

HERITAGE STATEMENT

In respect of:

REPLACEMENT OF C.1950 EXTENSION AT THE REAR

At:

ALVEDISTON MANOR, THE STREET, ALVEDISTON, SP5 5JZ

On behalf of:

Mr & Mrs Heath

Date:

January 2026



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1.0 Introduction

- 1.1 This heritage statement accompanies applications for planning permission and listed building consent for the replacement of the c.1950 extension at the rear of Alvediston Manor, a Grade II listed building.
- 1.2 Alvediston is a village within the valley of the River Ebble, approximately 11 miles south-west of Salisbury. Alvediston Manor is located to the south of the river and the Church of St Mary, just north of the junction of The Street and the road leading to the church. The property is set within a large plot on the east side of the road.

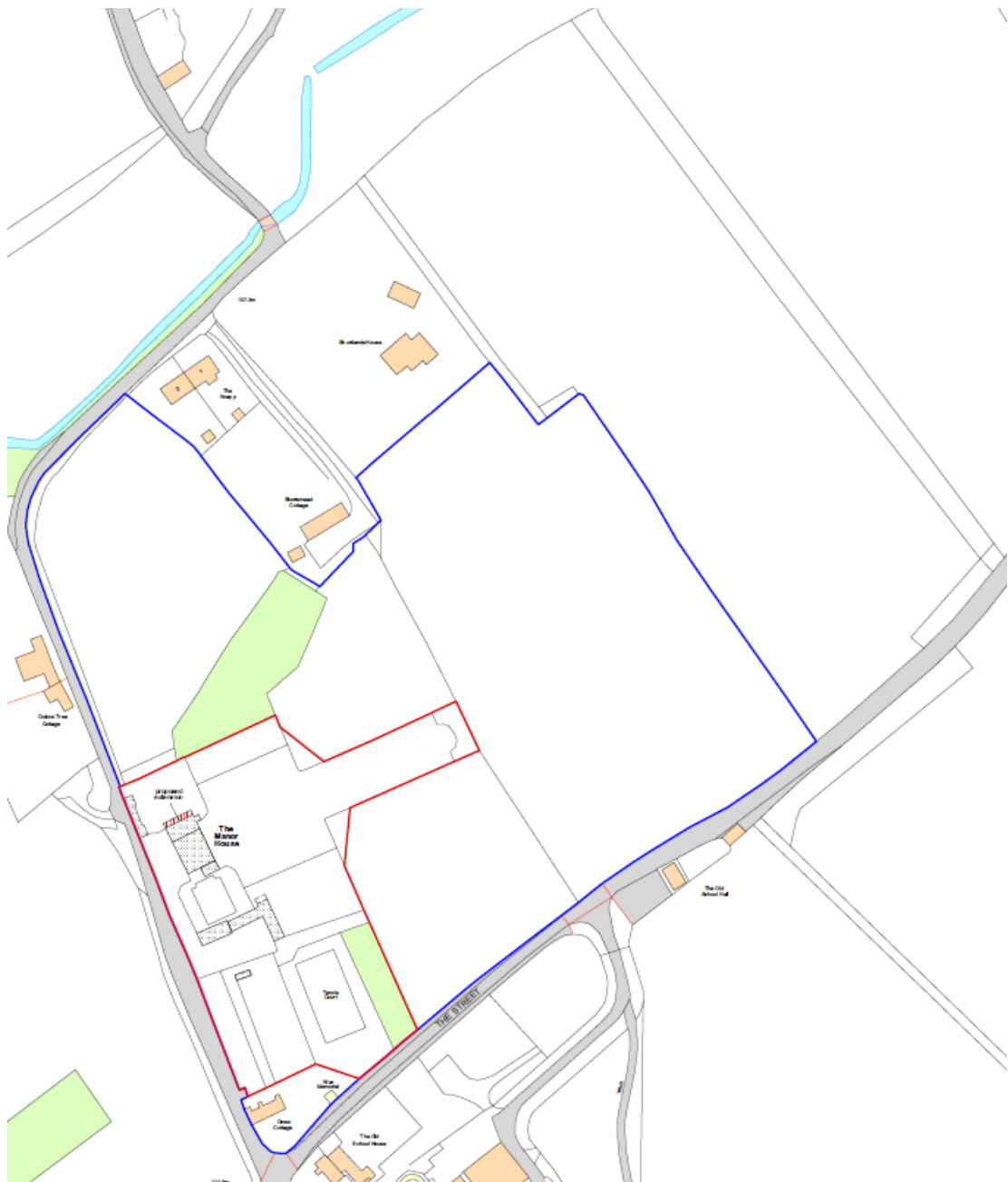


Fig.1 Location plan

- 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 December 2024) 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 Heath, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by paragraph 207 of the NPPF. A site survey was undertaken on 28 November 2025.
- 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 **p27**.

