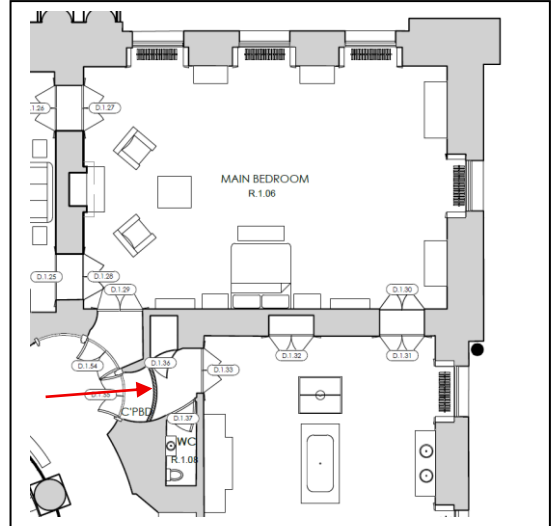


Fig.24 Double doors on the first-floor landing leading to a short corridor behind which a cupboard would be formed

Impacts: Minor change to the plan form; partition would be light-weight and reversible and curved to match the geometry of the layout; the double doors and the appearance from the landing would remain unaltered.

- **Dressing Room in W flank R.1.09** (see photos on pp46-48 of DAS)

Proposals: Insertion of low-level cabinets in the 3 No. alcoves on the N wall, lining up with the existing dado rail.

Impacts: The room would remain intact with alterations sympathetic to the architecturally important Soane-designed Boudoir.

- **Lobby in W flank R.1.14**

Proposals: Potential raising of ceiling within the lobby (dependent on whether service lie within the void).

Impacts: Removal of modern ceiling fabric and restoration of ceiling height.

- **Shower Room in W flank R.1.15**

Proposals: Formation of a door opening within the S end of the existing shower room to provide a WC that is accessible from lobby R.1.14, and installation of oak flooring in lieu of the modern stone floor.

Impacts: Minor changes to modern partition and modern fabric and layout. New door to match existing D.1.49.

- **Guest Bathroom in W flank R.1.10**

Proposals: Replacement floor finishes.

Impacts: Modern fabric.

- **Great Drawing Room in N side R.1.01**

Proposals: Repurposing the room as the Family Kitchen including installation of bespoke kitchen cabinetry comprising a central island and units between the door openings on the S wall. Proposed canopy hood over the range coker on the E wall (recirculating extractor system with filters) plus formation of a 6" diameter opening in the S wall to connect to the adjacent vertical riser for general room extraction. Installation of lightweight partitioning within the doorway in the SW corner of the room to create a cupboard on the Family Kitchen side and on the Guest Bedroom side (R.1.11) (highlighted below).

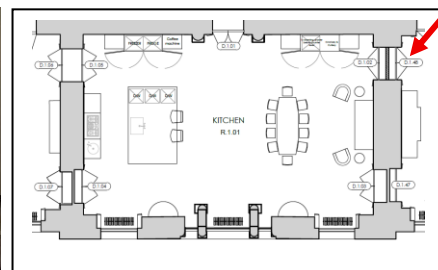


Fig.25 Great Dining Room on the N side of the first floor - to become the family kitchen

Impacts: The room has changed use several times – it was originally the Great Dining Room and became a saloon by 1935 before becoming the Great Drawing Room; the repurposing of the room as the Family Kitchen would not be incompatible with its historic use. The fittings could be designed to be respectful of the room proportions and features with units along the S wall only; the visual quality of the N wall and the views out would remain unaffected. The proposed extraction system would result in a minor loss of historic wall fabric. The proposals for the cupboard within the door reveal would be light-touch and reversible, and the doors and appearance to the room would be preserved.

- **Bedroom in NE corner R.1.02**

Proposals: Repurposing of the bedroom to Dining Room. The cupboards on the E wall would be adapted: The WC would be removed from the southernmost cupboard and this would accommodate a dumb waiter (linking to the Catering Kitchen below); the sink would be removed from the northernmost cupboard and it would be restored.; freestanding bath to be removed.

Impacts: The proposals would see the room restored to its original use. The kitchens and dining areas would be brought together in one ancillary area of the house. There would be a minor impact from the insertion of the dumb waiter (potential loss of a small area of historic floor fabric) but it would be tucked away behind the closet doors. Removal of the sink would restore the northernmost cupboard. The freestanding bath would be removed and therefore a heritage benefit.

- **Saloon on E flank R.1.03**

Proposals: Replacement of the plain, modern, stone fire surround with a period-appropriate chimneypiece and insertion of a complementary stone hearth.



Fig.26 Saloon on the E side of the first floor

Impacts: Heritage benefits through removal of the inappropriate fireplace and a more sympathetic treatment.

- **Gallery R.1.12**

Proposals: Installation of 7 No. new trench heaters with bronze grille covers within the radial floorboards at the outer edge of the gallery floor, adjacent to the balustrade.

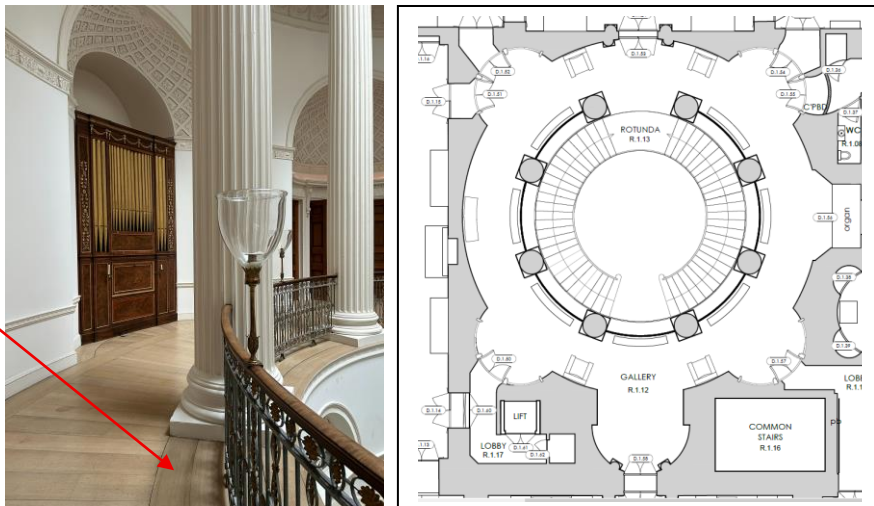


Fig.27 Modern floor finish in the first-floor gallery

Impacts: The grilles would be set discreetly within the floor and would result in minimal impact on the floor fabric and be of traditional design and material and finish.

