

HERITAGE STATEMENT

In respect of:

**CONVERSION AND ALTERATION OF OUTBUILDING TO CREATE A
RESIDENTIAL ANNEXE**

At:

SHREWTON MANOR, HIGH STREET, SHREWTON, SP3 4DB

On behalf of:

Mr & Mrs Drummond

Date:

September 2026



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1.0 Introduction

- 1.1 This heritage statement accompanies applications for planning permission and listed building consent for the proposed conversion and alteration of an outbuilding at Shrewton Manor, a Grade II listed building.
- 1.2 Shrewton is a village within the valley of the River Till, approximately 14 miles north of Salisbury. Shrewton Manor is located to the east side of High Street, which broadly follows the north-south alignment of the river. The outbuilding is linear structure to the south of the vehicular entrance, itself south of the house. There is an extensive rear garden that includes a historic dovecote and the remains of a walled garden to the south.



Fig.1 Location plan

- 1.3 The report describes the heritage significance of the property and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, revised August 2026) and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.4 The report was commissioned by the applicants, Mr & Mrs Drummond, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by Policy HE5 of the NPPF. A site survey was undertaken on 12 August 2026.
- 1.5 The significance of the site was identified using the guidance contained within the Historic England documents *Conservation Principles, Policies and Guidance* (2008),

Statements of Heritage Significance: Historic England Advice Note 12 (October 2019) and *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017).

- 1.6 Information on the history of the site has been drawn from several sources, a list of which is presented on **p25**.

2.0 Heritage Designations

- 2.1 Shrewton Manor was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II on 10 January 1953 (List Entry Number 1355661). The list description reads:

'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. (Unpublished records of RCHM (England), Salisbury).'

- 2.2 The dovecote within the rear garden of Shrewton Manor became Grade II listed on 4 July 1985 (List Entry Number 1284762). The list description reads:

'Dovecote. C18. Chequered flint and limestone, pyramidal Welsh slate roof, with slate-roofed cupola with pigeonholes. One plank door is C19 insertion, an earlier door is blocked. Interior has inserted floor, walls are lined with chalk and limestone pigeon boxes.'

- 2.3 The manor house and the dovecote are noted in their list entries for their contribution to group value (denoted by 'GV').
- 2.4 The outbuilding the subject of the application due to its age (in existence before 1 July 1948), position and its shared ownership and functional association with the house would be treated as a 'curtilage listed building'.
- 2.5 There is no designated conservation area for Shrewton.

3.0 Description

- 3.1 Shrewton Manor is set parallel with High Street, with the long, west front recessed from the road with a shallow garden in front. It comprises a large two-storey T-plan detached house constructed in stone and flint at the northern end and rendered brickwork at the southern end. The roofs are gabled and covered with plain clay tiles. Windows are a mix of stone mullion and timber sliding sashes.



Fig.2 View of the northern part of the house from the road

- 3.2 The outbuilding the subject of the application is to the south of the house and vehicular entrance. It comprises a small linear two-storey building constructed in English bond brickwork, with a gabled roof, ridge set parallel with the road. The south gable of the outbuilding is attached to the northern end of The Old School House. The west side, facing the road, has three Gothic-arched timber windows at ground floor (screened from the road by a high hedge) and three blind Gothic arches directly above. The brickwork of the blind windows matches the main walls, with coursing aligned and matching lime mortar joints in the southern two arches (cement repointing in the northernmost arch). There are remnants of a lime render finish within the blind windows.



Fig.3 The outbuilding as seen from High Street



Fig.4 Blind Gothic-arched windows on the roadside elevation; remnants of a lime render finish on the two right-hand blind windows

- 3.3 The north gable, facing the driveway, has a wide, off-centre opening with timber plank doors within a modern brick surround and under a modern lintel. Above is a loft opening with a timber plank double door. To the left of the ground floor opening is an area of old stone and flint walling. There is another patch of stone and flint at the northern end of the west façade of the building, around a ground floor window.

The window is a traditional double casement and has a double row of segmental bricks above. To the left of the window is a modern open-fronted lean-to woodstore.



Fig.5 North gable of the outbuilding; modern opening with old stone and flint walling to the left



Fig.6 East side of the building; patch of stone and flint around a window

- 3.4 Inside the ground floor of the outbuilding is a single space with plastered and painted walls and ceiling.