2.0 Heritage Designations

- 2.1 Alvediston Manor was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II on 6 January 1966. The list description reads:

'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.'

- 2.2 The house is noted in the list description for its contribution to group value (denoted by 'GV'). To the south of the house, the 'Garages at the Manor' comprising 18th century brick-built former stable and carriage house are separately listed at Grade II, noted primarily in the listing for their group value. The 'Walls, Gates and Gate Piers to Front of The Manor' (i.e., the boundary walls &c along the roadside, extending from the north of the house to in line with the Garages) are also separately Grade II listed.

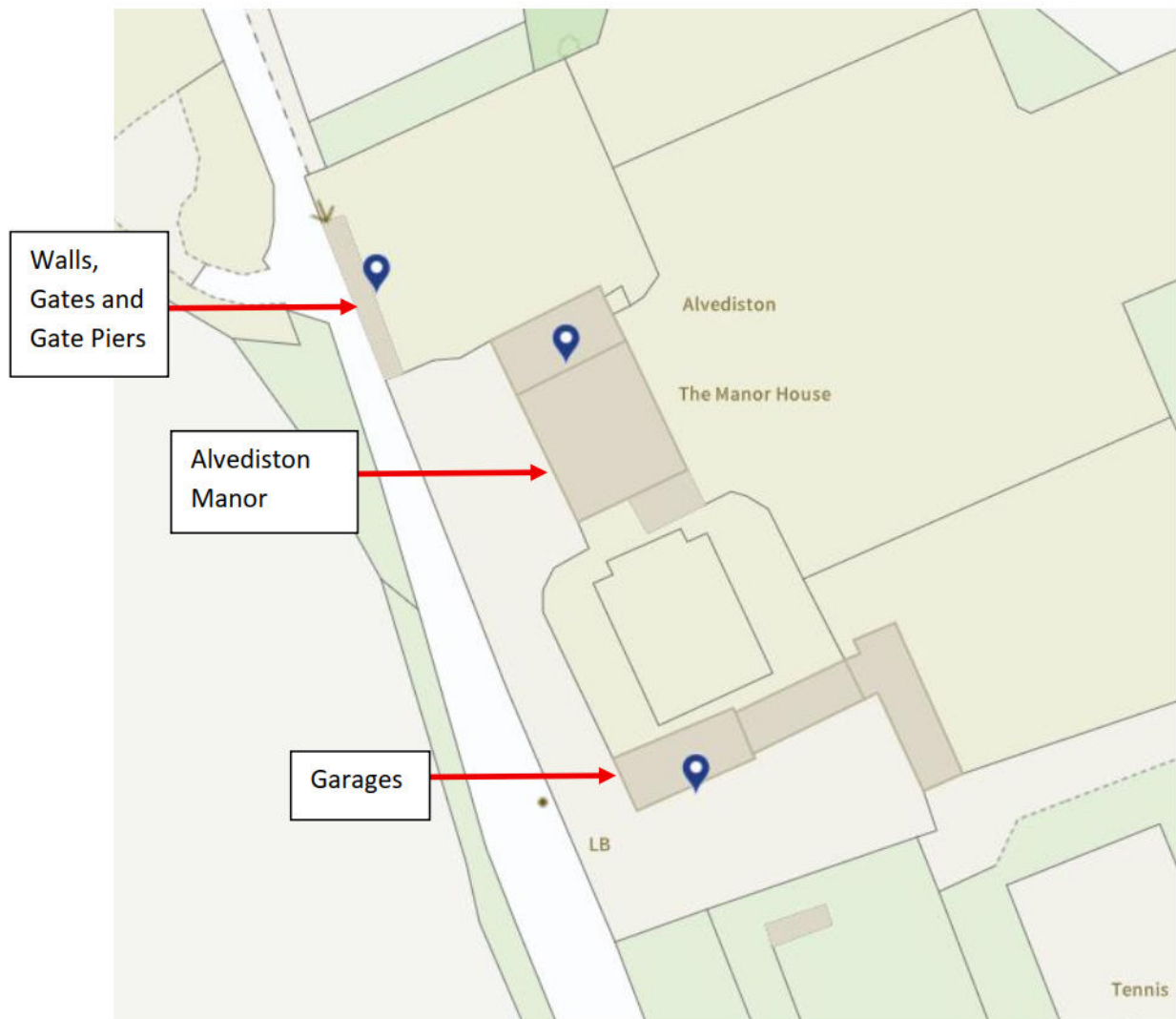


Fig.2 Plan identifying the listed buildings

2.3 The property is not located within a designated conservation area.

3.0 Description of the Building

Exterior

- 3.1 Alvediston Manor comprises a large two-storey double-pile detached house constructed in red brick and with roof covered with plain clay tiles. The house is set parallel with the road with the main, west front set back and enclosed by tall boundary walls and with a gravel parking area in front.