9.0 Conclusion

- 9.1 New Wardour Castle is a highly significant Grade I listed country house constructed in the late 18th century to designs by James Paine. The house was occupied by a school in the mid-late 20th century and was split into apartments in 1993-95.
- 9.2 The main block of the house was altered to some degree when the house was used by the school although has retained its essential planform and many architectural features.
- 9.3 The proposals relate to the main block and form part of a programme of repairs, restoration and updating of the house by the new owner.
- 9.4 There would be a low level of impact arising from certain of the proposals equating to **'less than substantial harm'** to the significance of the heritage asset under the terms of the NPPF, and this would be at the low end of the scale.
- 9.5 In accordance with paragraph 215 of the NPPF, the harm should be balanced with the public benefits deriving from the scheme that include the heritage benefits of proposals, which are considerable, and the securing of the property in its optimum viable use.
- 9.6 The proposed works are considered acceptable in heritage terms and are supported as a carefully considered scheme that will safeguard the architectural and historic significance of New Wardour Castle while enabling its sensitive adaptation for continued residential use.

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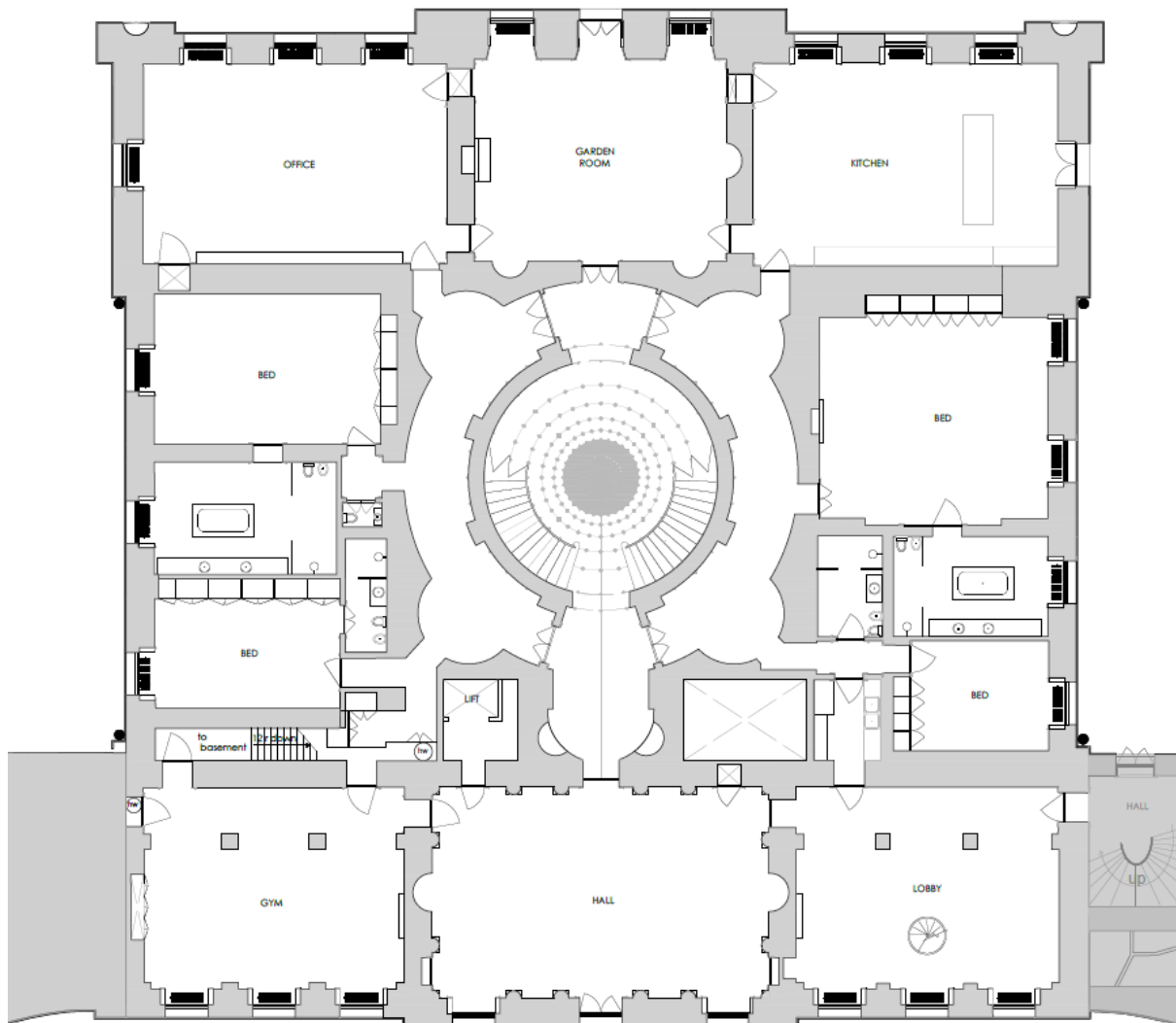
Date accessed: 7 July 2025.

