



OUTBUILDING AT TEFFONT MANOR,
TEFFONT EVIAS, WILTSHIRE, SP3 5RJ

HERITAGE STATEMENT

- A report regarding the potential impact of proposed demolition of an outbuilding on the significance of the Grade II listed Teffont Manor, the setting of designated heritage assets and the character and appearance of the Teffont Magna and Evias Conservation Area
- June 2026
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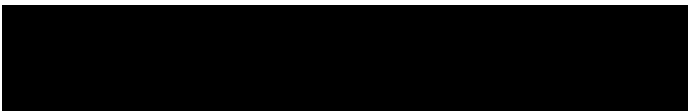
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OUTBUILDING AT TEFFONT MANOR, TEFFONT EVIAS, WILTSHIRE, SP3 5RJ

Heritage Statement

1.0 Background

- 1.1 Forum Heritage Services have been commissioned by the owner of Teffont Manor, Teffont Evias, Wiltshire, SP3 5RJ (NGR SU ST 99148 31220) to provide a Heritage Statement for an application for the demolition of an outbuilding (the 'site') physically linked to the courtyard walls of the Teffont Manor, Teffont Evias, Wiltshire, SP3 5RJ (see **Appendix A** for Location Plan). This statement has been prepared in accordance with the advice and requirements of the National Planning Policy Framework (NPPF) and its accompanying practice guide and the National Planning Policy Guidance and the local planning guidance of Wiltshire Council.
- 1.2 This Heritage Statement has been prepared by James Webb BSc (Hons) MSc (Hist Con) PG Dip UD IHBC, Director of Forum Heritage Services. The Statement will provide a summary of the history and development of the building, identify the principal elements of historical and architectural significance relevant to this application, including matters relating to the setting of the building and other heritage assets.

2.0 Introduction

- 2.1 The site is situated to the immediate north-west of Teffont Manor. Teffont Manor lies to the south of the historic core of the village of Teffont Evias. It sits and forms a group with the Church of St Michael and All Angels, Manor Cottages and attached coach house and the follies to Teffont Manor. The site is a small outbuilding to the north-west of the Manor forming part of a series of outbuildings which extend from the courtyard wall enclosures of the Manor.
- 2.2 The structure on the site is a single storey open-sided lean-to which has been enclosed at one end with a rendered part-concrete block, part stone store building with a mono-pitch corrugated profile metal roof. There is a painted timber door and window which face an outer courtyard defining the service entrance to Teffont Manor to its north-west.
- 2.3 There are no scheduled monuments on, adjacent or in the vicinity of the site. The nearest scheduled monument is a Roman Site in Upper Holt (List Entry Number: 1004715). This lies c880 metres to the north-west of the site. There is a further scheduled monument to the north-east (c1km), Wick Ball Camp, a slight univallate fort of the late Bronze Age/Early Iron Age, which sits partly within a Grade II listed Registered Park and Garden; Dinton Park (Philipps House). The structure is attached to Teffont Manor. Teffont Manor was added to the National Heritage List for England on 6th January 1966 at Grade II (A copy of the official list entry can be found at **Appendix D**).
- 2.4 The site falls within the Teffont Magna and Evias Conservation Area. The conservation area was designated in 1973 and includes the settlements of Teffont Magna and Teffont Evias. There is no adopted conservation area appraisal for the conservation area. There is a Village Design Statement (which was drafted in 2007). The site lies within the Cranborne Chase and West Wiltshire Downs National Landscape.
- 2.5 This Heritage Statement has been prepared by James Webb BSc (Hons) MSc (Hist Con) PG Dip UD IHBC, Director of Forum Heritage Services. The Statement will provide a summary of the historic context of the Site and identify designated heritage assets which may be affected by the proposed development.

3.0 Policy background

National policy

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

- Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.”
- Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.”
- In relation to Conservation Areas, Section 72(1) reads: “Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National Planning Policy Framework (2021)

- 3.2 The revised National Planning Policy Framework (NPPF) was published on 20th July 2021, replacing the previously-published 2012, 2018 and 2019 Frameworks. With regard to the historic environment, the overarching aim of the policy remains in line with philosophy of the 2012 framework, namely that “our historic environments... can better be cherished if their spirit of place thrives, rather than withers.” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 3.3 Chapter 16 reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “manner appropriate to their significance” (Paragraph 195).
- 3.4 The NPPF directs local planning authorities to require an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting” and the level of detailed assessment should be “proportionate to the assets’ importance” (Paragraph 200).
- 3.5 Paragraph 200 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.
- 3.7 Paragraph 205 requires 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction, or development within its setting, should require, “clear and convincing justification” (Paragraph 206). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the highest significance such as scheduled monuments, Grade I and grade II* listed buildings or registered parks and gardens as well as World Heritage Sites.

- 3.8 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 207 states the following: “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a. the nature of the heritage asset prevents all reasonable uses of the site; and
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.”
- 3.9 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “less than substantial harm”, paragraph 208 provides the following: “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 use.”
- 3.10 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.
- 3.11 In the case of non-designated heritage assets, Paragraph 209 requires a Local Planning Authority to make a “balanced judgement” having regard to the scale of any harm or loss and the significance of the heritage asset. The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.
- 3.12 With regard to Conservation Areas and the settings of heritage assets, paragraph 212 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a Conservation Area will necessarily contribute to its significance, this paragraph states that “proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”

Planning Practice Guidance (PPG) (2021)

- 3.13 The Planning Practice Guidance (PPG) was updated on 24 June 2021 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. It is planned that this document will be updated to reflect the revised NPPF in due course however the following guidance remains relevant.
- 3.14 In relation to the possibility of harm of a proposal on the significance of a heritage asset, the PPG explains the following: “Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply..” This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a “high test”.

Historic England ‘Conservation Principles: Policies and Guidance’ 2008

- 3.15 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England’s historic environment, including changes affecting significant places. The guide sets out six high-level principles:

-
- “The historic environment is a shared resource
 - Everyone should be able to participate in sustaining the historic environment
 - Understanding the significance of places is vital
 - Significant places should be managed to sustain their values Page 5
 - Decisions about change must be reasonable, transparent and consistent
 - Documenting and learning from decisions is essential”
- 3.16 ‘Significance’ lies at the core of these principles, the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The document sets out how heritage values can be grouped into four categories:
- “Evidential value: the potential of a place to yield evidence about past human activity
 - Historic value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
 - Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place
 - Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.
- 3.17 It states that: “New work or alteration to a significant place should normally be acceptable if:
- a. There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
 - b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
 - c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
 - d; the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” ¹

Historic England Advice Note 2 ‘Making Changes to Heritage Assets’ (February 2016)

- 3.18 This document provides advice in relation to aspects of addition and alteration to heritage assets: “The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting” (paragraph 41).

Historic England: Historic Environment Good Practice Advice (GPA) in Planning Note 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ (March 2015)

- 3.19 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the NPPF (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include: “assessing the significance of heritage assets, using appropriate

¹ p58 Historic England ‘Conservation Principles: Policies and Guidance’ 2008

expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness” (para 1).

- 3.20 Paragraph 52 discusses ‘Opportunities to enhance assets, their settings and local distinctiveness’ that encourages development: “Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation”.

Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

- 3.21 This document provides guidance on the NPPF requirement for applicants to describe heritage significance in order to aid local planning authorities’ decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning (Second Edition) Note 3 (December 2017)

- 3.22 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 3.23 Page 2, states that “the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”
- 3.24 The document goes on to set out ‘A staged approach to proportionate decision taking’ provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:
- “Step 1 - identify which heritage assets and their settings are affected;
 - Step 2 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - Step 4 - explore ways to maximise enhancement and avoid or minimizing harm;
 - Step 5 - make and document the decision and monitor outcomes.” (page 8)

Local Policy

Development Plan

- 3.25 At present the adopted Wiltshire Core Strategy (2015) and particularly Core Policy 58 forms the basis of the heritage policy for Wiltshire Council. The Council are presently in the process of reviewing their core policies and the emerging Wiltshire Local Plan Review (2020–2038) has been submitted for examination in November 2024. It is intending to replace and strengthen the heritage policies of the Core Strategy.
- 3.26 Wiltshire Core Strategy (2015), The Core Strategy sets out the strategic vision for delivering sustainable growth over the period up to 2026.
- 3.27 Core Policy 58 aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. The policy reads as follows:

Core Policy 58

Ensuring the conservation of the historic environment Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. buildings and structures of special architectural or historic interest*
- iv. the special character or appearance of conservation areas*
- v. historic parks and gardens*
- vi. important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

- 3.28 The emerging Local Plan policy for the Historic Environment is encapsulated in Policy 99. It is intended to replace Core Policy 58 and aligns closely with Sections 12 and 16 of the NPPF. Policy 99 reads as follows:

Policy 99. Ensuring the Conservation and Enhancement of the Historic Environment Development should conserve or enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains;*
- ii. World Heritage Sites within and adjacent to Wiltshire;*
- iii. buildings and structures of special architectural or historic interest;*
- iv. the special character or appearance of conservation areas;*
- v. historic parks and gardens;*
- vi. Important landscapes, including registered battlefields and townscapes.*

Any harm to the significance of designated heritage assets which will result from development proposals will be required to be justified and outweighed by public benefits

(including heritage benefits) at a level appropriate to the significance of the asset and the harm caused.

Any harm to the significance of undesignated assets which will result from development proposals must be carefully balanced considering the significance of the asset and the harm caused.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The potential contribution of heritage assets towards wider social, cultural, economic and environmental benefits will be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Policy 57 (Ensuring High Quality Design and Place Shaping). The sensitive reuse of historic buildings and spaces will be supported and opportunities for the historic environment to inform and shape new development and regeneration projects will be encouraged. The adaptation of heritage assets in accordance with Policy 41 (Sustainable Construction and Low Carbon Energy) using appropriate materials and techniques which conserve their fabric and significance will be encouraged.

Proposals for change affecting the historic environment (which require planning permission or listed building consent) should be accompanied and informed by an assessment of heritage significance and the impact of the proposals on this significance, produced with appropriate expertise where necessary and making reference to the information held in the Historic Environment Record. Where a proposal includes potential archaeological interest a desk based assessment, and if necessary, field evaluation should be carried out and submitted with the proposal.

Development proposals that improve the condition of heritage assets at risk will be supported.

4.0 Historic Context²

- 4.1 The village of Teffont Evias is in the Nadder valley 15 km. west of Salisbury. The parish was in 1934 merged with Teffont Magna parish, until 1922 a chapelry of Dinton, to form Teffont parish. Teffont Evias parish contained 749 a. and measured 3 km. by 1.5 km. Its lands were distinguished from those of Teffont Magna and Dinton to the north and north-east before 1086. The south-western boundary with Chilmark and Tisbury is marked by a tributary of the river Nadder, and the south-eastern boundary by the Nadder itself: both boundaries survive from the 11th century.
- 4.2 The settlement which became the separate villages of Teffont Magna and Teffont Evias was called Teffont in 860 and took its name from its position on the stream, locally called the Teff, which rises at Spring Head in Teffont Magna. By the 13th century the suffix Ewyas, the surname of the 12th-century overlords, later modified to Evias, had been added to distinguish the southern Teffont. The form Teffont Hungerford was used in the early 15th century when the manor belonged to members of the Hungerford family. From the 16th century to the 18th the parish was occasionally referred to as Nether Teffont and in the 20th was also called Lower Teffont.
- 4.3 There are Purbeck outcrops over most of the parish, narrow outcrops of Upper Greensand and Gault on the northern boundary, of Wealden loam on the north-eastern, and of Upper Portland limestone on the western. The Nadder has deposited alluvium along the southern boundary. At 150 m. the land is highest in the north and, at 76 m., lowest in the south-east, and the south-west boundary stream and the Teff across the east part of the parish have both cut valleys which lie north-west and southeast. Most of the

² Abridged from pp185-195 Freeman, Janet H Stevenson, *A History of the County of Wiltshire: Volume 13, South-West Wiltshire: Chalke and Dunworth Hundreds*, ed. D A Crowley (London, 1987),

land is suitable for arable and pasture. There were presumably commons in the west part of Teffont Evias, open arable fields in the south and west, and water meadows beside the Nadder. The limestone on both sides of the western boundary stream has been quarried from prehistoric times. Settlement in the parish was concentrated beside the Teff.

- 4.4 In 1773 Carter's Lane led to Lower Chicksgrove in Tisbury. Before c. 1807 it had been linked to the north with Holt Lane which was extended west and south-west to Teffont quarry. Carter's Lane fell out of use as a through road in the earlier 20th century and in 1984 it and Holt Lane were farm tracks. Until c. 1816 the Salisbury—Mere turnpike road was north of Dinton and crossed Teffont Magna street near its north end, but a more southerly and less steep route through Teffont Evias village street also led from Dinton to Teffont Magna and from it a road diverged south-westwards towards Tisbury. The southern road to Mere became the turnpike road c. 1816 when, to keep traffic out of Teffont Evias street which was often flooded, a new road was made along the north-east boundary. That road was disturnpiked in 1870. It remained part of the Salisbury—Mere road in 1984 when the road diverging from it, taking traffic between Tisbury and Salisbury, was also busy. The line constructed by the Salisbury & Yeovil Railway across the east corner of the parish was opened in 1859, and in 1984 was part of a main route between London and Exeter.
- 4.5 The land of Teffont Evias was inhabited in the Mesolithic period. It may also have been occupied in Romano-British times and two burials of that period have been found in the quarry.
- 4.6 The contribution which Teffont Evias made to the fifteenth of 1334 shows that the township was one of the least prosperous of those assessed in Dunworth hundred. That only 34 inhabitants were assessed for the poll tax of 1377 shows that it was also one of the least populous. There were fewer than 10 households in the parish in 1428. The township remained one of the least populous and of the poorest in Dunworth hundred in the 16th century and earlier 17th. The population was 143 in 1801. The fall to 115 by 1811 may have been due to the temporary absence from the village of several families after nine houses near the Rectory were burned down in 1810. In the century between 1831 and 1931 the population fluctuated, the highest figure, 177, being recorded in 1851, the lowest, 96, in 1901.
- 4.7 In 1589 Teffont Evias village already formed a street alongside the Teff. The stream was diverted west through the garden of the Rectory, where two small ponds were formed in it, before 1840. A fishpond made in it south of Teffont Manor before 1818 was called the Lake c. 1840. The pond was drained when a new lake was made by damming the stream south of the Dinton-Tisbury Road possibly c. 1859. The valley's wooded appearance owes much to planting by J. T. Mayne in the earlier 19th century.
- 4.8 The church and Teffont Manor were built at the south end of the street, most of the other houses at the north end. That some houses were built to face the street and some at right angles to it may suggest that the north end was closely built up. Apart from the few built in the later 20th century, including four bungalows in Long Meadow, all the houses to survive are of stone rubble from Teffont quarry, and most of those in the street, and several in Carter's Lane and Holt Lane, are of the 17th century and thatched. Teffont Manor in the south and the Rectory, called Bridges in 1984, in the north were built away from the stream against the steep sides of the valley, but all the other houses in the street were built near the stream. Those on the east side were, like the church and the Rectory, approached by narrow stone bridges over the Teff.
- 4.9 Howards House was built as an east-west range at right angles to the street with a short north wing, perhaps for Augustine Hayter in 1623. The north wing was enlarged to incorporate a staircase in the later 18th century. In 1837–8 the house was extended further north, an attic floor was built, and a roof with bracketed eaves in the style of a Swiss chalet was constructed for J. T. Mayne. It was called the Cottage until 1947. The house was used as a guest house in the 1920s and 1930s and is now a hotel (this used has extended from 1972).
- 4.10 The park created north and east of Teffont Manor before 1840 accommodated the huts of an American air force camp billeted in Teffont Manor and other houses in the village during the Second World War.