Fig.3 View of the house from the road with tall brick boundary walls in front – existing single-storey extension screened from view

- 3.2 The house has a 5-bay symmetrical front. The central door features a shell hood on brackets. Windows are 12-pane sliding sashes under rubbed and gauged brick lintels.



Fig.4 West front of the house – existing extension set behind the wall to the left

- 3.3 The opposing, east façade is also of 5 bays and has a central half-glazed door with a flat wooden canopy, and 12-pane sliding sashes. The east façade looks onto a large garden.



Fig.5 East façade of the house

- 3.4 The single-storey extension the subject of the application is attached to the northern end of the house. It is constructed in brick laid in stretcher bond and has a bitumen

flat roof concealed by a parapet on the east and west sides. Windows are single-glazed Crittal casements.



Fig.6 Single-storey flat-roofed extension on the northern end of the house – note the Crittal windows with concrete lintels and cills

- 3.5 Within the stretch of extension wall attached to the house, east and west, is an *oeil-de-boeuf* window. Sweeping brick boundary walls sit at right angles, effectively containing the northern part of the extension within the north garden.



Fig.7 Attractive oeil-de-boeuf window in the west wall of the extension; enclosing wall to the north garden on the left

- 3.6 Within the north garden is a pool around which is lawn and box hedges. A recently constructed 'summerhouse' has been built adjacent to the west boundary. It is a single-storey structure in Flemish bond brickwork and having a hipped roof covered in plain clay tiles. The windows are multi-pane timber sliding sashes and have rubbed and gauged brick arches with keystones.



Fig.8 View of the northern end of the house and extension from the north garden



Fig.9 Recently constructed summerhouse to the north-west of the extension

Interior

- 3.7 The interior of the house has been significantly altered but a traditional four-square room layout is just about legible and many historic features exist. There are no historic features within the extension.



Fig.10 Entrance hall – stair with ramped handrail and turned balusters, and 6-panel doors with moulded architraves

4.0 History

- 4.1 Alvediston was first recorded by name in 1165, had a church in the 12th century and had become a parish by the late 13th century. The parish developed as a long, narrow settlement stretching north-south across the River Ebbles.
- 4.2 Wilton Abbey held the whole of Alvediston at the time of the Domesday Survey in 1066 except the estate called Trow. After the Dissolution, the manor of Alvediston passed to Sir William Herbert, later the Earl of Pembroke. It remained with the Pembroke estate until it was sold in 1918 as two farms: Church and Elcombe, with Church Farm operating as the demesne farm for the manor and from where was practiced arable and sheep farming.
- 4.3 The village contains several 16th and 17th century cottages. In the 18th century more building took place along the lane joining the church and the road, including the manor house which was probably built in the early 18th century, the date of its west front, with the east front added or altered in the mid-18th century. The house is depicted on the Tithe Map of c.1840. To the south is the stable and carriage house building with a barn at right-angles.