Fig.7 Ground floor of the outbuilding

- 3.5 A ladder and hatch at the south-eastern corner of the building provides access to the loft. The loft floor is boarded. The walls are unfinished and a mix of brick, timber-frame and brick (of The Old School House) and chalk/flint/render. The roof is formed in king-post trusses, a single row of tenoned purlins and common rafters. The roof has been felted on the underside.



Fig.8 Loft hatch and ladder



Fig.9 Timber-framing of The Old School House



Fig.10 North gable



Fig.11 West wall – arches of the blind windows visible

- 3.6 The house and outbuilding are set within generous grounds. The outbuilding is separated from the house by the vehicular entrance and is subservient in scale.



Fig.12 View from the garden looking towards the back of the house - outbuilding on the left

4.0 History

- 4.1 Shrewton was recorded as *Winterburne* in the Domesday Book of 1086, with the current name first officially recorded in 1236 and deriving from the Old English for 'Sheriff's town'. It was one of three originally separate parishes that developed around the River Till, a 'winterbourne' chalk stream.
- 4.2 On the east bank of the Till, buildings of the less closely grouped Shrewton village were strung out south of Shrewton church along the Winterbourne Stoke road, now called High Street, parallel to the line of settlement in Maddington. The two villages eventually coalesced and later embraced the hamlet of Netton and the village of Rollestone to create a unified and enlarged village of Shrewton.
- 4.3 The unpublished report for Shrewton Manor by the Royal Commission on the Historic Monuments of England (RCHME, June 1979) explains there is no evidence that it was ever a true manor house. It describes the house as early 17th century but substantially rebuilt later in the century, extended in the 18th century, a two-storey wing added at right-angles to the rear c1810-20, and a southern wing added c1900. The outbuilding is not mentioned or appear in photographs within the report.
- 4.4 The house fell within Maddington Manor at the time of the 1841 Tithe map. Shrewton Manor (Plot 110) was described as 'House, shop & Garden', owned by James Maton and occupied by Prudence White.

