

Shrewton Manor, High Street

September, 2026

Heritage Statement

Design Statement

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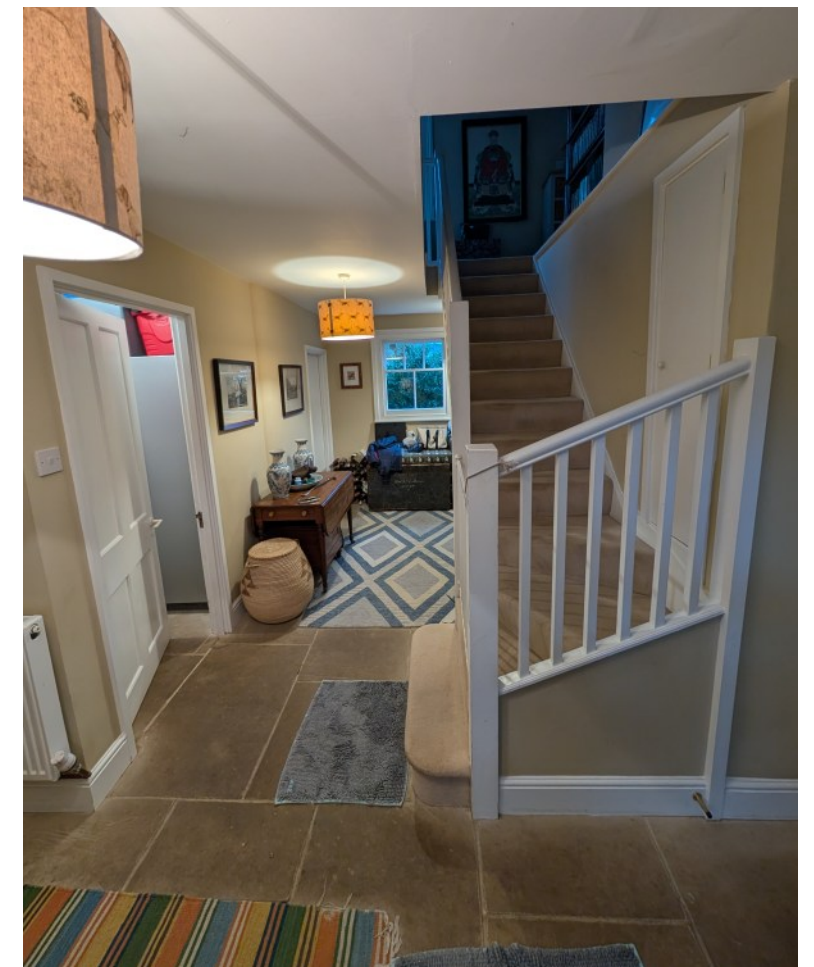
Shrewton Manor, High Street