- 4.11 A manor house which was repaired c.1490 and c.1533 has been referred to as ruinous in 1545. The house in which William Ley lived in 1589 may have stood south of the church. Teffont Manor, called Teffont House in 1825, was built, perhaps by William Ley in the late 16th century or early 17th, north-east of the church. It comprised a two-storeyed range running north-west and south-east and had a south-west entrance front. The ground floor included a large room near the centre, service rooms, and an entrance passage at the north-west end. All those rooms had low ceilings. The principal rooms on the first floor were much taller. A range built on the north-east may have originated in the early 17th century as two short cross wings. In the earlier 19th century J. T. Mayne extended the north-east range, built a third storey with low-pitched roofs and embattled parapets on the original house, including the north-east range, and extended the house in an embattled style north-eastwards to meet the steep side of the valley, where he constructed a tall circular tower. He renewed most of the windows in a style of the later 16th century, and added mullions and transoms to those of the first floor. He built a wide buttress against the centre of the south-west front, perhaps to conceal an earlier chimney stack, and enclosed in Gothic porches, the old doorway north-west of the buttress and a new one south-east of it. The south-east doorway gave access to a new principal staircase. Mayne fitted the interior of the house with reset panelling and door cases of the early 17th century and late 18th. A service court, incorporating a water tower, was built on the north-west side of the house in the later 19th century, possibly by Emily and William Fane De Salis. After the Second World War the north porch and some of the north-eastern extensions, including a first-floor conservatory, were demolished, and the house was made into three flats to designs by G. B. Imrie.

Cartographic evidence

- 4.12 The earliest map of an appropriate scale is the Teffont Evias (with Magna) of 1840-41 (**Figure 1 Appendix B**). The tithe map shows the remodelled Teffont Manor with two projecting 'porches' to the south-west (front) elevation and a narrow projecting wing with tower to the north-eastern end. The service space to the north-west appears to be defined by this date and a long range to the north-west (in grey – generally denoting a building of less substantial construction and/or not used for domestic uses, other than ancillary). The north-west range appears to conclude at a line across, forming the courtyard which is assumed to be either the present embattled wall with moulded arch or at least the line of this present enclosure. There is a further building to the north-west of this to the north side of the 'plot' and a further building with enclosures; a cow barn or pig pens or multi-use building.
- 4.13 By the first-edition Ordnance Survey 25 inch mapping of 1886 (**Figure 2 Appendix B**), there is a newly constructed range to the north side of the service yard enclosure. The southern side extends with an open-sided building to the line of the walled enclosure (with entrance arch). There is a building to the north side of the enclosure set to the wall and a further building to the north-west side of the enclosure wall. There are no buildings shown to the site at this date. The animal building to the north has lost its north-east projection. The kitchen garden of the Manor is seen set out to the north with glass houses to its northern wall.
- 4.14 The revised second edition Ordnance Survey 25 inch mapping of 1899 (**Figure 3 Appendix B**) shows little change. There are no buildings to the site at this time. By 1923 (**Figure 4 Appendix B**), the Ordnance Survey 25 inch mapping records a small building abutting the north-west side of the courtyard enclosure. There are no buildings on the site.
- 4.15 The 1939 Ordnance Survey 25 inch mapping (**Figure 5 Appendix B**) shows some form of extension of the small building to the north-west side of the courtyard enclosure, however, the site remains undeveloped.
- 4.16 The Ordnance Survey 25 inch series 1979-80 (**Figure 6 Appendix B**) shows a building on the site and an open-sided structure linking this to the courtyard wall. The building to the north side of this outer courtyard has been extended to the north-west. And there is an additional building shown to the north of the former animal house.

5.0 Heritage Designations

- 5.1 Teffont Manor is a Grade II listed building (**Figure 1 Appendix C**). It was added to the National Heritage List for England (NHLE) on 6th January 1966 at Grade II. The full list entry can be found at **Appendix D**. The list description for the house reads:

Manor house, now three flats. C17 and early C19. Rubble stone and limestone ashlar, Welsh slate hipped roofs, ashlar stacks with moulded capping. Consists of two parallel ranges with rear wing. Three-storey, 4-window front. Battlemented porch to right of centre with blind quatrefoils and loopholes, planked C19 door with square hoodmould. To right is one 4-light recessed hollow-chamfered mullioned window, to left are three 4-light mullioned windows, 2-light and single light, large buttress with offsets. First floor has four 4-light mullioned and transomed windows with hoodmoulds. Second floor has four 3-light flush-mullioned windows in cyma-moulded surrounds. Moulded cornice and battlemented blocking course to C19 roof. To left is 2-storey loggia with round-arched openings to ground floor and 2-light and 3-light mullioned windows to first floor. Left return has external stack, loggia with elliptical-arched openings to ground floor, 2-light pointed window to first floor, main range has 3-light mullioned window, cross window and two pointed windows with cusped lights to second floor. Right return has fixed window, three French windows with margin-panes and hoodmoulds, external stacks with offsets, first and second floor have four cross windows, the right hand pairs have hoodmoulds, straight joint between, battlemented blocking course. Rear has loggia to right, 4-light mullioned window to left, first and second floor have 3-light casements, margin-pane French windows to left at level of hillside. Rear wing, partly on side of hill, has elliptical-arched chamfered doorway, C20 casement, mullioned windows and 3-light mullioned and transomed windows to first floor, lead rainwater head dated 1947. Interior partly inaccessible at time of survey (April 1985), but early C19 entrance hall has two elliptical arches on marble columns, C17-style closed string stairs with turned balusters. First floor said to retain original C17 panelling. Attached to rear wing is early C19 octagonal folly tower; 3 stages with pointed lights and quatrefoils, battlemented parapet with corbel table. Folly is linked to house by single-storey short range with pointed semi-circular niches, 2-light pointed window and roll-moulded pointed doorway; all rubble stone with ashlar dressings. On upper level of hillside is a second octagonal folly, single-storey with pointed doorway and chamfered lancets with hoodmoulds, arms of Mayne family in quatrefoil above doorway, moulded cornice to battlemented parapet. Manor embellished and the follies added by John Mayne during 1820s, at same time as Church of St. Michael and All Angels (q.v.) rebuilt. This group of buildings set in picturesque landscaped valley with dammed stream forming a lake to the south.