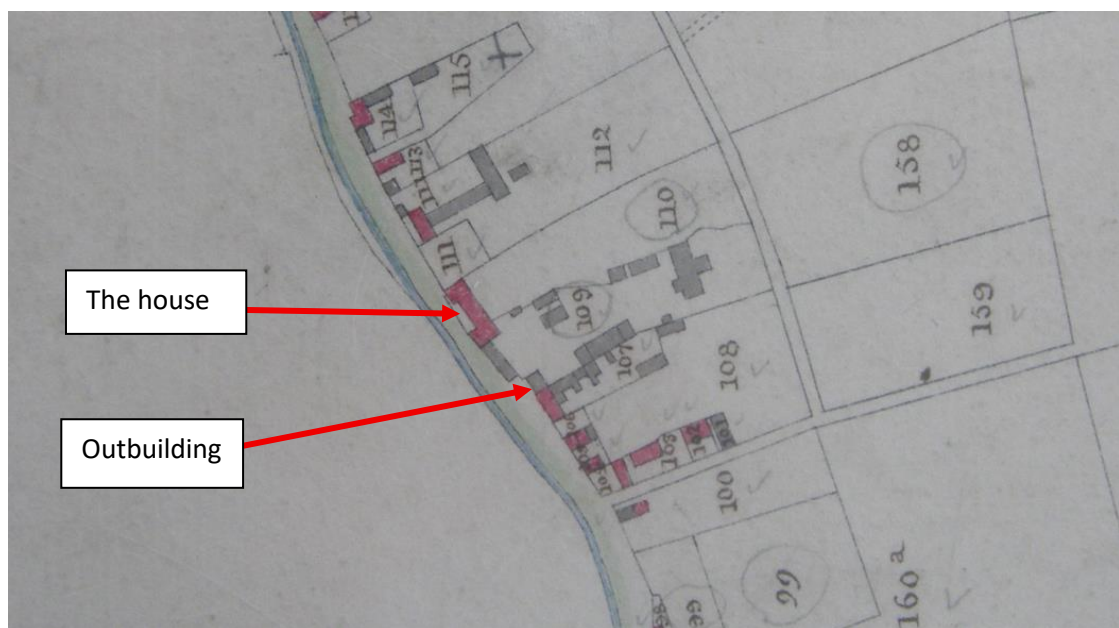


Fig.13 Tithe map of 1841

- 4.5 The Victoria County History says Maddington Manor had been sold to John Maton and his brother James in 1809. The occupier, Prudence White, appears on the 1871 Census, residing at '17 Maddington Street' (and noted as a 75-year-old widow and 'annuitant', born in Tilshead). Also living at the house were her unmarried son John White, a carpenter, age 43, and her granddaughter Prudence White, age 10.
- 4.6 At the time of the Tithe map, the outbuilding fell within a separate demise, Plot 109. It was described as 'Orchard, Orchard & Pasture' and was owned by John Stanley Samuel Sawbridge Erle-Drax, Esq. and occupied William Danger. The plot was apparently within the separate Winterbourne Maddington Manor (note, William Danger also occupied Plot 108 to the south, described as 'House & Premises', so the outbuilding may have been ancillary to that house).
- 4.7 The outbuilding might still have been associated with the plot to the south at the time of the Ordnance Survey map of 1887 but perhaps became owned by the manor shortly after. The building footprint remains unaltered through subsequent mapping.

