

1. Introduction and Methodology

1.1 Purpose of the Statement

1.1.1 This Heritage Statement has been prepared to describe and assess the significance of the heritage assets at Nonsuch Estate and to consider how the proposed works for their restoration and reuse may affect that significance. It supports a planning and listed building consent application to Wiltshire Council and provides a proportionate, evidence-based account of the site's architectural, historic and landscape interest in accordance with national and local policy.

1.1.2 Nonsuch Estate includes Nonsuch House (Grade II*), the Stable Block and Coach House (Grade II), the Walled Garden (Grade II) and the Garden Walls and Gate Piers (Grade II), together with other associated curtilage structures and the designed parkland that forms their setting. The purpose of this assessment is to describe the development of these buildings and spaces, to identify their individual and collective significance, and to evaluate the degree to which the proposed works might affect them. It also seeks to demonstrate how potential harm has been avoided or reduced through design and how the project will secure the long-term conservation and viable reuse of the estate.

1.2 Scope and Authorship

1.2.1 The scope of the assessment reflects the character of the Estate and the nature of the works proposed. The primary focus lies on Nonsuch House (Grade II*) and the group of associated historic buildings and landscape features that shape its setting and contribute to its overall significance. The appraisal is rooted in direct observation: throughout 2025, I have made repeated visits to the Estate, often at different times and in varying conditions, in order to develop a clear understanding of its physical condition, spatial character and relationship to the surrounding landscape. These site visits were complemented by informal conversations with residents of Westbrook, Bromham and Chittoe, whose recollections help to situate the Estate within the memory and identity of the local community.

1.2.2 Documentary sources supplement this work, including the statutory list entries, historic mapping, a small number of photographs and relevant planning records. Together with the physical fabric of the site, these sources provide a sufficiently coherent basis on which to understand the Estate's development and significance. This statement reflects that combined body of evidence and the professional judgement applied in its interpretation.

1.3 Approach and Methodology

1.3.1 The methodology follows recognised good practice and draws directly on the principles outlined in Historic England's GPA2 *Managing Significance in Decision-Taking* (2015) and GPA3 *The Setting of Heritage Assets* (2017). These documents provide the framework for assessing heritage significance and for considering the effect of proposed change. The process adopted here has involved, first, identifying both designated and non-designated heritage assets that may reasonably be affected by the works. Each has

then been described with reference to its form, materials and apparent development, drawing primarily on onsite inspection supported by the available documentary context.

1.3.2 Significance has been evaluated using the evidential, historical, aesthetic and communal value framework set out in *Conservation Principles* (2008). The likely impact of the proposed works has been examined in terms of both the direct physical effects on the fabric and the indirect effects on the setting and experience of the Estate. In line with the National Planning Policy Framework, the anticipated level of harm has been considered using the established distinction between substantial and less-than-substantial harm. This allows the findings to be expressed in a manner consistent with national planning policy and familiar to decision-makers.

1.1.3 The analysis then balances any residual harm against the public benefits associated with the proposals and the longer-term conservation of the heritage assets. While the evidence naturally varies in depth across different parts of the site, the combination of documentary material, physical inspection and established guidance provides a sound basis for forming proportionate and defensible conclusions.

1.4 Level of Assessment

1.4.1 The level of assessment undertaken is proportionate to both the significance of the heritage assets and the scale of the proposed works. As the Estate includes a Grade II* building and a number of associated historic features, a detailed but appropriately focused appraisal has been carried out. This sits between a high-level overview and a full conservation plan: it goes beyond a descriptive survey, but it does not attempt the exhaustive catalogue that would accompany a major restoration project. The emphasis is on identifying those aspects of the Estate that hold the greatest significance, explaining how they have evolved, and assessing how they may be conserved while allowing for the necessary programme of repair and adaptation.

1.4.2 This level of assessment is suitable for the decisions required at this stage. It provides a clear understanding of the Estate as it currently stands and establishes a robust framework within which future change can be considered. Should further or more substantial interventions be contemplated in due course, additional targeted assessment may be required where new information or greater detail becomes relevant.

2. Policy and Guidance Framework

2.1 National and Local Policy Context

2.1.1 The significance of the site and the heritage considerations associated with its redevelopment must be assessed with regard of the statutory and national policy framework, local plan policy, and relevant guidance issued by Historic England and professional bodies. This section identifies the most relevant heritage-related planning policies and guidance, and sets out how these have informed the approach taken in this Heritage Statement and in shaping the emerging proposals for Nonsuch House and the wider estate.

2.1.2 As a Grade II* listed building, Nonsuch House has statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) of the Act places a duty on the decision-maker 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.” This statutory requirement creates a strong presumption in favour of preservation, and any development proposals must be demonstrably consistent with the conservation of the building’s significance.

2.1.3 The National Planning Policy Framework (NPPF, July 2021) provides the overarching policy context for the historic environment. Section 16, ‘Conserving and enhancing the historic environment’, sets out national planning policy for heritage assets. Paragraph 194 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 195 requires local authorities to identify and assess the particular significance of heritage assets that may be affected by a proposal, and to take this into account when considering the impact of a proposal.

2.1.4 Paragraph 199 requires that great weight be given to the conservation of heritage assets, irrespective of the level of harm. As a Grade II* listed building, Nonsuch House is within the top 8% of protected buildings nationally and therefore commands particular attention. Paragraph 200 confirms that any harm to, or loss of, the significance of a designated heritage asset must require clear and convincing justification.

2.1.5 Paragraphs 201–202 differentiate between ‘substantial’ and ‘less than substantial’ harm. Where a proposal would lead to less than substantial harm, this must be weighed against the public benefits of the proposal (para 202), while substantial harm should be ‘wholly exceptional’ for Grade II* buildings and permitted only where necessary to deliver substantial public benefits (para 201). Paragraph 197 also requires consideration of the optimum viable use for the asset, particularly where securing its future necessitates change.

2.1.6 Additional provisions relevant to this project include paragraph 205, which encourages the recording of any heritage assets that are to be lost or altered, and paragraph 206, which outlines the principle for enhancing or better revealing significance where opportunities arise. These provisions underpin key elements of the Nonsuch Estate proposals, particularly the decision to undertake historic building recording and to use the redevelopment as an opportunity to reinstate and enhance lost features of the historic house and landscape.

2.2 Local Planning Policy

2.2.1 At the local level, Wiltshire Council's Core Strategy (adopted 2015) provides the principal local planning framework. It contains specific heritage-related policies, as well as broader design policies that are material to the assessment of proposals affecting heritage assets.

2.2.2 Core Policy 57: *Ensuring High Quality Design and Place Shaping* requires new development to be locally distinctive, to respond positively to the existing context, and to be designed to a high standard. This includes responding to the character of the built environment, protecting existing historic assets and landscape features, and ensuring that new design is appropriate in form, scale, and materials.

2.2.3 Core Policy 58: *Ensuring the Conservation of the Historic Environment* states that designated and non-designated heritage assets, including their settings, should be conserved in a manner appropriate to their significance. It supports development that protects or enhances the historic environment and encourages the reuse of heritage assets at risk, provided proposals are consistent with the conservation of the asset.

2.2.4 Core Policy 48: *Supporting Rural Life* is also particularly relevant to the proposals for Nonsuch Estate. It supports the re-use of rural buildings for employment, tourism, or community uses, subject to the building being structurally sound, the conversion preserving its historic character, and the proposal being compatible with the rural context. These provisions support the restoration and reuse of buildings on Nonsuch Estate.

2.2.5 Wiltshire Council's emerging Local Plan (Regulation 19 Pre-Submission Draft, September 2023) proposes to replace and update policies from the Core Strategy. Draft Policy 98: *High Quality Design* and Policy 99: *Ensuring the Conservation and Enhancement of the Historic Environment* largely mirror CP57 and CP58 but introduce stronger expectations around climate resilience, early engagement with heritage, and the integration of heritage conservation with regeneration goals.

2.2.6 Draft Policy 99 specifically supports proposals that will secure the future of heritage assets at risk, encourages sensitive adaptation, and reinforces the NPPF's principles on assessing harm, significance, and public benefit. These aims are directly relevant to the proposed scheme at Nonsuch Estate, which involves the conservation and adaptive reuse of a building that has suffered significant fire damage and would be at ongoing risk without intervention.

2.3 Historic England Guidance and Best Practice

2.3.1 The proposals have been guided by the full suite of relevant Historic England Good Practice Advice (GPA), Advice Notes, and technical guidance. These include:

- GPA 1: *The Historic Environment in Local Plans* (2015)
- GPA 2: *Managing Significance in Decision-Taking in the Historic Environment* (2015)
- GPA 3: *The Setting of Heritage Assets* (2nd Ed., 2017)
- GPA 4: *Enabling Development and Heritage Assets* (2020)

- Advice Note 10: *Listed Buildings and Curtilage* (2018)
- Advice Note 12: *Statements of Heritage Significance* (2019)
- Understanding Historic Buildings: *A Guide to Good Recording Practice* (2016)
- Adapting Traditional Farm Buildings: *Best Practice Guidelines for Adaptive Reuse* (2017)
- BIM for Heritage: *Developing a Historic Building Information Model* (2017)
- BIM for Heritage: *Developing the Asset Information Model* (2019)
- HERs: *A Guide to Historic Environment Records in England* (2019)
- Heritage Works: *A Toolkit of Best Practice in Heritage Regeneration* (Historic England, the Prince's Regeneration Trust, Deloitte)

2.3.2 GPA 2 and Advice Note 12 have underpinned the approach to significance assessment and impact evaluation. GPA 3 has informed the analysis of setting, while GPA 4 has been particularly relevant in considering whether elements of the scheme may constitute enabling development – i.e., development that may be acceptable due to the wider heritage benefits it delivers.

2.3.3 The proposals for reuse and repair have also drawn upon guidance for traditional buildings (e.g. the *Adapting Traditional Farm Buildings* guidelines), and the building recording has followed the recommendations in *Understanding Historic Buildings: A Guide to Good Recording Practice*.

2.3.4 The Historic England *Listed Buildings and Curtilage* guidance has been used to establish the likely extent of protection afforded to curtilage structures and designed landscape elements at Nonsuch Estate. This has influenced decisions on the sensitivity of proposed interventions and the identification of heritage assets beyond the principal house.

2.4 Application to the Site and Scheme

2.4.1 Nonsuch House is a Grade II* listed building that has suffered major fire damage and prolonged exposure to the elements. Its architectural and historic interest is high, and the estate includes associated curtilage buildings and historic landscape features. It is therefore imperative that any proposals respond directly to the requirements of the 1990 Act, the NPPF, and local and national heritage policy.

2.4.2 The design approach has been conservation-led. Significance has been assessed in line with Advice Note 12, and design decisions have been taken with clear reference to GPA 2's step-by-step process: evidence gathering, assessment of significance, identification of potential harm, and iterative refinement to avoid or minimise that harm.

2.4.3 Opportunities to enhance or better reveal the site's significance have been taken where possible, as encouraged by paragraph 206 of the NPPF. This includes but is not limited to sensitive reinstatement of lost garden features, and the reuse of traditional buildings on the site.

2.4.4 Where change is proposed, particularly through adaptation of the house or new construction in the grounds, the principle of proportionality has guided decision-making. The level of intervention is considered necessary to secure the optimum viable use of the building (NPPF para 197), but is demonstrably the minimum required to make the scheme viable, in accordance with GPA 4.

2.4.5 The adaptive reuse of outbuildings and ancillary structures is supported by local plan policy (CP48), and the proposed hotel use is compatible with Core Strategy objectives for heritage-led tourism development.

2.5 Conclusion

2.5.1 The policy and guidance framework establishes a clear set of expectations for any proposal affecting a designated heritage asset of high significance. These include:

- A thorough understanding of the asset's significance and setting
- Avoidance of harm wherever possible, or clear and convincing justification where harm arises
- A strong presumption in favour of preservation
- The expectation that great weight be given to conservation
- A preference for viable uses consistent with conservation
- An openness to change where this secures the long-term future of an asset at risk

2.5.2 The proposals for Nonsuch Estate align directly to these requirements. They are grounded in a significance-led approach, follow best practice in conservation and design, and seek to balance necessary intervention with the delivery of public and heritage benefit. In doing so, they comply with national legislation, national policy (NPPF), the adopted and emerging Wiltshire local plan, and Historic England guidance. The heritage-led regeneration of Nonsuch Estate is therefore consistent with both the letter and the spirit of policy.

3. Site and Designation Overview

3.1 Location and context

3.1.1 Nonsuch Estate is located in the parish of Bromham, Wiltshire, approximately 3.5 miles north-west of Devizes and around 1.5 miles north of the Kennet and Avon Canal. It occupies a predominantly rural setting of mixed farmland, pasture and woodland, with scattered dwellings and former estate buildings in the wider area. The landform is gently undulating, with a marked fall to the south from the house towards a wooded boundary.

3.1.2 The estate is accessed from the A3102 by several vehicular entrances serving the house, outbuildings and associated land. A public byway runs along part of the western boundary, providing a separate pedestrian connection, and another runs from the A3102 across the meadow, beyond the meadow to the village of Bromham. The historic approach to Nonsuch House remains, with a forecourt on the north side of the house, framed by boundary walls and gate piers directly adjacent to the A3102.

3.1.3 Nonsuch House has an ashlar-faced north elevation, with the remaining elevations constructed in dressed and rubble stone of varying date and character. It is an early eighteenth-century country house of formal composition, with a symmetrical principal front and a corresponding garden elevation to the south and east. The house is listed at Grade II* and forms the architectural and spatial focus of the estate. Despite the loss of the roof and upper floors in the 2022 fire, its external form and the organisation of the principal ground-floor spaces remain.

3.1.4 To the east, the early twentieth-century east wing forms a subordinate extension to Nonsuch House. It was constructed to provide service and secondary domestic accommodation and is linked physically and functionally to the main house and stable block. Beyond the east wing lies a group of former agricultural buildings, yard structures and surfaces which, although altered and partly fragmentary, continue to indicate the historic working character of the wider holding. These buildings fall within the curtilage of Nonsuch House and contribute to the understanding of its former operational context.

3.1.5 The stable block stands to the north-east of Nonsuch House. Its scale, materials and architectural treatment clearly express its status as a principal ancillary building. Together with the forecourt walls and gate piers, it helps to define the sequence of arrival and reinforces the hierarchy between the main house, its service accommodation and the wider landscape.

3.1.6 To the south, the garden front of Nonsuch House overlooks a lawn that overlooks a meadow and mature woodland belt forming the southern boundary of the estate. The modern concrete-block ha-ha along the southern garden edge maintains the level change and separation between the formal garden and the open ground beyond, preserving the intended long views and the visual relationship between house and landscape. To the west, a raised terrace within the Larch Garden provides a structured platform from which the principal Larch Garden is viewed and forms an important part of the designed setting of the domestic core.

3.1.7 The garden structures, boundary walls and terraces around the house articulate transitions between the domestic interior, formal gardens and wider landscape. Together

with the principal buildings and the landform, they contribute to the coherence of Nonsuch Estate as a landscape focused on the house.

3.1.8 At the southern end of the estate is the historic walled garden, enclosed by stone and brick garden walls and containing a summerhouse. These elements are all designated heritage assets, listed at Grade II, and are distinct from but functionally and historically associated with Nonsuch House. Their location, enclosure and form identify this area as a discrete component of the estate, historically separated from the open parkland and agricultural land beyond. The walled garden occupies ground that falls gently away from the house towards the listed summerhouse, reinforcing its role as the southern extent of the formal garden grounds. The enclosing walls define a strong sense of boundary and containment, creating a clearly legible historic garden compartment within the wider estate landscape. Despite later changes to internal layout and use, the survival of these structures preserves the historic scale and organisation of this part of the site.

3.2 Designated heritage assets

3.2.1 The estate includes a number of designated heritage assets, as summarised in Table 3.1. These are addressed in more detail in the later statements of significance, but are listed here to provide an overview of the designated elements within the estate.

Table 3.1: Designated heritage assets within Nonsuch Estate

Asset	Grade	Summary description
Nonsuch House	II*	Early eighteenth-century country house with ashlar-faced north elevation and dressed and rubble stone to other elevations. Principal building of the estate and focus of the designed landscape.
Forecourt walls and gate piers	II	Rubble stone walls with paired ashlar gate piers and ball finials defining the north forecourt and formal approach to Nonsuch House.
Walled garden and summerhouse	II	Enclosed garden to the south of the house, with stone boundary walls and a small nineteenth-century summerhouse set into the wall. This contributes to the historic garden structure and setting of the house.
Outbuilding (former dovecote or store)	II	Small ancillary structure to the east of the house, of brick and render with pyramidal stone roof.
Stable block	II	Late eighteenth or early nineteenth century stable range aligned with the northern approach. They retain their external character despite later adaptation.

3.2.2 The orientation, scale and architectural form of the buildings reflect a consciously ordered composition focused on Nonsuch House. Despite subsequent changes in use and condition, the physical layout remains and the relationships between the buildings and gardens demonstrate a domestic focus on the West, and a working/ agricultural function to the east.

3.2.3 None of the designated assets lie within a Conservation Area, Registered Park or Garden, or World Heritage Site. There are no Scheduled Monuments within the estate, and no Article 4 Direction applies. The significance of the designated buildings therefore arises primarily from their individual and group value, and from the contribution of their immediate and wider setting.

3.3 Figures and Photographs

3.3.1 The spatial relationships described above are best understood in conjunction with plans and photographs. A site location map and a heritage asset plan illustrate the position of Nonsuch House within the wider landscape and the arrangement of designated structures within the estate.

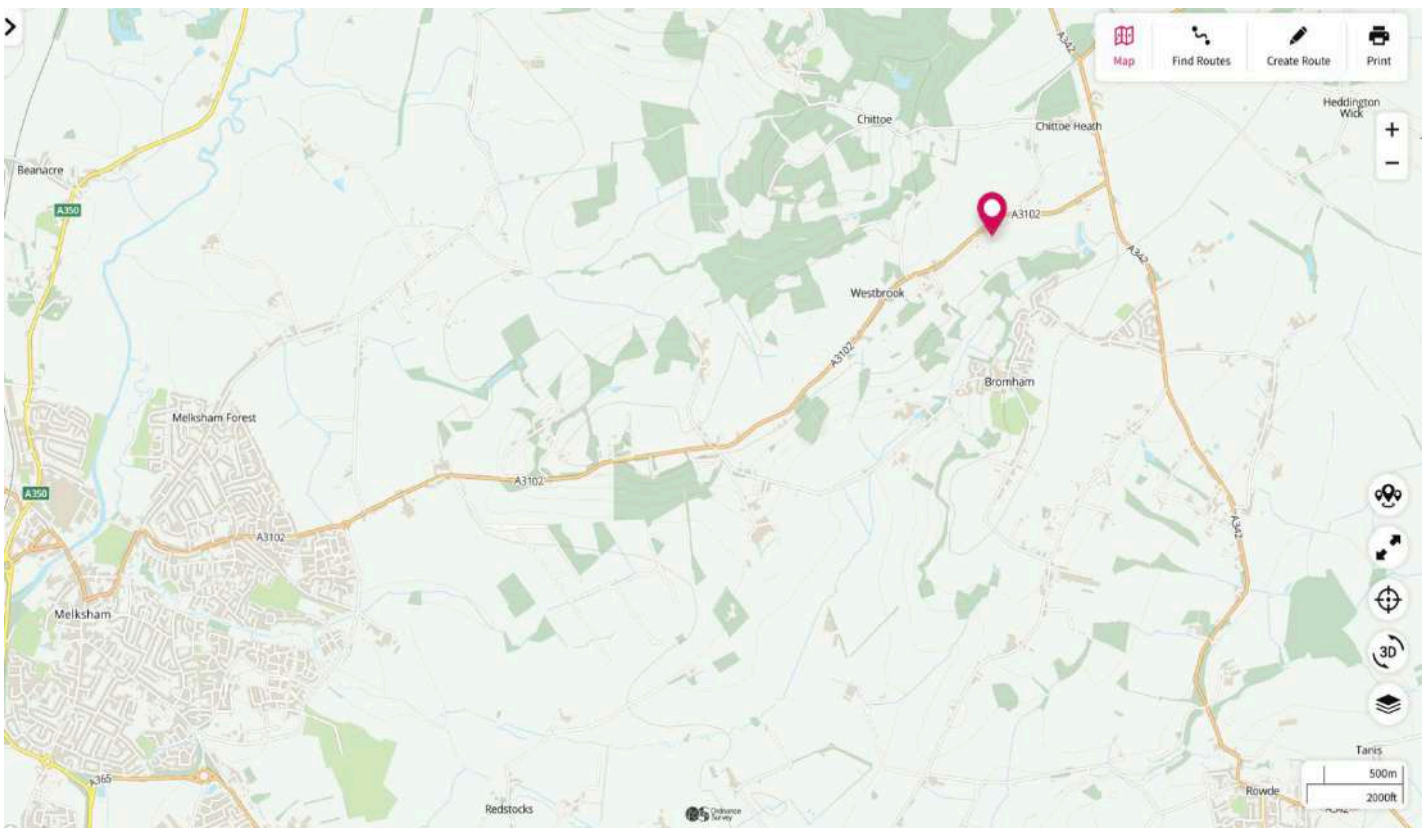


Figure 3.1: Site Location map (showing Nonsuch Estate in relation to Bromham and Melksham).