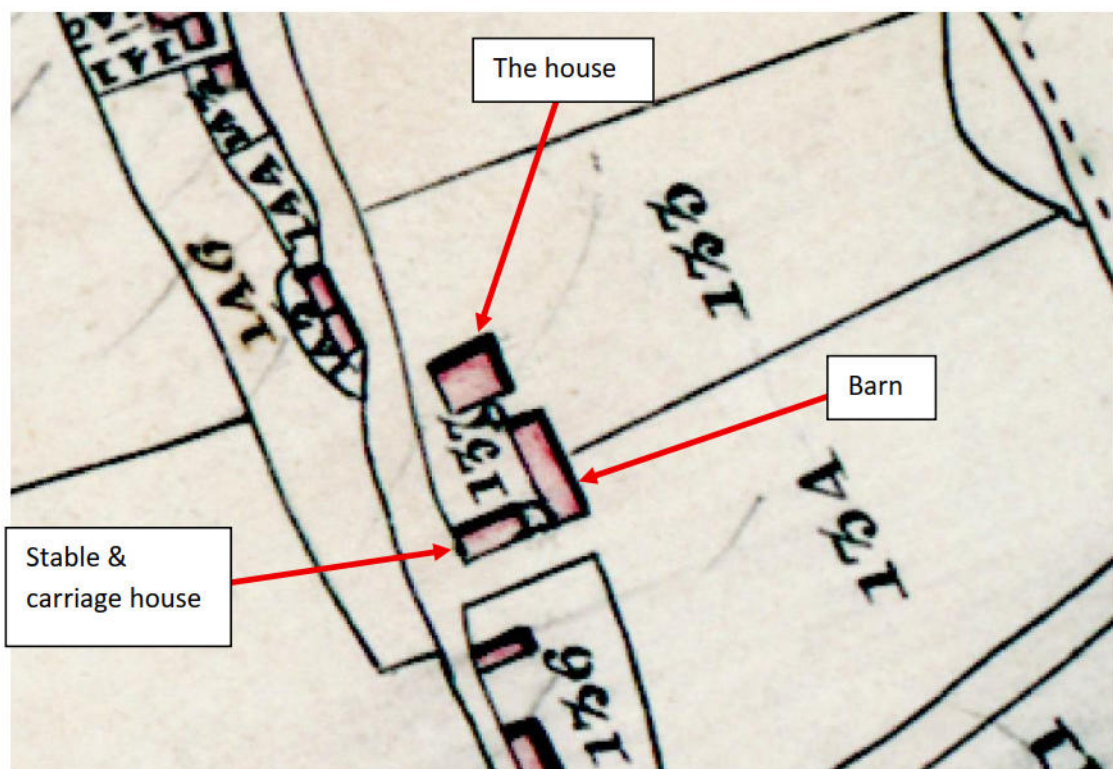


Fig.11 Tithe Map of c.1840

- 4.4 The house, stable and carriage house and barn are shown more clearly on the Ordnance Survey map of 1887. At that time, the entrance was on the east side of the house, with the turning circle in front.

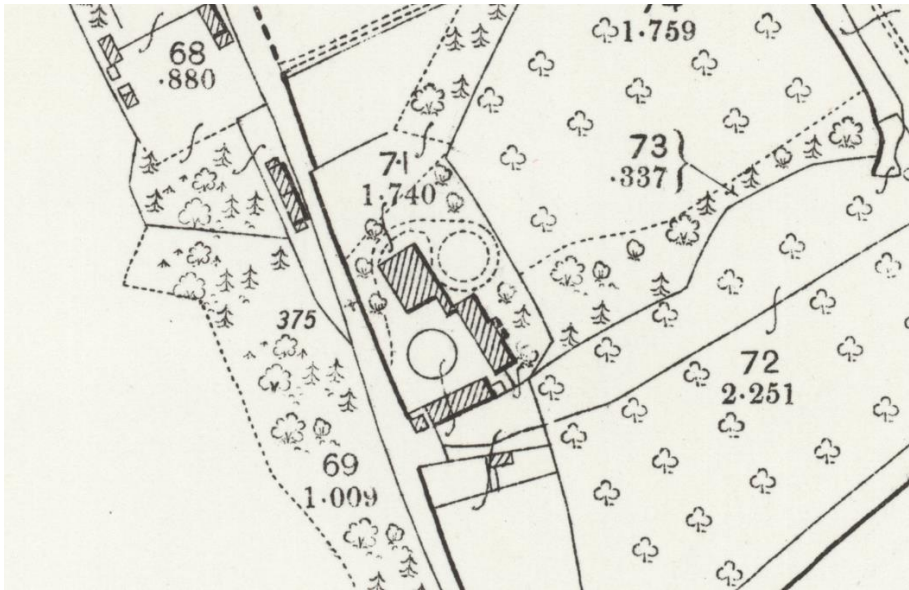


Fig.12 Ordnance Survey map of 1887

- 4.5 According to the Victoria County History, the manor house was restored between 1938 and 1948 by Victoria Bailey, Baroness Glanusk, using panelling and ornament from other houses. It is understood the kitchen extension was added and the main entrance was relocated to the west side at that time. The OS map of 1947-65 shows the house plus the extension to the north. The barn had gone by this stage.