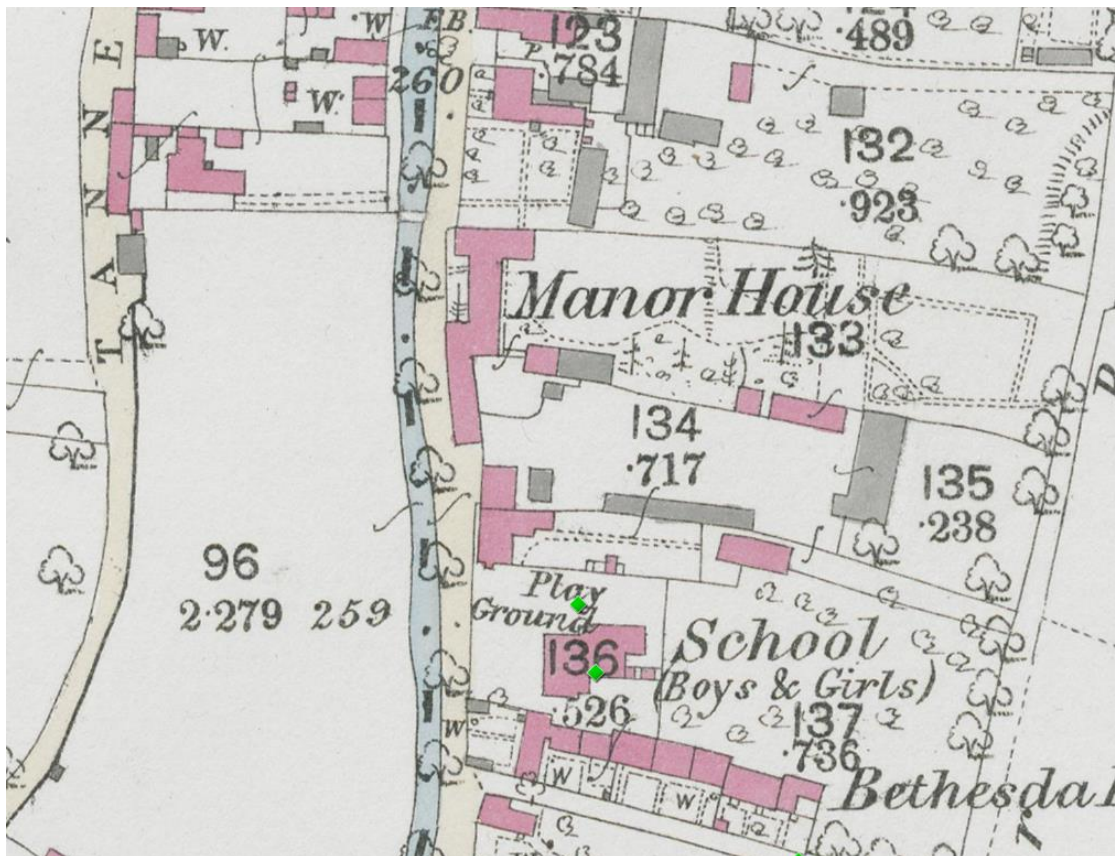


Fig.14 Ordnance Survey map of 1887

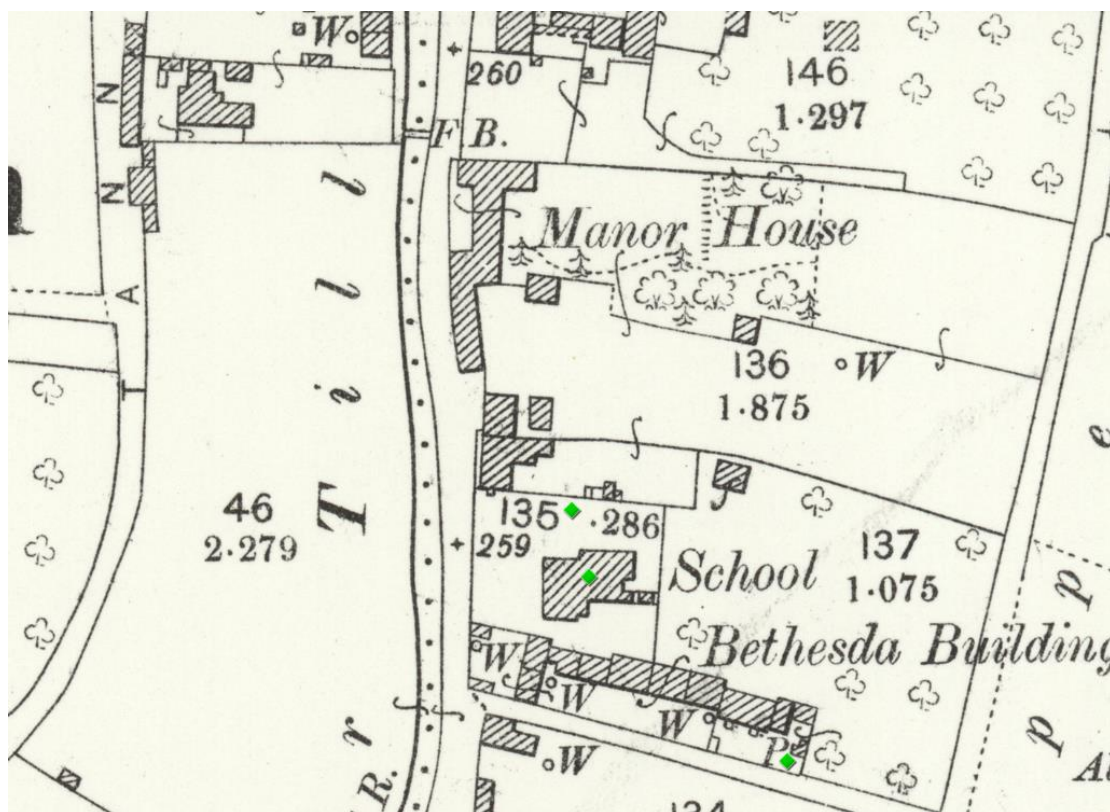


Fig.15 Ordnance Survey map of 1900

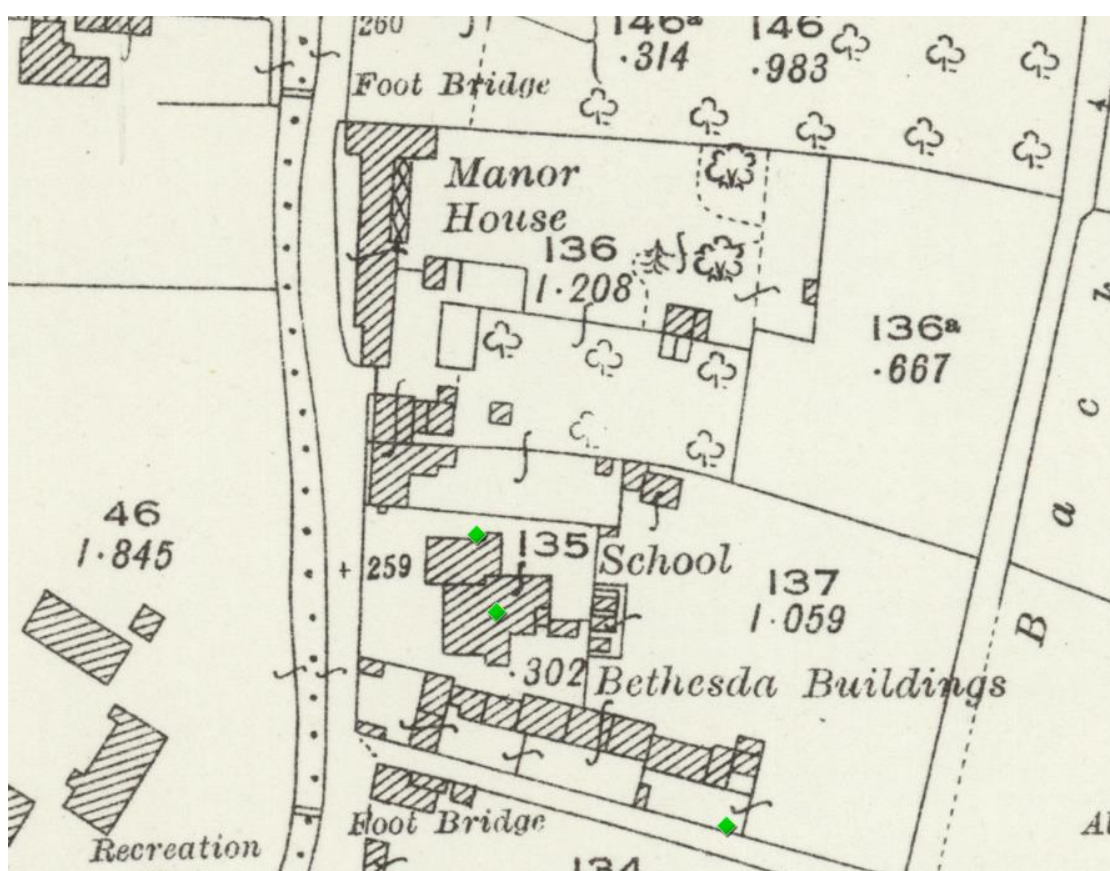


Fig.16 Ordnance Survey map of 1925

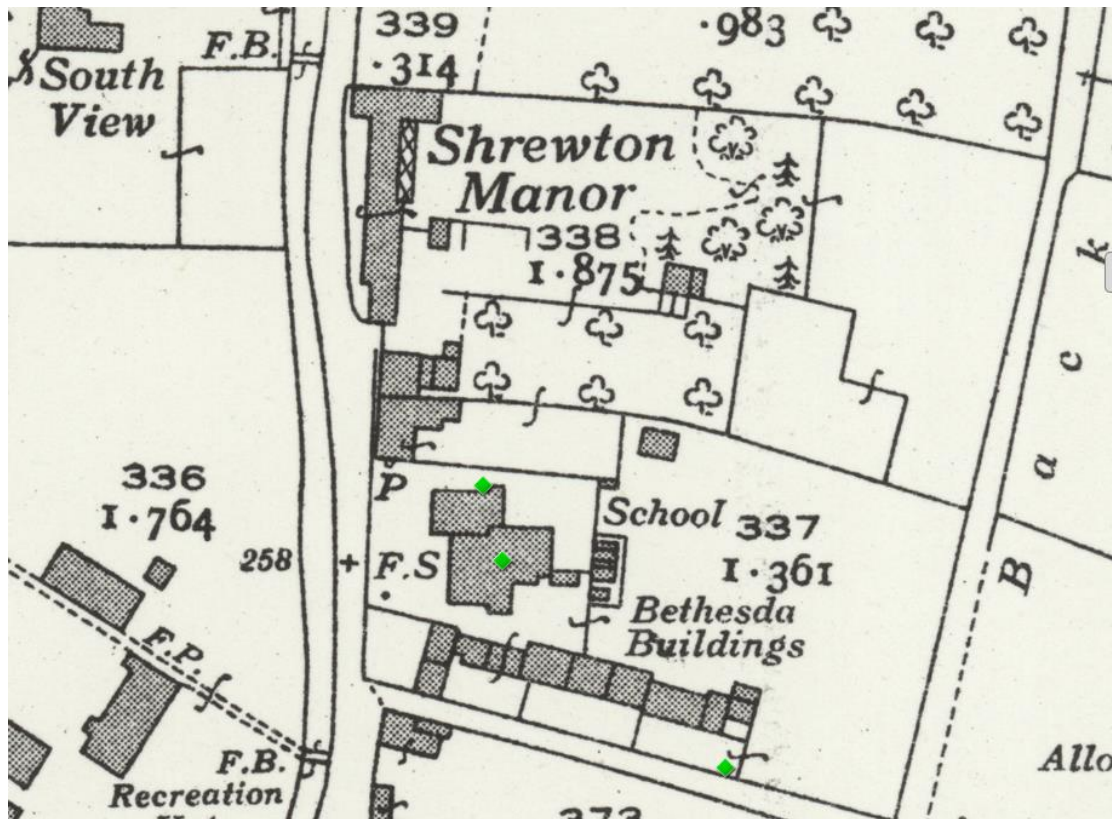


Fig.17 Ordnance Survey map of 1939

- 4.8 A Wiltshire Buildings Record condition survey from July 1969 recorded the owner and occupier of Shrewton Manor as General Sir Rohan Delacombe and the condition of the house as 'good'; there is no record for the outbuilding. According to the applicants, the wide opening in the outbuilding was believed to have been formed around that time.
- 4.9 Observations from the site visit indicate that there might have been a stone and flint building on the site of the outbuilding and this was remodelled in brick, probably in the early 19th century judging by the brickwork and type of construction (this probably makes sense as this was at a time when other major works were undertaken to the house i.e. the east wing addition). The form of the building suggests it had been stables but unlikely a coach house, given the wide opening is not historic.

5.0 Assessment of Significance

Shrewton Manor

5.1 Shrewton Manor is a Grade II listed building and therefore a designated heritage asset of special interest and of national importance. The building is of significance for the following reasons:

- The house represents a good example of a 17th century high-status house and retains a wealth of historic detailing
- The building's scale, quality of materials and detailing and its prominence are indicative of its status within the village
- The historic evolution of the house is reflected in the variation in styles and materials
- The house, boundary walls, separately listed dovecote and the outbuilding are of group value.