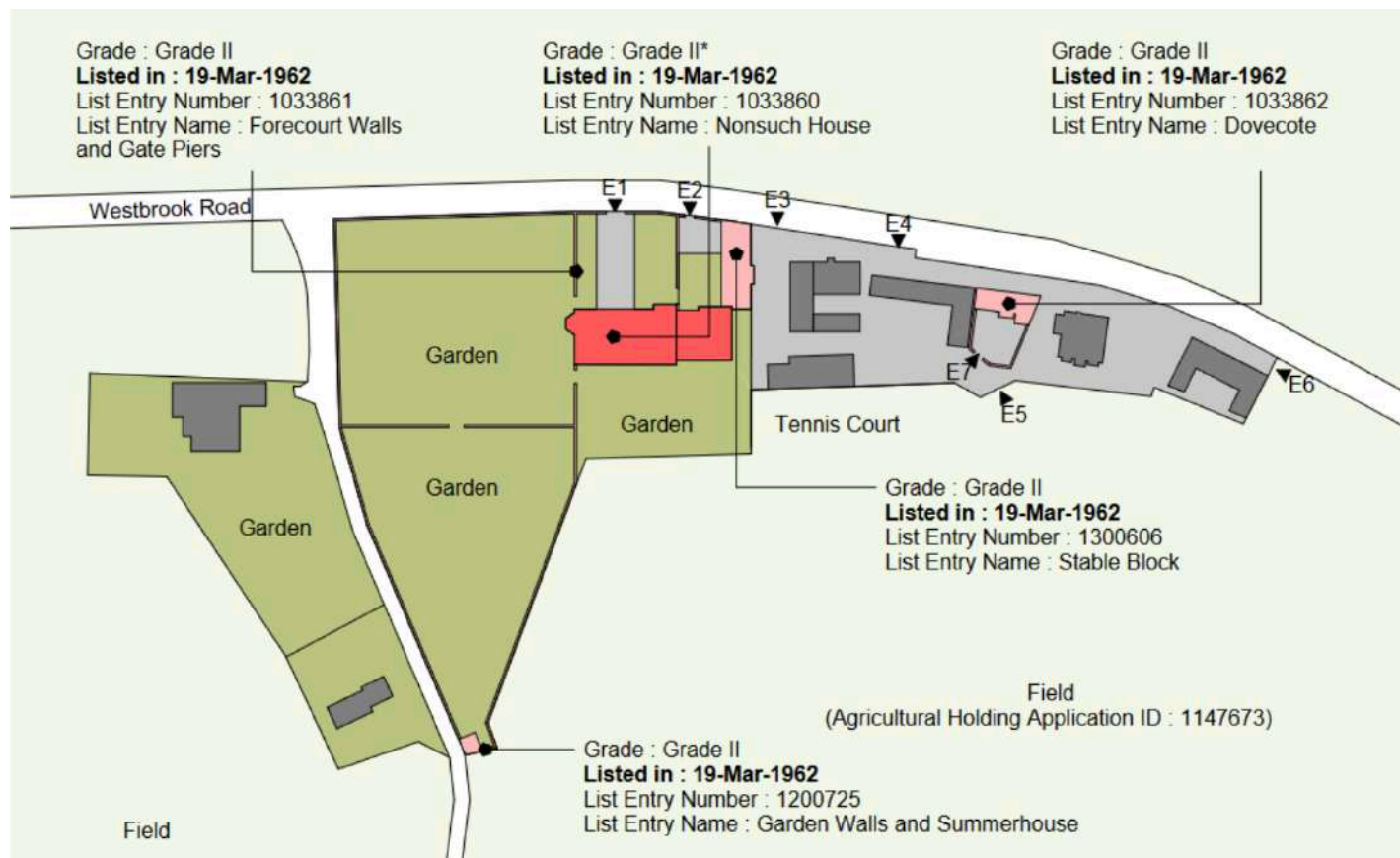


Figure 3.2: Heritage Asset Plan, produced by Boyce Group



Figure 3.3: Aerial overview of Nonsuch Estate



Figure 3.4: North approach and courtyard



Figure 3.5 South lawn and falling ground across meadow towards woodland



Figure 3.6: Southern woodland boundary



Figure 3.7: View from woodland boundary towards Nonsuch House



Figure 3.8: Raised terrace within Larch Garden



Figure 3.9: Modern concrete ha-ha forming southern garden edge



Figure 3.10: View of Walled garden from pasture to the East

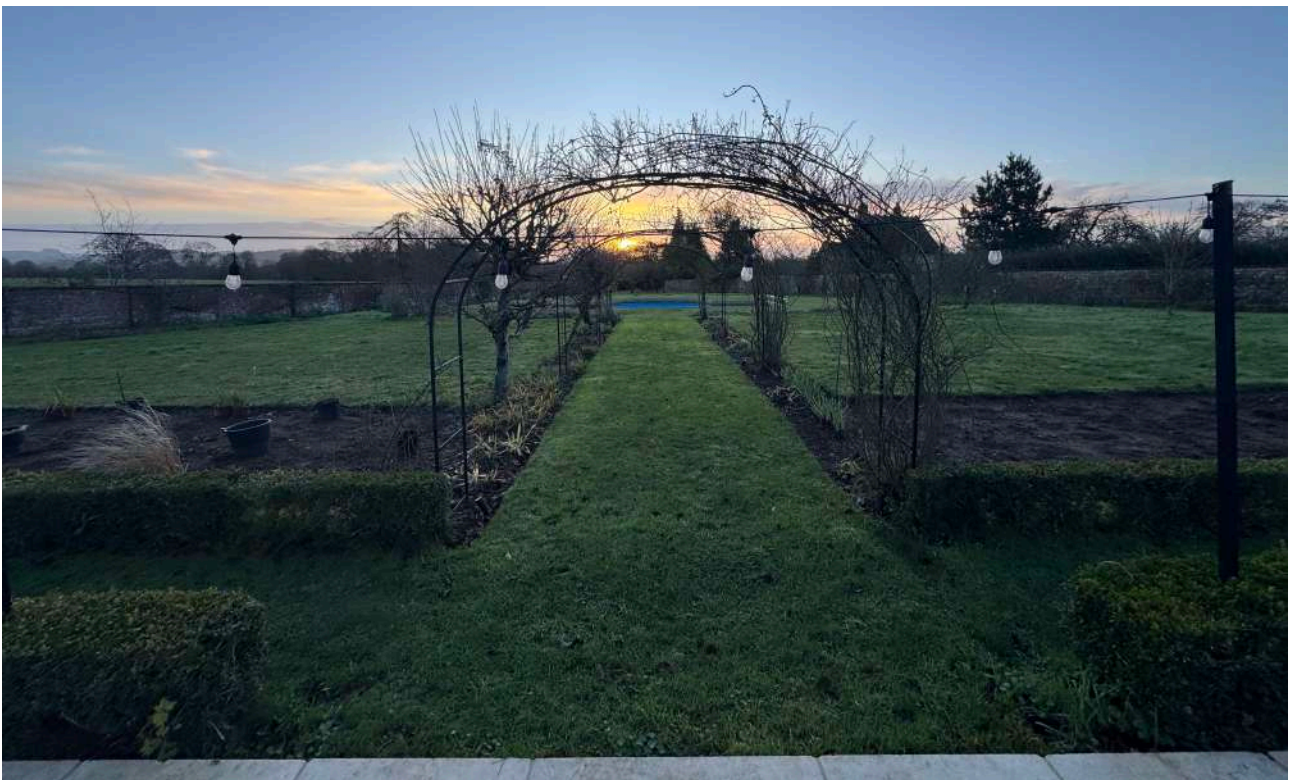


Figure 3.11: View of from north of Walled Garden towards Summerhouse



Figure 3.12: View of exterior Summerhouse from the Walled Garden



Figure 3.13: Relationship between Summerhouse and the wall of the Walled Garden



Figure 3.14: Exterior of Dovecot from the yard

4. Assessment Criteria for Heritage Assets

4.1 This section establishes the criteria used to assess the heritage assets at Nonsuch House and the wider Nonsuch Estate. The purpose is to provide a clear and consistent framework through which the significance of individual components can be understood and the potential implications of change can be evaluated. The approach is in line with the relevant national policy context and the Historic England guidance outlined in Section 2.

4.2 The assessment is structured around the four recognised heritage values: evidential, historical, aesthetic and communal. These values allow the surviving material fabric, the legibility of the plan form, the architectural character of the estate and its relationship with the surrounding landscape to be considered in a balanced and transparent way.

4.3 In applying these criteria, particular regard is given to the extent of fire damage sustained by Nonsuch House in 2022. The loss of the roof structure, most of the first and second floors and large areas of historic internal fabric means that significance in these areas must now be assessed primarily through surviving form, massing and spatial organisation rather than material evidence. By contrast, the ground floor retains important elements of historic fabric and plan form, and the external elevations across the estate remain central to the architectural and evidential significance of the group.

4.4 The assessment differentiates clearly between evidence and interpretation. Factual evidence derived from physical inspection, documentary material, cartographic sources and surviving fabric provides the basis for the narrative analysis set out in later sections.

4.5 Each asset is assigned an overall qualitative judgement of significance. High, medium, low or neutral/negative values are determined based on a balanced reading of the four heritage values. The outcome is expressed narratively rather than numerically, allowing distinctions between different types and degrees of interest to be assessed clearly and proportionately.

4.6 Summary Table of Assessment Criteria

Criteria	Purpose	Application to Nonsuch Estate
Evidential Value	Establishes the contribution of surviving fabric and spatial characteristics to understanding the development of the estate.	Applied to surviving masonry, plan form, joinery, garden structures and the external form of the main house and east wing. Fire-damaged areas are assessed primarily through surviving form and legible historic arrangement.

Historic Value	Explains how the asset illustrates the evolution of Nonsuch House, its ancillary buildings and their relationship to the estate's agricultural and domestic functions.	Applied to the phased development of the main house, the east wing as a service and secondary domestic range, the stable block and the former yard areas, together with the estate's long-standing agricultural setting.
Aesthetic Value	Considers architectural form, materials, craftsmanship and the contribution of setting to the character of the estate.	Includes the balanced elevations of the house, the hierarchy between domestic and agricultural buildings, the southern garden frontage, falling topography and the transition to woodland.
Communal Value	Assesses shared meaning or associative importance.	Typically limited for a private estate but relevant to its historical presence within the local landscape and memory.
Magnitude of Change	Describes the scale of alteration proposed.	Expressed as major, moderate, minor or negligible and used in later sections to inform the impact assessment.
Sensitivity	Indicates vulnerability of the asset to change.	High for primary historic fabric and surviving architectural character, lower for compromised areas or structures of limited heritage value.
Setting	Considers how surroundings contribute to significance.	Applies to views, landform, garden compartments, meadow, and the wooded southern boundary which defines the broader context of the estate.

4.7 The estate comprises a varied group of designated and undesignated components, including Nonsuch House (Grade II*), the east wing (Grade II), the stable block (Grade II), ancillary domestic and agricultural structures, landscaped garden areas, surviving yard spaces and associated boundaries. These assets are identified and described in Section 5.

4.8 Setting is assessed in accordance with established principles for understanding the contribution of surroundings to heritage significance. At Nonsuch Estate this includes the contrast between the formal south and west-facing garden frontage and the more enclosed northern approach, the spatial relationships between the house, east wing and stable block, the form and function of former yard areas and the wider landscape defined by the falling ground and woodland edge. These elements remain integral to the way in which the estate is experienced and understood.

4.9 The criteria also take into account the sensitivity of individual assets to particular forms of intervention, including structural repair, reconstruction of lost roof forms, reinstatement of joinery, modifications to circulation patterns, changes of use, and landscape alterations. This enables the subsequent assessment of impact to be specific and proportionate to the characteristics of each asset.

4.10 A photographic record underpins the assessment of significance by illustrating surviving fabric, spatial relationships, areas of loss and the wider landscape setting. Existing images, including those produced as part of earlier recording work, capture much of the external form of Nonsuch House, the east wing and associated structures. Additional photographs taken during the course of this assessment provide further

coverage of the garden frontage, the falling ground to the south, the former yard surfaces, the interface between the house and stable range, and the transition to the southern woodland. Internal views of surviving ground-floor fabric and fire-damaged areas are included where access permitted. These images, together with cartographic and drawn material, are presented in Section 7 as the baseline record for the estate.

5. Heritage Asset Identification

5.1 This section identifies the heritage assets that comprise Nonsuch Estate and establishes the baseline for assessing their significance and sensitivity. The estate includes a combination of designated and undesignated elements, with Nonsuch House listed at Grade II* and several associated structures listed at Grade II. Other features, while not designated, contribute to the architectural, spatial and historical coherence of the estate and are therefore included within the assessment.

5.2 The assets are grouped according to their functional and historical roles within Nonsuch Estate. This reflects the way in which the main house, the east wing, ancillary ranges, agricultural buildings and garden features developed together as part of an evolving domestic and working estate. The sequence moves from the principal buildings outward, corresponding to the way the site continues to be experienced.

5.3 Photographs from earlier building recording, supplemented by additional images prepared for this assessment, illustrate the condition, setting and spatial relationships of the assets described below. These visual sources are brought together in Section 7.

5.4 Schedule of heritage assets within Nonsuch Estate

Ref.	Asset	Designation	Description	Contribution to the estate
A1	Nonsuch House (main house)	Grade II*	Early eighteenth-century country house with ashlar-faced north elevation and dressed and rubble stone to other elevations. The roof and upper floors were lost in the 2022 fire. The ground floor retains significant historic fabric and plan form.	Principal architectural and historical asset. The house defines the domestic core of the estate and has a major contribution to aesthetic, evidential and historical value.
A2	East wing	Grade II	Early twentieth-century extension (c. 1920–1930) to Nonsuch House, designed in a subordinate but broadly compatible style. Constructed to provide service and secondary domestic accommodation, including servants' quarters and nursery functions, with later adaptation as a separate dwelling.	Important for understanding how Nonsuch House was supported and operated in the twentieth century. It illustrates changing patterns of domestic service and occupation and contributes to the overall composition of the north and south fronts.

A3	Stable block	Grade II	Ancillary buildings aligned with the northern approach. Largely intact externally and characteristic of estate outbuildings, with a perpendicular relationship to the house and east wing.	Reinforces the hierarchy and sequence of arrival. They contribute significantly to the architectural and spatial character of the domestic core.
A4	Garden structures (walls, steps, summerhouse)	Partly designated (some walls listed with house)	Surviving elements of the historic garden layout to the south and west of the house, including boundary walls, steps and a small garden building, representing different phases of garden design.	Define garden compartments, frame principal views and contribute to the aesthetic and historical articulation of the designed landscape around the house.
A5	Former farmyard buildings and surviving yard structures	Undesignated (curtilage)	Group of former agricultural buildings, structural remnants, boundary walls and surface treatments east of the east wing. Historically associated with the working yard serving the wider holding, now altered and partly fragmentary but still legible as a coherent group.	Provide evidence for the agricultural functions historically associated with Nonsuch Estate. They help explain circulation, working areas and the relationship between the domestic core and the wider working landscape.
A6	Southern landscape and falling ground	Undesignated (setting)	Open land sloping away from the south elevation towards the woodland boundary, forming the principal outward setting of the south front.	Fundamental to the presentation of the south elevation. It establishes long southerly views and the visual relationship between the house and its wider landscape.
A7	Woodland edge (southern boundary)	Undesignated (setting)	Mature woodland forming the southern perimeter of the estate and representing a long-established boundary line.	Provides enclosure and depth to the setting. The woodland contributes to the wider landscape character and legibility of the estate boundary.
A8	Northern approach	Undesignated (setting)	Historic arrival route from the public highway, leading to a forecourt to the west of the stable.	Reinforces the architectural hierarchy between the main house, east wing and stable block, versus the farm yard to the east.

A9	Ha-ha and southern garden edge	Undesignated	Modern concrete-block ha-ha forming the immediate southern boundary to the formal garden. While the fabric is of limited intrinsic interest, it maintains the level change and separation between the garden and the falling ground beyond.	Contributes to the setting by preserving intended southward views and the spatial transition from formal garden to open landscape. Minimal evidential value.
A10	Raised terrace in the Larch Garden (west of house)	Undesignated	Deliberate level change forming the western garden compartment within the Larch Garden, providing a structured platform and viewpoint adjacent to Nonsuch House and over to the walled garden	Contributes to garden structure, circulation and the aesthetic presentation of the house from the west. Part of the designed landscape character of the immediate setting.

5.5 The consolidation of the former farmyard buildings and surviving yard structures into a single group reflects their historical and functional coherence. Although altered over time and partly fragmentary, they remain important in understanding the agricultural and working dimension of Nonsuch Estate and its relationship to the domestic core formed by Nonsuch House, the east wing, Larch and Walled gardens and the stable block.

5.6 Taken together, the assets identified above illustrate the architectural development and evolving function of Nonsuch Estate. The principal buildings define the domestic centre, the agricultural components demonstrate the working character of the wider holding, and the landscape features shape the way in which the house and its associated buildings are experienced within their setting.



Figure 5.1: North ashlar elevation of Nonsuch House (pre-fire)



Figure 5.2: South elevation of Nonsuch House (pre-fire)



Figure 5.3: Nonsuch House, South Elevation. Fire-damaged shell



Figure 5.4: East Wing South Elevation, post-fire



Figure 5.5: Stable block - exterior north side



Figure 5.6: Stable block - courtyard relationship to house



Figure 5.7: Farm Yard - View from eastern side of farm yard towards East Wing



Figure 5.8: Raised terrace in Larch Garden



Figure 5.9: Raised terrace in Larch Garden - condition of wall

6. Historical and Archaeological Background

6.1 This section summarises the historical development of Nonsuch Estate and sets out the known archaeological context. It provides the baseline understanding needed for the assessment of significance and the appraisal of potential heritage impacts.

6.2 The available evidence derives from published sources, historic mapping, the Wiltshire Historic Environment Record and recent site inspections. No intrusive investigation has yet taken place within the estate. A programme of archaeological evaluation is underway and will be reported separately.

Development of Nonsuch House and Estate

6.3 The architectural and landscape evolution of the estate can be understood in four broad phases, reflecting successive periods of occupation, reorganisation and architectural ambition.

6.3.1 Early house (c. 18th century). The earliest components of Nonsuch House appear to originate in the 18th century, with a compact, classically ordered plan and dressed-stone elevations. The principal north elevation displays a carefully articulated ashlar façade characteristic of higher-status building work of the period. Although later refined, its conceptual origins lie in this phase.

6.3.2 The walled garden and associated summerhouse form part of the later post-medieval development of the estate, reflecting the increasing importance of managed gardens as both productive and recreational spaces within country house landscapes. The creation of a walled enclosure would have served practical purposes, including shelter and control of growing conditions, while also expressing status and refinement through the separation of cultivated garden space from working farmland. Cartographic and documentary sources indicate that this southern area of the estate functioned as a defined garden compartment by the nineteenth century, if not earlier. While planting schemes and internal arrangements have evolved, the enclosing walls have remained largely unchanged, fixing the historic extent of the garden and providing continuity within an otherwise changing landscape. The summerhouse, positioned as a focal structure within the enclosure, reflects the leisure use of the garden and its role as a destination within the designed grounds.

6.3.3 Nineteenth-century modifications. During the 19th century the house saw incremental alteration, including changes to the arrangement of internal spaces and the introduction of new materials and finishes consistent with domestic expectations of the time. The wider estate also evolved, with adjustments to the boundaries, circulation routes and agricultural working areas.

6.3.4 The early twentieth century represents one of the most substantial phases of alteration within the history of Nonsuch House. During the 1920s the Bankier family undertook an extensive programme of refurbishment that reshaped both the structure and the internal character of significant portions of the building. The 1920s work, largely in a

classical style, introduced an entirely new suite of internal finishes, room treatments and structural insertions, many of which survived until the 2022 fire.

6.3.5 This campaign is evident across the western rooms of the house, where the floor structures, joists, and decorative schemes were replaced wholesale. Surviving fragments confirm that these were not piecemeal repairs but a coordinated redesign, aligning with wider inter-war domestic fashions. The entrance hall, notable for the 20s hanging of 17th century leather-wallpaper, represents the most complete expression of this phase. Here, the floor structure, heavy timber panelling, door architraves, skirtings and cornices were all replaced with new joinery, reflecting a confident early twentieth-century reinterpretation of the historic core.

6.3.6 The 1920s alterations also extended to fireplaces and chimney-pieces, several of which were re-set using earlier surrounds or Victorian replacements reintroduced to create a curated historic interior, concealing earlier openings behind them. This process mirrors inter-war trends in country house refurbishment, where families sought to modernise services and structure while presenting an aesthetic lineage rooted in earlier styles.

6.3.7 In material terms, the 1920s work comprises a large proportion of the fabric that survived in the 2022 fire, and it represents an important evidential resource for understanding how the house was adapted in the early twentieth century. This phase therefore forms a significant component of the building's layered historic interest.

6.3.8 The major fire in 2022 caused severe and extensive damage to Nonsuch House. Almost all of the first-floor structure, the entire attic level and the whole roof were lost. The fire caused substantial damage to parts of the ground floor, and the months that followed, during which the house remained exposed, resulted in significant water penetration, deterioration of finishes and progressive decay of the upper wall heads. Most of the masonry envelope survives, although areas adjacent to the lost roof structure show water-induced deterioration. A temporary roof has now stabilised the condition, but some water ingress persists and will require further management and repair.

Associated Structures and Estate Landscape

6.4.1 The east wing retains its early 20th-century form and continues to illustrate how the main house functioned during that period. Its external character remains largely legible, with a clear architectural hierarchy between the principal house, its service accommodation and the stable range to the north.

6.4.2 The former farmyard buildings and surviving yard structures east of the east wing record an earlier agricultural dimension to the estate. Although their historic condition had evidently declined by the late 20th century, substantial elements of their form, materials and boundary treatments remain present. They preserve the spatial logic and working character of this part of the estate and contribute to an understanding of how access, circulation and servicing were managed.

6.4.3 To the south, the designed garden transitions into falling ground which forms the principal outward setting of the south elevation. The long southerly views and the relationship between the house, garden and open land remain clear. The modern

concrete-block ha-ha is not of intrinsic interest, but it maintains the level change and separation originally intended in the designed landscape.

6.4.4 The woodland belt forming the southern boundary is long-established and has provided enclosure, visual depth and shelter throughout the estate's history. Its contribution to the setting of the south elevation remains important.

6.4.5 The northern approach, defined by the alignment between the stable block and the domestic buildings, retains its role as the principal arrival sequence, reinforcing the architectural hierarchy of the estate.

Archaeological Context

6.5.1 The wider area contains evidence of prehistoric and Romano-British activity, including ring-ditch features, possible enclosures and later medieval or post-medieval agricultural remains. Within the estate itself, no intrusive archaeological work has been undertaken, and the extent of survival below ground remains untested. The long history of occupation, combined with the documented changes to the house and yard, suggests potential for buried deposits relating to earlier phases of construction, landscaping and agricultural use.

6.5.2 An archaeological evaluation has been programmed and will be undertaken in accordance with Historic England guidance. Its findings will be reported separately and will accompany the planning application, forming part of the wider evidential base for assessing potential impacts.

6.5.3 Taken together, the historical and archaeological background establishes a layered and evolving narrative in which architectural ambition, domestic organisation and agricultural activity have each shaped the present character of Nonsuch Estate. This understanding provides the foundation for the Statements of Significance that follow.