Planning Statement

- 1.0 — Site Photographs
- 2.0 — Introduction
- 3.0 — Site Description/Constraints
- 4.0 — Relevant Planning Policies
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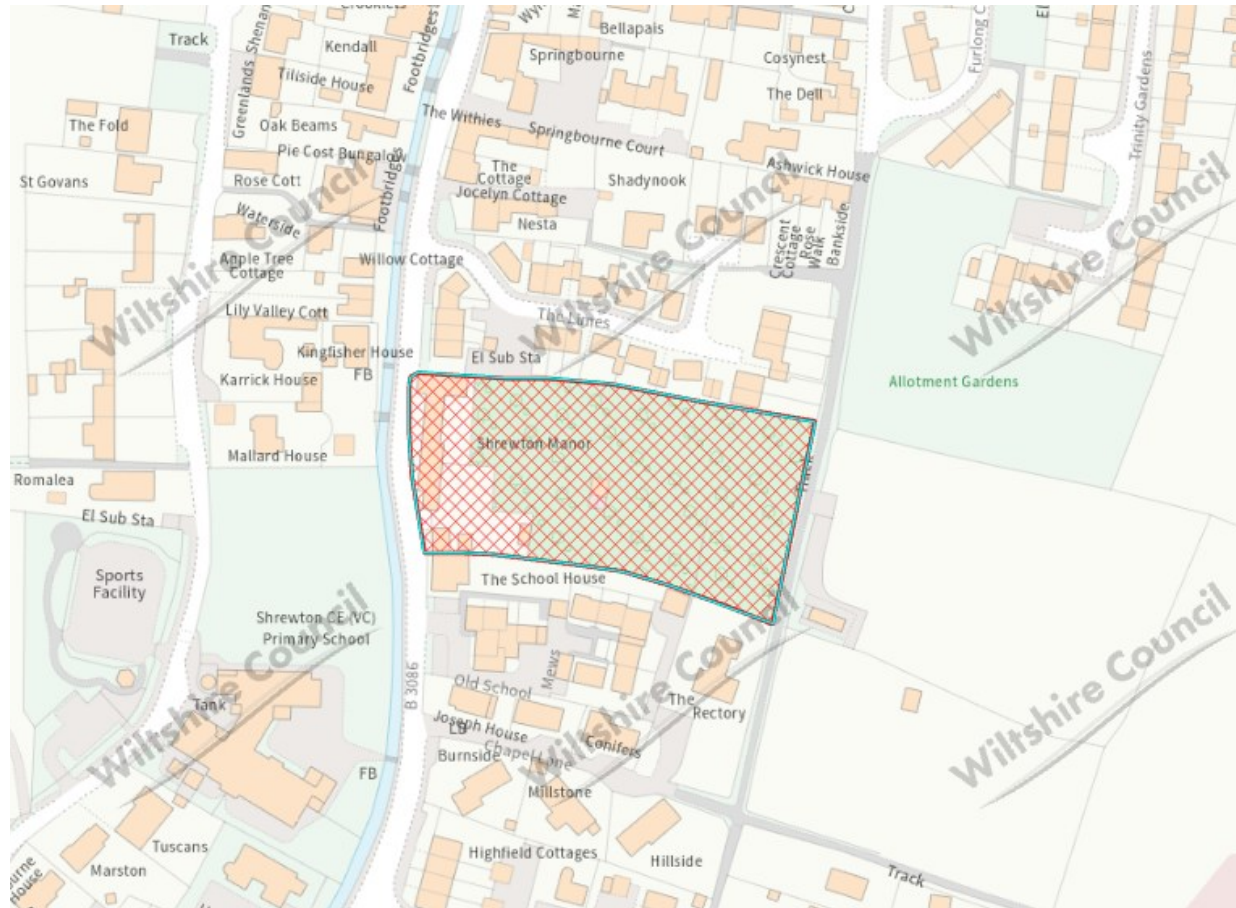
1.0 Site Photographs—Main House



1.0 Site Photographs—Outbuilding



2.0 — Introduction



Existing site location plan (n.t.s)



Existing aerial view with site boundary (n.t.s)



Existing Outbuilding



Existing Front Entrance

Esdon Architecture has been appointed to prepare design proposals for Shrewton Manor, High Street, Shrewton, Salisbury. The project includes the conversion of the existing barn, providing new bedroom accommodation with a kitchenette and bathroom, and the construction of a new entrance to the main house.