5.2 The village houses and traditional buildings locally contribute to an appreciation of the building's history and associations.

The Outbuilding at Shrewton Manor

5.3 The outbuilding is not separately listed but forms part of the historic grouping around Shrewton Manor and is deemed to be curtilage listed. The early fragments of stone and flint are of value in evidencing an earlier structure, with the building having been remodelled in brick, probably in the early 19th century.

5.4 While the building lacks original fittings to confirm its historic use, the form of the building suggests it was stables. The first floor would have likely been used for the storage of hay, without any requirement for windows. Moreover, the first-floor blind windows do not indicate they ever had windows with the recessed panels in matching brickwork with continuous joints, but rather part of the original design intent. The building materials and disposition present an attractive street frontage.

5.5 In 1841, the building was in separate ownership and associated with the property to the south although has had a long association with Shrewton Manor, and this can be appreciated from the outbuilding's ancillary appearance. What appears to be the timber-frame of The Old School House (unlisted) forms the south wall of the building.

6.0 Proposals

6.1 The application proposes the conversion of the loft element of the outbuilding to create a two-bedroom annexe.

6.2 The proposed external alterations associated with the conversion comprise:

- Replacement of the garage door with a side-hung timber double door and a timber single door
- Filling in of the loft door opening with brickwork (bricks and bond to match the surrounding) with the loft doors retained (fixed shut)
- Insertion of 3No. conservation type rooflights in the eastern roof slope.

6.3 The proposed internal alterations comprise:

- Removal of the ladder stair and the formation of new lobby and staircase within the western side of the building
- Alterations to the loft above the C18 stable: insertion of a new ceiling and insulation, subdivision of the loft, installation of a kitchen and bathroom.



Fig.18 Proposed floor plans and elevations

7.0 Policy Context

Primary Legislation

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

National Planning Policy

- 7.2 National planning policy relating to the historic environment is provided within section 20 of the NPPF (revised August 2026). Policy HE4 advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Any harm to, or loss of the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification.
- 7.3 Policy HE5 explains that where harm to significance of a heritage asset would result, the degree of harm should be identified within one of four categories: positive effect on significance, no effect, harm (the degree of which should be identified) or total loss of significance. It advises that substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance.
- 7.4 Policy HE6 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm or loss to a heritage asset's significance will be a matter of considerable importance and weight and needs to be weighed against any public benefits resulting from the proposals. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.
- 7.5 Policy HE6 continues, where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or if all four listed criteria

therein apply. Substantial harm or loss of a Grade II listed building should be exceptional while substantial harm to Grade I and II* listed buildings should be wholly exceptional.