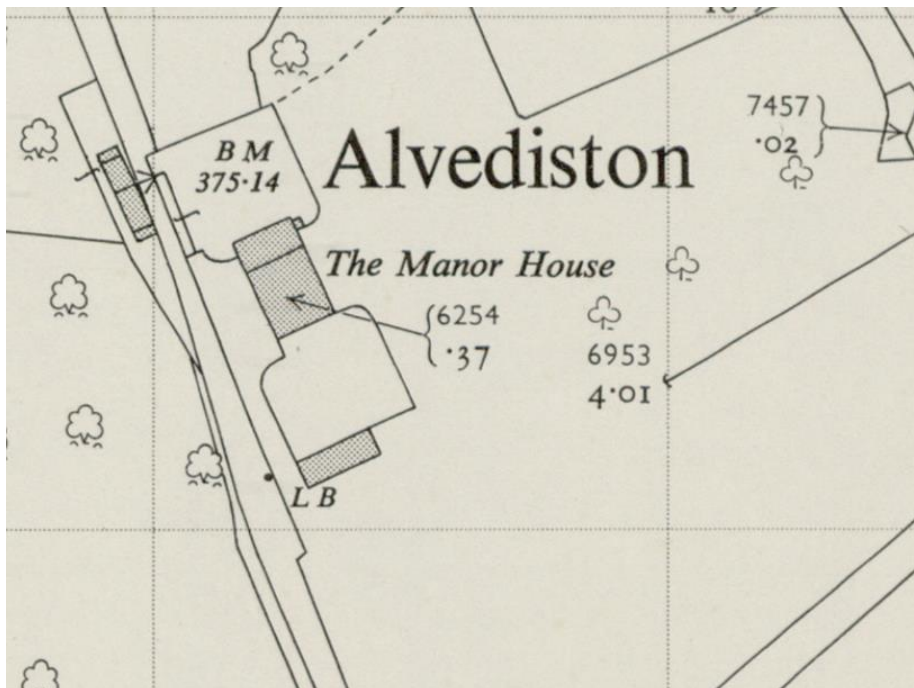


Fig.13 Ordnance Survey map 1947-65

- 4.6 The Earl of Avon, Anthony Eden (Prime Minister 1955-7) lived in the manor house from 1966 until his death in 1977 and is buried in the local churchyard.
- 4.7 Changes were made within the western end of the ground floor of the house in 1984 (NB pre-listing, in 1985). The only change to historic fabric was the formation of a door opening in the north wall of the Dining Room for access to the kitchen. The remaining alterations related to modern fabric: the reconfiguration of the layout within the c.1950 extension and the replacement of the coping on the garden walls flanking the extension with limestone coping. Permission was granted for the replacement of the Crittal windows in the extension with timber windows, but this was never implemented.