Other Sources

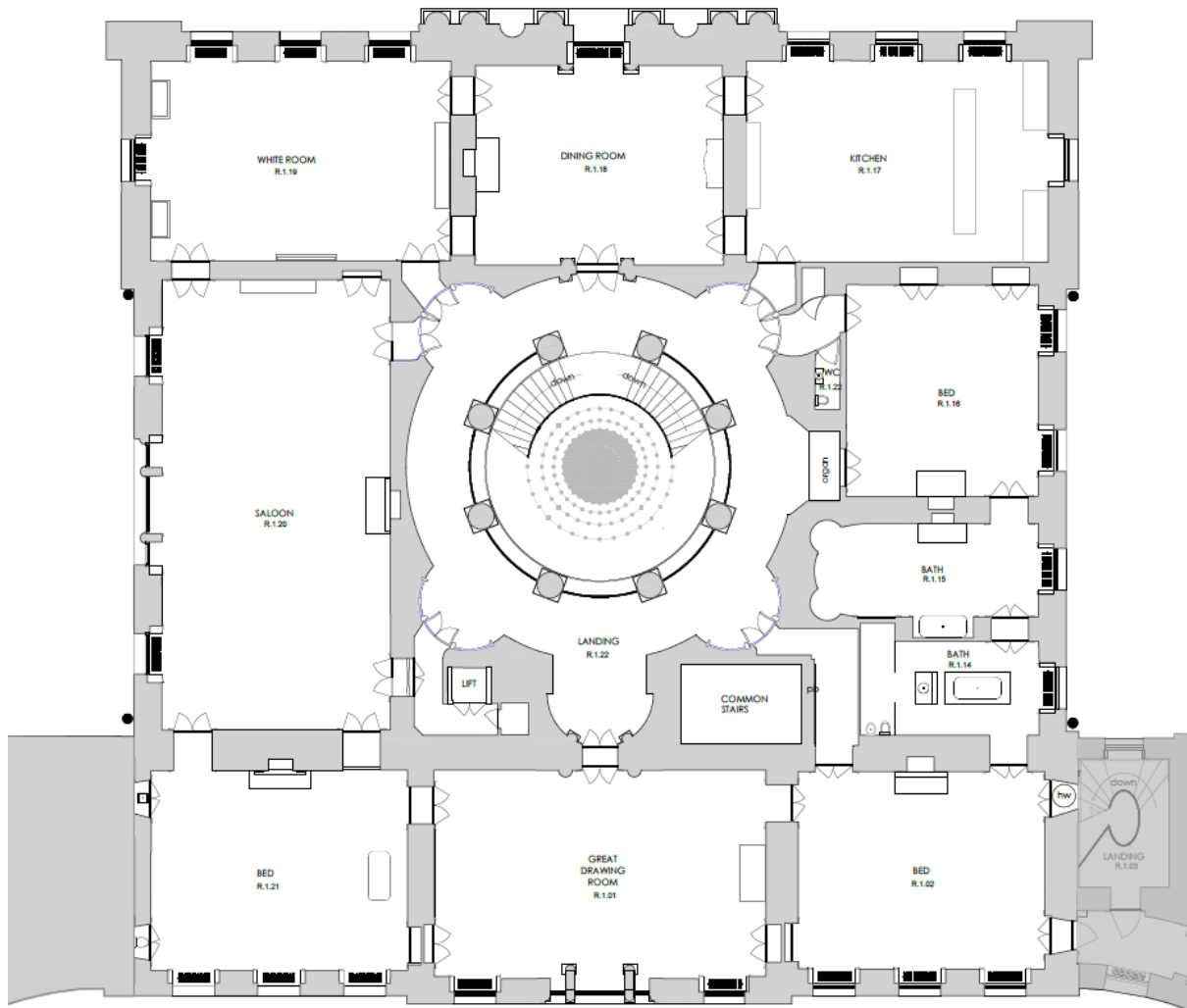
James Paine's c.1770 plan for the house, WSRO reference 2667/18/1-19.

Unpublished plan showing room designations in 1776 and 1935.