7. Cartographic, Photographic & Drawn Evidence

7.1 Pre-house and Patron Record

7.1.1 The first printed map of Wiltshire, part of Christopher Saxton's 'Atlas of the Counties of England and Wales' identified both the Estates of Spy and Bromham House (later known as 'Bromham Manor' and 'Bromham Hall' in the Parish of Bromham around the time of 1576. Slightly further afield, one of Britain's most impressive stately homes, The Grade I Listed Bowden Park at Lacock is clearly denoted. Saxton does not depict Nonsuch House; this predates the known construction of the house. It is unknown who owned the land which would become Nonsuch House at this time.

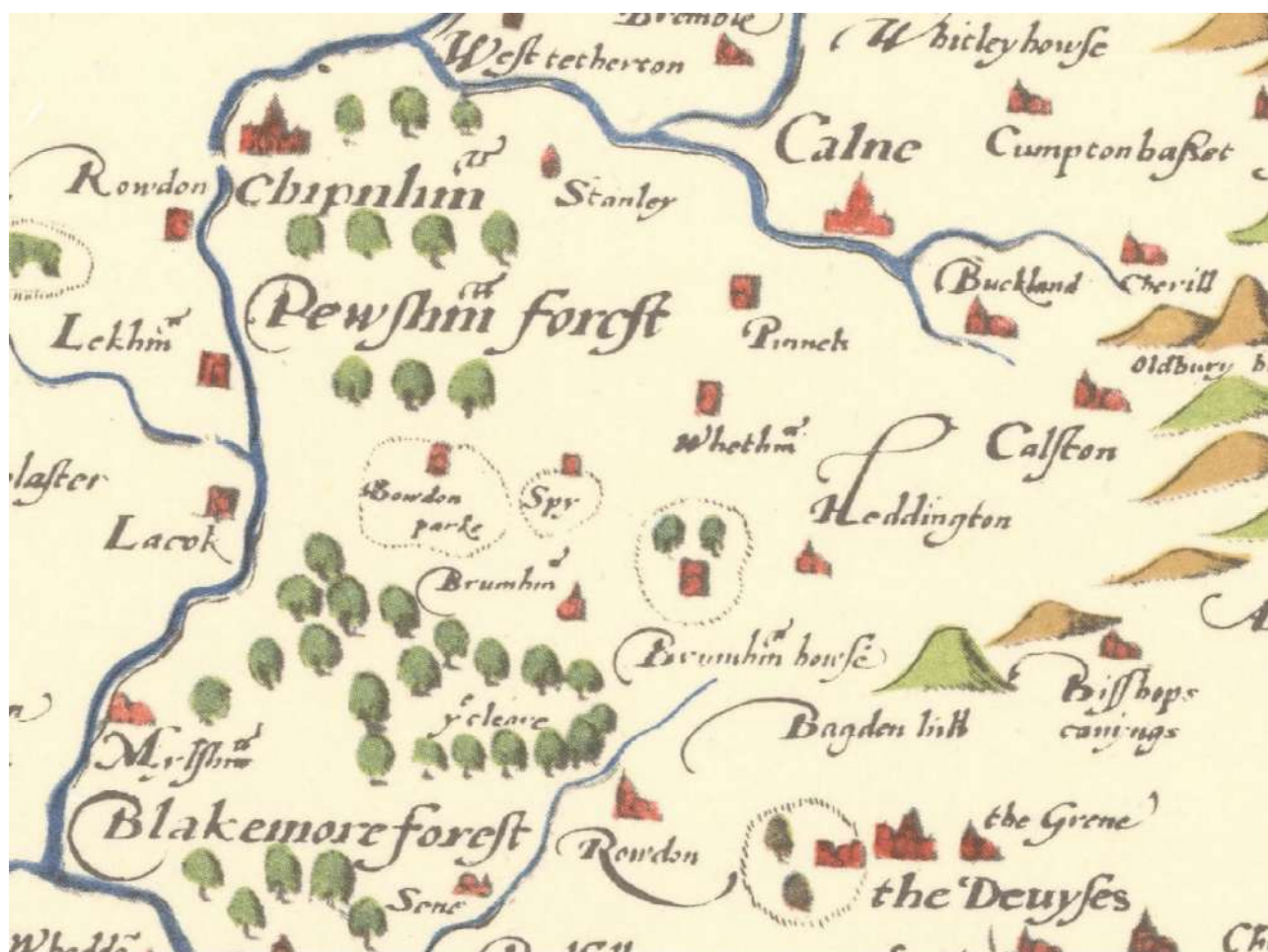


Figure 7.1 Excerpt from Saxton's map of Wiltshire (1576) with the Parish of Bromham depicted

7.1.2 The 'Map of Wilshire' of 1610 by the well regarded cartographer John Speed, an excerpt of which is reproduced on the following page also denotes Bowden Park, Spy and Bromham House yet again makes no mention of Nonsuch House. Interestingly, the intersection of a route that runs east-west and north south, highlighted in red by the cartographer, marks precisely where Nonsuch House stands today. The cobbled path at the western edge of the site is still a Public Right of Way to the Village of Bromham.

7.1.3 This is further evidenced in the map of 1645 surveyed by Robert Morden for Camden's Britannia of 1645 (a chorographical description of Great Britain and Ireland, together with the adjacent islands). Nonsuch House is also absent in the depiction of

Nonsuch House in 1695. Of note, the map clearly depicts the east-west route (most likely for horse drawn carriages linking east to west and vice versa) more formally with a consistent solid black line, but illustrates the north-south route in dotted pen. Again the ownership or patronage is unknown.



Figure 7.2 Excerpt from John Speed Map of Wilshire (1610) with the Parish of Bromham depicted



Figure 7.3 Excerpt from Morden's Map (1695) with the Parish of Bromham depicted

7.2 Jacobean and Stuart era

7.2.1 The house is said to have been built in 1646 for Lord Digby. Little is known regarding the original building, a hunting lodge at the eastern edge of the Royal Forests of Melksham (Blakemore Forest) and Chippenham (Pewsham). The word 'lodge' came to Britain with the Normans, derived from a Frankish word for shelter. It conjures up a temporary building or one that people stayed in only for a time, but the word has clung to certain types of building throughout the United Kingdom. The Normans (since the conquest of England, culminating in the Battle of Hastings 1066) brought with them the concept of forest law, in opposition to common law. Large stretches of countryside in England and Wales were declared royal forests, with hunting reserved to the Crown. Forest law sought to protect the forest deer for royal hunting. Up until this point as the land had seen centuries of deforestation during the middle ages for timber and food production, turning productive soil into farmland. Some barons and great churchmen also had forests or chases; many more created their own huge deer parks under royal license. The term forest in the ordinary modern understanding refers to an area of wooded land; however, the original medieval sense was closer to the modern idea of a "preserve".

7.2.2 There were nine royal forests in Wiltshire at the start of the middle ages. Melksham Forest once subsumed Bromham in its entirety. By the 1300s the Royal Forest had dramatically decreased in size and extended and bounded Bromham at Abbot's Wood, South West of the Nonsuch Estate and Sandridge Hill, West of the site along Westbrook road and Northwest of Nonsuch at Prickmore Forest, at the edge of Spye Park. The Byton Family of Bromham Hall and Spye Park were once Wardens of the Forest. The earliest royal lodges had a timber-built hall and a cluster of ancillary buildings protected by a moat. In keeping with their role as an escape from humdrum routine, lodges could provide an outlet of expression for architectural creativity.

7.2.3 Lord Digby lead the Royalists during the English Civil War, which comprised of 3 wars between 1642 and 1651. Wiltshire's role in the English Civil War was of prime importance for the supply of food, uniforms and munitions (Wroughton 2011), and was largely in support of Parliament. It was not until Charles I moved his headquarters to Oxford and Lord Ralph Hopton's army arrived from Cornwall that towns in Wiltshire began to be taken by the Royalists. The towns of Wiltshire were considered strategic assets whereby both the Royalist and Parliamentarian forces wanted to gain control of. The estate passed in c1700 to William Norris (1656-1730) who transformed the the lodge after 1705 in to a William's and Mary Style Residence. Morphological analysis (described later in this report) presents compelling evidence that the lodge was not destroyed and the materials used to reconstruct the house as previously thought. Indeed, the lodge was subsumed into the later Nonsuch House as an encapsulated remnant and still exists in the format of the northern pile of the property to this very day.

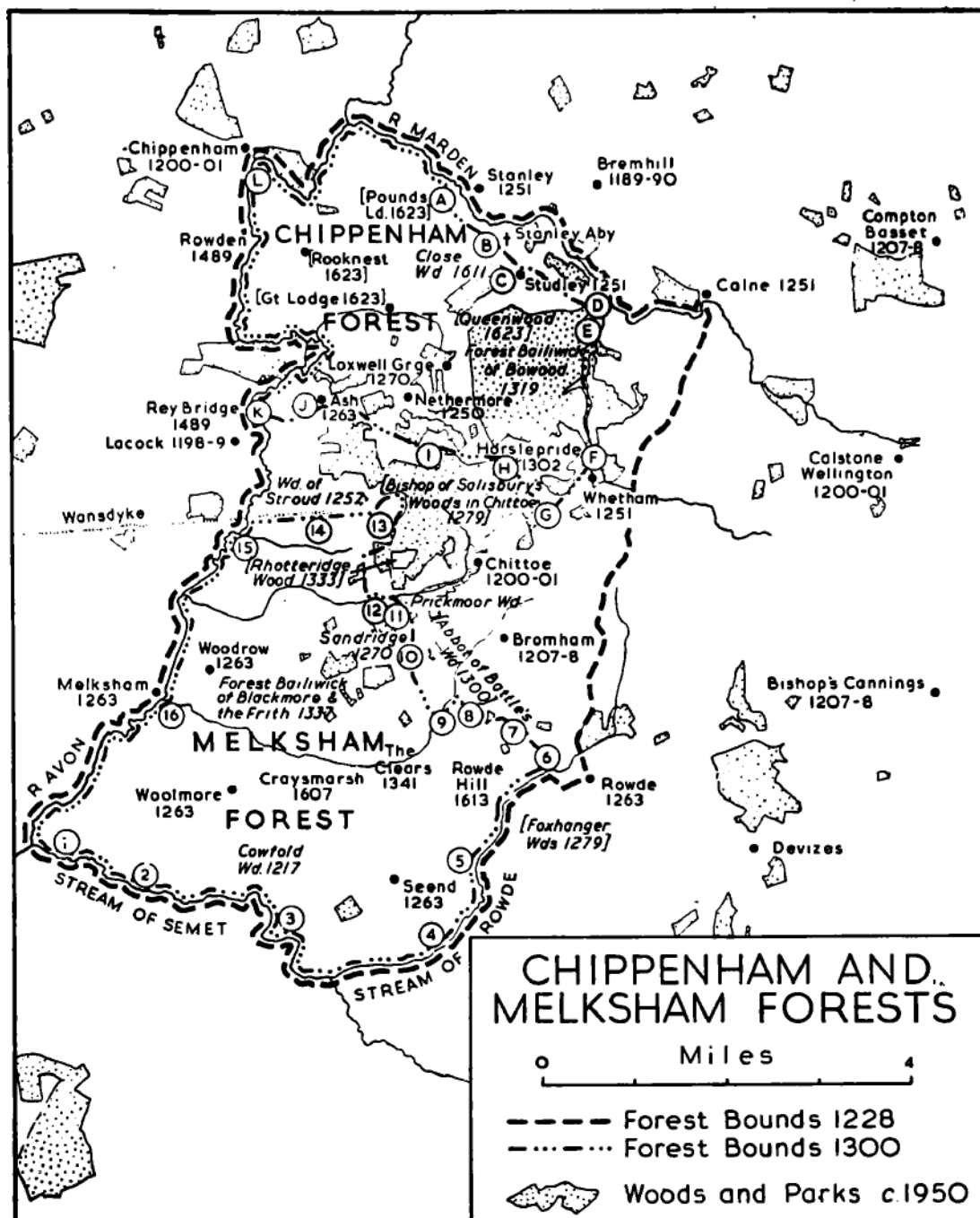


Figure 7.4: A History of the County of Wiltshire: Volume 4, by Victoria County History, London, (1959)

7.3 Georgian era

7.3.1 The drawing below is the first known depiction of Nonsuch House which was at the time under the ownership of William Norris Esq. Just as the lodge that came before it, the house in the form depicted below is no longer standing and was extended and adapted at some point after 1705 by the Norris family who owned the estate until 1835. The elevation below before building was rebuilt. The house is shown as the original symmetrical William & Mary style house. The front façade of the house was most likely built out of pennant stone with sandstone quoins to the corners. The roof has a different form, being pitched on all sides and the center has a central hipped end over the front entrance. The roof also has pitched dormers on the East and West elevations. The Stable Block is present in the drawing below although the building wraps around where the East Wing currently stands to connect to Nonsuch House



Figure 7.5: 1705 William Norris Esq Parchment . John Overton

7.3.2 The Andrews and Durys map of shows that the property of Nonsuch (named 'None Such' at this time), may have existed at both sides of the road, although it's not clear where the precise boundaries were, Nonsuch House was occupied by John Norris Esquire, and at the N was Stubses (perhaps the name of the farmer/worker at the property), but is no longer connected to the site or the PDA as it was at the time.

7.3.3 It shows formal gardens to the S and W of the house, with a rectilinear, geometric layout, with pathways between lawns or beds, and at the periphery of this was lawn, with avenues, two at the S and one at the E approach. There is also evidence of a tree line avenue to the entrance from Westbrook Road to the Nonsuch House. There is also evidence of the early stages of Wyatts Woods.

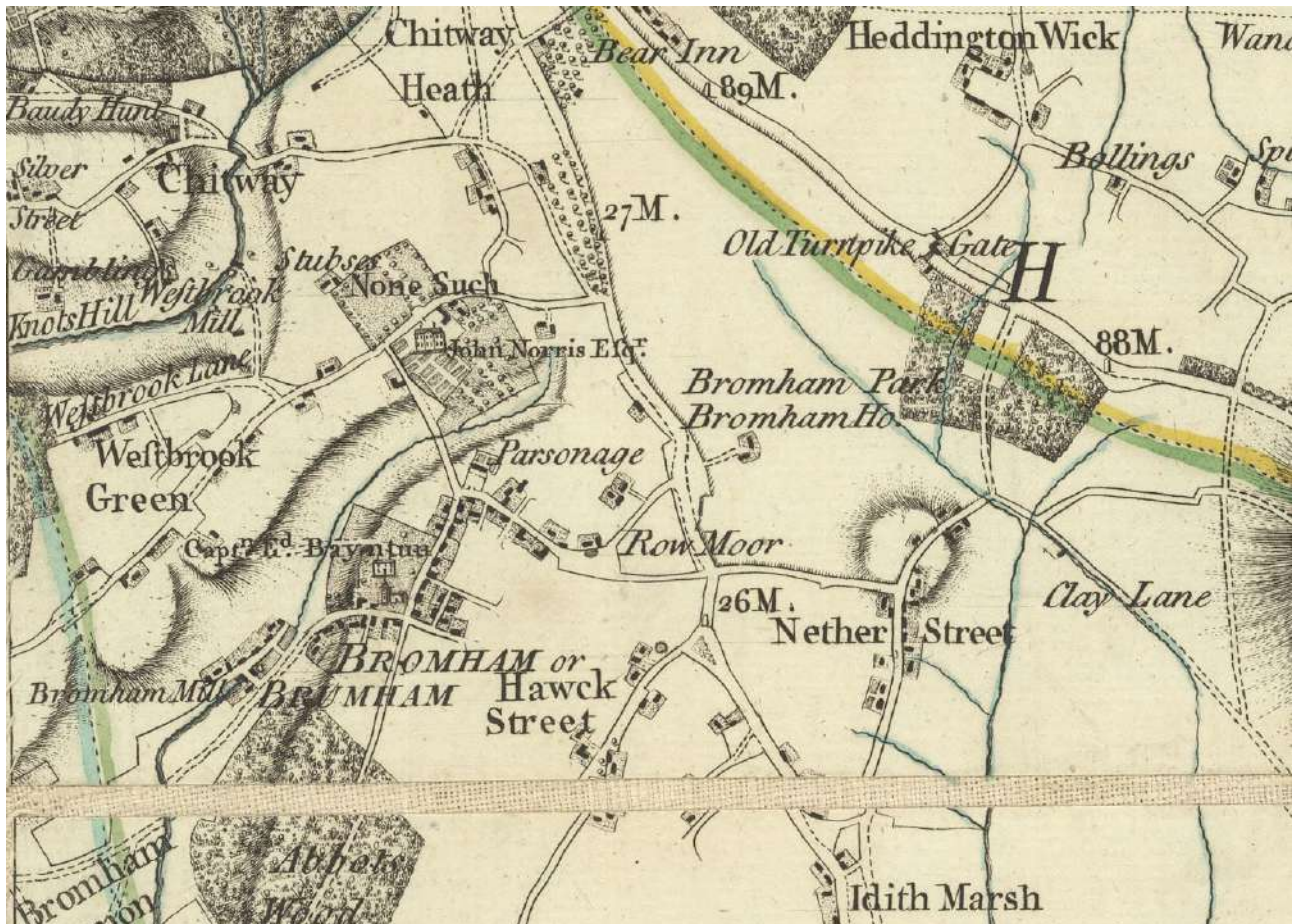


Figure 7.6: 1760 Andrews and Dury Map

7.4 The Victorian Era Tithe map (1840)

7.4.1 The tithe map is from the 1840's which is shortly after the Norris family sold the site in 1835. The map shows the house is separated; the W side of the house is detached from the E, with the stable block extending further to the S with a section at right angles forming a T-shape plan. Other structures are present including a building to the NE facing side of the stable block. The building looks to be in the same location as the Gate Cottage - Farmhouse (1.2.1) without the Gate Cottage – Office (1.2.2) & Store (1.2.3) although it is hard to say if it is the same building which is there today. Another building directly to the S facing side of Nonsuch House side, no longer extant. This building is about the size of a out building, also within the garden of Nonsuch House. The Bay window overlooking the West Lawn is not present in the plan form on the map.

7.4.2 The working house garden is clearly enclosed to the NE of the house by what looks like a wall denoted by the double lines on the plan. The garden to the S of Nonsuch House is enclosed by what looks like a fence. There are two paths shown on the map, one is a public right of way which still exists and the other one looks like a formal avenue leading from Nonsuch House to the Public Right of Way. Wyatt's Wood is clearly delineated on the map to the S of the sight. Vegetation is not shown on this map as it concerns itself with plot boundaries for taxation purposes. There was also a large manor house to the east (since demolished) on the site near Wyatt's Barn.

7.4.3 James Wyatt, (b.1714 d,18.13) a renowned architect and rival of Robert Adam in the Neoclassical style, built the Grade I Listed Estate of Bowden Park in 1796 which is only 8km to the East. Unfortunately there are no records to indicate that the naming of the woods or the barns is linked to James Wyatt, architect.





Figure 7.8: c.19th Century photograph of Nonsuch House

7.6 Tithe Apportionment Description

7.6.1 The 'Tithe Map 1843 – Apportionment' describes 529a where Nonsuch House is situated as 'House & Gardens (no cultivation)' and 529 as 'Homeground (Pasture)'. It also describes the 573 as 'arable' land. Both 538 and 563 are describes as 'coppice' but 538 state of cultivation is 'wood' and 563 is 'no cultivation'. The rest of the sites state of cultivation was known as pasture at the time of the Tithe map. A homeground is an area of agricultural land farmed for commercial purposes. Whilst the homeground is associated with the residence, it is not historically nor legally considered as part of the curtilage of a countryside residence.

Tithe Map - 1843 - Apportionment Comparison of Farms in Bromham, Wiltshire

Farm Name	Address	Tithe Map Date	Apportionment Plot Number	Name and Description of Land and Premises	State of Cultivation
Nonsuch					
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	529	Homeground	Pasture
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	529a	House and Garden	No Cultivation
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	531	Stockwell Allotment	Pasture
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	532	Part of Bawker Hill	Pasture
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	533	Part of Bawker Hill Close	Pasture
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	538	Coppice	Wood
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	563	Coppice	No Cultivation
	192 Westbrook Bromham, Chippenham, SN15 2ED	1843	573	The Eleven Acres	Arable
Sloperton Farm					
	146 Westbrook Bromham, Chippenham, SN15 2ED	1843	491	Ground	Arable
	146 Westbrook Bromham, Chippenham, SN15 2ED	1843	492	House and Garden	No Cultivation
	146 Westbrook Bromham, Chippenham, SN15 2ED	1843	493	Homeground	Arable
	146 Westbrook Bromham, Chippenham, SN15 2ED	1843	494	House and Garden	No Cultivation
	146 Westbrook Bromham, Chippenham, SN15 2ED	1843	495	Home Ground	Arable
Stills Farm					
	113 Hawk Street, Bromham, Chippenham, SN15 2HU	1843	284	The Hown	Arable
	113 Hawk Street, Bromham, Chippenham, SN15 2HU	1843	285	Homestead and Homeground, house and shop	Pasture
	113 Hawk Street, Bromham, Chippenham, SN15 2HU	1843	286	Shiller Mead	Arable
	113 Hawk Street, Bromham, Chippenham, SN15 2HU	1843	303	Lower Townsend	Arable
	113 Hawk Street, Bromham, Chippenham, SN15 2HU	1843	304	Upper Townsend	Arable
Woodlands Farm					
	Westbrook, Bromham, Chippenham, SN15 2EG	1843	440	House garden and buildings	No Cultivation
	Westbrook, Bromham, Chippenham, SN15 2EG	1843	442	Futcher Ground	Pasture
	Westbrook, Bromham, Chippenham, SN15 2EG	1843	443	Homeground	Pasture
	Westbrook, Bromham, Chippenham, SN15 2EG	1843	444	Long Close	Pasture

Source Information

Tithe Apportionments, 1836-1929 [database online]. TheGenealogist.co.uk 2023
Original data: "IR29 Tithe Commission and successors: Tithe Apportionments" The National Archives

Figure 7.9: 1840 Tithe Map

7.7 First Edition Ordnance Survey Map (1844-1888)

7.7.1 The 1884 map shows Nonsuch House a different shape in plan, it's more rectangular, and longer to the NE. This shows the extension of the additional dormer in 'figure 12' to the rear and bay to the front. with the T- shape plan of the stable block gone, it has its current form, there was a later extension to the NE to join the two buildings, which is not seen on historic maps. There is also a small grey building in the West Lawn area. The Gate Cottage buildings (1.2.1, 1.2.2, 1.2.3) are all present on the map. The map also shows Barn A (1.2.6) & Barn C (1.2.8). There are 4 other block buildings within the farmyard area which are no longer present today. There are several lines to denote the separation of parts of the farmyard.