- 5.2 The list description does not mention the courtyard enclosure created by the embattled wall to the south-east of the site (**Figure 2 Appendix C**). However, the wall is Grade II listed by virtue of forming a physical part of the listed building. By default, the open-sided lean-to and the store (the site), as they are physically linked to the listed building are also Grade II listed. Therefore any works which affect the character of this part of the listed building may require listed building consent.
- 5.3 There is a separate list entry (Grade II) for a folly to the rear of the manor but this forms part of the manor complex. The church of St Michael and All Angels lies immediately south of the site (**Figure 3 Appendix C**). The church was added to the National Heritage List for England on 6th January 1966 at Grade II*. The church has historic fabric surviving from the 16th and 17th century (and fragmentarily earlier) but was rebuilt by Charles Fowler c1824-26 for John Mayne of Teffont Manor. The early 19th century gate, gate piers and attached walling and bridge over the stream are separately listed at Grade II (see **Figure 3**

Appendix C). The were added to the NHLE on the 27th July 1985. A 17th century chest tomb to Oliver Smith (died 1698) is separately listed (Grade II) and located adjacent to the gate and gate piers.

- 5.4 To the south-east of the church group lies the 19th century Manor Cottages and coach house, with origins in the 18th century. The coach house sits along the line of the stream (**Figure 4 Appendix C**) and there is a separate bridged access which probably formed one of the original approaches to the Manor House (**Figure 5 Appendix C**).
- 5.5 All of these listed buildings form a group of some considerable quality and picturesque cohesion. The site would be considered to form part of the setting of this group but with the emphasis on the church which sits adjacent to the site (**Figure 6 Appendix C**).

6.0 Description and analysis

- 6.1 The lock-up storage space and open-sided lean-to on the site was constructed some time between 1939 and 1979. From the materials used, it would appear to be post-war in character with later changes (such as the roof and windows). The building and structure on the site (**Figure 7 Appendix C**) is built up from a boundary wall which defined the south-west garden space from the access to the service yard to the north-west. The boundary wall is rubble stone to the lower section and stained softwood weatherboarding to the upper section (**Figure 8 Appendix C**). To the rear of the open-sided leant-to the stonework is older and also in coursed rubblestone and rises to the full storey lean to.
- 6.2 To the north-east elevation, it is suspected that the space was formerly an open-sided structure as seen adjacent (**Figure 9 Appendix C**) and that a store has been created at one end by the under-building of the eaves with concrete block (**Figure 10 Appendix C**) to form the present enclosed structure. There are two single glazed two-light windows and a vertical boarded door, all painted timber, to the north-east elevation (**Figure 11 Appendix C**). The south-east wall is corrugated cement sheeting (**Figure 12 Appendix C**) and the north-east wall is concrete block (**Figure 13 Appendix C**).
- 6.3 Internally, the roof is supported on a series of what could be considered principal rafters which have two sets of purlins on steel hangers (**Figure 14 Appendix C**). The roof timbers are sawn softwood (**Figure 15 Appendix C**). This structure is continued to form the open-sided lean-to.

7.0 Significance of the site

- 7.1 The present structure on the site is mid to late 20th century in date. It is a relatively crude and simple structure which has evolved from the covering of an external space (to form an open lean-to and later, the store) and built-up from an earlier stone boundary wall which appears to have separated the service areas of the manor house from the garden setting of the house which also includes the Grade II* listed church of St Michael and All Angels. The boundary wall has older sections of stonework but has been substantially rebuilt in sections (probably within the 20th century). These sections of walling are of moderate evidential and historic significance.
- 7.2 The remaining material elements of the site are of very low evidential, historic, architectural and aesthetic significance. They add very little to the understanding of the Grade II listed Teffont Manor and have evolved over a relatively short period of time to the present configuration of part open-sided lean to and part enclosed store (the site).

Setting

- 7.3 The significance of the setting of associated heritage assets of which the site is deemed to fall within can be summarised as the collective qualities of the Manor House, Church and Manor Cottages. These qualities are high quality locally important materials, architectural integrity and their stream-side setting

which forms such an important part of the character and appearance of the TeffontEvias Conservation Area.

- 7.4 Whilst each of the statutory listed buildings have high architectural, historic and aesthetic value, the site is presently neutral in terms of contributing to that significance. It does not impede the full understanding of the listed buildings either individually or collectively and does not harm the understanding or appreciation of the picturesque setting of these designated heritage asset.
- 7.5 For the same reasons as relates to individual listed buildings and their collective grouping, the present outbuildings attached to the courtyard walls of the Grade II listed Teffont Manor could be considered to have a neutral impact upon the character and appearance of the Teffont Magna and Evias Conservation Area. Whilst they could not be considered to be of evidential, historic or architectural value, their form, scale and materiality are inoffensive and do not detract from the character and appearance of this part of the conservation area. Their utilitarian and functional character are appropriate for their service-related setting in relation to the manor house.

8.0 Proposed development and impact on heritage assets

- 8.1 The proposed works comprise the demolition of the existing store and lean-to and the making good of the site for operational (permitted) development undertaken by others in relation to the existing and future needs of the adjacent hotel and the village. This report is not considering the potential development on this site but purely the demolition of the existing structure.
- 8.2 The demolition of the existing store will have no harmful impact upon the Grade II listed Teffont Manor. The structure is of very low evidential, architectural, historic and aesthetic significance. Its loss will not impact upon the historic or architectural understanding of Teffont Manor.
- 8.3 The stone walls to the rear of lean-to and enclosed store will remain unaffected.