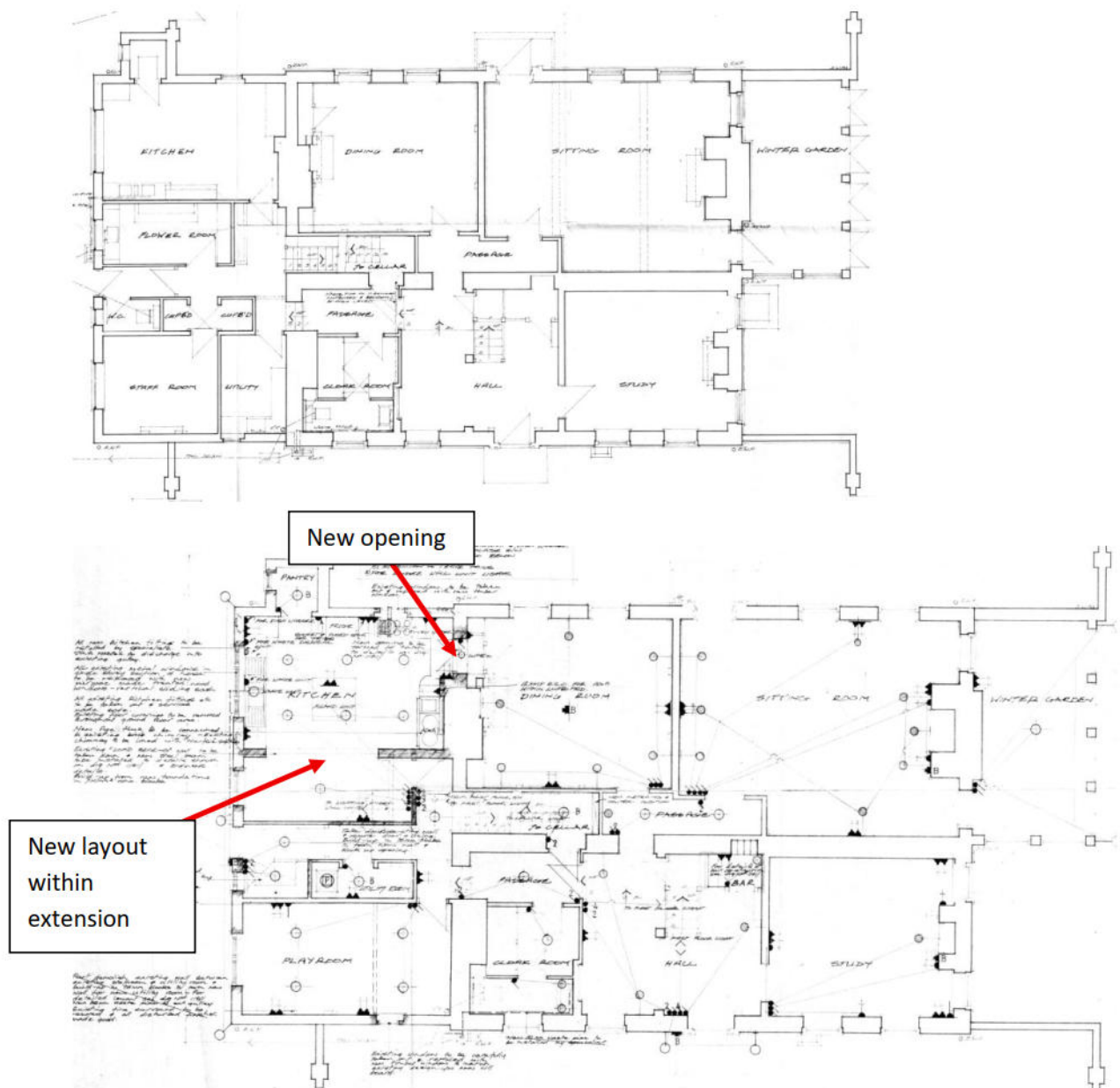


Fig.14 Ground floor plans from 1984 – Top 'existing' and bottom 'proposed'

- 4.8 The listing, which had first been made in 1966, was reviewed in February 1985 when it was noted that the interior had been *'refitted on several occasions in the C20'* and that the house was *'Undergoing extensive renovations, including re-roofing'*.
- 4.9 Permission was obtained in 2017 for the erection of the summerhouse within the north garden to the serve the swimming pool (reference 17/01848/FUL & 01850/LBC). The officer's report said, *'The design of the building, this being a small single-storey open one sided structure with stone walls and a slate covered roof with its traditional features is considered to be acceptable in scale, mass and size. The Council's Conservation Officer has raised no objection...The proposed location of the summer house/outbuilding is in an area shielded by mature hedgerow and sited away from public view.'*

5.0 Assessment of Significance

5.1 Alvediston 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:

Architectural Interest

- Alvediston Manor represents a good example of a handsome 18th century high-status house
- The building's scale, formal architecture and quality of detail are indicative of its status within the village and suggest the overseeing of a large landholding
- The manor house is noted for being built of brick in an area where most buildings are made of stone, setting it apart from the lower status vernacular village houses
- Although extensively altered in the 1980s, the building retains many original features, such as the distinctive shell hood over the main entrance

Historic Interest

- The manor house was the final home of Sir Anthony Eden, 1st Earl of Avon and Prime Minister (1955–1957)
- Eden was buried in the churchyard, and the church features a bas-relief portrait of him, enhancing the historic associations of the manor and church

Contribution Made by Setting

- The position of the manor house within the rural landscape and the proximity of the house to the church contribute to an appreciation of the building's historic function and associations
- The brick boundary walls and the former stable and carriage house contribute to the group value and setting of the house

Significance of the C.1950 Extension

- 5.2 The single-storey flat-roofed extension was constructed c.1950 and altered internally in 1984 and is of little architectural or historic merit. While the brickwork incorporates dark bricks and lime mortar that blends with the original north wall of the house, the Crittal windows, concrete lintels, concrete cills and bitumen flat roof are mass-produced elements that jar with the fine architecture of the house.
- 5.3 The structure is set in a position of low prominence within the north garden and is screened from the front and rear of the house by the tall, brick garden walls where it has a limited impact on the setting of the house. The flat roof of the structure is set down from the parapets on the east and west facades.
- 5.4 The extension is poorly insulated making for inadequate living conditions within the kitchen. The Crittal windows are badly fitting, draughty and suffer from condensation.
- 5.5 The flank walls adjacent to the house are prominent from the front and rear of the main house and feature attractive brickwork and oeil-de-boeuf windows.

6.0 Proposals

- 6.1 It is being proposed to remove the element of the c.1950 extension north of the flanking garden walls and to replace it with a single-storey flat-roofed structure of the width but approximately 2m longer. The east and west walls up to the perpendicular garden walls and *oeil-de-beauf* windows would be retained.