APPENDIX 1: EXISTING PLANS

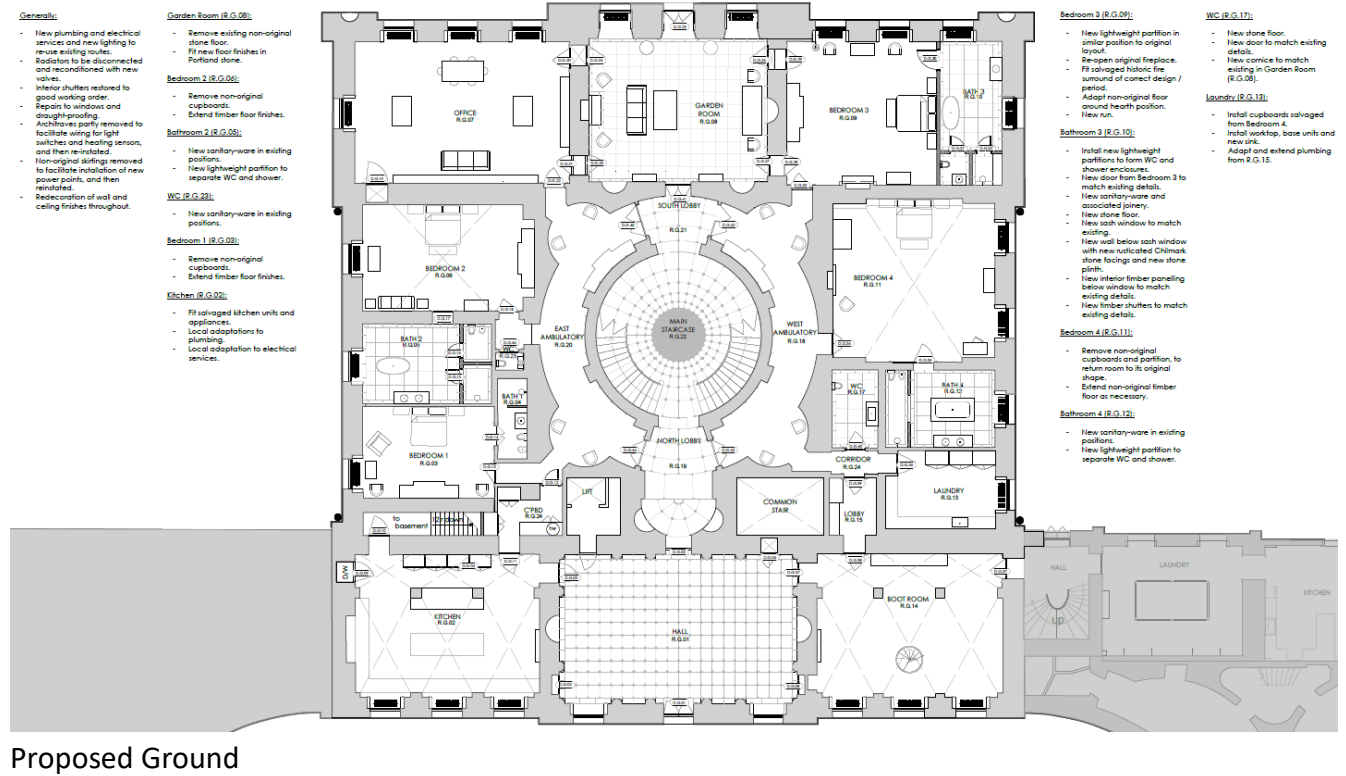


Existing Ground

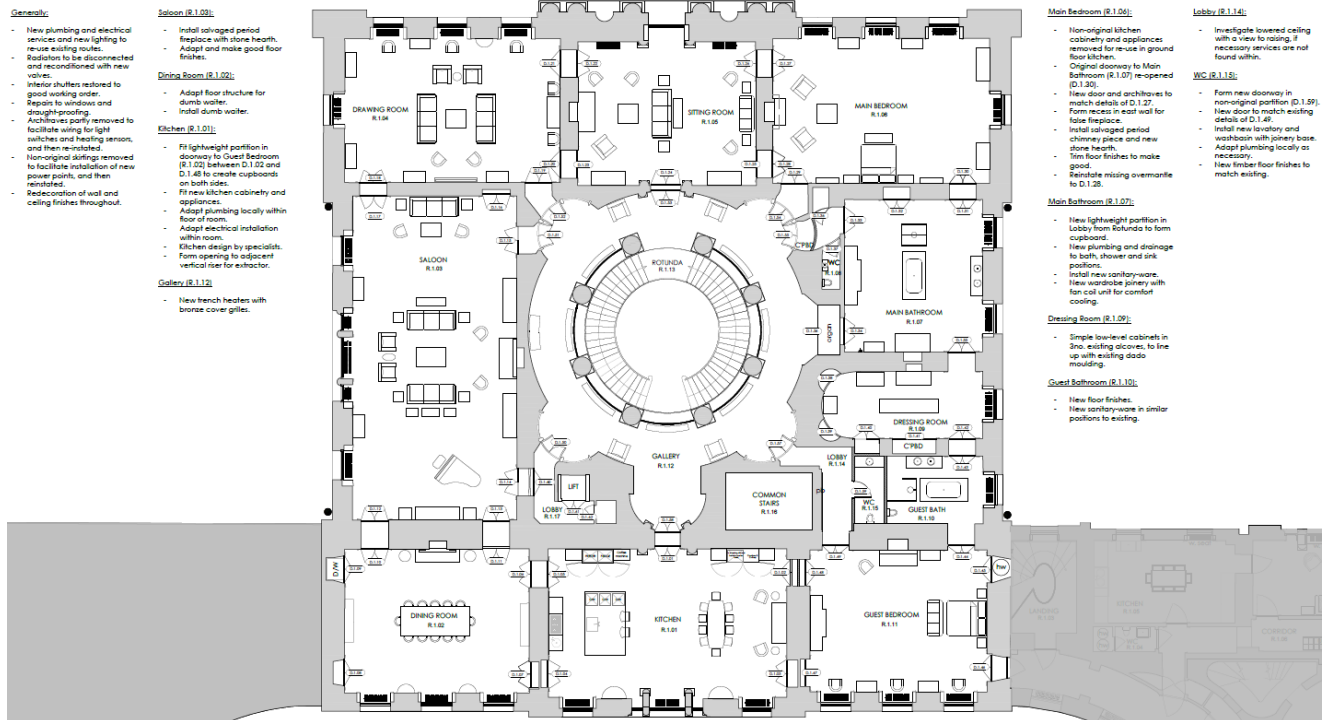


Existing First

APPENDIX 2: PROPOSED PLANS



Heritage Statement – New Wardour Castle, Tisbury



Proposed First

APPENDIX 3: LIST ENTRIES FOR NEW WARDOUR CASTLE & WARDOUR PARK

WARDOUR CASTLE

Grade: I

Date first listed: 25 October 1951

Details

GV I

Country house, now Cranborne Chase School. 1770-76 by James Paine for Eighth Lord Arundell. Limestone ashlar, hipped Welsh slate roofs, ashlar stacks. Square main block with flanking pavilions. North front has rusticated basement below piano nobile with mezzanine and attic floor over, 9 bays, centre three break forward. Central double half-glazed doors with four 6-pane sashes either side to chamfered rusticated basement, stepped bands to piano nobile with central Palladian window of Ionic order with balustraded apron, four 12-pane sashes either side with pediments or dentilled cornices. Mezzanine floor has small 6-pane sashes, attic has 6-pane sashes in moulded architraves, dentilled and modillioned cornice and pediment. Concave front link to pavilions; 5 round-arched openings to double doors and sashes with niches to sides of basement, first floor has large sashes, cornice to blocking course with ball finials. Front of pavilions have 6-pane sashes to basements, Venetian window and flanking sashes to piano nobile, pediment and blocking course concealing attic with 3-pane and 6-pane sashes and Chapel (q.v.) east end with three leaded lunettes. East pavilion has canted east end with sashes and semi-circular panels over, attached C20 ranges of school facilities. For west pavilion see Chapel. South front has rusticated basement with eight 6-pane sashes and central double doors, piano nobile with giant Composite Order flanking round-arched central window with flanking niches, three large pedimented sashes either side, fluted frieze with paterae to upper floor with 6-pane sashes, cornice and pediment as north front. Left return has 5-bay basement, five large sashes to piano nobile, and 6-pane sashes to mezzanine and attic. Right return has basement below main floor with central Palladian window and one sash to right and two to left, 6-pane or 9-pane sashes to mezzanine and to attic. Interior: Main feature is central rotunda of main block with fine flying stairs in two curves, wrought iron balustrade to stairs and to gallery with Composite columns to coffered dome and glazed lantern, semi-circular niches in gallery walls also coffered (illustrated in Pevsner). Piano nobile occupied by state rooms and apartment in south-west corner, including the 'Boudoir', remodelled by Soane c1790; all retaining original pairs of double 8-panelled doors, some pedimented, window shutters, plaster ceiling friezes and marble fireplaces. Particularly good plaster ceilings include a saucer dome in Reading Room and gilded ceiling in Boudoir. Former kitchen in east pavilion has blocked open fireplace, now school gym. One of the finest Palladian houses in Wiltshire. (N. Pevsner, *The Buildings of England, Wiltshire*, 1975; *Country Life*, 22 and 29 November 1930).

WARDOUR PARK

Grade: II*

Date first listed: 01-Sep-1987

Details

A park and pleasure grounds surrounding an C18 country house, including the remains of a late medieval castle surrounded by a formal garden in the C17 and C18 and set within a medieval deer park. The landscape includes work by Richard Woods dating from the 1760s and early 1770s; Lancelot Brown gave advice on two occasions, in the 1750s and 1770s, although his proposals of the 1770s appear not to have been carried out.