Impact upon the setting of designated heritage assets

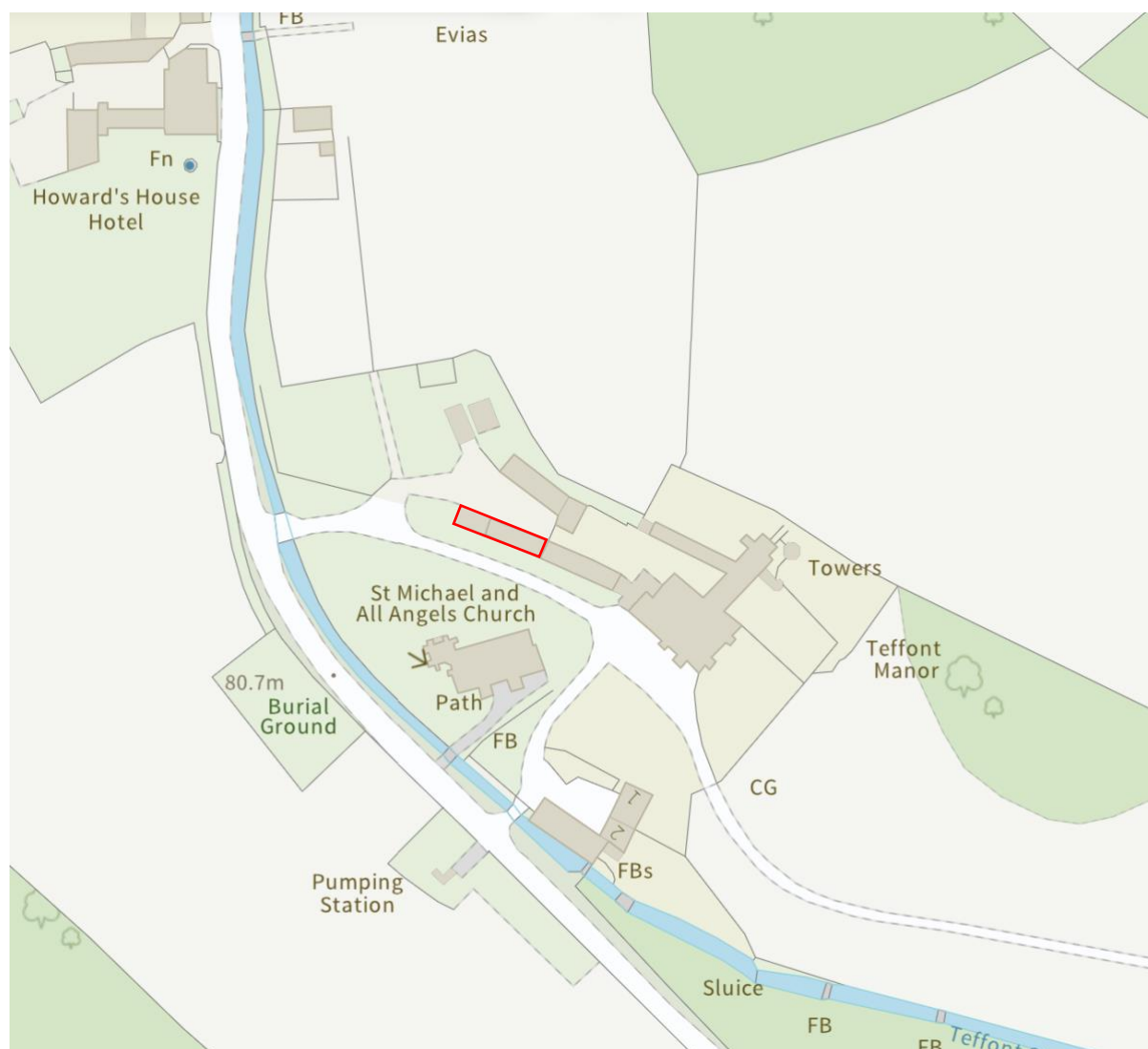
- 8.4 The proposed demolition has the potential to impact upon the setting of the Grade II* listed Church of St Michael and All Angels, its associated gates, gate piers and bridge and separately listed chest tomb monument and the Grade II listed Manor Cottages and attached coach house. These buildings form a group with Teffont Manor.
- 8.5 The site cannot be seen in public views (from the road and roadside and public rights of way to the south-west side of the valley). In these views, the church, its mature boundaries or the coach house obscure views towards the site or Teffont Manor. These views are reduced to glimpses and are not shared with the site (**Figures 16 Appendix C**). The site can be glimpsed between mature trees (**Figure 17 Appendix C**) but not in association with the heritage assets.
- 8.6 The site can be viewed and is seen in relation to designated heritage assets in private views, most notably in the approach from the north-west to Teffont Manor (see **Figure 6 Appendix C**). In these views, the retention of the stone boundary wall and demolition of the existing structure will have no harmful impact on the setting of these statutory listed buildings.

9.0 Conclusion

- 9.1 This Heritage statement has established that the store and lean-to proposed for demolition is of very little or no heritage significance in terms of their evidential, architectural, historic, and aesthetic value. There will be no loss of historic fabric.
- 9.2 The proposals are considered to have at worst a neutral affect and could be considered beneficial to the site overall.

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- 9.3 The site is also located potentially within the setting of a small group of designated heritage assets, in particular the Grade II* listed Church of St Michael and All Angels. The proposed development is considered to have a neutral impact on their significance. It is considered that the proposed demolition has the potential to make a positive contribution to both the setting of a high graded listed building and the character and appearance of the Teffont Magna and Evias Conservation Area.
- 9.4 Careful regard has been given to the local plan policies, the National Planning Policy Framework and its associated guidance notes, Historic England's guidance and the Teffont Village Design Statement. In particular, the need to understand the historic significance of the site and its setting.
- 9.5 Accordingly, I can find no conflict in the proposed development with the statutory duty in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, National Policy in the National Planning Policy Framework Policies and the Local Plan and Core Strategy policies of Wiltshire Council.

Appendix A: Location Plan



Outbuilding at Teffont Manor, Teffont Evias, Wiltshire (site is shown in red)