7.7.2 There is a farm track along the back of the farmstead all the way along the north of the site. The garden wall and summerhouse do not appear to be present. There are trees along the edge of west Lawn, three of which are shaped as the Douglas fir trees which are present today. There is evidence of the remaining tree line avenue leading towards Westbrook Road. To the south The Rectory of Bromham is clearly shown



Figure 7.10 1st Ed OS

7.8 Picture from Wiltshire Archive from Larch Garden

7.8.2 The picture below was taken prior to the East Wing being built. The picture shows the Stable Block prior to being extended to the boundary wall. Nonsuch House is shown with 6x6 sash windows where as the current house has 9x9 formation. The bay window also has a different layout. The ground floor is shown as 3 windows where as the windows currently show two, the same as above, which shows there was a change of stone mullion arrangement. The window is also not shown to the master bedroom, although this could be covered by the climbing ivy vegetation. The vegetation is also not present today. In the typological context of R.W. Brunskill's *Vernacular Architecture*, Nonsuch house can be read in the following manner: the two piles, the parallel row of rooms and the parallel hipped roofs that site above them are crucially of differing widths. The southern rear pile (a consecutive row of rooms) is much wider than the northern front pile. This signifies that there is a high probability that the piles were built during different periods as a rational builder would construct roof trusses to the same dimensions of the piles if built at the same time. In terms of the setting, the Larch Garden lawn has a path going down the middle and along the front of the west elevation of the building. The forecourt and boundary walls are the same as present today. The edge of the lawn and the overall height of the edge to the left of the images, seems to indicate that it does not look like it has been raised at this point in time, although it is hard to distinguish from the angle of the photograph.



Figure 7.11: West Lawn & Nonsuch House

7.9 Second Edition Ordnance Survey Map (1904) 7.9.3 Nonsuch House & Buildings

7.9.1 The 1904 2nd Edition the East side of the house as seen today was not present, the other outbuildings are similar as today, though the plan shapes of some do not match exactly. This is attributed to different styles and views on level of detail, rather than morphological changes such as building extensions, partial demolitions and such like which would have otherwise been evident on site.

7.9.2 The garden walls and summerhouse are present by this time, with an additional L-shape building at the NE corner no longer extant. There signs of the formal gardens with the demarcation of the walls, and the former tree lined avenue running east to west is clearly depicted, to a much larger extent that remains in existence on site today. The former entrance to the site is marked with a break in the border of the site which consists of the treeline / hedge which still exist to this day. The extent of the ancient woodland, that of Wyatt Wood is clearly shown. The public right of way is clearly shown running from the former primary entrance of the site, located in the central north boundary to the edge of Clacker's Brook near Bromham in the South West hand corner of the map.

7.9.3 The depiction of the garden walls and summerhouse at this date demonstrates that the southern part of the estate was already established as a formal and enclosed component of the designed landscape, rather than a peripheral addition. The clear demarcation of the garden enclosure, together with the tree-lined avenue and defined approaches, indicates a deliberate organisation of space and movement within the estate, structured around the relationship between the house, its gardens and the wider managed landscape. The survival of the walled garden and summerhouse therefore has significance in evidencing the historic extent and coherence of the formal grounds, and in illustrating how the estate was historically experienced and understood.



Figure 7.13: Photograph circa 1920 from the Wiltshire Archives

The East Wing is largely obscured by the larch tree in this image however it is possible to triangulate the different sources and conclude that the composition of the East Wing in terms of its elevational treatment follows the architectural style of the much older western section of the rear pile (bays 1 through to 6). The step in the rear façade signifies that this is the planform and elevation ‘starting point’ of the East Wing, however the submission of the seventh bay of the elevation into the latter style means that a moderate degree of articulation and thus significance has been lost. The rear façade reads more monolithically in a poor attempt of material cohesion.

7.11 (2019) OS Base Map Q2

7.11.1 The 2019 base map Q2 is how the site is seen today. Much archive and photographic evidence exists of the delight the McNeile Family took in enhancing the setting of the place through generations of collective gardening efforts. The few remaining former avenue trees are blocked out in a darker green running east to west.

7.11.2 The map depicts the addition of a series of commercial greenhouse buildings north of Nonsuch House north of Westbrook Road known as Nonsuch Nurseries. Greystones Road was extended from Bromham village and a modern unsympathetic suburban housing estate built on the border of Wyatt’s Wood. Note that there is a lighter grey band beneath the land at Nonsuch House and the farmstead, which, using the rest of the map as a references, is an attempt at indicating domestic curtilage. This is not correct as it has inappropriately enclosed the working farmstead. This map has no legal or historical basis and the colour coding should be disregarded in terms of its assessment of curtilage. This based on the extensive research and morphological evidence presented within this compendium which offers a more accurate temporal and morphological analysis of curtilage.



Figure 7.14: base map of the site in the present (2024)

8. Statement of Significance and Impact – Site and Masterplan

8.1 Purpose and scope

8.1.1 This section draws together the evidence set out in Sections 3–7 to describe the heritage significance of Nonsuch Estate at a site-wide scale, before considering the likely nature and trajectory of impact arising from the emerging masterplan. It focuses on the estate as a whole – buildings, landscape and setting – rather than on individual structures, which are addressed in subsequent sections.

8.1.2 The emphasis here is on the spatial structure and character of the estate: how Nonsuch House, the East Wing, the stable range, garden structures, yards, fields and woodland work together as a coherent historic place. This provides the framework against which change can be understood in policy terms and in accordance with current Historic England guidance on managing significance and setting.

8.1.3 The assessment distinguishes clearly between the existing significance and sensitivity of the site and its setting and the anticipated types of impact associated with the masterplan, considered at an outline level, with more detailed assessments of individual elements contained in later sections.

8.1.4 The approach follows the structured method already introduced – moving from identification (Section 5), through historical and cartographic analysis (Sections 6–7), to a value-based statement of significance, and then to a proportionate evaluation of impact and capacity for change.

8.2 Summary of site-wide significance

8.2.1 Nonsuch Estate is of high heritage significance overall. Its principal component, Nonsuch House (Grade II*), retains strong architectural and historic interest as an early eighteenth-century William and Mary house, despite the severe damage caused by the 2022 fire. The wider estate, though not independently designated, holds clear evidential, historical, aesthetic and communal values as the functional setting and landscape of the house.

8.2.2 Evidential value resides in the surviving fabric of the house, East Wing and stable range, in the standing garden and yard structures, and in the below-ground archaeological potential of the core and its surrounding fields. Historic mapping demonstrates repeated adaptation of the house, service ranges and gardens from the early eighteenth century onwards, suggesting that buried deposits, former surfaces and foundations are likely to survive around the building group and along earlier access routes.

8.2.3 Historical value is expressed at several levels. At the level of the individual building, Nonsuch House encapsulates the ambitions of William Norris and his successors, using a polite architectural language to project status and taste at the edge of a rural parish. At the estate level, the surviving pattern of approaches, garden compartments, yards, fields and woodland illustrates the operation of a small country-house estate over three centuries, including later twentieth-century phases of adaptation and decline. The post-fire condition of the house now forms part of that history and underlines the urgency of securing a sustainable future use.

8.2.4 Aesthetic value stems from the architectural quality of the north ashlar elevation, the relationship between the principal house and the subordinate East Wing and stable range, and the interplay between built form and landscape. Key aesthetic characteristics include the progression from the public road along the northern approach, the arrival sequence into the forecourt, the containment provided by garden walls and structures, and the release of views across the falling ground to the south towards the woodland edge.

8.2.5 The wider fields and woodland contribute to the aesthetic and experiential setting of the house by maintaining a simple, largely undeveloped rural backdrop. The absence of overtly formal landscaping in the modern period, and the relative simplicity of the parkland character, are integral to the way the house reads in its landscape – as a substantial but solitary presence in a quiet rural context rather than as the hub of an extensive designed park.

8.2.6 Communal value, while more limited at present due to the private ownership and restricted access, relates to the local recognition of Nonsuch House as a landmark in the parish, the visibility of the house and its grounds from the public right of way, and the potential for future engagement through managed access, interpretation and hotel use. The fire and subsequent dereliction have generated local concern, which is itself an indicator of the building's perceived importance within the community.

8.3 Spatial structure and setting

8.3.1 The core of Nonsuch Estate is organised around three interrelated components: the main house, the attached East Wing, and the immediate garden and yard structures. The house acts as the visual and functional focus, with the East Wing clearly read as a subordinate service range, stepping down in scale and articulation away from the principal block.

8.3.2 The primary approach remains from the A3102 to the north. The entrance leads to a forecourt on the north side of the house, where the ashlar elevation and parapet are presented as the principal architectural composition. This approach sequence is fundamental to the way the house is experienced and understood, and forms a key component of its setting.

8.3.3 To the south of the house, the ground falls away across a broad lawn towards the

woodland. The southern elevation is visually less formal than the north front, with a more varied composition reflecting later changes, but it nevertheless reads as the main garden façade, with long views over the lawn and beyond. The modern ha-ha marks the transition between the immediate garden and the wider fields, maintaining an open visual relationship without the interruption of fencing.

8.3.4 To the west, the Larch Garden and its raised terrace form a more intimate garden compartment, partly enclosed by trees and garden structures. This area acts as a lateral extension of the garden setting, affording oblique views back to the house and across to the walled garden, contributing to the layered character of the designed spaces around the building.

8.3.5 To the east of the house and East Wing, the former yard and associated agricultural and service structures occupy a slightly lower platform. Historically this area accommodated the functional service activities of the estate, physically and visually separated from the principal elevations yet closely associated with the house. Although the yard buildings now survive in varying conditions, their arrangement still articulates the service side of the estate and provides an important foil to the formality of the house.

8.3.6 The Gate piers are pillars approximately 2.2m from the ground to the top of the finials. The gate piers are situated at the entrance to the house in line with the primary entrance framing the passage into the Nonsuch house. Made from materials such as stone or brick, gate piers feature elaborate embellishments such as large acanthus-cupped ball finials, gate stops and outer scrolls. These piers serve as visual focal points, signalling the transition from the public domain to the private realm of the estate owner. These gate piers are corniced with acanthus-cupped ball finials. The gate piers are in fair condition for the age of the stone. The Eastern Pier has a substantial crack horizontally across the middle-etched carving.

8.3.7 The North Wall is vital to the property's historical integrity, serving as the principal façade for the main entrance to the house and gardens and possibly representing the oldest surviving element of the building. Unlike other parts of the house that have been reconstructed over time, this wall remains largely unchanged, as evidenced by historic maps. The wall features an ashlar balustrade with a top and bottom rail that extends along the top third of its entire length. A centrally positioned ashlar stone post with a cap punctuates the balustrade. The neoclassical style of the balustrade components reinforces the estate's status and significance. The lower two-thirds of the wall are constructed in a rectilinear format using predominantly squared rubble-stone, consistent with the east and south façades of Nonsuch House.

8.3.8 The East Wall shares the same construction as the North Wall, but the ashlar balustrade is limited to a central section rather than spanning the entire length. This reduced use of high-quality materials and craftsmanship indicates that the east forecourt wall was considered secondary in importance, likely because it does not serve as the primary entrance façade. At the southern end of the wall, there is a wrought iron gate in a neoclassical style, though its installation date is uncertain. The gate is framed by a stone pier at the end of the wall and a stone lintel above. An ornate stone detail connects the lintel to the main house. The balustrade is marked by stone posts with caps at both ends and, in the center, with the top rail continuing as coping along the stone wall. The wall is in good condition, displaying typical signs of weathering that are consistent with its age.

The wear is as expected for a structure of this period and does not detract from its stability or overall appearance.

8.3.9 The West Wall mirrors the East Wall, with the ashlar balustrade also centered on the wall. Both the East and West Walls hold equal historical value as secondary structures to the North Wall. The West Wall shares the same construction as the East and North Walls, but like the East Wall, the balustrade is limited to a central section rather than spanning the entire length. This selective use of high-quality materials and craftsmanship suggests that the West Wall, like the East Wall, was considered secondary in importance, likely because it does not serve as the primary entrance façade. At the southern end of the West Wall, there is a wrought iron gate in a neoclassical Georgian style. Although the installation date of the gate is uncertain, it remains in fair condition. Unlike the East Wall, the gate on the West Wall is not framed by a stone lintel. The pier to which the gate is attached is larger than that on the East Wall and is constructed from ashlar stone, matching the materials used in the North and West façades of Nonsuch House. An ornate stone detail connects this pier to the main house. The balustrade on the West Wall is marked by stone posts with caps at both ends and in the centre, with the top rail continuing as coping along the stone wall. The West Wall is in good condition, showing typical signs of weathering consistent with its age. This wear is expected for a structure of this period and does not compromise its stability or overall appearance. The Walled Garden occupies a pivotal position within the spatial hierarchy of Nonsuch Estate, marking the transition between the domestic lawns immediately surrounding the house and the working horticultural landscape historically associated with food production, propagation and seasonal cultivation. Enclosed by stone walls of varying age, character and construction, the garden forms a self-contained compartment, distinct in atmosphere and function from the open lawns to the west and the wider agricultural setting beyond. Its enclosure creates a microclimate that has historically supported fruit, vegetables and ornamental planting, while the spatial separation reinforces its identity as both productive ground and an extension of the estate's designed landscape.

8.3.10 The internal organisation of the Walled Garden today reflects a layered history of use and adaptation. The realigned North Wall, now connecting visually and functionally to the formal south lawn of Nonsuch House, forms the primary threshold into the garden and mediates movement between public-facing and working landscape. From this point, the garden extends southwards into a series of compartments defined by circulation routes, vestiges of former planting structure and minor changes in level. The controlled inward focus, combined with the surrounding masonry, produces an intimate spatial quality that contrasts deliberately with the outward views and longer ground plane of the West (now Larch) Garden.

8.3.11 Against the eastern boundary sits the Summerhouse — a modest yet architecturally expressive garden building that acts as a visual anchor within the enclosure. Constructed in stone and integrated into the line of the wall, it reads as both part of the perimeter and a deliberate point of architectural punctuation. Its scale, single-cell form and alignment facing west towards the lawn suggest a dual purpose: functional storage or shelter in periods of intense horticultural activity, and a place of quiet occupation from which to look back across the garden. The building is secluded, contained and understated, contributing more through stillness and proportion than through decorative flourish. Its placement within the wall is key to the spatial understanding of the garden — completing the enclosure whilst simultaneously offering a point of orientation and repose within it.

8.3.12 Materially, the Walled Garden and Summerhouse are integral to the legibility of the estate's development. The contrast between the earlier rubblestone base of the perimeter walls and the later brick heightening of the North Wall demonstrates a long history of practical repair, extension and rationalisation. The Summerhouse, similarly, carries the imprint of twentieth-century intervention, yet its form retains the character of a traditional garden pavilion embedded within a continuous boundary. Together, they express the incremental evolution of the working heart of the landscape — a place where utility and controlled beauty once co-existed, and where the estate's productive history remains legible despite change.

8.3.13 In their present condition, both the garden and the Summerhouse hold significant aesthetic and evidential value. The spatial containment, the microclimatic enclosure, the rhythm of wall heights and the axial relationship between entrance, lawn and pavilion continue to articulate a coherent and characterful garden architecture. Although planting patterns have altered and productive horticulture is no longer the primary function, the form and arrangement of the space remain substantially intact. The Walled Garden therefore survives as one of the most readable historic compartments of the estate — a place where structure, enclosure and orientation can still be understood as they were intended.

8.3.14 Beyond the yard and gardens, the wider estate comprises a patchwork of fields and woodland belts, falling away towards the south and east. The southern woodland forms a strong visual and spatial boundary, enclosing views from the house and garden and reinforcing the perception of a contained rural estate. The public right of way that crosses the southern part of the estate provides glimpsed views back towards the house and garden, reinforcing the connection between the private estate and the wider parish landscape.

8.3.15 The setting of Nonsuch House therefore has both an immediate and an extended dimension. The immediate setting comprises the forecourt, gardens, yards, walls and outbuildings that form the coherent historic complex around the house. The extended setting comprises the wider fields, woodland and approach from the public road, which together frame and give context to the core group, and through which the house and its associated buildings are perceived in longer views.

8.4 Condition, vulnerability and capacity for change

8.4.1 The 2022 fire has had a profound and far-reaching effect on the condition of Nonsuch House. The entire roof structure, together with the attic floor and almost all of the first floor, was lost. Significant areas of the surviving ground floor were directly affected by heat and smoke, and subsequent exposure to the weather allowed prolonged water ingress into the remaining fabric. For an extended period of approximately seven to twelve months the building stood open to the elements, and substantial rainwater penetration occurred through the charred wall-heads and compromised floor structures. The damage is now expressed in decayed timbers, displaced masonry, collapsing internal partitions, disintegrated plasterwork, damaged masonry fireplaces, salt disturbance, mould growth and the failure of surviving finishes. Although the ground-floor plan form remains legible, its material condition has been materially eroded.

8.4.2 The installation of a temporary roof has arrested the most acute phase of deterioration, but the building remains highly vulnerable. There is persistent moisture within the wall cores, particularly around the former junctions with the lost roof structure, and localised movement is visible in the upper masonry. The absence of a permanent roof and the cumulative effects of water penetration mean that the house's residual historic fabric remains at risk. Without comprehensive repair and reinstatement, further loss of significance is imminently likely.

8.4.3 The East Wing has also suffered extensive damage. Although the pattern of destruction differs from that of the main house, the loss of the roof and the entire attic storey has left the upper fabric exposed. Fire spread into parts of the first floor and, in places, into the ground floor, charring timbers and degrading internal finishes. Prolonged water ingress, combined with poor ventilation, has resulted in widespread mould growth and the deterioration of joinery and plaster surfaces. The form and alignment of the range remain clearly understood, but the condition of the fabric now necessitates a sustained programme of intervention.

8.4.4 By contrast, the stable block was not affected by the fire. It has been maintained by the estate owner and is now in a habitable condition. It does not therefore form part of the fire-related vulnerability described here, although its relationship to the house and East Wing remains an important aspect of the estate's spatial composition.

8.4.5 The combined condition of the house and East Wing places the estate in a position of substantial sensitivity. The surviving fabric retains sufficient integrity to support a coherent programme of repair, but the capacity for further deterioration is extremely likely. The priority at this stage is to stabilise, dry and secure what remains, and establish the conditions for a permanent reinstatement programme. The estate's ability to accommodate change is therefore defined not only by its inherent significance but also by the imperative to intervene in a timely and well-considered manner.

8.4.6 The yard buildings and other ancillary structures are in mixed condition. Some have been maintained or repaired to varying standards, others show signs of decline. However, the underlying historic form and materials survive to an extent that allows the functional character of the service yard to remain appreciable.

8.4.7 The gardens, southern lawn and woodland have undergone incremental change and some erosion of detail but broadly retain their historic structure. The modern ha-ha performs an important role in maintaining the open relationship between the house and the falling ground. The southern woodland remains a strong landscape feature, although unmanaged growth has altered aspects of the woodland edge.

8.4.8 Taken together, these factors mean that Nonsuch Estate is both highly sensitive and unusually vulnerable. There is limited capacity for further loss of historic fabric or erosion of setting without materially diminishing significance. At the same time, the scale of repair and reinstatement required to secure the asset's future is substantial and will depend on identifying a viable long-term use.

8.4.9 In spatial terms, the highest sensitivity lies in:

- the principal north approach, forecourt and north elevation
- the south garden elevation, lawn and falling ground towards the woodland
- the Larch Garden and raised terrace
- the immediate relationship between the house, East Wing and yard.

8.4.10 Areas of relatively greater capacity for well-designed change include limited parts of the existing yard where historic fabric has already been compromised and selective landscape interventions that reinforce historic patterns or restore lost features, provided these do not introduce visual clutter or suburbanising elements.

8.4.11 Conversely, substantial new building volumes within the open southern lawn, along the woodland edge or in prominent positions on the northern approach would be likely to result in a high degree of harm to setting, by competing with or eroding the legibility of the house as the dominant built form within a simple rural landscape.

8.5 Outline of the emerging masterplan

8.5.1 The emerging masterplan deals first with the reinstatement and repair of the principal buildings, and second with the landscape compartments that support them. The work is led by necessity rather than invention: the fire has removed structure, finishes and circulation, and the intention is to put these back where evidence shows they were, so that the building reads correctly in scale, hierarchy and plan. The gardens, by contrast, remain legible and will not be altered except where reinstatement strengthens clarity.

8.5.2 Nonsuch House is reconstructed on its existing footprint within the existing masonry envelope. The roof will be returned to its known silhouette, matching ridge height, pitch, chimney position and dormer arrangement. Floor plates are reinstated at their previous levels, giving back the vertical separation that defined principal rooms on the first floor, working rooms below, and attic accommodation above. Window openings remain in the same positions and sizes, and reinstated joinery follows surviving profiles. No extensions, projections or height changes are proposed. The house will look as it did in elevation, and it will function as it did in plan.

8.5.3 The East Wing is restored without elevating its status. It remains visually secondary and is repaired to working order rather than upgraded in expression. Missing timber floors are replaced to the original line, making the building usable without altering its scale or depth. Roof structure is rebuilt in slate. Internal partitions are reinstated where evidence exists, allowing the wing to be used without inventing a new layout. The aim is sympathetic restoration and reuse as a hotel, not reinterpretation.

8.5.4 The service buildings in the yard are kept exactly where they are and repaired in situ. The Tractor Shed, Courtyard Barn and Old Piggery all retain their plan form and footprint. Works are limited to roof and wall consolidation, reinstatement of joinery, and internal stud walls so the yard reads as an organised working group again. No demolition and no new structures are introduced. Plant and estate equipment remain here, contained, so the primary elevations and gardens do not take the burden of functional use.

8.5.5 The Stable End and its curtilage wall are retained with no alteration to footprint or envelope. The building continues as part of the historic group, read against the East Wing rather than competing with it. Repairs are minor and make good existing fabric. The relationship between House, East Wing and Stable End therefore retains its clear three-part sequence, as shown in early mapping and reinforced by surviving masonry.

8.5.6 The Walled Garden remains intact. No new structures are introduced and wall lines are unchanged. The Summerhouse remains as a fixed point on the eastern boundary and is not altered. Planting will be restored within flower beds but the enclosure remains broadly as is. The space continues to read as a sheltered, contained garden with a clear axial relationship back to the house.