HISTORIC DEVELOPMENT

Old Wardour Castle, built for John, fifth Lord Lovel, dates from the late C14 and was remodelled in the 1570s for Sir Matthew Arundell by Robert Smythson. Smythson improved the Castle and its setting shortly after he worked at Longleat (qv) for Sir John Thynne. A map of Wardour, probably dating from the early or mid C17 (LUC 1993), shows the Castle, which is situated on an irregular hexagonal platform, set within an enclosed deer park, including a lawn, an avenue, and a series of ponds.

The Castle was partly destroyed during the Civil War sieges of 1643 and 1644 and a new house was built immediately to its south in 1686. This was surrounded by formal gardens with the Castle ruin as a picturesque centrepiece. In the early C18 further works were carried out to the formal gardens around the Castle, and the late C17 house was enlarged, possibly by Vanbrugh (ibid).

Under the ownership of the seventh Baron Arundell (1717-56), who had succeeded in 1746, the landscape retained many of its C17 and early C18 features (Survey, 1753). In 1754 the Baron consulted Lancelot Brown (1716-83), who produced a plan for alterations to the estate and may have advised on a new kitchen garden (LUC 1993). In 1763 the eighth Baron Arundell was advised by Joseph Spence on improvements to the estate with reference to Brown's plan (Garden Hist 1980). Richard Woods (1716-93) was employed to improve the gardens and park from 1764 to 1772, and he may have suggested a site for the new house planned by the eighth Baron (LUC 1993). A plan of c 1764 by Woods shows proposals for the park including Old Wardour Castle and the site of the new mansion. This became known as Wardour Castle and was built in 1770-6 to designs of James Paine (1717-89) on a site 1.2km to the north-west of the earlier building. Woods' landscape proposals were not all carried out, but by 1771 he had been paid nearly £4000 (ibid). In 1773, Lancelot Brown was once again consulted (Plan, 1775), but his proposals seem not to have been executed (Hinde 1986).

In 1822 John Rutter wrote his Historical and Descriptive Sketch of Wardour Castle as a guide to the house and grounds, and it appears that no major alterations took place in the C19 (OS 1880) and early C20. In 1934, the sixteenth Baron Arundell started a new planting scheme

and repairs to Wardour Castle. In 1936 Old Wardour Castle was placed in the guardianship of the Ministry of Works (later English Heritage). After the sixteenth Baron's death in 1944, Wardour Castle and its immediate surrounds were sold to the Society of Jesus. In 1960 it became Cranborne Chase School, which closed in 1990. In 1992 it was sold into private ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Wardour Castle, a site of c 342ha, is situated in a rural area c 8km south-west of Tisbury and immediately north-east of the village of Donhead St Andrew. The River Nadder forms the western boundary of the site, while the northern boundary is lined by Nightingale Lane. To the north-east, along High Wood, the boundary is formed by the remains of the park pale which enclosed the former deer park. To the south and south-east the building follows the edge of a series of plantations. North-west of the site runs the railway between Sherborne and Tisbury (along the River Sem), and to the south-east runs the A30 road. The site is mostly surrounded by agricultural land, with Bridzor Farm situated to its north, Park Gate Farm to the west, and Horwood Farm and Dairy to the south-east. The land at Wardour Castle is irregularly contoured, but generally slopes down from the east to the west and north-west and is lined with wooded hills to the north and east.

ENTRANCES AND APPROACHES The main entrance, marked by a set of stone gate piers, is situated to the north of the site, on Nightingale Lane. From here a drive runs for c 300m south towards a turning circle below the north front of Wardour Castle. A second entrance, situated c 1.5km further east along Nightingale Lane, is marked by Terrace Lodge (C19). From here a drive curves gently through woodland for c 700m in a south-westerly direction towards a car park (introduced in the late C20) immediately north of Old Wardour Castle.

A third entrance (now, 2004, no longer used) is situated on the A30 road at the far south-east end of the site, flanked by Horwood Lodge (C19 with C20 additions). From here a track runs north-west and north through Horwood Bottom and South Hill Copse, where it leads under an early C19 ornamental arch (listed grade II) situated c 900m south-east of Wardour Castle. The stone arch is adorned with the coat of arms of the Arundell family. Beyond the arch the track curves sharply eastwards, following the edge of a densely planted woodland called The Hanging, and then leads to the car park north of Old Wardour Castle. This drive, called The Terrace, was created in the early C19 and formerly offered extensive views not only of Old Wardour Castle situated below it, but also of the park, the lakes, Wardour Castle, and in the far distance Fonthill (qv) and the tower at Stourhead (qv), as described by John Claudius Loudon in 1833; these views are now overgrown.

A fourth entrance is situated to the west, in the village of Donhead St Andrew. This entrance, flanked by Pile Oak Lodge (C19), gives access to a track that leads south-eastwards through Nower's Copse. A further entrance and lodge situated at the far southern tip of the site along the A30 road at Flatbury Hanging (OS 1890) had been removed by the mid C20.

PRINCIPAL BUILDING Wardour Castle (listed grade I), designed by James Paine in the late C18, is situated in the far north-west corner of the site. It is built of limestone ashlar with a

hipped Welsh slate roof and ashlar chimney stacks. The house has a square main block with concave flanking pavilions on the north, entrance front. The west pavilion contains the late C18 Wardour Castle Chapel (listed grade I), a Roman Catholic parish church. The entrance front has nine bays with the central three bays projecting forward, having a central door with a large Palladian-style window above with four sashes on either side. The south front has eighteen sashes in total, and as at the north front, a large central Palladian-style window with flanking niches above the central doors. From the windows on this side of the house are extensive views of the park leading the eye in both a south-westerly and a south-easterly direction towards the wooded hills in the distance, including Nower's Copse, Flatbury Hangings, and South Hill Copse.

Old Wardour Castle (listed grade I), which stands c 1.2km south-east of Wardour Castle, was the main residence at Wardour until probably the mid C17 and stood in the north-east corner of an extensive deer park (Map of Wardour, ?C17). Some 70m south of Old Wardour Castle, outside the bailey wall, stands the C17 and C18 Old Wardour House (listed grade II), with a late C17 summerhouse to the rear (listed grade II). This building was probably built after Old Wardour Castle had become uninhabitable during the Civil War sieges of 1643 and 1644; it subsequently became the main family residence at Wardour and was probably used as such until the new Wardour Castle was completed in the 1770s.