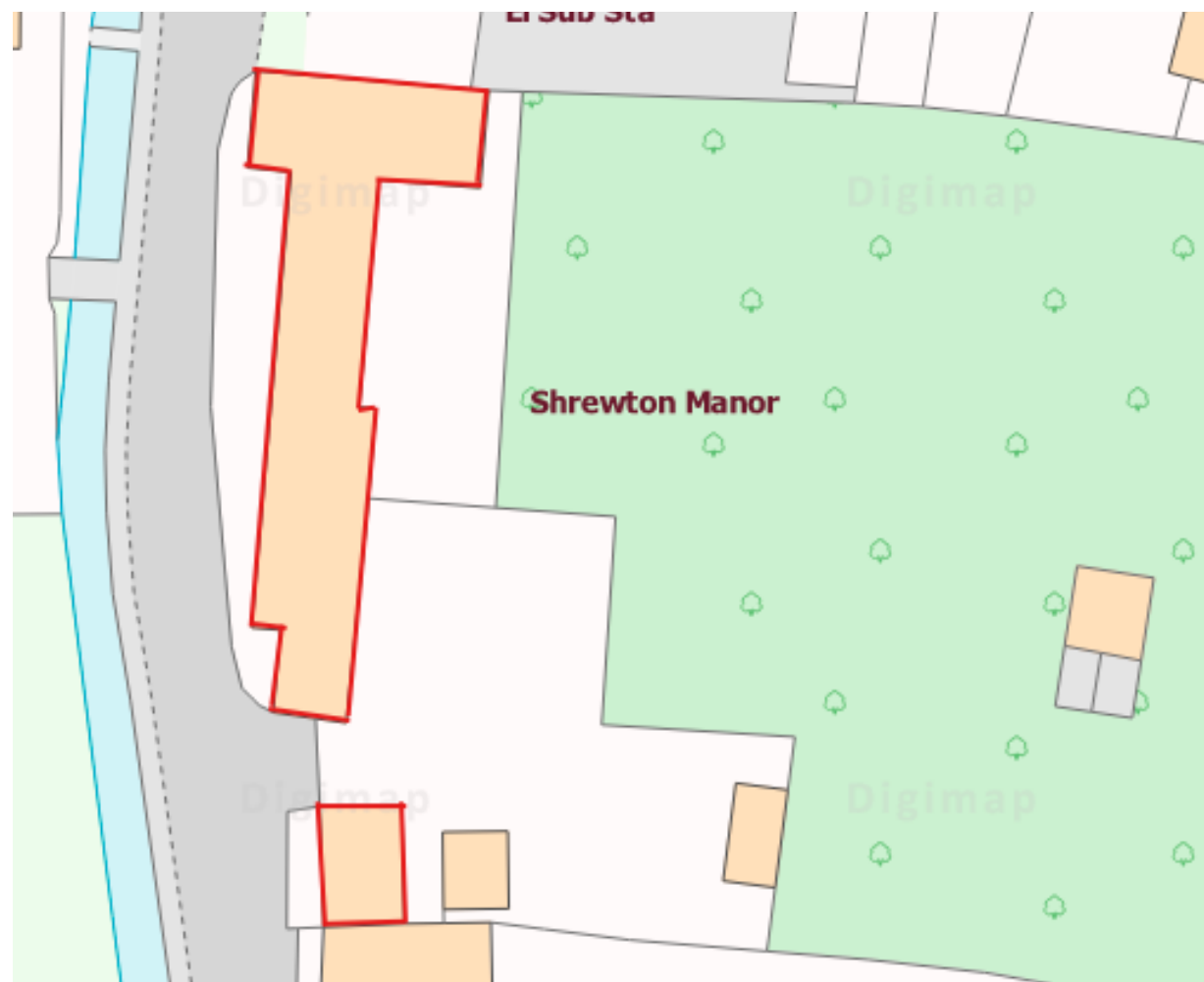
Shrewton Manor (listed 10/1/53, Grade II) is a detached house originating from the early 17th century, rebuilt in the late 17th century, with an early 19th century two-storey rear wing and a further two-storey extension added to the right of the principal elevation c.1900.

This document summarises the key historic and planning considerations and outlines the relevant national and local planning policy that informs the proposed works.

3.0 — Site Description / Constraints

Shrewton Manor is Grade II listed as an historic building situated in Shrewton, Wiltshire.

SHREWTON HIGH STREET SU 04 SE (east side) 3/236 Shrewton Manor 10/1/53 GV II Detached house. Early C17, rebuilt late C17, early C19 2-storey wing to rear and 2-storey extension of c1900 to right of front. Limestone and flint, partly plastered, rendered brick to C19 builds, tiled roofs, brick stacks. T-plan. 2-storey, 5-window front with projecting cross wing of 1602 to left. To left is door with 6 fielded panels in good early C19 surround with flat wooden hood, to right is blocked chamfered doorcase and C20 stone canted bay with ovolo-mullioned windows, and 2-light ovolo-mullioned window, first floor of C17 range has one 4-light ovolo-mullioned and one 4-light chamfered mullioned window, coped verge to right of roof. Right return of projecting wing has 3-light ovolo-mullioned window to ground floor and 2-light casement to first floor. Front of gable end has 4-light ovolo-mullioned window to ground and first floors and 4-light chamfered mullioned window to attic with datestone incised with 1602 above, coped verges to roof. Attached to right is range of c1900; central plank door with flat hood, one tripartite sash and four small sashes, first floor has three dormers half in roof, with sashes. Right return has 4-pane sashes to first floor. Rear has two 2-light ovolo-mullioned windows and two glazed doors to ground floor of C17 part, first floor has one 2-light ovolo-mullioned window and one 3-light casement. C19 projecting wing to right has French windows to ground floor and 12- pane sashes to first floor. Range to left of c1900 has three 12- pane sashes to ground floor and to half dormers. Interior has C17 features such as open fireplace with chamfered lintel and runout stops, chamfered beams with ogee stops and fireplace in cross wing with double-ovolo-moulded surround, plank and muntin partition between main range and wing.



Existing site location plan (n.t.s)

History of building from British History Online (<https://www.british-history.ac.uk/vch/wilts/vol15/pp242-252>):

Shrewton Manor, apparently built for Robert Wansborough (d. 1630) and occupied by Wansboroughs until 1890, (fn. 109) has a long north—south range of flint and stone with a short northern cross wing dated 1602. The wing was extended eastwards in the 18th century and the extension was refitted in the early 19th. Service rooms at the south end of the main range were replaced c. 1900. East of the house was a walled farmyard, (fn. 110) now a garden, in which a timber-framed granary and a flint and stone pigeon house, both possibly 18th-century, survive.