8.5.7 The Larch Garden to the west is also retained in its present open form. The only work is the reinstatement of the historic path which once carried movement across the lawn. This is not new construction, it is the recovery of a line already shown on mapping and understood in the original layout. No built form is added, the lawn remains open, and the reinstated route allows the space to be read more clearly.

8.5.8 The masterplan reinstates the house, returns the East Wing to working order without visual uplift, and repairs the service buildings so the yard functions again. The Walled Garden and Summerhouse remain untouched, the Larch Garden sees only the reinstatement of a path. The farmland stays open, the woodland whole, and the estate continues to read as one place with the house at its centre.

8.6 Anticipated heritage benefits

8.6.1 The most substantial heritage benefit of the masterplan is the potential rescue of Nonsuch House from ongoing deterioration and possible future loss. Comprehensive repair, reinstatement of the roof and upper floors, and careful conservation of surviving interiors would arrest decay, stabilise the structure and allow the architectural and historic interest of the house to be better appreciated and sustained.

8.6.2 The reuse of the East Wing would bring this attached service range back into active, managed use, reducing the risk of further deterioration and helping to preserve its contribution to the overall ensemble. Sensitive adaptation, respecting its subordinate status and retaining key elements of plan form and external character, would reinforce the legibility of the historic hierarchy between principal and ancillary ranges.

8.6.3 Within the yard, the refurbishment of the ad hoc structures to bedrooms has the potential to enhance character and improve the legibility of the historic working core of the estate. Rationalisation of storage and plant usage within this area could reduce neglect of the farmyard structures and concentrate functional aspects of the hotel operation away from the principal elevations and garden fronts.

8.6.4 In landscape terms, the masterplan offers scope to repair and reinforce the garden compartments, remove intrusive modern features, and manage the woodland edge and

ha-ha more positively. Carefully considered planting, path alignment and boundary treatment could recover aspects of the historic character evident in eighteenth- and nineteenth-century mapping, while accommodating contemporary access requirements.

8.6.5 Subject to detailed design, the introduction of managed visitor access, interpretation and controlled public use of parts of the estate would increase communal value by improving understanding and enjoyment of Nonsuch House and its landscape. The association of the house with high-quality hospitality and events, if appropriately managed, could reinforce its perceived importance and generate wider support for its conservation.

8.7 Principal risks and potential harm

8.7.1 The main risk at the site-wide scale is that the quantum and distribution of new development needed to support the chosen business model exceed the capacity of the estate to absorb change without undue harm to significance. New buildings or structures within the open southern lawn, along the woodland edge or in visually prominent locations on the northern approach would be likely to erode the simple rural setting that underpins much of the site's aesthetic and historic value.

8.7.2 Intensification of use, if not carefully managed, could lead to a proliferation of car parking, circulation routes, lighting, signage and domestic or commercial paraphernalia across the estate. These elements, taken cumulatively, risk suburbanising the character of the setting, particularly in the southern parkland and around the yard, and could weaken the visual pre-eminence of the house.

8.7.3 The introduction of new buildings such as a reception building or spa has the potential to draw focus away from the historic core if they are too prominently sited, or insufficiently subservient in form and materials. Particular risk arises where such buildings occupy areas that currently read as open parkland, as part of the rural edge of the estate, or within or immediately adjacent to the historic service core.

8.7.4 New access arrangements require careful handling. While improved service access may be desirable in operational terms, the historic hierarchy of approaches, with principal arrival from the north, is a key aspect of the house's setting. Any new routes should minimise visual competition with the primary approach and avoid giving the impression of a re-orientated house. The masterplan therefore proposes the use of an existing entrance to the north-east of the estate, with public vehicular use prohibited within the vicinity of the house. It is proposed to maintain the historic arrival from the north for ceremonial or incidental occasional use.

8.7.5 There is also a longer-term risk that the fragmentation of the estate into multiple independent residential or holiday units could lead to the creation of domestic curtilages, fences and garden subdivisions, especially in the yard and the eastern and southern parts of the estate. Such incremental changes would erode the perception of the house within a single coherent estate landscape. Appropriate management mechanisms will therefore be

required to prevent incremental erosion of this kind.

8.7.6 In heritage policy terms, these risks translate into the potential for less-than-substantial harm to the significance of Nonsuch House and its setting, arising mainly from change within the wider estate rather than from the core repair of the house itself. The aim of the design process should be to minimise such harm, to ensure it remains at the lower end of the spectrum, and to demonstrate that any residual harm is necessary to secure the long-term conservation of the asset and is outweighed by the public benefits of the scheme.

8.8 Overall site-wide assessment

8.8.1 On the basis of the current understanding of the masterplan, the repair and reuse of Nonsuch House and the East Wing are capable, in principle, of delivering a net heritage benefit, provided that they are undertaken to a high conservation standard and supported by a robust condition survey and repair methodology.

8.8.2 The wider estate has more limited capacity for change without harm. There is scope for carefully judged new development within and immediately adjacent to the existing service yard, where new buildings can be designed as subservient elements reinforcing the historic grain. There is also scope for subtle landscape interventions that strengthen the garden compartments and improve management of the woodland edge and ha-ha, provided these respect the simplicity of the parkland character.

8.8.3 Conversely, substantial new development within the southern lawn, along the woodland edge or in prominent parts of the northern approach would be likely to result in a moderate level of less-than-substantial harm to the significance of Nonsuch House, by altering the character of its setting from a simple rural backdrop to a more intensively developed estate. The degree of harm will depend directly on the final quantum, form, siting and design of any buildings or structures.

8.8.4 At this stage, the masterplan should be understood as presenting both an opportunity and a constraint. It offers the prospect of rescuing a highly significant listed building at risk and reinvigorating its wider estate, but only if the scale and disposition of new development are tightly controlled and justified, and if the scheme remains firmly led by the identified heritage values rather than by purely commercial considerations.

8.8.5 Subsequent sections of this report will examine the impact of the proposals on individual buildings and character areas in more detail, allowing a more precise calibration of harm and benefit in accordance with national and local policy expectations. The site-wide assessment set out above provides the context within which these more detailed judgements should be made.

9. Statement of Significance and Impact - Individual Buildings

9A. Nonsuch House

9A.1 Significance

9A.1.1 Nonsuch House is the architectural and historical centrepiece of the estate. Its significance rests firstly in its architectural interest as an early eighteenth-century William and Mary house, articulated most clearly in the formal ashlar north elevation, whose symmetry, parapet line and grand entrance remain defining features despite the subsequent loss of internal structure. This elevation represents a deliberate act of architectural self-assertion: the adoption of a polite, metropolitan style within a rural Wiltshire context, projecting the ambitions and status of William Norris and his successors.

9A.1.2 The other elevations, built in dressed and rubble stone, speak to a more incremental evolution and a pragmatic attitude to construction. Taken together, the house's differing materials and forms illustrate both the initial ambition of its founders and subsequent phases of adaptation, repair and modification. The resulting building is not a static monument but the physical record of successive choices made in response to social, economic and practical conditions across three centuries.

9A.1.3 The historic value of Nonsuch House is reinforced by its role as the anchor of a wider estate landscape. Its relationship with the East Wing, stable block, yard buildings, gardens, southern lawn and woodland establishes a clear hierarchy of spaces and functions. The approach from the A3102 to the north remains crucial to how the house is understood and represents one of the most coherent surviving components of the estate's significance.

9A.1.4 The aesthetic value of Nonsuch House is expressed not only through its formal elevations but also through the rhythm and proportion of its original room layouts, the surviving fragments of internal plasterwork, and the alignment of openings that once mediated views to the gardens and surrounding landscape. Although much of this has been compromised by the fire, the legibility of the architectural scheme persists in the surviving masonry shell.

9A.1.5 An essential component of Nonsuch House's significance lies in its unusually rich early twentieth-century fabric. During the 1920s, the Bankier family undertook a comprehensive refurbishment of large parts of the interior, especially the western rooms and the principal entrance hall. In these areas, almost every element, including floor joists, floorboards, internal partitions, fireplaces, panelling, skirtings, doors, decorative schemes and service runs were renewed as part of a deliberate re-presentation of the house.

9A.1.6 This work should not be regarded as a minor or intrusive later phase. Instead, it forms a major chapter in the building's architectural evolution, demonstrating how an early eighteenth-century house was adapted to modern domestic expectations while

retaining a curated sense of historical depth. The 1920s interventions were executed with a level of craft and ambition consistent with inter-war country house modernisation, and they constitute some of the most characteristic interior spaces known to have existed before the fire. The work has been finished to a mixed standard, with incomplete or ill-fitting wood panelling, hollow core front door, mismatched wooden detailing and plasterwork, and concrete flooring.

9A.1.7 Among the most distinctive elements of the 1920s refurbishment was the installation of high-quality gilt leather wallpaper in the entrance hall. This material, hand-embossed, gilded and moulded in repeating panels, formed the centrepiece of the Bankier family's reimagining of the interior and was likely repurposed material, with evidence of the wallpaper dating from early-mid 18th century. Although much was damaged or lost in the 2022 fire, surviving fragments retain diagnostic details of pattern and construction. The leather wallpaper contributes significantly to the understanding of the inter-war phase of the house and forms part of the layered historic interest that defines Nonsuch's internal character.

9A.1.8 The entrance hall, historically the room lined with leather wallpaper since the 1920s, is well-presented but with a mixed-quality finish. The joists, floor structures, panelling and joinery installed during this period were cohesive works, reflecting an early twentieth-century reinterpretation of earlier stylistic registers. Fireplaces were upgraded or re-set using earlier surrounds to create a curated historic ambience. This phase employed good-quality timber, recognisable joinery profiles and early twentieth-century construction methods that remain legible in surviving fragments.

9A.1.9 As a result, the 1920s fabric contributes materially to the building's architectural, evidential and aesthetic value. Although much has been lost, the phase is sufficiently well documented in surviving fragments, archival material and photographic evidence to warrant specific recognition within the significance assessment. The proposed reinstatement strategy therefore acknowledges the importance of respecting both the eighteenth-century scheme and the substantial twentieth-century layer that defined the building's internal character for nearly a century.

9A.1.10 The communal value of the house, although presently limited by its private status, is nonetheless meaningful. The fire in 2022 and the resulting dereliction generated a substantial response within the parish, reflecting the house's standing as a local landmark and a visible component of Bromham's rural setting. The proposed reinvigoration of the property as a hotel introduces clear potential for new forms of engagement, access and economic value.

9A.2 Condition

9A.2.1 The 2022 fire caused catastrophic damage to Nonsuch House. The entire roof structure was destroyed, together with the attic storey and almost all of the first floor. Sections of the ground floor were exposed to direct heat, and smoke damage is visible across most surviving wall surfaces and joinery. With the house left open to the weather for approximately seven to twelve months, rainwater penetrated the charred wall-heads and compromised floor structures, resulting in major deterioration.

9A.2.2 The consequences of this period of exposure are extensive. Internal partitions have failed or bowed, joists are decayed or lost, surviving finishes have detached from

underlying masonry, and the upper level masonry shows signs of moisture retention, frost action and differential movement. While the masonry shell remains substantially intact, its vulnerability is clear. The building is now heavily dependent on careful drying, stabilisation and structural consolidation.

9A.2.3 The temporary roof constructed by the current owner has halted further acute deterioration but cannot arrest the underlying progression of decay indefinitely. Moisture remains within the wall cores; salts and mould are present on internal surfaces; and the absence of permanent floors and roof structures prevents consistent environmental control. The house is therefore at a critical threshold: its ability to survive long enough for a full conservation programme depends on timely and well-managed intervention.

9A.3 Detailed Design Proposals

9A.3.1 - Overall Strategy

The proposals for Nonsuch House pursue a conservation-led reconstruction approach, reinstating the lost roof, attic and first-floor structures while adapting the interior to provide hotel accommodation. The reinstated elements will follow the original form and silhouette, with chimneys reinstated matching the historic appearance as far as practicable.

9A.3.2 - Architectural Reintegration

The restored structure will respect the historic hierarchy of spaces, retaining the formal sequence of the north entrance hall, principal rooms, and garden-facing spaces. Where historic plasterwork, joinery or architectural features survive, they will be conserved in situ. Where they are lost, new work will be designed in a manner sympathetic to the period but ultimately legible as twenty-first-century interventions when examined closely.

9A.3.3 - Structural Approach

Modern building regulations necessitate a concealed steel frame within the reconstructed roof and floor structures. This will be entirely hidden within new floor zones and roof voids, ensuring that the external profile remains unchanged and that internal proportions replicate the original volumes.

9A.3.4 - Internal Layout

Nonsuch House will provide approximately eleven hotel bedrooms, arranged according to the original room proportions wherever possible. Interventions required for modern use, such as ensuite bathrooms, will be treated as lightweight additions, visually recessive and carefully positioned to avoid conflict with surviving historic fabric.

9A.3.5 - Materials and Detailing

As far as practicable, external materials will match historic precedent:

- slate roof (not stone)
- reinstated chimney stacks to match archival evidence and surviving bases
- lime-based mortars
- Timber internal and external doors
- timber sash windows to match surviving profiles

Internal finishes will use lime plaster, timber skirting and architraves styled in reference to surviving examples and archival evidence.

9A.4 Justification

9A.4.1 The justification for the proposed works rests first on the fundamental significance of Nonsuch House itself. Its architectural form, hierarchy of spaces and structured relationship with the surrounding landscape remain the organising principles through which the building is understood. Although the 2022 fire left the interior almost entirely destroyed, the surviving masonry shell retains enough legibility to demonstrate the quality and ambition of the original eighteenth-century design and the later twentieth-century refurbishment. Without decisive intervention, however, that surviving fabric is at increasing risk. Continued exposure, cyclical moisture movement and ongoing structural vulnerability mean that the house cannot simply be preserved in its current state: to do nothing would be to accept continued loss.

9A.4.2 Full reinstatement is therefore the only approach capable of securing the long-term conservation of the building. Partial stabilisation or a form of managed ruin would neither arrest ongoing decay nor preserve the architectural coherence of the surviving structure. Likewise, neither option would provide a sustainable use capable of supporting the considerable maintenance liabilities inherent in a building of this scale. The reinstatement strategy enables the primary elevations and plan hierarchy to be recovered, allows the historic volumes to be understood again as functioning spaces, and provides the framework for a viable hotel use that can sustain the estate economically and ensure that conservation continues beyond the initial construction phase.

9A.4.3 This approach aligns closely with Historic England's Good Practice Advice on managing significance, conserving heritage assets, and adapting historic structures. These documents recognise that active reuse, informed by an understanding of the building's evolution, is often the most appropriate means of preventing further loss. In this case, the proposals retain and stabilise the surviving masonry shell, reconstruct the lost roof and floor structures in their historic positions, and introduce only the level of new work necessary to re-establish the building's integrity and facilitate a sympathetic, long-term use.

9A.5 Impact

9A.5.1. In fabric terms, the impact of the proposed works is restorative rather than invasive. The destruction caused by the fire means that significant areas of structure must be reinstated, but this reinstatement occurs largely within the voids created by the loss of the roof, attic and first-floor structures. The new interventions are therefore located precisely where historic fabric has already disappeared, avoiding the removal of surviving material and enabling a legible reestablishment of the internal volumes. Where historic finishes or fragments remain, these will be conserved in situ, stabilised and used as reference for reinstated joinery and surface treatments.

9A.5.2 The impact on the building's setting is benign. The proposals do not alter the external silhouette, the principal elevations or the architectural relationship between the house and its immediate surroundings. Reinstated chimneys, a slate roof similarly matching historic proportions and thus the recovery of the former roof profile ensure that

the house continues to read as the dominant architectural form within the northern approach and the gardens to the west and south of the house.

9A.5.3. From an operational perspective, the proposed hotel use is sympathetic to the established plan form of the house. It avoids the subdivision, service corridors and individual curtilages associated with residential conversion, and ensures that the building remains in unified, managed ownership. This provides an inherent level of stewardship and cyclical maintenance that is critical to the building's long-term preservation.

9A.6 Alternatives Considered

9A.6.1 A range of alternative strategies was considered during the development of the proposals, but none would achieve the conservation outcomes required.

9A.6.2 A “do nothing” scenario was rejected due to the obvious and ongoing loss of fabric, the structural instability of exposed wall heads and the certainty of further deterioration. Partial stabilisation was also discounted: while it might have slowed water penetration, it would not have reinstated the architectural completeness or structural integrity needed for safe occupation. Allowing the building to stand as a managed ruin was considered but found wholly incompatible with its significance, rendering it incapable of contributing meaningfully to the estate or wider community. Further investigative uses were assessed for optimal viable use, as follows

9A.6.3 Private Residential Restoration

9A.6.3.1 One option considered was restoring Nonsuch House for use as a single private residence while selling off the surrounding estate in separate parcels to help fund the works.

9A.6.3.2 However, this approach was deemed unviable for several reasons:

- The cost of restoring the house exceeds its potential market value as a private home.
- The estate's setting, including its proximity to a busy road, makes it less attractive to high-net-worth individuals seeking privacy.
- The fragmentation of the estate would undermine its historical integrity and long-term financial sustainability.
- Breaking up the estate would have a detrimental impact on the people of the village, who use the grounds for recreation.

9A.6.4 Residential Development

9A.6.4.1. Development of housing on the estate was explored as a means of raising funds for restoration.

9A.6.4.2 However, this option was dismissed due to several constraints:

- The estate is located in a rural area with limited access to local services and

- infrastructure, making large-scale residential development unlikely to gain planning approval.
- Any development would detract from the character and setting of Nonsuch House, compromising its heritage value.
- The sale of land for housing would permanently alter the estate's character and limit opportunities for future economic diversification.
- The volume of housebuilding required to fund the restoration of the house would place an unreasonable burden on the village.

9A.6.5 Office or Commercial Workspace

9A.6.5.1 The possibility of repurposing Nonsuch House for office or commercial use was explored, considering demand for high-quality rural office space. However, the office market is experiencing a shift towards remote working, and the investment required to create modern workspaces would not be justified by the expected rental income.

9A.6.5.2 Additional issues include:

- The need for substantial alterations to create compliant office facilities, which could compromise heritage integrity.
- Limited demand for office space in this rural location and existing competition from nearby Bowood and Hartham Park.
- Insufficient return on investment to justify restoration costs.

9A.6.6 Educational or Institutional Use

9A.6.6.1. Transforming the estate into an educational facility, retreat centre, or institutional headquarters was examined, including possibilities such as a school, training centre, or arts foundation.

9A.6.6.2 However:

- The estate's rural location presents accessibility challenges for students and staff.
- The cost of converting and maintaining the property for institutional use would be substantial.
- Demand for such facilities is limited, making it difficult to secure long-term financial stability.

9A.6.7 Agricultural or Livery Expansion

9A.6.7.1. An expansion of the estate's agricultural use, including the introduction of a livery yard, was considered. While the estate has extensive grounds, this approach was rejected due to:

- The local area already having a competitive equestrian market, making it difficult to generate significant income without undercutting existing businesses.

- Agricultural and livery enterprises typically yielding low financial returns relative to the investment required.
- Limited potential for such activities to fund the full restoration of Nonsuch House.

9A.6.8 Care Home or Assisted Living Facility

9A.6.8.1. Given the size and historical nature of the estate, a conversion into a care home or luxury assisted living facility has been considered.

9A.6.8.2 However, this is not a viable approach for several reasons:

- **Unsuitability of the Historic Building:** Retrofitting a Grade II* listed house to meet modern accessibility and regulatory standards (such as lifts, wide corridors, and emergency evacuation systems) would require significant and intrusive alterations, potentially compromising the building's heritage value.
- **High Operational Costs:** Staffing and maintaining a care facility would be exceptionally costly, and without economies of scale, the business would struggle to be financially sustainable.
- **Planning and Regulatory Challenges:** Securing the necessary permissions for a change of use to healthcare provision would be complex, and compliance with stringent Care Quality Commission (CQC) regulations would be difficult in a historic setting.
- **Lack of Demand:** While the UK has an ageing population, the location of the estate may not be attractive for elderly residents due to its rural setting, lack of nearby healthcare facilities, and limited transport links.

9A.6.9. Wedding and Events Venue

9A.6.9.1. At first glance, converting Nonsuch Estate into a dedicated wedding and events venue may appear viable.

9A.6.9.2 However, several factors make this approach unsuitable:

- **Noise and Disruption:** Hosting regular large-scale events would generate significant noise and activity, potentially impacting neighbours and disrupting the tranquillity of the estate.
- **Seasonal and Inconsistent Revenue:** The events market is highly seasonal, with peak demand primarily in summer. This results in financial instability, making it difficult to sustain the estate's upkeep year-round.
- **Infrastructure Limitations:** Significant investment would be required for large-scale parking facilities, guest access, and additional amenities, placing further strain on the historic landscape.
- **Market Saturation:** There is already a high level of competition in the events market, with numerous established venues in the local vicinity offering similar settings, making it difficult to secure a profitable market share.

9A.6.10 Boutique Shopping Village & Artisan Retail Hub

9A.6.10.1. This concept would involve converting the estate into a collection of independent boutiques, artisanal shops, and high-end retail spaces, creating a destination shopping experience

9A.6.10.2 Reasons for Rejection:

- **Lack of Footfall:** The estate's rural location is not conducive to high retail traffic, making it difficult to attract consistent visitor numbers. Unlike retail villages near major transport hubs, Nonsuch would struggle to generate sufficient footfall to sustain multiple businesses.
- **High Risk of Business Failure:** Small independent retailers typically require high levels of customer engagement and passing trade. Without this, many businesses would be unlikely to survive long-term, creating a cycle of vacancies and instability.
- **Planning and Infrastructure Challenges:** Converting historic buildings into retail spaces would require substantial modifications, including accessible shopfronts, storage areas, and substantial customer parking—all of which would impact the estate's character and require costly permissions.
- **Incompatibility with Heritage & Tranquillity:** A busy retail hub would generate significant noise, traffic, and deliveries, disrupting the peaceful atmosphere and conflicting with the estate's historic and natural setting.

9A.6.11 Exclusive Private Members' Club

9A.6.11.1. This model would involve converting Nonsuch Estate into a high-end, members-only retreat, offering dining, wellness, and social spaces for a select clientele.