GARDENS AND PLEASURE GROUNDS The gardens and pleasure grounds at Wardour Castle lie to its north-east, west, south, and east. Immediately to the south and east the house is surrounded by a lawn of c 6ha, which is enclosed by a ha-ha separating it from the park. The lawn was formerly laid out as school sports pitches, with tennis courts situated to the south-east of the house; these were removed in the early 1990s. Immediately east of the house is now (2004) a deep pit, which is the site of the recently (2002) demolished extension to the Castle built when it was in use as a school.

An ornamental dairy (1794, listed grade II) is located immediately to the north-west of the house. It overlooks a small lawn with a number of mature conifers around the edge. The dairy is surrounded by mature yews and an oriental plane. The south side of the lawn is lined with a series of fir trees, introduced in the late C20 and probably replacing a shrubbery (LUC 1993). In the corner of the lawn, c 100m west of the house, stands a limestone statue of St Anthony of Padua (listed grade II) surrounded by a small rockery. The early C19 statue was made by Joseph Theakston for William Beckford of the nearby Fonthill estate (qv), and was probably brought here after its sale in 1822. Beyond this small garden, c 200m west of the house, lies Wardour Court, a housing development (late 1990s) consisting of a series of apartments built around a square courtyard. Wardour Court partly covers the site of former school buildings, and prior to that part of the Rookery, a wood situated to the south-west of the house. During the late C18 the Rookery was designed to include a walk lined with exotic trees and shrubs leading along the north side of the house to the kitchen garden and The Grove. The latter, also known as The Lady's Grove or Hare Grove, is a mature woodland situated c 300m north-east of the house. By the mid C18 (Survey, 1753) it included a pheasantry and was laid out with formal rides; these were partially softened and opened up following Richard Woods' proposals for the park as shown on his plan of 1764. At the south-east edge of The Grove are the remains of an icehouse that collapsed in the early 1990s (LUC 1993). The Grove was also adorned with a gothic pavilion or summerhouse designed by

Richard Woods; this was later taken down and rebuilt at Hatfield Peverell. The very fine views from within The Grove towards Old Wardour Castle are now (2004) obscured by planting.

The pleasure ground of Old Wardour Castle lies within the walls of the bailey (listed grade II*), covering an area of c 2ha. It is laid to lawn and planted with mature specimen trees. A circular gravel walk, which runs along the bailey wall, starts at the visitors' entrance and ticket office situated c 80m north of the Old Castle. To the north-east, the pleasure ground is screened by High Wood and The Hangings. From the grounds are fine views of Creswell's Pond to the west, and of the park and Wardour Castle beyond it, now (2004) partly obscured by trees and planting.

Within the pleasure ground, c 80m north-east of the Castle, stands a limestone grotto (listed grade II) built in 1792 by Josiah Lane of Tisbury, who also worked at nearby Fonthill (qv) and Bowood (qv). It is approached from the south-west by a flight of wide stone steps lined with mature yews which leads up a bank. The grotto has several entrances, rock niches at different levels, and interior tunnels. Some 80m south-west of the Old Castle is the C18 limestone Privy (listed grade II), built on the bailey walls. It has a ground-floor entrance outside the bailey and a first-floor entrance within the bailey. The mid to late C18 Banqueting House (listed grade II) stands c 50m to its north-west; this is now (2004) used as an exhibition space. The two-storey pavilion, built in Gothick style against the bailey wall, may have been designed by Lancelot Brown as part of his landscape proposals.

By the early C18 (Buck, 1732), Old Wardour Castle was surrounded by formal gardens with hedges, parterres, and topiary, probably dating from the late C17. This layout corresponds with the 'Pleasure Garden' indicated on a survey of Wardour dated 1753, which describes the area immediately to the north-east of the Castle as a 'Bowling Green'. Later, as shown on an undated view by James Canter (probably made between 1753 and the early 1770s; reproduced in Laird 1999), the Castle's ruins had a series of rectangular flower borders in the grounds to its west. During the 1770s this area may have been replanted and further improved as part of the wider landscape works recommended by Richard Woods (Laird 1999).

PARK The park lies to the south and south-east of Wardour Castle and is enclosed to the north by woodland called The Grove and High Wood, to the east by The Hanging and South Hill Copse, to the south-east by Horwood Bottom and Flatbury Hanging, and to the south-west by Park Copse and Nower's Copse.