In 1596 Martha and Henry Brounker sold part of Shrewton manor to Thomas Tooker, (fn. 111) who was succeeded in 1607 by his son Charles. (fn. 112) The land was held in 1638 by Thomas Tooker (d. by 1650), in 1656 by John Sainsbury, and in 1662 by John Gilbert (fn. 113) (fl. 1690). (fn. 114) In 1712 a moiety was settled on Charles Gilbert. (fn. 115) Lands bought by Robert Gennings from William Gilbert and from William Maundrell and Thomas Franklin probably comprised both moieties of the estate; Gennings bought other land in Shrewton and at his death in 1739 held 31/8 yardlands, which he devised to his wife Mary and son Robert. (fn. 116) In 1751 the estate was held by John Gennings (fn. 117) (d. 1762), who devised it to Robert Gennings. (fn. 118) One or more of that name held the estate, c. 250 a., until 1829, (fn. 119) when a Robert Gennings was succeeded by his kinsman John Ingram (fn. 120) and Ingram sold it to the Revd. Samuel Heathcote. (fn. 121) Some lands were apparently sold between 1846 and 1850, (fn. 122) probably including 150 a. bought in 1898 by the War Department and owned in 1990 by the Ministry of Defence. (fn. 123) The remainder passed with Rollestone manor. (fn. 124)

4.0 — Relevant Planning Policies—Main House

Relevant Planning History:

14/08354/LBC Remove existing hedge and erection of new boundary wall adjacent to the High Street - Approve with Conditions

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14/04994/LBC Remove existing hedge and erection of new boundary wall adjacent to the High Street—Closed

14/04993/FUL Remove existing hedge and erection of new boundary wall adjacent to the High Street—Closed

14/04920/LBC Remove existing roof to single storey lean-to on south elevation and erect a parapet wall with flat roof behind. Remove glazed screen on east elevation and replace with 2 sash windows. Install 3 new windows to the rear east elevation and one window to south elevation. Remove hedge on eastern side of site and replace with new rendered wall. Internal alterations including replacing a staircase and reconfiguring the southern section of the building—Approve with Conditions

14/04917/FUL Remove existing roof to single storey lean-to on south elevation and erect a parapet wall with flat roof behind. Remove glazed screen on east elevation and replace with 2 sash windows. Install 3 new windows to the rear east elevation and one window to south elevation. Remove hedge on eastern side of site and replace with new rendered wall - Approve with Conditions

PL/2025/02067 Property Flood Resilience (PFR) measures including six permanent fixings for deployable flood barriers. Application of sealant to individual utility entry points and the re-pointing of wall area up to 5 sq/ms with lime mortar.— Approve with Conditions

BR/16/87204/RG Insertion of 3 dormer windows and replace patio doors with sash windows and insertion of small sash window. Replace single storey roof. Replace stair and additional internal alterations. Replace boiler.—Completed

BR/2024/27784 Install a solid fuel dry fuel room heater, stove or cooker—Completed

Relevant Planning Policies:

Sections 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 20 Salisbury Community Area

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 58 Ensuring the conservation of the historic environment

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Place

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

Planning Considerations

This document report is intended to provide supporting information to assist in determining a listed building application in accordance with the National Planning Policy Framework¹ paragraph 128 which states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”



4.0 — Relevant Planning Policies—outbuilding

Relevant Planning History:

n/a

Relevant Planning Policies:

Sections 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Wiltshire Core Strategy

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5.0 — Principle of Development—Main House

Principle Outline:

- The proposed works involve the construction of a new main entrance designed to complement and reflect the architectural style of the existing dwelling.
- Construction of a new entrance, incorporating windows styled to match the existing fenestration of the house.
- Conversion of the existing door located on the west elevation into a window consistent with the adjoining windows.
- Modification of the current kitchen window to form a new external door.