9A.6.11.2 Reasons for Rejection:

- **High Barriers to Entry:** Competing with established private clubs (such as Soho House, 5 Hertford Street, or Babington House) would require a significant investment in facilities, branding, and networking to attract an elite clientele.
- **Direct Competition with Bowood Estate:** The nearby Bowood Estate already operates as a luxury hotel, spa, and golf club, offering exclusive experiences to high-net-worth individuals. With an established reputation, extensive amenities, and strong brand loyalty, Bowood would significantly limit the market opportunity for a new private club at Nonsuch Estate.
- **Uncertain Market Demand:** While private members' clubs thrive in urban locations, a rural setting presents challenges in attracting and retaining regular members, as travel logistics may deter frequent use.
- **Operational Challenges:** A club model relies on a strong social scene, requiring regular high-profile events, live entertainment, and networking opportunities. Creating this level of exclusivity and engagement would demand continuous investment and resources.
- **Financial Risk:** Many members' clubs struggle with fluctuating memberships and high operational costs. Unlike short-let accommodation, where revenue is tied to direct bookings, a members' club relies on long-term commitment from a niche customer base, making it a financially risky venture.

9A.7 Harm Assessment and Public Benefits

9A.7.1 The proposals give rise to a very limited degree of less than substantial harm, located mainly in the introduction of new structural elements and the replacement of fabric irretrievably lost in the fire. None of this harm affects the principal elevations, the spatial hierarchy or the building's external architectural presence. Instead, the majority of change takes place internally and within areas already devastated by heat, smoke and prolonged exposure.

9A.7.2 Against this low level of harm must be weighed the significant public benefits arising from the scheme. Foremost is the rescue of a Grade II* listed building identified as being at risk, and the re-establishment of a key landmark within the parish landscape. The proposals secure a viable long-term use, allow controlled public access through hotel operation, and contribute to local economic activity, training and employment. They also support wider appreciation of the heritage asset by reinstating the architectural coherence of its principal frontages and making its layered history accessible through sensitive interpretation.

9A.7.3. A particular element of the significance of the house derives from the 18th century gilt leather wallpaper that lines the entrance hall. The 2022 fire caused substantial loss of these rare and historically important surfaces. However, fragments survive in situ and as detached pieces recovered after the fire. These retain considerable evidential value. Specialist conservation of the surviving material, together with high-resolution documentation, will allow these fragments to inform either the reinstatement of selected panels or an interpretative reconstruction within the hotel. The proposals therefore acknowledge this aspect of significance and incorporate proportionate mitigation measures to ensure that it remains legible within the recovered interior.

9A.7.4 Under NPPF paragraphs 199–202, the substantial public benefits associated with the building's rescue and sustainable reuse clearly outweigh the limited and largely unavoidable harm identified.

9A.8 Mitigation

9A.8.1 Mitigation is embedded throughout the design and construction approach. Reinstatement of the roof, chimneys and lost floor structures will restore architectural clarity while securing the surviving masonry. Where original internal features remain, they will be retained and consolidated, and new interventions will be detailed to remain visually recessive and compatible with historic fabric. Breathable materials will be employed to assist the long-term health of the structure, and new services will be concealed to avoid visual disruption of reinstated interiors.

9A.8.2 A full photographic and drawn record will be completed prior to works. The reinstated internal joinery and finishes will be informed both by surviving twentieth-century fragments, including the conserved gilt leather, and by archival photographs and recorded profiles, ensuring an authentic but honest reconstruction. A long-term maintenance plan, tied directly to the operational management of the hotel, will secure sustained care of the building once works are complete.

9A.8.3. Taken together, these measures ensure that the proposals do not merely restore the building as a static object, but place it back into an active, sustainable cycle of use and conservation, safeguarding its significance for future generations.

9B. East Wing

9B.1 Significance

9B.1.1 The East Wing forms the principal ancillary range to Nonsuch House and is integral to reading the estate as a coherent historic group. Although of later date than the eighteenth-century core, it embodies the long tradition of service accommodation attached to country houses of this scale. It retains legibility as a purpose-built domestic and service range, stepping down in height and architectural form from the main block, and reinforcing the historic hierarchy of spaces, uses and status that defines the domestic core.

9B.1.2 Architecturally, the East Wing adopts a simpler language, with dressed and rubble stone elevations and more modest window proportions. This is consistent with its function and contributes to the clarity of the house's architectural composition: a formal north front, an open southern lawn, and the service side to the east. Despite substantial fire and water damage, the alignment, proportions and rhythm of openings remain, allowing a clear understanding of its form and development.

9B.1.3 Historically, the range demonstrates the evolution of Nonsuch Estate in the early twentieth century, when domestic service arrangements were modernised and expanded. The integration of internal corridors, adapted kitchen areas and staff rooms reflects changing household management during this period. Several fragments of interior joinery, plaster and flooring survived the fire sufficiently to serve as evidence of these phases, although their physical condition is now poor.

9B.1.4 In value terms, the East Wing's significance is primarily contributory. It derives importance from its relationship to Nonsuch House, its role in the operational structure of the estate, and its contribution to the composition of the northern forecourts and eastern yard. It assists in communicating how the estate functioned and provides essential context for understanding the principal house.

9B.2 Condition

9B.2.1 The 2022 fire caused severe structural loss. The entire roof and attic floor structure were destroyed, exposing wall heads and internal partitions to prolonged rainfall. Fire spread into parts of the first floor, resulting in the charring of structural timbers and collapse of internal partitions. Heat damage to plasterwork, joinery and finishes is widely evident.

9B.2.2 Water ingress over the 7–12 month exposure period resulted in widespread saturation of walls and floor systems. Prolonged dampness has created conditions conducive to timber decay, mould growth and the degradation of plaster and finishes. Several ground-floor joists show evidence of mould colonisation, and joinery has suffered distortion and ingress of rot, with ground floor joists failing and requiring replacement.

9B.2.3 Despite this, the external masonry envelope survives substantially intact. Openings remain legible, and there is no indication of systemic foundation failure. The

overall form of the range is therefore recoverable, although its condition requires significant conservation-led intervention.

9B.3 Detailed design proposals

9B.3.1 The proposal is to repair and reinstate the East Wing as guest accommodation associated with the hotel operating from Nonsuch House. Seven bedrooms are proposed, arranged to respect the historic plan form and window hierarchy while incorporating contemporary servicing and fire regulations discreetly.

9B.3.2 A new slate roof will be constructed, matching the silhouette, pitch and eaves profile of the historic roof, but with a concealed steel frame within the roof build-up to meet modern structural requirements. Externally, the roof will read as a traditional continuation of the main house and will reinstate the appropriate massing relationship.

9B.3.3 Chimneys, parapets and other lost architectural features will be reinstated where practicable and evidenced, using appropriate materials. Internally, surviving fragments of joinery and plaster will be retained where structurally viable. Where replacement is necessary, it will be undertaken in a manner that is sympathetic to early twentieth-century domestic detailing.

9B.3.4 New bedrooms will be arranged so that their spatial logic reflects the historic structure, including modest front-facing rooms and centrally organised circulation. Bathrooms and mechanical servicing will be inserted in locations that minimise impact on historic surfaces and structural cores.

9B.4 Justification

9B.4.1 The proposal is justified on heritage grounds because reinstatement of the roof, upper floors and internal structure is essential to halt ongoing decay and secure the long-term viability of the domestic core. The East Wing's significance derives from its functional and spatial relationship to the house, reinstating it as a coherent architectural form directly supports that significance.

9B.4.2 Adaptive reuse as guest accommodation is consistent with the historic role of the wing as domestic service and secondary accommodation. This continuity of function enhances understanding of the estate's historic hierarchy and avoids the introduction of incongruous or alien uses.

9B.4.3 The works are also justified in practical terms. The wing provides essential bedroom capacity needed to make the conservation-led reuse of Nonsuch House viable, reducing the pressure to introduce additional bedroom structures elsewhere on the estate.

9B.5 Impact

9B.5.1 Externally, the works will have a largely beneficial impact by reinstating the building's silhouette, massing and weatherproof envelope. The reinstatement of

chimneys, roof lines and traditional detailing will enhance the architectural coherence of the service side of the house.

9B.5.2 Internally, the insertion of new floor structures and fit-out will inevitably result in loss of some damaged historic fabric. However, most of this fabric is already compromised by fire and water, and the work will preserve what remains while reinstating lost structural integrity.

9B.5.3 Overall, the impact is assessed as low-to-moderate beneficial, securing long-term conservation of the range and supporting the functioning of the estate without introducing harm to significance.

9B.6 Alternatives considered

9B.6.1 A “light touch” repair retaining the fire-damaged internal structure was discounted because the remaining fabric is structurally unsound and unable to support safe occupation.

9B.6.2 A full reconstruction on a new footprint was rejected as harmful to significance and unnecessary given the survival of the exterior masonry.

9B.6.3 Conversion to non-guest uses (offices, storage) was rejected because it would displace bedroom capacity to new-build structures, increasing harm elsewhere in the estate.

9B.7 Harm assessment & public benefits

9B.7.1 The works result in minimal heritage harm, confined mainly to the replacement of internal fabric already compromised by fire. This sits firmly at the lowest end of less than substantial harm (NPPF para. 202).

9B.7.2 Public benefits are substantial: securing the long-term future of an at-risk listed estate, providing quality accommodation integrated with the historic plan, avoiding construction of new bedroom blocks, and supporting the economic viability of the conservation project.

9B.8 Mitigation

9B.8.1 Mitigation includes retention of all viable historic elements, reinstatement of external features based on evidence, and full photographic and drawn recording prior to works. Material specifications will follow conservation best practice, and moisture management will be embedded in the fabric repair strategy.

9C. Stable Block

9C.1 Significance

9C.1.1 The stable block is a Grade II listed structure of late eighteenth- or early nineteenth-century date, forming a key component of the historic service ensemble. Its significance derives from its robust but modest architectural character, its legibility as a historic working building, and its spatial alignment with the house and East Wing.

9C.1.2 Although functionally separate from the main dwelling, it plays an important role in framing the courtyard and defining the east–west axis of the estate. In terms of group value, it contributes materially to the perception of Nonsuch as a coherent historic complex.

9C.2 Condition

9C.2.1 The stable block was not affected by the 2022 fire. The current owner has carried out essential maintenance, rendering it habitable and structurally sound. The fabric now presents as a stable, well-preserved example, with no major defects apparent from external inspection.

9C.3 Detailed Design Proposals

9C.3.1 Given its existing condition and positive contribution to the group, the proposals for the stable block are minimal. The intention is to retain it largely as existing and integrate it into the hotel offer as an estate cottage, available as a single private unit for guests.

9C.3.2 No changes are proposed to its external envelope. Any internal works will be limited to light-touch refurbishment and services upgrades, undertaken in a manner that preserves the building's character.

9C.4 Justification

9C.4.1 Minimal intervention is justified on the grounds that:

- the building is already in good condition
- its character is best maintained through retention rather than reconstruction
- the estate-wide hotel use benefits from offering a standalone property appealing to guests seeking privacy.

9C.5 Impact

9C.5.1 Impact is categorised as neutral-to-positive. The retention of the stable block without significant alteration ensures that its significance, fabric and contribution to the domestic core are all preserved.

9C.6 Alternatives Considered

9C.6.1 More intensive conversion, subdivision or extension was dismissed as unnecessary and potentially harmful. Demolition was never considered given the building's intact condition and contribution to the setting.

9C.7 Harm Assessment & Public Benefits

9C.7.1 No harm is anticipated. Public benefits include:

- adding a high-quality accommodation option
- supporting the viability of the estate
- retaining an intact historic component through continued use

9C.8 Mitigation

9C.8.1 Mitigation is limited to:

- careful service installation
- retention of all external fabric
- conservation-based repairs where required.

9D. Yard Buildings

9D.1 Significance

9D.1.1 The yard buildings occupy the area immediately east of the East Wing, forming what was historically the functional heart of the estate. While undesignated in their own right, they fall within the curtilage of Nonsuch House and therefore form part of its listed setting. Their significance derives not from architectural refinement, but from their evidential and historical value as surviving components of the estate's working core.

9D.1.2 The buildings embody the modest, utilitarian architecture characteristic of small estate service ranges across the eighteenth and nineteenth centuries. Their construction, principally red brick or rubble stone walls, simple slate or corrugated roof forms, and timber joinery of mixed date-demonstrates incremental adaptation rather than a single design campaign. This layered quality contributes to their evidential value, offering insight into how the service side of the estate functioned and evolved.

9D.1.3 Their spatial and visual relationship with the East Wing is central to understanding the estate's hierarchy. The main house presents its formal elevations to the north, west and south. The East Wing mediates between those formal areas and the service yard, with the yard buildings forming the final step in the functional sequence. That hierarchy of scale, material quality and architectural ambition remains clearly legible despite the decline of the yard buildings in recent decades.

9D.1.4 The buildings also possess illustrative value. Their arrangement around an informal yard enclosure, their simple construction and their survival as a recognisable group allow the historic division between domestic, service and working spaces to be understood. They therefore contribute materially to the overall significance of the estate, even if their fabric is less refined than that of the principal buildings.

9D.2 Condition

9D.2.1 The yard buildings are structurally diverse and in varying states of repair. Some elements retain good integrity, with robust load bearing masonry walls and surviving historic carpentry. Others show prolonged under-investment, with areas of decayed timber lintels, weathered masonry joints, incomplete or missing roofing, and sections of cladding approaching the limits of their serviceable life.

9D.2.2 Prior to the current ownership, incremental neglect had resulted in sections of compromised roof coverings, water penetration and the gradual erosion of internal finishes. Although they have not suffered catastrophic loss comparable to that experienced by Nonsuch House and the East Wing, deterioration has nonetheless affected their performance.

9D.2.3 The essential historic form and material character of the group of buildings remain discernible. Wall lines, openings, roof silhouettes and the sequence of enclosures still illustrate the historic function of this part of the estate. It is this surviving form, rather than any individual architectural detail, that provides the strongest justification for their conservation-led re-use.

9D.3 Detailed design proposals

9D.3.1 The proposed approach is to retain the external shells of the surviving buildings and to introduce new insulated stud walls within. This method responds directly to their character as working outbuildings: it preserves the outward form, volume and arrangement of the yard group, while enabling modern hotel bedrooms to be accommodated discreetly inside.

9D.3.2 Externally, repairs will focus on consolidating the stone and brick masonry, reinstating or repairing simple pitched roofs and restoring appropriate joinery profiles. Existing openings will be retained so far as practicable. Where new openings are required for fire safety or guest access, they will be positioned and detailed to read as minor adaptations of a utilitarian range.

9D.3.3 Internally, the new structures will be contemporary in performance but deliberately recessive in appearance. The aim is to avoid false historicism while ensuring that the retained envelope remains the primary visual reference.

9D.3.4 The proposals retain the modest building heights and roof forms characteristic of the yard, ensuring that this part of the estate continues to read as the service side of the composition, distinct from the larger volumes of the East Wing and the main house.

9D.4 Justification

9D.4.1 This part of the estate is particularly well-suited to small guest rooms. The group's modest scale, cellular form and discreet relationship to the East Wing naturally lend themselves to short-stay accommodation.

9D.4.2 Reinstating these buildings as part of the wider hotel strengthens the historic narrative of the estate. Instead of fragmenting or replacing the yard group, the proposals anchor them firmly within a revived working context-returning them to an active role that aligns with their historic function, albeit in a contemporary manner.

9D.4.3 The approach aligns with national and local policy, which encourages the reuse of curtilage structures in a manner that sustains their contribution to the significance of the principal listed building. It also reflects Historic England guidance on adapting traditional farm and estate buildings, prioritising retention of external character and legibility of internal change.

9D.5 Impact

9D.5.1 The level of intervention is moderate. Externally, impacts are low: the proposed repairs, reinstatement of slate roofs and limited new openings will conserve the outward form of the buildings. Internally, impacts are more substantial due to the introduction of new accommodation. However, these changes are contained entirely within the existing envelopes and do not alter the external silhouette or materials.

9D.5.2 The visual and spatial relationship between the yard, the East Wing and the main house will remain intact. Indeed, by resolving areas of neglect, the proposals are likely to strengthen legibility.

9D.5.3 The use of the yard buildings for hotel accommodation represents a change in intensity of occupation, but not one that conflicts with their historic role within the estate. Traffic, servicing and guest movements will be screened from the principal garden elevations, maintaining the long-standing balance between domestic front and working rear.

9D.6 Alternatives considered

9D.6.1 Alternative A was to demolish the yard buildings and replace them with new guest accommodation. This was discounted on the grounds that demolition would result in a substantial and unnecessary loss of curtilage structures that contribute materially to the estate's functional history.

9D.6.2 Alternative B was to repair the buildings but leave them in ancillary, non-guest use. This would have reduced the quantum of accommodation available and placed greater pressure on the southern landscape or other sensitive areas to accommodate additional rooms. It would not have contributed meaningfully to the long-term viability of the estate.

9D.6.3 The preferred approach of retention of shells offers the most balanced outcome: conservation of historic form, provision of high-quality accommodation, and minimal impact on the estate's wider setting.

9D.7 Harm assessment & public benefits

9D.7.1 Any harm arising from the proposals is minor and localised, confined to internal alterations. There is no loss of external fabric of heritage value and no erosion of the yard's spatial relationship to the East Wing or Nonsuch House.

9D.7.2 The public benefits are clear. Bringing the yard buildings into active use forms part of the overall strategy to secure the long-term future of Nonsuch House. The contribution of these rooms to the viability of the hotel eliminates pressure for new accommodation elsewhere on the estate, protecting more sensitive landscape areas.

9D.8 Mitigation

9D.8.1 Mitigation will rely on careful material repair and retention of surviving external features. Conservation-led detailing, sensitive lighting strategies and coherent landscape treatment of the yard will further reduce impacts.

9E. Welcome Buildings

9E.1 Significance of the Area and its Contribution to Setting

9E.1.1 The location identified for the Welcome Buildings lies to the north of the meadow, behind a treelined and in from of a tall hedge on land that sits along the A3102. They are outside the core historic composition of Nonsuch House, the East Wing and the service yard. Historically, this area formed part of the wider agricultural landholding associated with the estate rather than an element of the formal approach, garden compartments or working core. It therefore contributes to significance primarily at the level of wider rural setting, rather than as a component of the designed landscape.

9E.1.2 The key characteristic of this meadow is its open, undeveloped nature. It forms part of the supporting visual context in long views from the house across the falling ground and towards the woodland edge, but it is not integral to the immediate setting that defines the architectural hierarchy of the main building group. It reads as a neutral buffer - a rural space that reinforces the estate's sense of separation and tranquillity rather than projecting any formal, historic design intent.

9E.1.3 Accordingly, the significance of this character area can be summarised as follows:

- Evidential value: low, with limited known or anticipated archaeological potential, and no surviving built structures.
- Historical value: modest, relating to its ongoing role as part of the estate's wider agricultural landholding.
- Aesthetic value: moderate, deriving from its openness, simplicity and the way it frames the broader setting of the house.
- Communal value: low at present, as it has limited public accessibility via a right of way which will be retained, and it is not associated with communal memory or tradition.

9E.1.4 This character makes the meadow one of the few areas within the estate capable of absorbing well-designed new development without directly intruding on the most sensitive parts of the setting. However, its openness contributes to the overall rural character, and any intervention must therefore be handled with particular restraint in massing, height, materials, and visibility.

9E.2 Condition and Existing Sensitivities

9E.2.1 The meadow is currently in agricultural or semi-managed condition, characterised by open grassland bordered by hedgerows and woodland. There are no remaining structures present, and the landform remains largely unaltered. A gentle rise from the southern extent towards the north-western edge means that built form positioned here must avoid creating a new skyline or drawing attention away from the silhouette of Nonsuch House.

9E.2.2 The principal sensitivities relevant to this location are:

- Views towards the house
- Night-time character - currently unlit, retaining a dark rural quality.
- The transition between garden/working core and wider estate.

9E.2.3 Because this land has no intrinsic architectural sensitivity, and lies in an area not visible from Nonsuch House or its related views across the meadow, it represents a location of lower inherent vulnerability.

9E.3 Detailed Design Proposals

9E.3.1 The Welcome Buildings consist of a suite of single-storey structures accommodating the reception, arrival and check-in spaces, multi-use conferencing areas, a modest spa/leisure offering, and essential back-of-house functions necessary for the operation of the hotel. Their purpose is to remove the pressure for large public rooms or service-heavy accommodation within Nonsuch House itself, thus enabling the principal building to retain its historic plan form and domestic character.

9E.3.2 The buildings are designed as a unified terrace of discreet pavilions, grouped together as a cohesive ensemble so that they read as one intervention rather than as a scatter of separate elements across the meadow. This is crucial in avoiding cumulative visual clutter.

9E.3.3 Key design features include:

- Single-storey height, keeping the eaves line below the surrounding tree belt and eliminating skyline competition.
- A living roof, reducing visibility from higher ground and softening visual impact in longer views.
- South-facing glazed elevations, treated with full-height mirrored glass to reflect surrounding landscape and visually dematerialise the massing.

- Timber cladding, referencing the palette of estate outbuildings but executed as a contemporary, recessive design.
- A restrained horizontal form, avoiding vertical emphasis and ensuring the structures sit quietly within the meadow.

9E.3.4 The buildings are intentionally sited behind an existing and proposed reinforced treeline. Additional planting will be undertaken to strengthen the visual buffer, ensuring that the Welcome Buildings are not perceptible in primary views from Nonsuch House or its garden fronts.

9E.3.5 Access for guests will be directed through these Welcome Buildings, thereby removing vehicular movements and associated activity around the historic core. Parking areas will be carefully screened by hedgerows and aligned perpendicular to view directions to avoid presenting a car-dominated frontage.

9E.4 Justification for the Chosen Location and Approach

9E.4.1 The fundamental justification is heritage-led. Locating guest arrivals, reception, check-in and leisure facilities within or adjacent to Nonsuch House would require large volumes of floor space incompatible with the reinstatement of its historic plan and the restoration of its architectural character. The same holds true for the East Wing and the stable block.

9E.4.2 By placing the Welcome Buildings within a low-sensitivity area of the wider estate, the scheme:

- Avoids altering the internal character of Nonsuch House
- Removes the need for large-scale extensions to listed structures
- Protects the architectural hierarchy between principal and subordinate buildings
- Prevents the service yard from being overloaded with functions that would exceed its historical role.

9E.4.3 Historic England guidance (GPA2, GPA3, HEAN12) repeatedly emphasises the importance of maintaining the legibility of historic spatial relationships. The proposal achieves precisely that as it avoids drawing commercial activity into the historic core and instead places it in a context where it can be absorbed without harm.

9E.4.4 The design is expressly non-competing. It does not attempt to mimic historic architecture, nor does it introduce a visually assertive contemporary landmark. Instead, it provides a subdued, landscape-oriented building typology that signals arrival without challenging the primacy of Nonsuch House.