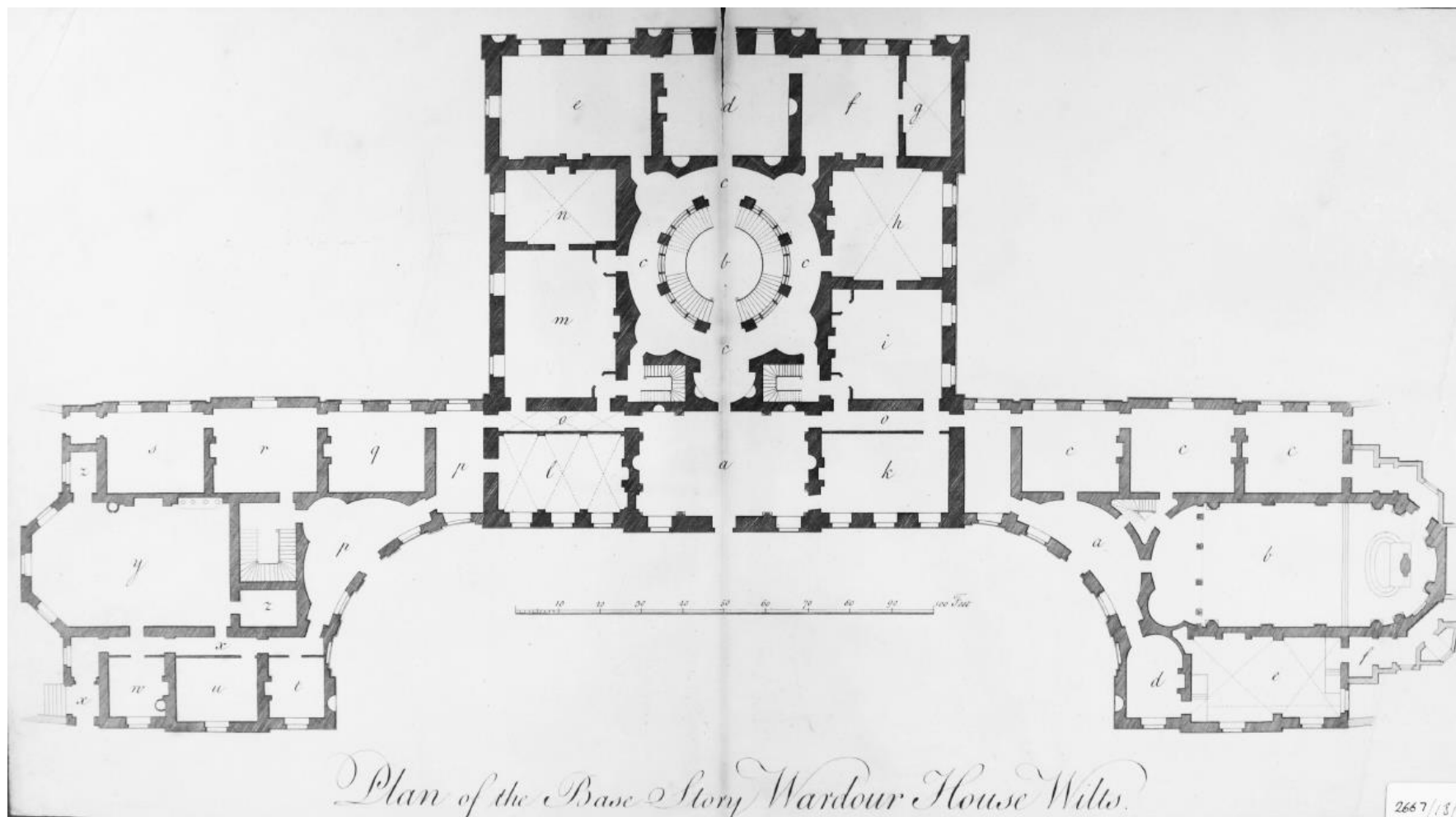
The park is planted with various clumps of mature trees (OS 1886) and is mostly grazed by sheep (2004). It slopes gently down into a valley with a series of ponds which are fed from a spring at Horwood Bottom in the far south-east corner of the park. From here, a stream supplies the water into Horwood Pond and then to Pond Close, Heron Pond, Island Pond, and Park Pond, after which it flows out into the River Nadder along the western border of the park. The ponds are now (2004) mostly silted up and the surrounding plantations are overgrown. Two other ponds situated within the park c 400m north-west of Old Wardour Castle now (since the late C20) form part of the private garden of Ark Farm (CL 1993). The C18 Ark Farmhouse (listed grade II) is built of limestone and brick with a slate roof. The

ponds, which may be of medieval origin, form an important feature throughout the development of the park and are first recorded on the early to mid C17 map of Wardour. As shown on his plan of 1764, Richard Woods proposed to create an informal lake, fed with water from the series of ponds, to be situated in the park south of the newly planned Wardour Castle but this part of his proposals appears never to have been executed.

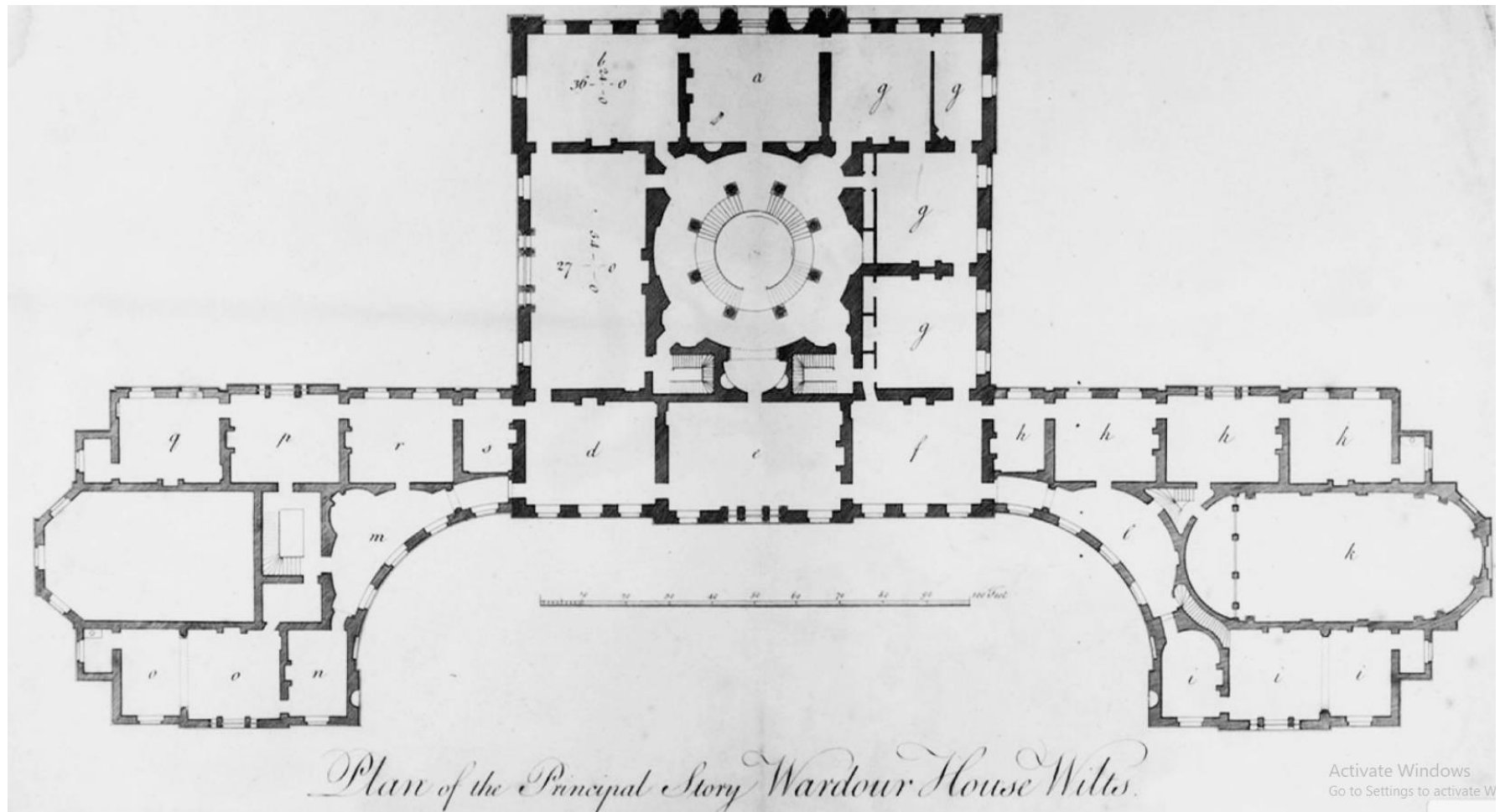
KITCHEN GARDEN The walled kitchen garden and Camellia House (listed grade II*) are situated c 200m north-east of Wardour Castle and cover an area of c 3ha. The rectangular garden, which has an apsidal north wall, was designed by Richard Woods in 1769 and is shown in great detail on Ingman's survey of 1773. The Camellia House, which contains two mature camellias, stands against the internal north wall of the garden and is now flanked to east and west by six privately owned cottages. These were converted in the late 1990s from greenhouses and potting sheds that stood here. The formal garden of the Camellia House and the cottages has a central fountain with plant beds on either side and is bisected by paths, a layout introduced in the late C20.