Development Plan Policy

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

Best Practice Guidance

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

8.0 Heritage Impact Assessment

- 8.1 The proposed reuse of the outbuilding as a residential annexe to the main house would give the underutilised heritage asset a suitable and beneficial new use. This would support necessary repair and maintenance and help secure the building's long-term conservation.
- 8.2 The outbuilding is separated from the house by the vehicular entrance, and the closest part of the listed building is the c.1900 addition. Accordingly, alterations to the outbuilding would have only a limited effect on the setting of the principal listed building. In any event, the external alterations would be modest, and the outbuilding's contribution to the group and to the setting of Shrewton Manor would be retained.
- 8.3 The replacement of the 1960s external doors with new doors of appropriate design and materials would not cause harm through the loss of historic fabric or through any adverse effect on the building's appearance.
- 8.4 The proposed rooflights would provide natural light and ventilation to the first floor while leaving the blind windows, a key feature of the exterior, unaltered. They would be limited in number, located on the less prominent rear roof slope, and of conservation type, with a traditional appearance and flush profile within the slate roof.
- 8.5 The external appearance of the loft doors would be preserved. The brickwork infill would be sympathetic in both materials and method of construction.
- 8.6 The loft space is currently difficult to access and underused. There would be some harm arising from the loss of part of the ground-floor ceiling and first-floor fabric to accommodate the new staircase. A low level of harm would also result from subdividing the loft and inserting a kitchen and bathroom.
- 8.7 Development Management National Policy HE4 of the revised NPPF (August 2026) advises that any harm to the significance of a designated heritage asset should be clearly and convincingly justified. Policy HE6 states that any harm is a matter of considerable importance and weight and should be weighed against public benefits, noting that important public benefits can include securing the long-term reuse of a vacant or underused listed building.
- 8.8 The new staircase, subdivision and internal installations would enable the whole building to be brought into a practical use. The proposed loft ceiling would provide the insulation required under the Building Regulations for residential occupation.

- 8.9 The proposed alterations would be proportionate to the scheme and to the objective of reusing this underutilised building.

9.0 Conclusion

- 9.1 This Heritage Statement has considered the significance of the outbuilding at Shrewton Manor, the nature of the proposals for converting the outbuilding to a residential annexe and the likely impact on the significance of the affected heritage assets.
- 9.2 Shrewton Manor is a Grade II listed house the significance of which derives primarily from its age and evolution. The outbuilding is curtilage listed and contributes to the setting of the principal listed building and group value of the historic group.
- 9.3 There would be a low level of harm from the loss of ceiling and floor fabric internally for improving access within the building; however, the external appearance of the building, which makes the principal contribution to the significance of the heritage asset, would be sympathetically handled and therefore preserved and enhanced.
- 9.4 The limited intervention to the building would be clearly justified by the public and heritage benefits of securing a new use for the building and supporting its long-term conservation.
- 9.5 The proposals would preserve the special interest of the curtilage listed building, the contribution it makes to the group and to the setting of the house.
- 9.6 As such, the proposals are consistent with the objectives of national and local heritage policy, including the statutory duties to preserve listed buildings and their settings, the NPPF requirement to conserve heritage assets in a manner appropriate to their significance.

Sources Used in the Report

Publications

Conservation Principles, Policies and Guidance, English Heritage (now Historic England), April 2008.

Historic Environment Advice Note 2: Making Changes to Heritage Assets, Historic England, February 2016.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Historic England, December 2017.

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A P Baggs, Jane Freeman, Janet H Stevenson, 'Parishes: Maddington', in *A History of the County of Wiltshire: Volume 15, Amesbury Hundred, Branch and Dole Hundred*, ed. D A Crowley (London, 1995) via *British History Online*

<https://www.british-history.ac.uk/vch/wilts/vol15/pp201-213>

Date accessed: 10 August 2026.

Wiltshire Community History: Shrewton

<https://apps.wiltshire.gov.uk/communityhistory/Community/Index/202#>

Date accessed: 10 August 2026.

Mapping

Tithe map of 1841.

Ordnance Survey maps: 1887, 1900, 1925, 1939.