9E.5 Assessment of Impact

Visual and landscape impact

9E.5.1 Due to the single-storey form, living roof, and reinforced tree line, the Welcome Buildings will not appear in key designed or historically significant view corridors. They will be entirely absent from the principal north approach, from the house's north elevation, from the south garden, from the Larch Garden, and from the farm yard. The only potential visibility is from the south of the meadow, where there will be mid-distance views filtered through vegetation, albeit where the mirrored glazing further reduces perceptibility.

Impact on setting

9E.5.2 The meadow currently contributes to significance through its openness. The proposal introduces built form, but in a manner that keeps the character legible as a rural edge rather than transforming it into a developed area. The structures' low massing, green roof, and position along the A3102 ensure that the meadow continues to read as open in wider views.

Impact on significance of Nonsuch House

9E.5.3 The proposal reduces pressure for intrusive interventions within the listed building. The impact on significance is therefore beneficial. The scheme enables the reinstatement of historic fabric and protects the architectural hierarchy.

Cumulative impact

9E.5.4 When considered alongside yard renovations and landscape management, the Welcome Buildings do not tip the cumulative balance into unacceptable change. They remain subservient both visually and functionally. Overall magnitude of harm is negligible-low, and in many respects offset by positive effects on the historic core.

9E.6 Alternatives Considered

9E.6.1 The principal alternatives reviewed included:

1. Locating reception within Nonsuch House - rejected due to harm to historic plan form and need for large public rooms.
2. Extending the East Wing - rejected as intrusive, visually harmful, and conflicting with its subordinate status.
3. Using the yard buildings for reception and spa - rejected because these buildings are too small, require careful repair and are best suited to small-scale guest rooms rather than high-footfall functions.
4. Locating facilities south of the house - rejected due to very high sensitivity and open views across the falling ground.
5. Locating facilities near the woodland edge - rejected due to visual prominence, tree loss, harm to the views from Nonsuch House and harm to tranquillity.

9E.6.2 The chosen location represents the least harmful reasonable alternative, fully aligned with NPPF para. 200.

9E.7 Public Benefits and Heritage Balance

9E.7.1 The Welcome Buildings provide essential operational infrastructure, enabling the estate to function as a viable hotel without requiring any harmful expansions to the listed structures. This delivers the following public benefits:

- Securing the long-term conservation of a Grade II* listed building at risk
- Enabling extensive heritage restoration at a scale otherwise unviable
- Providing public access, interpretation and engagement with the estate
- Supporting rural economic activity and employment
- Enhancing the appreciation of the historic asset by keeping the principal rooms in Nonsuch House intact.

9E.7.2 The level of harm is demonstrably low and is outweighed many times over by these substantial public benefits.

9E.8 Mitigation

9E.8.1 Mitigation measures embedded in the design include:

- Single-storey construction
- Living roofs
- Recessive timber cladding
- Mirrored glazing
- Reinforced tree planting and hedgerow enhancement
- Careful night-time lighting design (low-level, shielded, warm colour temperature)
- Restrained signage
- Prevention of car dominance through vehicle management, screening and orientation.

9E.8.2 Collectively, these measures ensure that the Welcome Buildings have the least possible presence within the setting, supporting the wider heritage-led strategy.

9F. Landscape

9F.1 The landscape surrounding Nonsuch House is integral to the character and legibility of the estate. It combines formal, semi-formal and agricultural components, structured around the relationship between the house, the East Wing, the farm yard, the southern lawn, the woodland edge and the more intimate Larch Garden to the west. Although the estate has undergone incremental change over time, the essential spatial pattern persists.

This is a principal house set within a modest but coherent designed landscape, framed by open ground to the south and woodland to the perimeter. The simplicity of this arrangement is central to the site's aesthetic and historic value.

9F.2 The southern lawn forms a significant landscape space within the estate. It reads as the simple garden behind the house, with views extending gently towards the woodland belt and forming the foreground of long southerly views. Although not formally landscaped in the manner of larger eighteenth-century estates, the openness of this space, its slight fall, and the contrast between the cut lawn and the wilder meadow and woodland creates a strong visual and experiential sequence. The modern ha-ha, though of limited intrinsic merit, plays an important role in preserving this visual connection. The uninterrupted transition from garden to falling ground is a defining characteristic of the setting of Nonsuch House.

9F.3 To the west, the Larch Garden provides a more enclosed and intimate character, forming the principal garden of Nonsuch House. Its raised terrace, mature trees and boundary planting establish a large garden compartment that reads as an adjunct to the main house. Views from this terrace adjacent to the west elevation, contribute to the layered spatial experience of the estate. The current estate owner has reinstated the historic gardener to maintain the area in recent years, and therefore its structure remains legible and retains a meaningful contribution to the significance of the landscape.

9F.4 The woodland edge forms a strong enclosing element, particularly along the southern and south-eastern boundaries. Historically this has provided a clear backdrop to the southern garden and contributed to the sense of separation between the estate and the wider farmland. Its unmanaged growth in recent years has softened its geometry, but the fundamental character remains intact. The presence of the public right of way across the estate allows occasional glimpsed views towards the house, reinforcing the building's role as a local landmark and giving the landscape a modest communal value.

9F.5 The current condition of the landscape varies. The southern lawn is intact but lacks the definition and maintenance expected of a house of this period, and the ha-ha shows signs of age and ad-hoc repairs. The woodland edge has areas of self-seeding and unmanaged scrub that partly disrupt the clarity of the boundary line. Paths, steps and ornamental structures within the Larch Garden are generally legible but require selective restoration. Overall, the landscape remains coherent and retains very high sensitivity, particularly in the southern lawn and woodland edge, where new structures or excessive lighting or circulation would risk undermining its simplicity.

9F.6 The masterplan adopts an approach that seeks to preserve the principal views and spatial qualities of the landscape while introducing limited new structures in locations that avoid harm. The most significant intervention is the creation of the welcome buildings to the north-east of the meadow. Their siting outside the main view corridor, behind an enhanced tree belt and at a single storey with a living roof, ensures that they will not intrude upon key views from or towards Nonsuch House. Their presence does not compete with the house's silhouette, nor does their scale disrupt the openness of the southern lawn.

9F.7 The masterplan also introduces a small boathouse positioned at the northern edge of the meadow. Its form and scale are deliberately modest, drawing on established estate precedents for small ancillary structures used for storage or recreational equipment. Positioned away from the principal view cones and designed in materials that recess

visually, it is capable of being assimilated into the landscape without harm to the setting of the house. Its purpose is functional rather than architectural, and its modest presence is consistent with the historic pattern of small ancillary buildings positioned at the periphery of the garden.

9F.8 Parking and movement have been carefully planned to avoid the suburbanising effects that often accompany hotel development. The principal arrival sequence for guests will be directed to the welcome buildings, well away from Nonsuch House itself. This avoids undue traffic on the historic northern approach and preserves the setting of the forecourt. Parking is concentrated behind the welcome buildings, screened by enhanced planting, and avoids the views from the house. No new access drive is proposed through the southern landscape, and internal circulation has been limited to essential service routes routed eastwards to align with historic service patterns.

9F.9 Landscape interventions also include targeted restoration. The southern lawn will be regraded and repaired, removing intrusive modern elements and improving drainage and grass quality. The woodland edge will be selectively managed to reintroduce a clearer and more intentional boundary line, reinstating the rhythm and containment evident in nineteenth-century mapping. The Larch Garden will be subject to selective repair of paths, steps and retaining elements, reinstating its structure while preserving its informal character. These restorative activities respond directly to officer concerns about gradual erosion of the designed landscape and align with Historic England's guidance on managing setting.

9F.10 Taken together, the landscape strategy maintains the essential qualities that underpin significance: the open southern lawn, the relationship between garden and woodland, the lateral garden compartment to the west, and the historically modest scale of ancillary structures. The proposals avoid the areas of highest sensitivity and actively reinforce the legibility of the estate. Where change is introduced, it is limited, visually recessive and closely aligned with established historic patterns. In this respect, the landscape proposals are capable of delivering a neutral-to-positive impact on significance, supporting the sustainable reuse of the house while maintaining the character that defines its setting.

9F. Landscape

9F.1.1 The landscape surrounding Nonsuch House forms an essential component of its overall significance. Although the estate was never laid out as an extensive designed park in the eighteenth-century manner, the house has long been understood and experienced within a deliberately composed rural setting - a sequence of approach, forecourt, gardens, falling ground and woodland edge. This spatial arrangement is clearly legible on historic mapping from the early eighteenth century onwards and remains the basis through which the architectural character of the house and the East Wing is appreciated.

9F.1.2 The southern lawn contributes well to the aesthetic and experiential value of the estate. Its openness, simplicity and unbroken relationship with the meadow and wooded boundary beyond create a calm and uncluttered foreground against which the principal elevations of the house are read. The absence of subdivision, garden structures or domestic accretions is integral to this effect.

9F.1.3 The woodland edge defines the estate's southern boundary. It acts both as a visual terminus for views from the house and as a containment device, distinguishing the settled

core from the wider agricultural landscape. The public right of way running along the lower ground affords glimpsed views back towards the house, reinforcing the house's landmark presence within the parish.

9F.1.4 To the west, the Larch Garden forms a more intimate garden compartment. The raised terrace, enclosed partly by planting and historic garden structures, introduces a change of scale and character that contrasts with the openness of the south lawn. It provides views to the house to the east, providing an enclosed and tranquil space.

9F.1.5 The ha-ha, although of modern construction, performs an important functional and visual role by maintaining the open relationship between the house and the southern landscape. It preserves the nature of the garden against the wider pasture without introducing a physical barrier into the view.

9F.2 Condition

9F.2.1 The main structural elements of the landscape- the south lawn, woodland edge, Larch Garden terrace and ha-ha-remain intact. However, the southern boundary woodland exhibits areas of uncontrolled growth and self-seeded saplings that obscure views and affect the clarity of the landscape structure. The ha-ha is utilitarian in character but sound.

9F.2.2 Movement patterns across the site have deteriorated through lack of coordinated management, resulting in informal parking, obstructed and damaged woodland tracks, and erosion of surfaces in certain areas. These issues detract from the coherence of the estate and reinforce the need for a planned landscape strategy.

9F.3 Proposed landscape interventions

South lawn and ha-ha

9F.3.1 The south lawn will be retained as a single open space. No new structures, divisions or built elements are proposed within this area. The ha-ha will be repaired where required and retained in its existing linear alignment. Minor softening using planting at selective points may help integrate its more modern materiality without altering its function or visibility.

Woodland edge

9F.3.2 Management of the woodland edge is proposed to restore clarity in the long-established relationship between the house and its southern boundary. Selective thinning, removal of self-seeded growth, and reintroduction of appropriate native species will reinforce the historic structure while improving long-range views to and from the house. No built intervention is proposed within the woodland.

Larch Garden terrace

9F.3.3 The terrace will be preserved as an intimate lateral garden compartment. Works will focus on gentle reinstatement of planting structure, repair of paths and steps, and

removal of visually intrusive modern items. No built development is proposed within the Larch Garden.

Walled garden

9F.3.4 The walled garden will be retained as is with no material change or repair necessary. Works will concentrate on improved planting and renovation of existing beds. Minor repairs will be undertaken to the pool, but this will be limited to day-to-day maintenance of an already functioning asset.

Welcome buildings

9F.3.5 The welcome buildings-assessed in detail in Section 9E-form the sole new structures within the wider grounds. Their siting behind the tree line on the northern meadow edge, together with their one-storey form, mirrored glazing and living roofs, ensures they remain visually recessive and do not intrude into key views of Nonsuch House, the East Wing or the south lawn.

9F.4 Impact assessment

9F.4.1 The proposals avoid new building within the southern lawn, Larch Garden or woodland edge, thereby safeguarding the areas of highest sensitivity. The essential spatial relationships-north approach, forecourt, garden façade, south lawn, woodland backdrop-remain unchanged.

9F.4.2 Improved management of the woodland edge and selective thinning will enhance long views while restoring the clarity of the estate boundary. This represents a positive effect on significance.

9F.4.3 The relocation of arrival and parking away from the core reduces vehicular intrusion within the most sensitive setting, delivering a net heritage benefit.

9F.4.4 The welcome buildings introduce new built form but in a location of comparatively low sensitivity and with very carefully controlled scale, material quality and landscape integration. Any minor harm is mitigated by their recessive character and the clear public benefits associated with reducing operational impact on the historic core.

9F.5 Mitigation and enhancement

9F.5.1 Key mitigation includes maintaining the southern lawn free of structures, planting enhancement along the northern meadow, discreet path surfacing, tightly controlled lighting, and a long-term landscape management plan to secure the structure of the woodland edge and domestic gardens.

9F.5.2 Enhancement measures include restoration of the Larch Garden, replanting in the Walled Garden and improved legibility of the estate boundary through woodland management.

9F.6 Overall heritage position (Landscape)

9F.6.1 The landscape proposals support and reinforce the established historic character of Nonsuch Estate. They avoid the most sensitive areas, introduce no intrusive built form into the key view corridors, and deliver enhancements that improve setting, reveal significance and support sustainable future use.

9F.6.2 In heritage terms, the landscape strategy results in no harm and a clear net benefit, fully aligned with NPPF paragraphs 199 and 200 and with Historic England advice on managing the setting of heritage assets.

9F. Landscape

9F.1 Significance of the landscape framework

9F.1.1 The landscape at Nonsuch Estate forms an essential component of its heritage significance. The relationship between the principal house, the falling ground to the south, the enclosure provided by the woodland edge, and the subsidiary garden compartments to the west and south west establishes a coherent, layered composition characteristic of a small eighteenth-century country estate. Although altered in detail, the spatial structure remains highly legible and continues to shape the way the house is experienced.

9F.1.2 The Walled Garden retains the essential quality of an enclosed space for leisure and recreation. This simplicity is a reflection of the estate's historic form: a polite house set against a restrained, rural backdrop without the formality or ornamentation of a large landscaped park set against formal gardens typical of other estates of the period. The Walled Garden at Nonsuch Estate is instead an enclosed area dominated by a large in-ground pool, clearly with secluded human recreation as its intended purpose.

9F.1.3 The Larch Garden, by contrast, presents a more formal and designed landscape. Its raised terrace, tree cover, and views towards the house create a distinct character area within the estate. This space contributes aesthetic diversity and reinforces the west-east layering between formal approaches, garden compartments, and working yard.

9F.1.4 The woodland belt to the south is equally significant. It frames long views from the house and creates a defined visual boundary that anchors the estate within its wider rural setting. The public right of way running through this area provides incidental views back towards the house, contributing to the communal value of the landscape even in its private, largely inaccessible state.

9F.2 Condition and vulnerabilities

9F.2.1 While structurally intact as a landscape framework, several features show signs of attrition. Self-seeded growth along the woodland edge and a number of dead, diseased and dying trees has begun to obscure the clarity of the woodland boundary. The ha-ha, constructed in concrete block during a later phase, is sound but aesthetically undistinguished.

9F.2.2 Circulation patterns within the estate lack coherence, reflecting ad hoc interventions rather than a legible, unified movement strategy. Vehicle use has increased

along informal tracks, particularly to the east of the house, and risks further erosion of the estate's rural simplicity if not rationalised.

9F.2.3 Parking occurs in scattered locations, which introduces visual intrusion and increases the perception of low-level clutter. These impacts remain reversible but highlight the need for a structured approach to access and car management, particularly as the estate transitions to hotel use.

9F.3 Detailed proposals

9F.3.1 The landscape strategy proposes a coordinated suite of interventions aimed at recovering the estate's historic structure while enabling its future use. The key components are:

- Woodland management
- sensitive management of the Larch Garden, associated terrace, and Walled Garden
- retention of the ha-ha as a functional boundary
- provision of a consolidated parking zone near the welcome buildings
- rationalisation of internal circulation to respect historic hierarchies

9F.3.2 The woodland will be selectively thinned, with inappropriate scrub removed and new planting introduced to strengthen visual continuity and contribute to the revitalisation of woodlands health. This will recreate the broad, enclosing backdrop visible in historic views while ensuring that the house continues to read as a prominent form set against a wooded horizon.

9F.3.3 In the Larch Garden, works will focus on restoring the clarity of the terrace structure and managing tree cover to maintain its secluded character without obscuring the relationship to the house. Path surfaces will be repaired using appropriate, low-visual-impact materials.

9F.3.4 In the Walled Garden, works will focus on remedial maintenance of the pool, and refreshed planting in the historic flower beds.

9F.3.5 The ha-ha will be retained and repaired where required. Although of modern construction, its functional contribution to the garden–meadow relationship is significant. Its alignment and low profile must be preserved to avoid introducing visual fussiness.

9F.3.6 Parking provision will be concentrated near the welcome buildings in a single discreet area, screened by planting and graded into the landscape. This ensures that vehicles do not intrude on key views of the principal house or the south lawn, and aligns with the long-established principle that service functions should be kept to the east.

9F.3.7 Internal movement will be rationalised, with guests and vehicles directed through the new reception route to avoid unnecessary passage through the core historic areas. Path alignments will be simplified, and the northern approach will remain reserved for its traditional arrival sequence and occasional ceremonial use.

9F.4 Justification and impact

9F.4.1 The proposed landscape works are grounded in the principle of reinforcing the estate's historic structure rather than re-inventing it. The interventions are restorative and adaptive rather than transformative, and each responds directly to an identified heritage vulnerability.

9F.4.2 By removing ad hoc parking and rationalising vehicular circulation, the estate avoids the suburbanising effect that typically accompanies commercial reuse of historic estates. The views to and from the house-identified as being of high sensitivity-remain unaffected.

9F.4.3 The welcome-building zone introduces change into the landscape, but its siting behind the treeline, its low profile, its timber and living-roof construction, and its mirrored glazing all serve to limit visual intrusion. The effect on setting is limited to a minor and reversible degree of change, well below the threshold of harm to significance.

9F.4.4 The woodland management enhances the legibility of the estate and improves the quality of views from the right of way without diminishing the sense of enclosure. This contributes positively to aesthetic value.

9F.4.5 Overall, the impact of the landscape proposals is positive, with no identified harm to the significance of Nonsuch Estate. The interventions strengthen the estate's historic structure, provide a sustainable pattern of use, and contribute to the successful functioning of the masterplan.

9G. Overall Impact & Policy Balance

9G.1 Overview

9G.1.1 The proposal for Nonsuch seeks to secure the long-term conservation and reuse of a highly significant Grade II* listed building and its associated areas, following extensive fire damage and prolonged exposure to the elements. The masterplan has been structured from the outset around the significance and sensitivities identified in Sections 3–8, and the design approach has been guided by the overarching priority of repair, reinstatement and sustainable reuse in a manner compatible with national and local policy.

9G.1.2 This section draws together the cumulative heritage impacts identified across the individual asset assessments (Sections 9A–9F), and provides a proportionate evaluation of harm and benefit in accordance with NPPF paragraphs 199–202 and the statutory duties set out in s.16(2) and s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It also frames the overall public benefits case for the proposals.

9G.2 Statutory and policy duties

9G.2.1 Under the Listed Buildings Act, the decision-maker must give special regard to the desirability of preserving the listed building, its setting, and any features of special

architectural or historic interest. This duty is elevated and operates as a primacy within the heritage balance.

9G.2.2 The NPPF (2021) establishes:

- para. 199: great weight should be given to the conservation of designated heritage assets, irrespective of the degree of harm
- para. 200: any harm must be clearly justified and outweighed by public benefits if less than substantial harm arises
- paras. 201–202: substantial harm requires exceptional justification. Where less than substantial harm occurs, it should be weighed against public benefits.

9G.2.3 Local policy-particularly Wiltshire Core Strategy Core Policy 58-requires proposals to demonstrate an understanding of significance, conserve or enhance the historic environment, and deliver high standards of design informed by local distinctiveness.

9G.3 Summary of heritage benefits

9G.3.1 Across all components of the scheme, the proposals deliver a suite of substantial heritage benefits that directly align with NPPF para. 200 and the expectations of the Conservation Officer. These include:

9G.3.2 (a) Securing the future of a Grade II building at risk. Nonsuch House has suffered catastrophic fire damage, with the loss of the entire roof and attic storey and extensive damage to the first floor and ground floor fabric. Without the proposed intervention, continuing decay would lead to accelerating loss of significance. The scheme provides a credible and comprehensive programme of reinstatement and conservation, stabilising the structure and returning it to sustainable use.

9G.3.3 (b) Conservation-led reuse of the East Wing and yard buildings. The East Wing and yard ranges, themselves of positive heritage value, will be repaired, conserved and sensitively adapted. The strategy retains the spatial hierarchy between the principal house, service wing and working yard.

9G.3.4 (c) Removal of visual clutter and harmful modern accretions. The rationalisation of the yard and the replacement of ad hoc structures represent a direct enhancement to the character of the working core of the estate.

9G.3.5 (d) Enhancement of setting and landscape. Landscape improvements-including the management of woodland edge, strengthening of planting, careful design of paths and access, and sensitive treatment of parking and circulation-will reinforce historic patterns and improve the legibility of the designed setting.

9G.3.6 (e) Increased communal value. Through controlled public access, hotel use and

interpretation, the estate will acquire an enhanced social function within the parish. The transition from dereliction to active use generates clear communal value and responds directly to local concern about the loss of a significant landmark.

9G.4 Summary of harm

9G.4.1 The careful design of the masterplan means that no element gives rise to substantial harm in NPPF terms. Some limited less than substantial harm may arise from:

- the introduction of the welcome buildings, though carefully sited, subordinate and visually recessive
- intensified use in the yard area, including new internal structures within retained shells
- the presence of limited ancillary structures in the landscape (e.g., the small boathouse).

9G.4.2 This harm sits firmly at the lower end of the “less than substantial” spectrum, given:

- the avoidance of development on the southern lawn or woodland edge
- the careful subordination of new structures in scale, height and materials
- the retention of all historic footprints, with no demolition of historic fabric
- the reinstatement of the house and East Wing as the dominant built forms.

9G.4.3 The Conservation Officer's earlier concerns (within pre-app feedback) about potential overdevelopment, erosion of rural character, and inappropriate prominence of new structures have been directly and demonstrably addressed.

9G.5 Alternatives considered

9G.5.1 A proportionate assessment of alternatives has been undertaken and documented in Section 9. For clarity:

- Large new-build accommodation blocks were discounted due to unacceptable setting harm.
- Opening new access routes was rejected to preserve the historic hierarchy of approaches.
- Demolition of yard buildings was rejected in favour of the conservation-led approach of retaining shells and repurposing to bedrooms, which best maintains working-yard character.