Appendix B: Historic maps

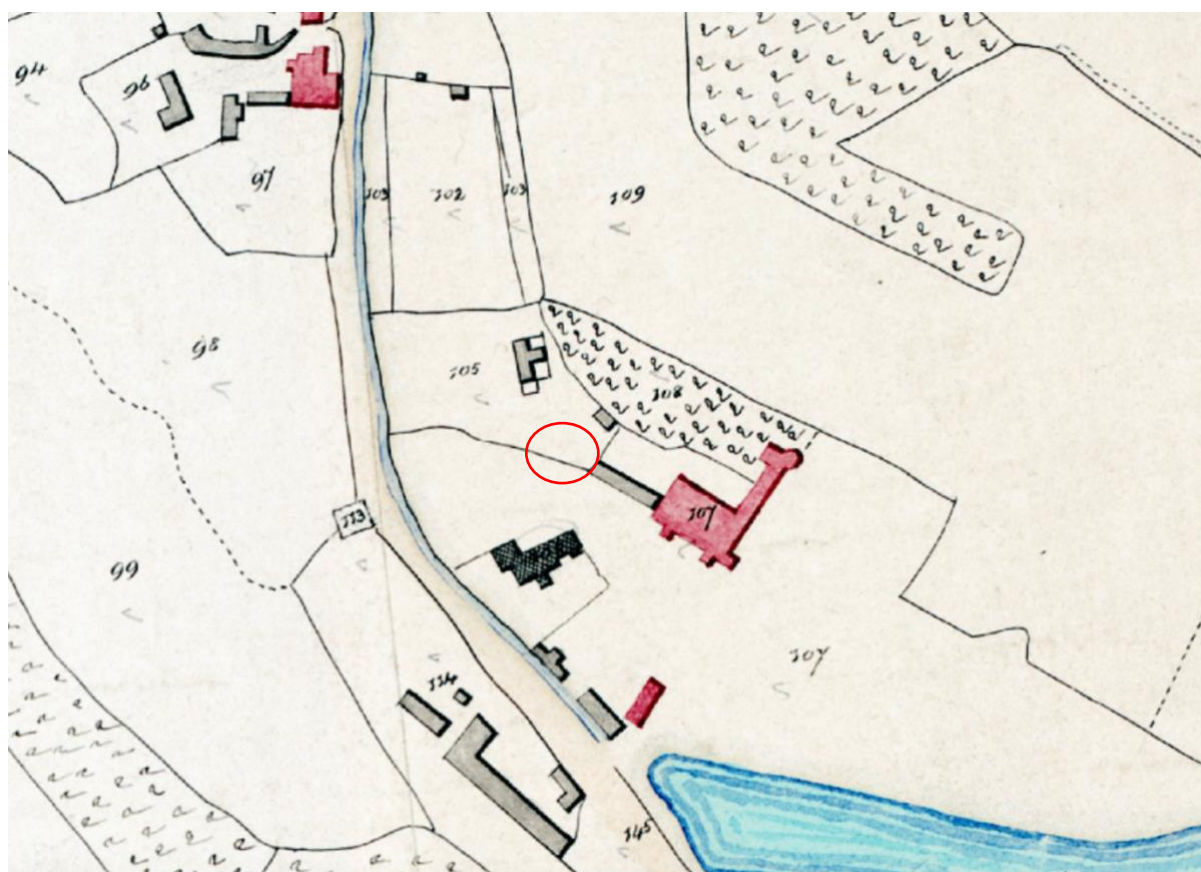


Figure 1: Teffont Evias tithe map 1840-41 (approximate location of the site is shown in red)

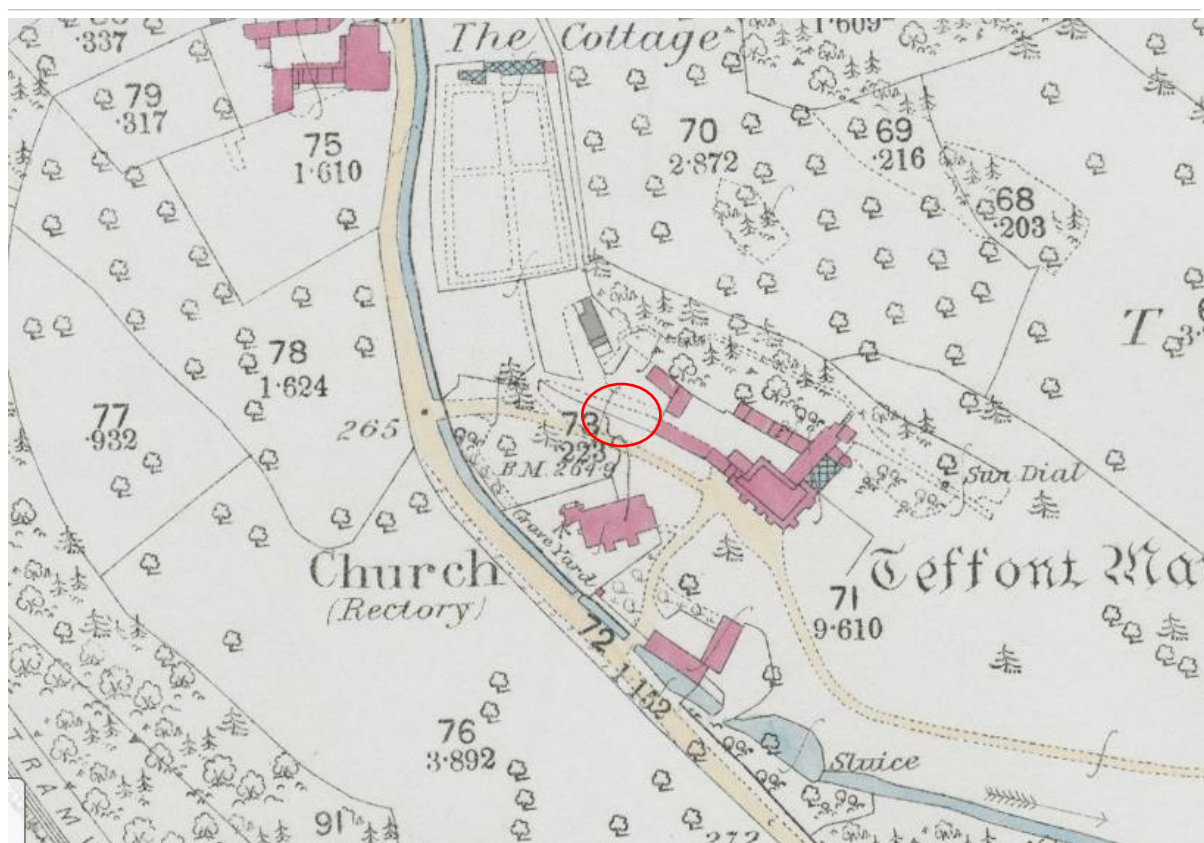


Figure 2: Extract from Ordnance Survey 25 inch Wiltshire series sheet LXV.9. Surveyed 1886 and published 1887 (approximate location of the site is shown in red)

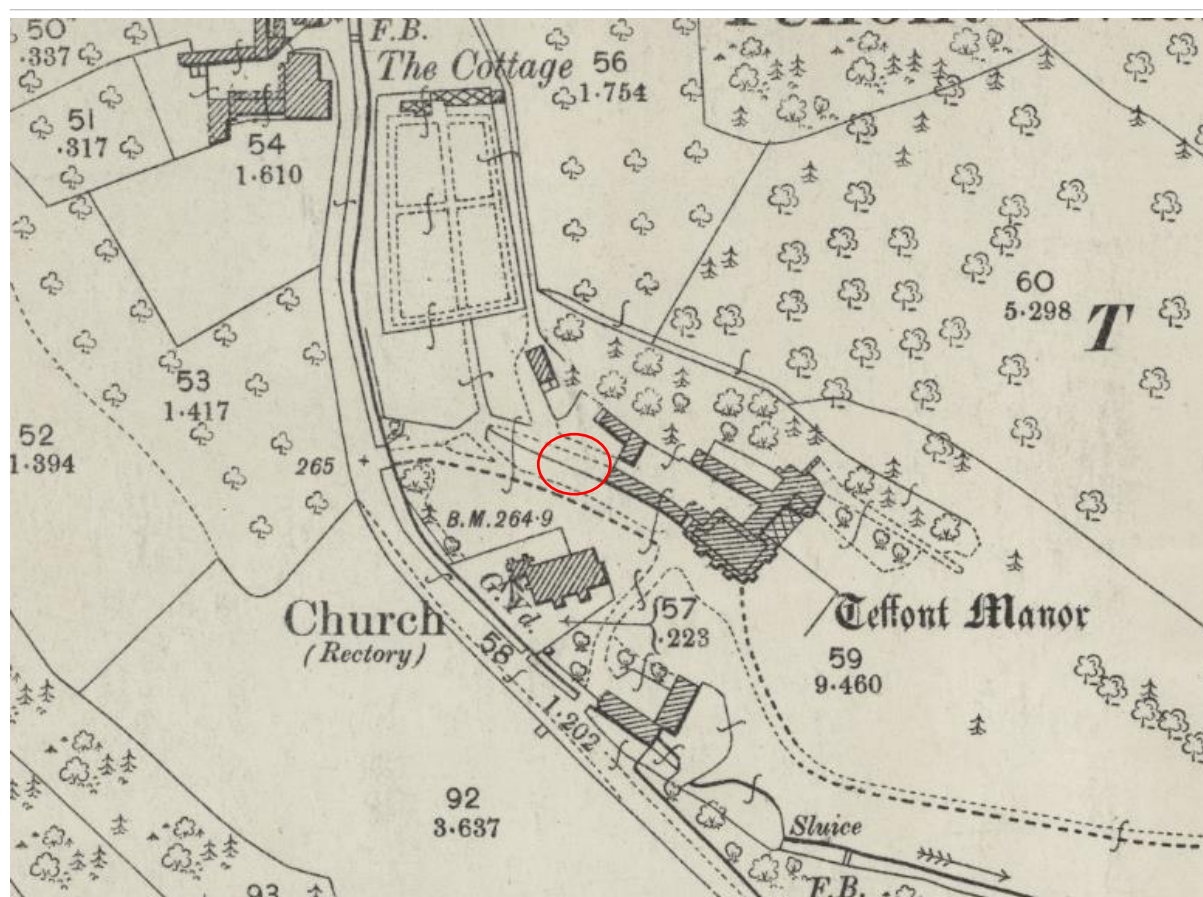


Figure 3: Extract from Ordnance Survey 25 inch Wiltshire series sheet LXV.9. revised 1899 and published 1901 (approximate location of the site is shown in red)

