

Alvediston Manor, Alvediston - Design, Access and Heritage Statement for the proposed Kitchen Extension.

Agent: TFH Reeve

July 2026

Alvediston Manor, Alvediston, Wiltshire:

Historic Listings:

Manor House - ST 92 SE ALVEDISTON ALVEDISTON VILLAGE (north side)

Detached house. Mid C18. Reader bond brick to front, Flemish bond to returns, tiled roof, brick stacks. 2-storey, 5-bay symmetrical front. Central door with 6-fielded panels in moulded case with shell hood on enriched brackets, either side are two 12-pane sashes with flat arches. First floor has four 12-pane sashes with central segmental-headed sash, all flush, but renewed. Good lead rainwater heads with lion's face, dentilled brick eaves cornice. Right return has half-glazed central door, two sashes to left and one to right, C20 glazed conservatory attached to ground floor, first floor has three sashes, external stack. Left return has C20 flat-roofed extension to ground floor, one sash to first floor and external stack to left. Rear has central half-glazed door with flat wooden hood on enriched brackets, two sashes either side, lozenge diaper brickwork between ground and first floor, five sashes to first floor; original flush sashes in moulded cases. Interior has been refitted on several occasions in C20, but newel stairs with ramped handrail and two turned balusters per tread, moulded architraves and doors with 6-fielded panels are probably original. Reused enriched cornices with pulvinated friezes to doors, reset C18 fielded panelling with fluted pilasters and wooden cornice in drawing room. Attached to sides of front and rear walls are C20 brick walls with square piers and ball finials. Undergoing extensive renovations, including re-roofing, at time of survey (Feb 1985). The house was occupied by Anthony Eden, Lord Avon, during the last years of his life; his grave is in the churchyard.

Grade: II

Listing Entry: 1130703

NGR: ST9762323556

Date of Listing: 6th January 1966

Garages at the Manor - ST 92 SE ALVEDISTON ALVEDISTON VILLAGE (north side)

Stable and carriage house, now garage. C18. Flemish bond brick, half-hipped tiled roof. Rear facing right return of Manor has gabled timber dovecote. Front has inserted C20 doors and windows. Included primarily for group value.

Grade: II

Listing Entry: 1318669

NGR: ST9763623513

Date of Listing: 27th July 1985

Walls, Gates and Piers to front of the Manor - ST 92 SE ALVEDISTON ALVEDISTON VILLAGE (north side)

Walls and gate piers to front of house, extending from the left of house to in line with rear of garages. C18 with later repairs. Flemish Bond limestone coping swept up to intermediate piers. Square brick piers to two pairs of gates with ball finials.

Grade: II

Listing Entry: 1130704

Listing NGR: ST9760423563

Date of Listing: 27th July 1985

Background:

Unusually for the area, this is a formal, polite, red brick building that achieved its current look in the 1930s. There are three listings for the site: the Manor House, the "Carriage House" and the walls and piers, all above.

There has been no significant change to the house in the 40 plus years of the current ownership. The owner, now in their 70s wish to hand the property down to the next generation and build a retirement home on the site of the present tennis court.

Elaine Milton has been retained as an historic consultant for this project, has visited and discussed the proposal in detail and this submission reflects her advice and detail recommendations. Her full report will accompany any application. Her bullet point assessment is appended to this document.

Proposals - The House Kitchen Extension:

Following a successful pre-application consultation and supportive subsequent advice, the proposed works involve the part demolition of the recent kitchen extension and re-building it in revised form. The gardens and some of the the services are fully integrated between the properties.

Prior advice has been sought from Elaine Milton and her Heritage Impact assessment and report is appended.

The manor is a fine and unusual brick building in a greenstone area.

There is a greenstone cellar which probably pre-dates the current house. Until mid-20th century it operated as a farm house attached to its farm courtyard. It has subsequently undergone a series of gentrifications as a stand alone country house. Given special significance as the home of the Edens.

The single story kitchen extension appears to have been added in the late 1930s over what has been part of the drive access to the house (please see appended Historic Map regression incorporated into Elaine Milton's report). Subsequent works formed this area into a discrete walled garden. This was enhanced as a millennium project with a loggia and ornamental pond.

The extension is a poorly built flat roofed building with a bitumen felt roof. It is uninsulated. The interior was revised in the 1984 works (please see drawings incorporated into Elaine Milton's report). There are no finishes / floorscapes of any age.

The proposal takes care to retain the listed piers unaltered and associated brickwork (themselves part of the late thirties gentrification).

The historic house is not to be altered with the exception of uprating the plumbing and heating system.

The intention is to enhance the usefulness of the extension, its thermal efficiency, the quality of its detailing, and its appearance within the garden for the next generation of the family.

The existing site currently has a hard surface. There are no ecology / net biodiversity gain issues.

The ample parking and the garaging remain shared, and access is unchanged.

A flood risk assessment is appended.