9G.5.2 The adopted approach represents the least harmful viable option capable of securing the conservation of the listed building.

9G.6 The heritage balance (NPPF 199–202)

9G.6.1 Under para. 199, great weight must be afforded to the conservation of Nonsuch House. The scheme achieves this directly by reinstating and conserving the principal elevations, plan form and material character of the building.

9G.6.2 The limited less than substantial harm arising elsewhere (principally from the welcome buildings and intensified use of the yard) must be weighed against the public benefits of securing a Grade II* building at risk. The public benefits are numerous, including:

- safeguarding an irreplaceable heritage asset
- restoring historic structures currently undergoing decay
- removing harmful modern interventions
- improving legibility of the historic estate
- providing controlled public access and interpretation
- generating economic activity and employment through heritage-led hospitality
- ensuring a viable long-term use compatible with conservation objectives.

9G.6.3 The benefits are substantial, certain and directly linked to the heritage asset. The harm is limited, localised and reversible. In policy terms, the heritage balance clearly weighs in favour of granting consent.

9G.7 Conclusion

9G.7.1 The scheme represents a heritage-led masterplan grounded in careful analysis of significance, condition and setting. It addresses the urgent need to stabilise and reinstate Nonsuch House, restores the East Wing and yard buildings, enhances the historic landscape, and avoids harmful development in sensitive views.

9G.7.2 Any harm identified is demonstrably at the lower end of the “less than substantial” range. When assessed against the substantial public benefits arising from the building’s rescue, repair and sustainable reuse, the proposals clearly satisfy the NPPF para. 202 balance and the statutory tests of the 1990 Act.

9G.7.3 On this basis, the proposals constitute an acceptable and positive heritage outcome, fully aligning with national and local policy, and delivering the long-term conservation of one of Wiltshire’s most architecturally significant buildings.

10. Mitigation and Management Plan

10.1.1 This section sets out the mitigation and management strategy for the conservation, adaptation and long-term stewardship of Nonsuch Estate. It brings together the heritage sensitivities identified in Sections 3–9 and translates them into a coherent framework for guiding construction, landscape management, visitor movement and ongoing operations. The approach is principled rather than formulaic. It retains the estate's essential historic structure, accommodates the proposed uses with minimal intrusion, and provides a clear mechanism for safeguarding significance over time.

10.1.2 Mitigation has been embedded from the earliest stages of design, rather than added retrospectively. The masterplan is founded on the principle that conservation and viability are interdependent: sustainable reuse of Nonsuch House, the East Wing and the yard buildings is necessary to secure their future, while new development must remain strictly subordinate, visually recessive and located in areas of lowest sensitivity.

10.2 Conservation-led reinstatement of Nonsuch House

10.2.1 The reinstatement of the roof, attic floor and first floor of Nonsuch House represents the single most significant conservation intervention within the estate. Mitigation rests primarily on accuracy of form, restraint in detailing, respect for surviving fabric and adherence to conservation best practice.

10.2.2 The restored roof will follow the historic silhouette and pitch, using natural slate. Chimney stacks will be reinstated on their established bases, ensuring the skyline and the north elevation's architectural logic are recovered. The concealed steel structure required for modern performance will be located within the new build-up, without altering external proportions.

10.2.3 In reinstating internal joinery, finishes and room treatments within Nonsuch House and the East Wing, the approach will be firmly conservation-led. New panelling, architraves, skirtings, doors, floor structures and decorative profiles will be modelled directly on surviving fragments of the 1920s refurbishment, which represents a major and distinctive phase in the building's development. Where physical evidence has been lost through fire or subsequent decay, reinstated elements will be informed by archival photographs, early survey drawings and documented moulding profiles, allowing the reconstructed interiors to reflect both the character and craft tradition of the inter-war scheme. This ensures that new work reads as an authentic continuation of the layered historic narrative rather than an invented pastiche, while still accommodating the discreet upgrades required to meet modern building and fire-safety standards.

10.2.4 The early twentieth-century refurbishment undertaken by the Bankier family included the installation of an extensive gilt leather wallpaper scheme within the principal entrance hall. A specialist assessment of the surviving fragments demonstrate that this was a 1920s installation of historic wallpaper, comprising leather panels mounted over a timber substrate. Its significance lies both in its antiquity and in its ability to illustrate the way inter-war owners re-curated historic interiors.

10.2.5 The 2022 fire caused near-total loss of this decorative scheme. However, surviving fragments, including charred sections recovered from the floor zone, retain evidential value. Their surviving embossing patterns, gilt residues and edge-fixing details provide a record of both the manufacturing process and the Bankier family's early twentieth-century interior design choices.

10.2.6 In response, the mitigation strategy is three-fold:

1. **Salvage and Archival Retention** – Fragments will be conserved, dried and stored as part of the estate's material archive. These will be photographed, drawn and catalogued, forming a permanent record.
2. **Interpretative Integration** – The reinstated interiors will not attempt to recreate the leather wallpaper, which would risk introducing conjectural historicism. Instead, interpretative material (digital, printed or discreetly displayed within the hotel) will explain the 1920s decorative scheme, using surviving fragments and pre-fire photographs.
3. **Influence on New Decorative Strategy** – While the wallpaper itself will not be replicated, the tonal palette and compositional principles of the 1920s scheme will inform reinstated finishes. Wall colours, timber panelling proportions and lighting levels will draw on the character of the 1920s decorative approach without imitating it literally.

10.2.7 This balanced methodology ensures that the leather wallpaper, an important but fire-damaged component of the house's layered history, is neither over-interpreted nor erased. Its presence remains legible through documentation and design reference, while the restored interiors retain honesty, freshness and compliance with modern conservation best practice.

10.3 East Wing: reinstatement and adaptation

10.3.1 Mitigation for the East Wing focuses on reinstating the lost roof and upper-floor structure while respecting its identity as a modest, subordinate service range. The roof will be reconstructed in slate, matching the historic eaves and ridge profiles. Chimney stacks and architectural features will be reinstated only where they are evidenced.

10.3.2 Internally, the introduction of guest accommodation will be arranged so that the historic hierarchy of spaces remains legible. Bathrooms and service zones will be located to minimise the need for new penetrations or disturbance of surviving fabric. Retained finishes will be conserved, cleaned and stabilised in accordance with a building-wide conservation specification.

10.4 Stable Block: minimal intervention

10.4.1 As the stable block is already in good condition and now fit for habitation, mitigation consists primarily of limiting intervention. Works will be confined to essential services upgrades and surface repairs, preserving its historic form, external envelope and

contribution to the courtyard setting. This light-touch approach maintains the building's character and avoids unnecessary alteration.

10.5 Yard buildings: repair and straightforward conversion

10.5.1 The yard buildings will be repaired and converted in a manner consistent with their utilitarian character. The approach adopts simple internal upgrades rather than structural reconstruction. Interventions include insulation, stud partitions, modern services, bathroom installation and the introduction of new internal finishes suitable for guest accommodation.

10.5.2 Externally, the masonry will be repaired using traditional techniques, and roofs will be reinstated or repaired in materials appropriate to the group. New doors and windows will be timber, reflecting traditional profiles and finishes. Existing openings will be used wherever practicable and new openings will be limited to instances where they are essential for access, safety or light.

10.5.3 This approach maintains the outward form and scale of the yard while providing accommodation that is functionally viable and visually recessive in the wider setting.

10.6 Welcome buildings: visual and spatial mitigation

10.6.1 The location, scale and design of the welcome buildings form a fundamental component of the mitigation strategy. Their siting behind an existing and enhanced tree line ensures they are not visible from Nonsuch House, not perceptible from the road, and only lightly discernible from across the meadow. This is further supported by their single-storey form, living roof, recessive timber cladding and mirrored south-facing glazing, which reflects the surrounding landscape and reduces visibility in natural light.

10.6.2 Massing has been kept deliberately low and linear, avoiding any form of vertical emphasis. Their presence will read as a contemporary, quiet-edge intervention, positioned well outside the historic core and visually subordinate to the principal building group.

10.7 Landscape and setting

10.7.1 Landscape mitigation focuses on reinforcing the established spatial structure of the estate rather than imposing a new design. The southern lawn will remain open and free of new built structures. The woodland will be selectively managed, removing inappropriate self-seeding and reinstating a clearer boundary line. The Larch Garden terrace will be repaired and lightly replanted to recover its historic character without introducing ornamentation inconsistent with the estate's modest scale. The Walled Garden will see reinstated planting and light-touch remedial work to the pool.

10.7.2 Surface treatments will be rural in character but not necessarily restricted to wholly traditional materials. Where modern surfaces are required for safety, accessibility or operational needs, they will be designed to remain visually recessive. Lighting will be low-level, shielded and minimised to preserve the estate's dark rural character.

10.8 Movement, access and estate logistics

10.8.1 Movement mitigation rests on redirecting guest access away from Nonsuch House and the East Wing. All visitor arrivals will be through the welcome buildings, allowing traffic to be absorbed at the north-east of the meadow rather than within the historic core.

10.8.2 Parking will be contained to a screened area behind the welcome buildings, out of all principal view corridors. Planting adjustments will further conceal vehicles from key perspectives.

10.9 Vehicle management and service access

10.9.1 An estate-wide vehicle management policy will govern all movement after arrival. Public and guest vehicles will not circulate within the estate. Guests will move around the estate using escorted electric carts operated by staff. This prevents incremental erosion of surfaces, avoids intrusive vehicle presence around the house and gardens, and preserves the tranquil character of the estate.

10.9.2 Disabled and emergency access will be permitted but only under staff supervision, coordinated over radio and with movement paths cleared in advance. This ensures safety and accessibility without undermining the significance of the setting.

10.9.3 Deliveries will be scheduled and restricted to the barns at the bottom of the estate. Goods will be transferred internally using estate vehicles. No service traffic will approach Nonsuch House or the East Wing.

10.10 Construction-phase management

10.10.1 Construction activities will be managed with a light-touch but controlled protocol. Key measures include protection of surviving masonry and internal finishes, careful routing of contractor access to avoid the southern lawn and gardens, use of low-impact scaffolding techniques, and continuous monitoring of vibration in sensitive areas.

10.10.2 Temporary works compounds will be located away from the principal house and screened within the meadow or yard area. Lighting will be minimal and directional. Hours of operation will be restricted to preserve residential amenity and avoid unnecessary disturbance.

10.11 Long-term maintenance and stewardship

10.11.1 Long-term management will follow a cyclical maintenance plan covering roofs, masonry, joinery, drainage, planting and pathways. Monitoring will include regular inspection of moisture levels within the reinstated fabric, review of tree line density around the welcome buildings and assessment of surface wear within yard and access areas.

10.11.2 The management plan will be formalised as part of the estate's operational policies and reviewed every five years to ensure its ongoing alignment with best practice and conservation principles.

10.12 Summary

10.12.1 The mitigation and management measures set out above create a coherent strategy for conserving the historic fabric of Nonsuch House, reinforcing the character of its setting and enabling its sustainable reuse. The approach is proportionate, evidence-led and directly responsive to the sensitivities identified throughout this assessment. It achieves a balance between necessary change and the preservation of those elements that give the estate its significance, ensuring that the benefits of the masterplan are delivered without undermining the values that define Nonsuch Estate.

11. Conclusion

11.1 This Heritage Impact Assessment has set out a comprehensive understanding of the significance, condition and sensitivities of Nonsuch Estate, drawing upon historic mapping, architectural analysis, site inspection, and the detailed evaluations provided in Sections 3–10. It has established that Nonsuch House is a highly significant Grade II* heritage asset which has suffered extensive fire damage, leaving the building in a vulnerable and deteriorating condition. Its associated structures, including the East Wing, stable block, yard ranges, gardens and wider landscape, together form a coherent historic group whose collective significance depends upon the preservation of spatial hierarchy, architectural relationships and the legibility of the estate as a working historic place.

11.2 The analysis in this report demonstrates that the estate is at a critical juncture. Without substantial intervention, the continuing effects of fire damage, moisture, structural loss and prolonged exposure risk accelerating deterioration within the main house and the East Wing. The scope and scale of reinstatement required to secure the building's future are considerable, and a viable long-term use is essential if the estate is to be conserved in a manner consistent with national policy and the statutory duties of the local authority. The masterplan has been developed directly in response to this need, guided by the principles of significance-led conservation, minimum necessary intervention, and the re-establishment of a coherent and sustainable pattern of use.

11.3 The proposals set out in Sections 9 and 10 offer a coordinated strategy for repair, reinstatement and adaptive reuse. Nonsuch House will be restored as the centrepiece of the estate, with its architectural character, proportions and external form reinstated in a manner consistent with its significance. The East Wing will be repaired sensitively, providing guest rooms that restore its historic relationship with the main house. The stable block will be retained with minimal intervention as a self-contained cottage, preserving an intact historic component. The yard buildings will be repaired and reused in a manner that respects their working character, avoiding unnecessary loss of fabric while providing valuable accommodation that prevents pressure for new development elsewhere.

11.4 The introduction of the welcome buildings, together with rationalised access and parking arrangements, has been carefully located outside the most sensitive parts of the estate. Their siting behind reinforced tree belts, their low profile and their recessive architectural design ensure that they do not intrude upon key views, and that the primacy of Nonsuch House, the East Wing and the service yard is preserved. The landscape strategy preserves the essential characteristics of the setting, reinforcing the southern lawn, the woodland edge, the Larch Garden and the Walled Garden, while avoiding development within any areas identified as highly sensitive in this assessment.

11.5 In heritage policy terms, the overall level of harm arising from the masterplan is low and firmly within the “less than substantial” category defined by the NPPF. That harm is localised, reversible, and confined primarily to areas of low sensitivity. Against this limited harm must be weighed a suite of clear, demonstrable and substantial public benefits. These include the rescue and reinstatement of a Grade II* building at risk, the conservation of associated listed and curtilage structures; the strengthening of landscape character; and the creation of a sustainable, heritage-led use capable of securing the long-term stewardship of the estate.

11.6 The proposals respond directly to the issues raised in the Conservation Officer's pre-application advice, including concerns regarding overdevelopment, dispersal of new structures, loss of rural setting, and the potential erosion of the historic hierarchy. Through the refinement of the masterplan, the repositioning of new development, and the enhancement of the landscape framework, these concerns have been addressed in full. The strategy now presented achieves a balance that protects the core significance of the estate while enabling the degree of sensitive adaptation necessary to secure its future.

11.7 The assessment undertaken in accordance with NPPF paragraphs 199–202 demonstrates that the substantial public benefits of restoring and reusing Nonsuch House and its associated ranges decisively outweigh the limited level of harm identified. The proposals therefore meet the statutory tests under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the expectations of national policy, and the requirements of the development plan.

11.8 Taken as a whole, the masterplan represents a coherent, proportionate and conservation-led approach to the reinstatement and reuse of Nonsuch Estate. It retains the architectural and spatial relationships that define its significance, restores structures that would otherwise be at risk, and introduces new development in the least sensitive locations and in the least intrusive form. The proposals will secure the long-term future of the estate, enhance its contribution to the parish, and re-establish Nonsuch House as a distinctive and valued landmark within the local historic environment.

11.9 On this basis, and in light of the evidence and analysis contained within this report, the proposals are considered to represent an appropriate, justified and policy-compliant heritage outcome. Consent is therefore supported on heritage grounds.

APPENDIX A

Repair and Conservation Schedule

This schedule accompanies the planning application for Nonsuch Estate and addresses the repair and conservation implications arising from the fire at Nonsuch House. It is prepared at planning stage and is intentionally high-level. It does not seek to fix detailed construction methodology, materials specifications or internal detailing, which will be addressed through subsequent Listed Building Consent once the building has been further investigated.

The fire at Nonsuch House resulted in the total loss of the roof structure and covering, together with the loss of the upper floors. The masonry envelope survives substantially intact, and the building remains legible in its footprint, massing and relationship to the wider estate, as illustrated on the existing plans and elevations (drawings 401–407). The ground floor retains the highest concentration of surviving historic fabric and plan form and now carries heightened relative significance as a result of the losses above.

Temporary stabilisation measures have been undertaken, but these do not provide a durable conservation solution. In the absence of a permanent roof, the retained masonry remains exposed, wall heads are vulnerable to ongoing deterioration, and moisture ingress continues to place surviving fabric at risk. Repair is therefore required to arrest further harm and secure the long-term future of the building.

The approach to repair is based on a clear distinction between fabric which survives and can be retained, fabric which survives but requires consolidation or localised rebuilding, and fabric which was lost in the fire and must therefore be reintroduced in principle. This distinction is reflected consistently across the proposed plans, sections and elevations (drawings 408–414).

Surviving historic fabric will be retained and repaired wherever reasonably possible. This applies particularly to ground-floor elements and to the masonry envelope, which will be conserved as the primary bearer of significance. The proposed ground-floor plan (drawing 409) closely follows the existing arrangement shown on drawing 402, retaining the historic footprint and principal spatial divisions wherever surviving fabric allows. Repair will be undertaken using appropriate traditional materials and techniques, with replacement limited to areas where fabric is demonstrably beyond repair or structurally unsound as a result of fire damage and prolonged exposure.

Localised rebuilding of masonry may be required at wall-head level and in other areas of failure in order to stabilise the structure and prevent further loss. This is reflected in the proposed elevations (drawings 413 and 414), which show no increase in overall height, footprint or mass, and no extension beyond the historic envelope identified on the existing elevations (drawings 406 and 407).

Where fabric has been destroyed, reconstruction is unavoidable if the building is to survive. The reinstatement of a roof is essential to protect the retained masonry and re-establish the coherence of the building. It is acknowledged that Nonsuch House historically employed a stone roof; however, that roof and its supporting structure were entirely lost in the fire, as evidenced by the existing roof plan (drawing 405), and no recoverable fabric survives from which material authenticity or constructional detail could now be preserved.

The reinstated roof is therefore necessarily a new intervention. Natural slate is proposed as the roof covering, as shown on the proposed roof plan (drawing 412) and proposed elevations (drawings 413 and 414). Slate is well established elsewhere across the Nonsuch Estate, is visually appropriate to the architectural character and scale of the house, and allows a durable roof form to be achieved without introducing unnecessary structural load or speculative reconstruction of lost stone roofing. The use of slate enables the roof to read as a coherent and legible completion of the building following catastrophic loss.

Upper floors, which were largely destroyed in the fire, will be reintroduced where required to stabilise the building and allow it to function again. These floors no longer retain evidential value and are therefore reintroduced on structural and functional grounds rather than as acts of restoration. This approach is reflected in the proposed first- and second-floor plans (drawings 410 and 411), which sit within the retained masonry envelope shown on the existing plans (drawings 403 and 404) without extending or distorting the historic form.

Openings and fenestration will be approached on a repair-first basis. Surviving historic joinery will be retained and repaired wherever feasible. Replacement will be limited to elements beyond recovery and will follow established proportions and rhythms, as maintained on the proposed elevations (drawings 413 and 414). Detailed joinery profiles and materials will be addressed through Listed Building Consent.

Across the wider estate, including the east wing, stable elements and other associated structures, repair will follow the same principles: retention where possible, repair where necessary, and adaptation only where it supports the long-term viability of the estate without undermining its hierarchy or character. The proposed site layout (drawing 004) confirms the continued primacy of Nonsuch House within the estate and the retention of its historic spatial relationships.

This schedule establishes the necessity of repair, the inevitability of reconstruction in areas of total loss, and the principles that will govern intervention. Detailed methodologies, materials, and internal arrangements are deliberately reserved for Listed Building Consent, reflecting accepted practice for fire-damaged historic buildings.

APPENDIX B

Historic England Addendum

This addendum is provided to assist Historic England in understanding the approach taken to repair, loss and reconstruction at Nonsuch House following the fire, and how those considerations are reflected in the submitted drawings.

The fire at Nonsuch House is treated as a defining event in the building's history. It resulted in the irreversible loss of the roof and upper floors and materially altered the condition of the surviving structure, as recorded on the existing plans and elevations (drawings 401–407). The proposals proceed from the present condition of the building rather than from assumptions about its former completeness.

The loss of the roof and upper floors represents a permanent reduction in evidential value. No recoverable fabric survives from which material authenticity, constructional detail or fixing methods could now be derived. Any intervention at those levels must therefore be understood as reconstruction necessitated by absence rather than preservation. This position is reflected in the proposed floor plans (drawings 410 and 411), which reintroduce structure in principle without attempting to replicate lost interiors.

Significance now resides primarily in the retained masonry envelope, the legibility of the house's form and proportions, the surviving ground-floor fabric, and the relationship of the house to the wider estate. The proposed ground-floor plan (drawing 409) demonstrates that this level has been treated with particular restraint, retaining the historic footprint and primary spatial logic shown on drawing 402.

Repair is unavoidable if further harm is to be prevented. In the absence of a permanent roof, retained masonry remains exposed to continued weathering, wall heads deteriorate, and moisture ingress accelerates decay in surviving fabric. Temporary measures cannot provide a durable solution. The reinstatement of a roof, as shown on the proposed roof plan (drawing 412), is therefore a conservation necessity.

It is acknowledged that Nonsuch House historically employed a stone roof. That roof was entirely lost in the fire, as evidenced by the existing roof plan (drawing 405). In the absence of surviving fabric, the reinstated roof cannot preserve material authenticity and must instead be understood as a post-fire intervention whose primary purpose is to protect the retained masonry and re-establish the legibility of the house within the estate.

Natural slate is proposed as the roof covering, as shown on the proposed roof plan and elevations (drawings 412–414). Slate is widely used elsewhere across the estate and within the wider locality and is visually appropriate to the architectural character and scale of the building. Its use avoids conjectural reconstruction of lost stone roofing while allowing a coherent roof form to be achieved that does not dominate or distort the retained masonry beneath. The choice of slate is therefore a significance-led and proportionate response to total loss.

The applicant has deliberately avoided fixing detailed construction methodologies, materials specifications or internal layouts at planning stage. This reflects accepted practice in fire-damaged historic buildings, where opening-up works frequently reveal further information that should inform final decisions. Premature certainty risks inappropriate intervention.

The proposals maintain a clear hierarchy of intervention, with the principal house treated with the greatest restraint, secondary elements remaining subordinate, and the wider landscape continuing to frame the significance of the house. This hierarchy is legible in the proposed site layout (drawing 004) and in the relationship between the principal house and its associated structures.

The position reached is that repair is unavoidable, reconstruction is justified where loss is complete, restraint is exercised where fabric survives, and uncertainty is acknowledged rather than concealed. This approach aligns with Historic England's emphasis on significance-led decision-making in complex post-fire contexts.