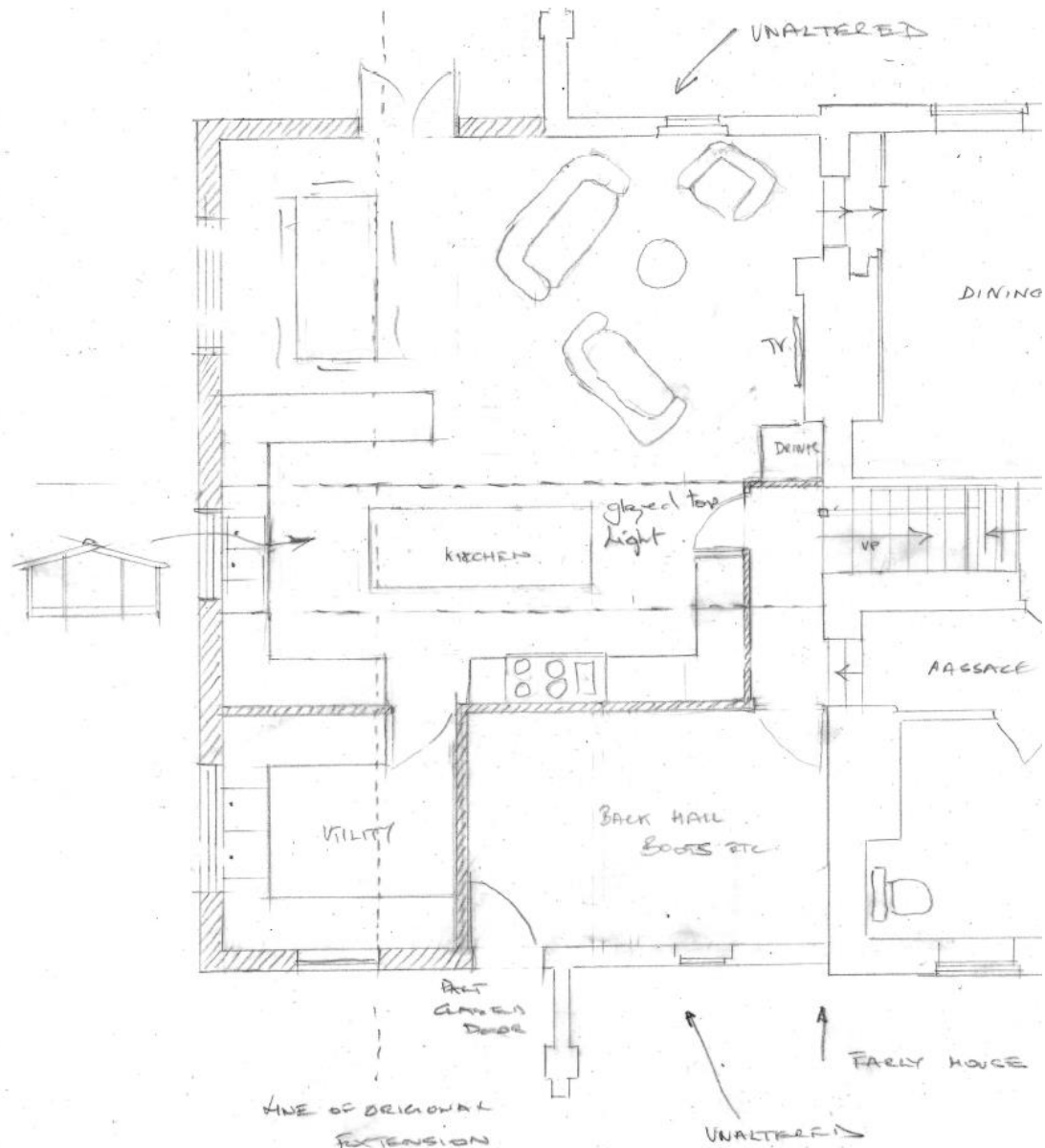


Fig.15 Proposed plan for replacement extension



Fig.16 Walling of extension up to garden walls and oeil-de-boeuf window on either side to be retained; extension beyond the wall to be demolished as marked

- 6.2 The replacement structure would be built in red brick to match the existing, but unlike the current building it would be in Flemish bond (matching the house) and would incorporate a projecting plinth course and string course, and rubbed and gauged brick arches and keystones like the ones in the adjacent summerhouse (see image below). The flat roof would be covered in an insulated single-ply membrane in lead grey colour. This would be set behind a parapet with swept ends and topped with coping stones. The flat roof would incorporate a rectangular-shaped lantern light having a pitched roof covered in matching single-ply membrane. The north elevation would be symmetrical, having glazed double doors with side-lights and a Gothick style fanlight, with one three-light timber slim-profile double-glazed casement window to left and right. There would be a pediment over the doorway. The rainwater goods (i.e., the proposed downpipes) would be formed in cast metal. The drainage would remain unaltered.