Planning Considerations

- New main entrance must be sympathetic to the architectural character of the listed building.
- Windows in the new entrance structure should match existing fenestration in proportion, detailing, and materials.
- Conversion of the west elevation door to a window must maintain visual consistency with adjacent openings.
- Alteration of the existing kitchen window to form a new external door must respect the historic façade rhythm and minimise loss of original fabric.
- All changes must comply with listed building controls



Existing East Elevation (n.t.s)



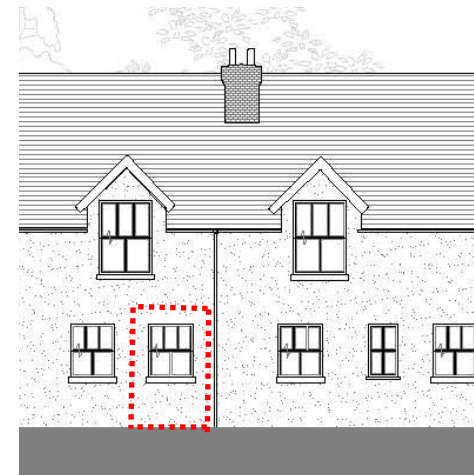
Existing West Elevation (n.t.s)



Existing North Elevation (n.t.s)



Proposed East Elevation (n.t.s)



Proposed West Elevation (n.t.s)



Proposed North Elevation (n.t.s)

5.0 — Principle of Development—Outbuilding

Principle Outline:

- The proposed works involves the conversion of the existing first floor of the barn to create new habitable accommodation, including bedrooms, a bathroom, and a kitchenette.
- Formation of a new entrance door to the proposed annex and double doors to the ground floor garage in the existing garage doors on the South elevation.
- Installation of a new internal staircase to provide access to the first floor.
- Addition of three conservative rooflights to the east-facing roof slope.

Planning Considerations

- Works must comply with the Planning (Listed Buildings and Conservation Areas) Act 1990, ensuring the listed building's character and fabric are preserved.
- Scheme to comply with Wiltshire Core Strategy policies on heritage, design, and residential amenity.
- New entrance, reinstated windows, and rooflights must be sympathetic in scale, detail, and materials to the historic building.
- Conversion must meet habitable space and building regulation standards for daylight, ventilation, and safety.



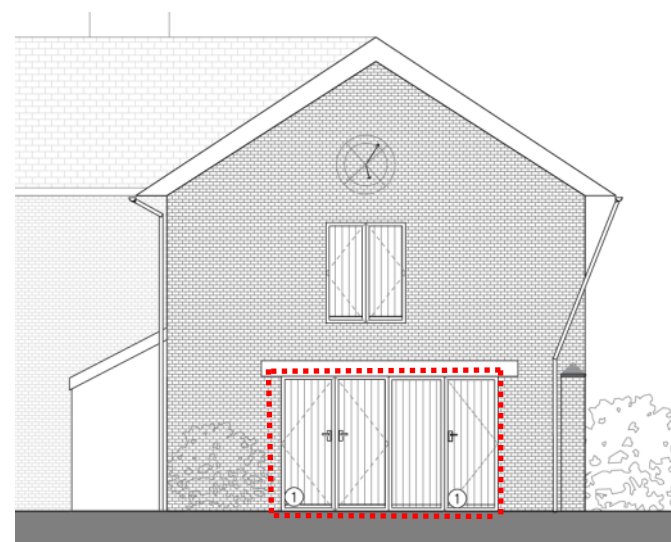
Existing North Elevation (n.t.s)



Existing East Elevation (n.t.s)



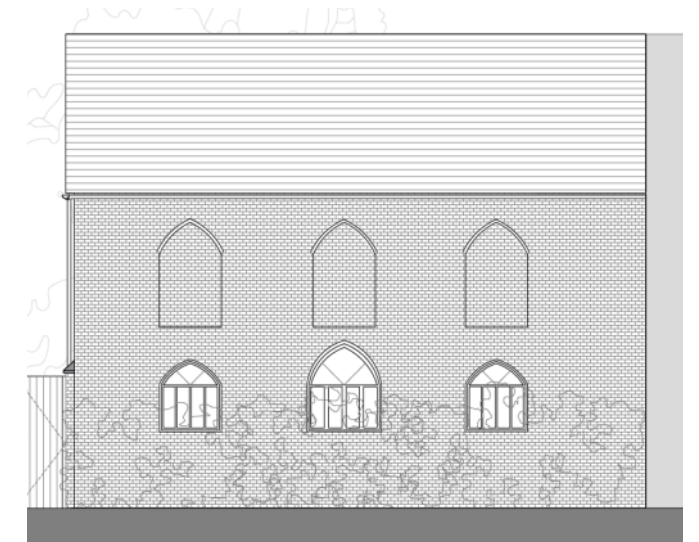
Existing West Elevation (n.t.s)



Proposed North Elevation (n.t.s)



Proposed East Elevation (n.t.s)



Proposed West Elevation (n.t.s)