Some 200m east of Old Wardour Castle is the site of a former diamond-shaped kitchen garden which had been removed by 1890 (OS). This garden, called the Old Garden on Woods' plan of c 1764, is also marked on the 1753 survey of Wardour; it may have been designed by Lancelot Brown as part of his landscape proposals of the 1750s (LUC 1993).

APPENDIX 4: JAMES PAINE'S C.1770 PLANS OF THE HOUSE



Ground Floor ('Base Story')



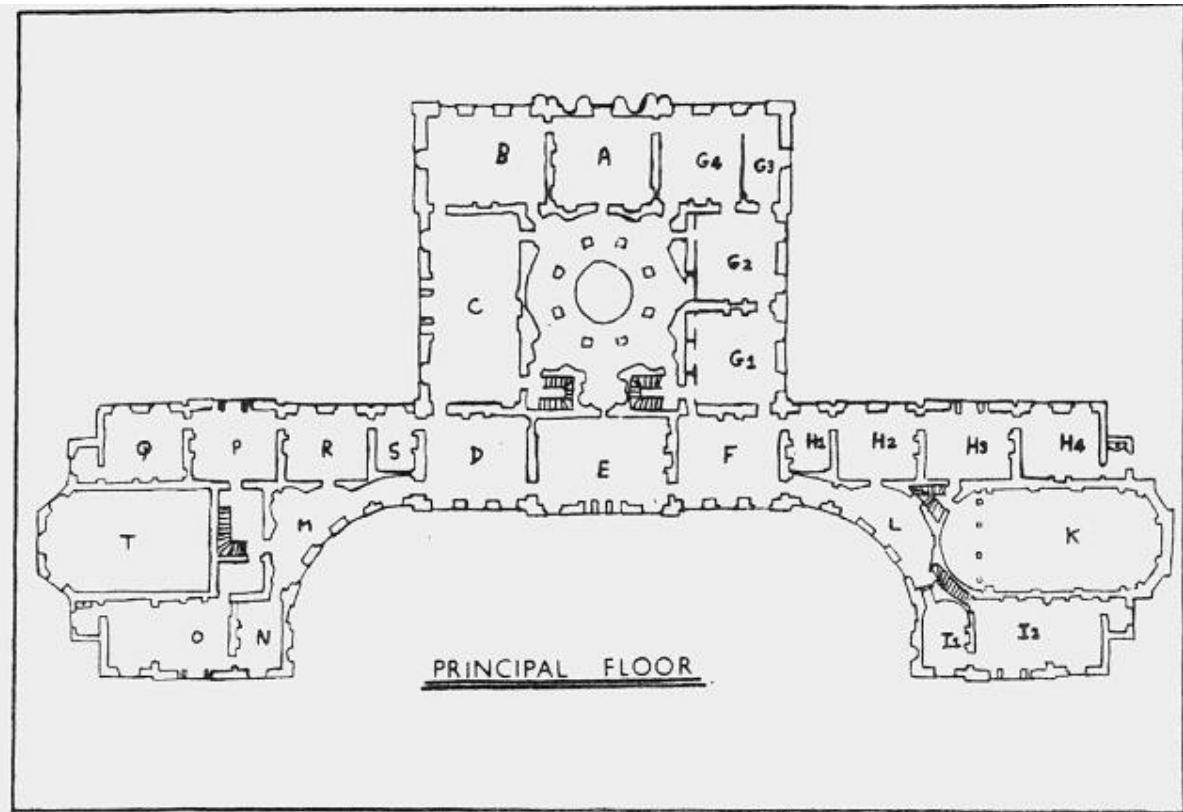
First

Floor

(‘Principal

Story’)

APPENDIX 5: ROOM DESIGNATIONS FOR THE FIRST FLOOR IN 1776 AND 1935



<u>PAINE'S PLAN, 1776</u>	<u>AS USED IN 1935</u>	<u>PAINE'S PLAN, 1776</u>	<u>AS USED IN 1935</u>
A Ante Chamber	Music Room	H4 Suite of Apartments	Lady Arundell's Bedroom
B Drawing Room	Drawing Room	I1 " "	Chintz Dressing Room
C Salon	Great Dining Room	I2 " "	Chintz Bedroom
D Common Dining Room	Blue Drawing Room	K Upper Chapel	Upper Chapel
E Great Dining Room	Saloon	L Ante Chamber	Gallery
F Library	Library	M Ante Chamber	Gallery
G1 Suite of Apartments	Boudoir	N Dressing Room	North Dressing Room
G2 " "	State Bedroom	O Bedchamber	North Bedroom
G3 " "	Lavatory	P Breakfast Room	Sitting Room
G4 " "	Little Drawing Room	Q His Lordship's Room	Bedroom
H1 Suite of Apartments	Bathroom	R Her Ladyship's Room	Buff Bedroom
H2 " "	Bedroom	S Book Room	Buff Dressing Room
H3 " "	Ante Room	T Upper Kitchen	Upper Kitchen

Above the rooms in the main block were six bedrooms and four dressing rooms; and above those, nineteen rooms in the attic for servants.