Fig.17 Summerhouse – door and windows with gauged brick arches and keystones

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 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 7.3 Paragraph 212 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 7.4 Paragraph 214 of the NPPF advises 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 all of four listed criteria therein apply.
- 7.5 Paragraph 215 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

- 7.6 Paragraph 219 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

Development Plan Policy

- 7.7 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

- 7.8 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*'.
- 7.9 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.
- 7.10 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.
- 7.11 Of relevance to the current proposals is *Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency* (HEAN18, July 2024). The preamble notes:

'Our historic buildings must continue to change and evolve if they are to both contribute to a greener future and be fit for purpose for the people who live in, experience and care for them. If done thoughtfully and carefully, these changes can achieve the complementary goals of protecting our heritage and

adapting to a changing climate. Historic England has produced this Advice Note to provide clarity on key considerations and to support consistent decision making’.

7.12 Paragraph 82 of HEAN18 advises, *‘Replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material and pattern, will generally be acceptable’* and that:

- *‘Many historic buildings have windows which are relatively recent and do not contribute to a building’s special interest. In such cases, their replacement with double-glazed windows of an appropriate material, glazing bar pattern and detailing is likely to either have a neutral impact or to enhance significance.*
- *This will not be so in the case of original or other windows which contribute positively to a building’s special interest through both historic fabric and design. Such windows should not be replaced (although their panes could be replaced with slim-profile or vacuum double-glazing within the existing frames - see above). Stuck-on or applied glazing bars rarely replicate the character of historic windows and are unlikely to be acceptable.*
- *Listed building consent is likely to be required, as such works will normally affect the special interest of the building’.*

8.0 Heritage Impact Assessment

Direct Impacts

8.1 The impact of the proposals for replacing the kitchen extension is described below:

- There would be no loss of original or historic fabric
- The proposals would see the removal of an unremarkable c.1950 extension
- The replacement building would be of higher quality than the existing through its use of Flemish bond brickwork, rubbed and gauged brick arches, parapet, string courses, pediment feature and stone coping
- The structure would enhance the views from within the north garden
- The proposal would address the condensation issues currently being experienced by the Crittal windows
- There would be improvements to the thermal efficiency of the building through modern cavity wall construction, a properly insulated roof and double-glazed windows
- The building would incorporate slim-profile timber double-glazed casement windows of appropriate design and proportions
- The attractive and prominent flank walls and *oeil-de-boeuf* windows would be retained.

8.2 Given the above, there would be no harm to the significance of the heritage asset.

Impact on Setting and Group Value

8.3 The impact of the proposals on the setting of Alvediston Manor and the group value of the heritage assets identified is described below:

- While approximately 2m longer than the existing extension the proposed structure would remain subservient in scale and massing to the house
- The replacement structure would share a similar architectural language to the recently constructed summerhouse resulting in a sense of cohesion within the north garden
- The building would be within the enclosed north garden and screened from the road, the frontage and the main garden by the existing garden walls and hedges. IN the same vein as the 2017 approval for the summerhouse, the extension would be shielded from public view.

- 8.4 Due to the building's appropriate scale, siting and design, the setting of the house and the group value of the heritage assets would remain unharmed.

9.0 Conclusion

- 9.1 Alvediston Manor is a Grade II listed 18th century manor house the significance of which derives primarily from its formal architecture and its historic associations.
- 9.2 The proposal is for the demolition of a c.1950 brick-built extension on the north side of the house and for its replacement with a single-storey brick structure that would be slightly longer and would have a different architectural treatment.
- 9.3 The extension would remain subservient to the house and would be in a position of low prominence within the north garden where it would be shielded from public views by the existing tall boundary walls and hedges.
- 9.4 The building would be of higher quality, improved appearance and more thermally efficient than the existing structure making the kitchen more usable for modern family living and helping towards mitigating the effects of climate change.
- 9.5 The proposals would follow best practice for making changes to heritage assets as set out within the Historic England guidance note HEAN2 and would adapt the historic building to mitigate climate change as advised by HEAN18.
- 9.6 The development would satisfy the policy requirements of the NPPF and Core Policy 58 of the adopted local plan.

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.

Statements of Heritage Significance: Historic England Advice Note 12, Historic England, October 2019.

Websites

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A History of the County of Wiltshire: Volume 13, South-West Wiltshire: Chalke and Dunworth Hundreds, ed. D A Crowley (London, 1987)

British History Online <https://www.british-history.ac.uk/vch/wilts/vol13/pp6-16>

Date accessed: 26 January 2026.

Wiltshire Community History: Alvediston

<https://apps.wiltshire.gov.uk/communityhistory/Community/Index/6#>

Date accessed: 26 January 2026.

Mapping

Tithe Map of c.1840.

Ordnance Survey maps: 1887, 1947-65.