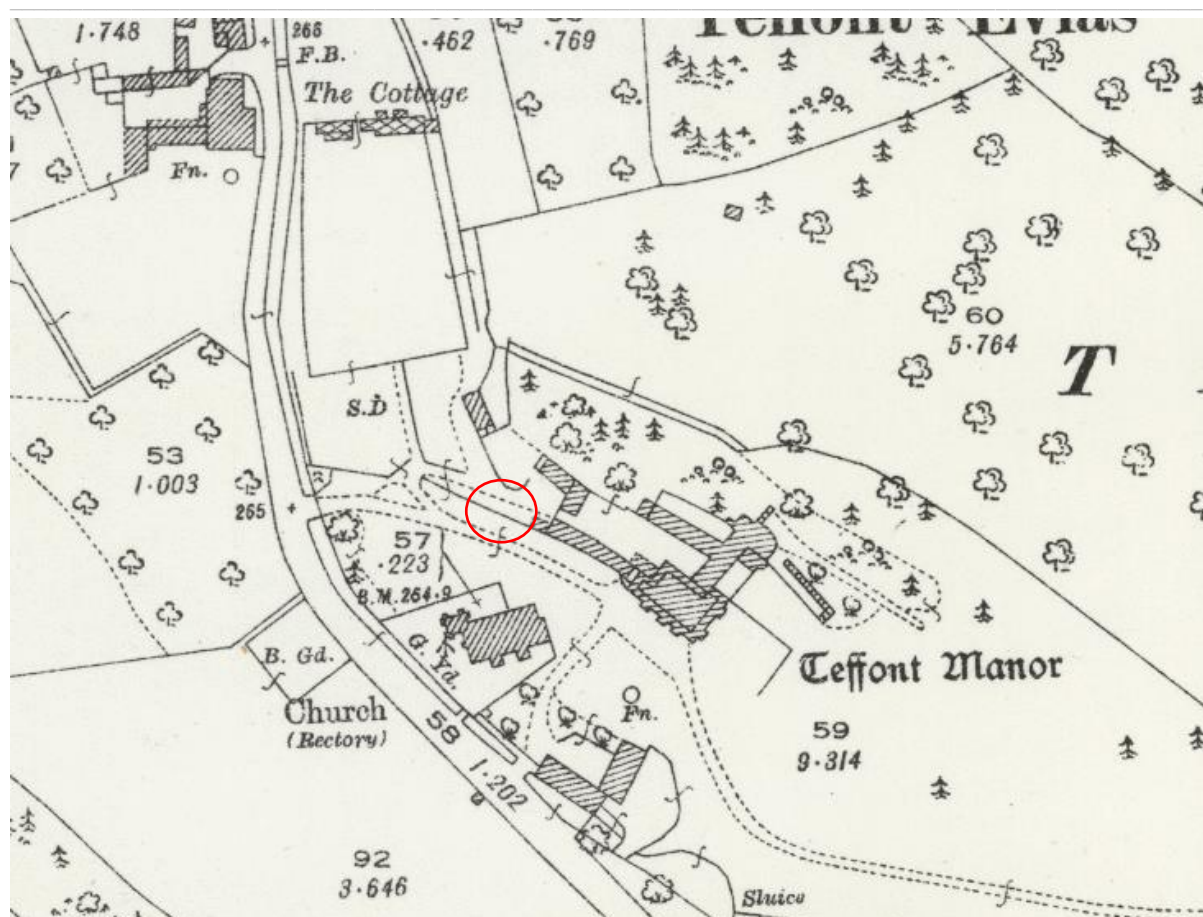


Figure 4: Extract from Ordnance Survey 25 inch Wiltshire series sheet LXV.9. revised 1923 and published 1925 (approximate location of the site is shown in red)

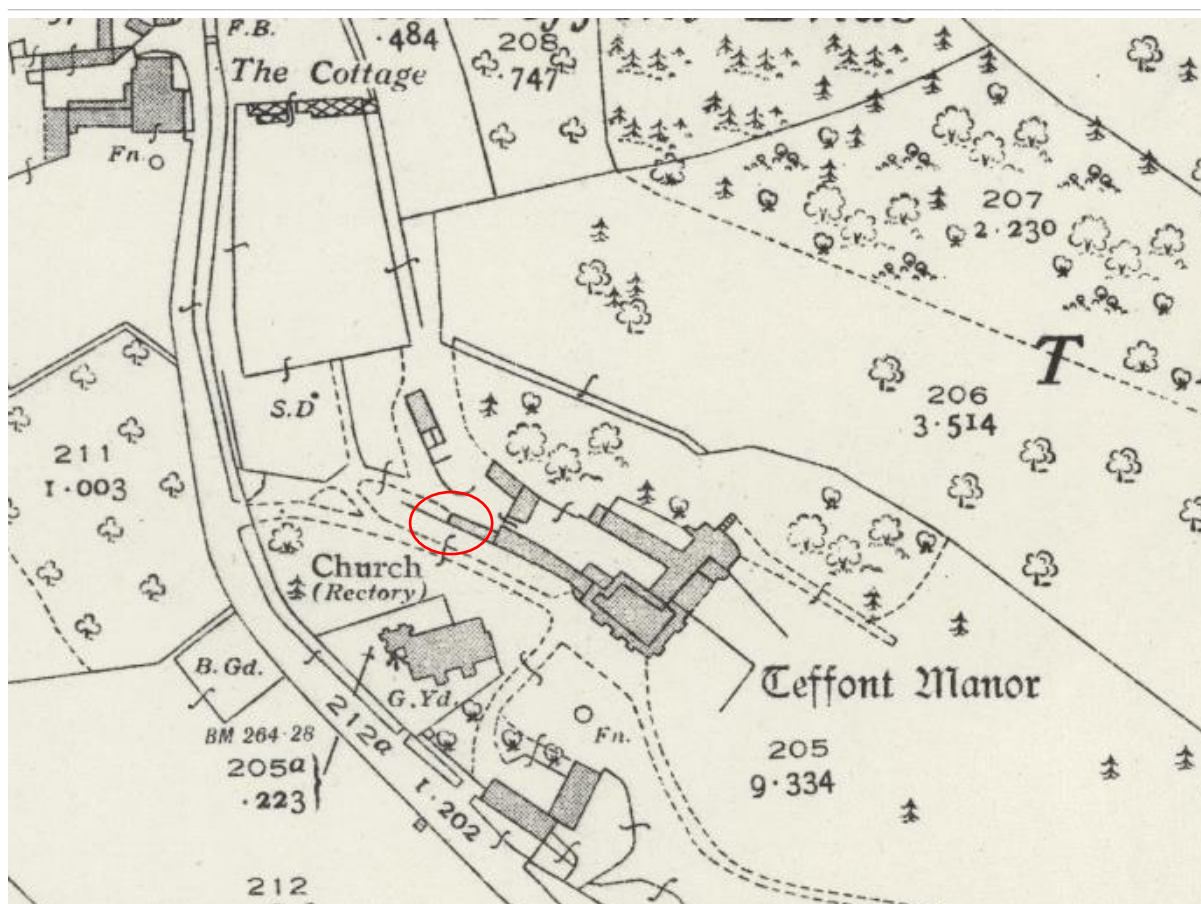


Figure 5: Extract from Ordnance Survey 25 inch Wiltshire series sheet LXV.9. revised 1939 and published 1946 (approximate location of the site is shown in red)

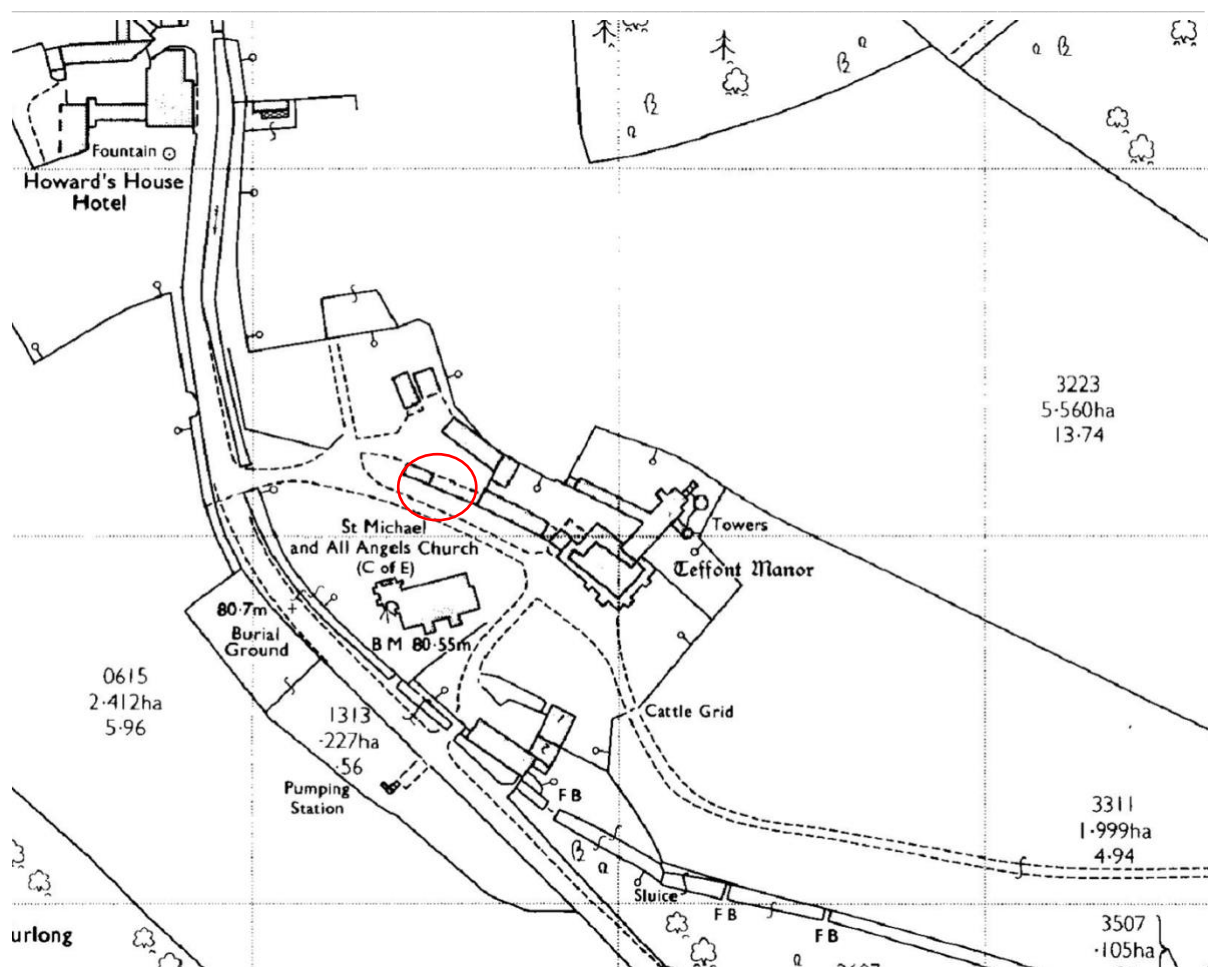


Figure 6: Ordnance Survey 25 inch series 1979-80 (approximate location of the site is shown in red)

Appendix D: Figures



Figure 1: The Grade II listed Teffont Manor (south-west elevation) and separately (Grade II) listed folly



Figure 2: Embattled courtyard enclosure to the north-west side of Teffont Manor (forming the service courtyard)



Figure 3: The Grade II* listed church of St Michael and All Angels



Figure 4: Coach house to Manor Cottages lining the stream



Figure 5: Access adjacent to the coach house to Manor Cottages



Figure 6: The site in relation to the Church of St Michael and All Angels (taken from Teffont Manor)



Figure 7: The enclosed section of the building on the site (proposed for demolition)



Figure 8: Boundary wall forming the south-west elevation of the store (the site)



Figure 9: The store on the site and the open lean-to beyond



Figure 10: Blockwork to the store elevations (seen to north-east and north-west elevations)



Figure 11: One of two, two-light windows to north-east elevation



Figure 12: The south-east elevation of the store



Figure 13: North-west wall (internal) of store



Figure 14: Modern roof structure of store



Figure 15: Sawn softwood timber principal rafters



Figure 16: Glimpsed view of Teffont Manor beyond the church



Figure 17: Glimpsed view of site from roadside between mature trees

Appendix D: List Description(s)

Teffont Manor

Flats 1,2 and 3 With Two Attached Follies Teffont Manor With Two Attached Follies

<https://historicengland.org.uk/listing/the-list/list-entry/1250965>

Folly to Rear of Teffont Manor

<https://historicengland.org.uk/listing/the-list/list-entry/1318680>

Church of St Michael and All Angels

<https://historicengland.org.uk/listing/the-list/list-entry/1146266?section=official-list-entry>

Gate Piers, Gate, Attached Walling and Bridge at Church of St Michael and All Angels

<https://historicengland.org.uk/listing/the-list/list-entry/1250894>

Smith Monument in the Churchyard About 4 Metres South of Nave of Church of St Michael and All Angels

<https://historicengland.org.uk/listing/the-list/list-entry/1146267>

Manor Cottages With Attached Coach House

<https://historicengland.org.uk/listing/the-list/list-entry/1146268?section=official-list-entry>

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