

HERITAGE STATEMENT

In respect of:

**CONVERSION AND ALTERATION OF GARAGE BUILDING TO CREATE A
RESIDENTIAL ANNEXE**

At:

ALVEDISTON MANOR, THE STREET, ALVEDISTON, SP5 5JZ

On behalf of:

Mr & Mrs Heath

Date:

August 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 the garage building at 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 road junction leading to the church. The property is set within a large plot on the east side of the road. The garage building is an L-shaped structure adjacent to the vehicular entrance to the south of the house. Extensive gardens surround the house and include the remains of a walled garden to the south

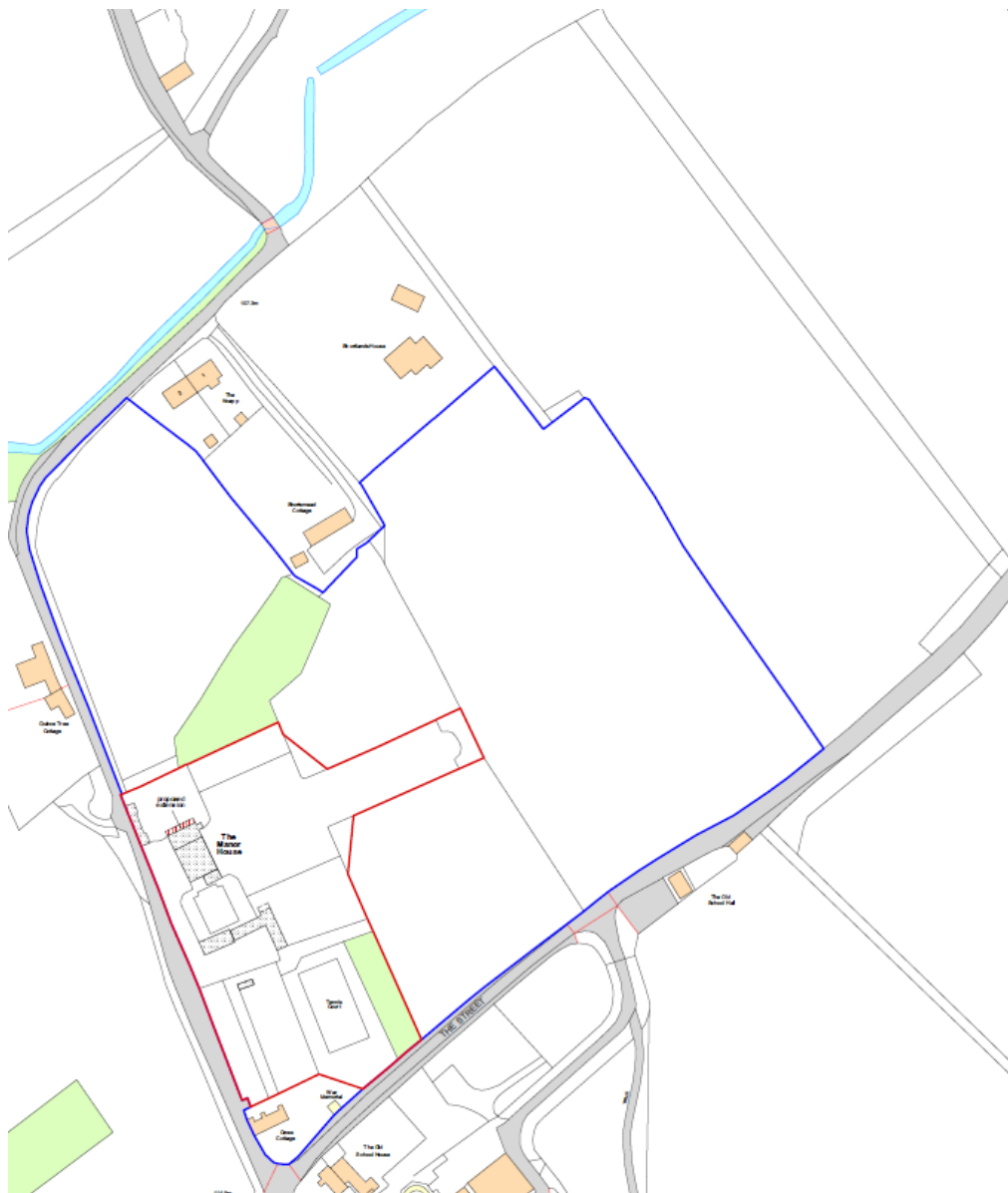


Fig.1 Location plan

- 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 Heath, 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 27 July 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 **p29**.

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 garage building the subject of the applications became Grade II listed as 'Garages at The Manor' on 27 July 1985. The list description reads:

'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.'

- 2.3 The 'Walls, Gates and Gate Piers to Front of the Manor' were also Grade II listed on 27 July 1985. The list description reads:

‘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.’

- 2.4 The manor house, garage building and the walls and gate piers are noted in the list descriptions for their contribution to group value (denoted by ‘GV’).

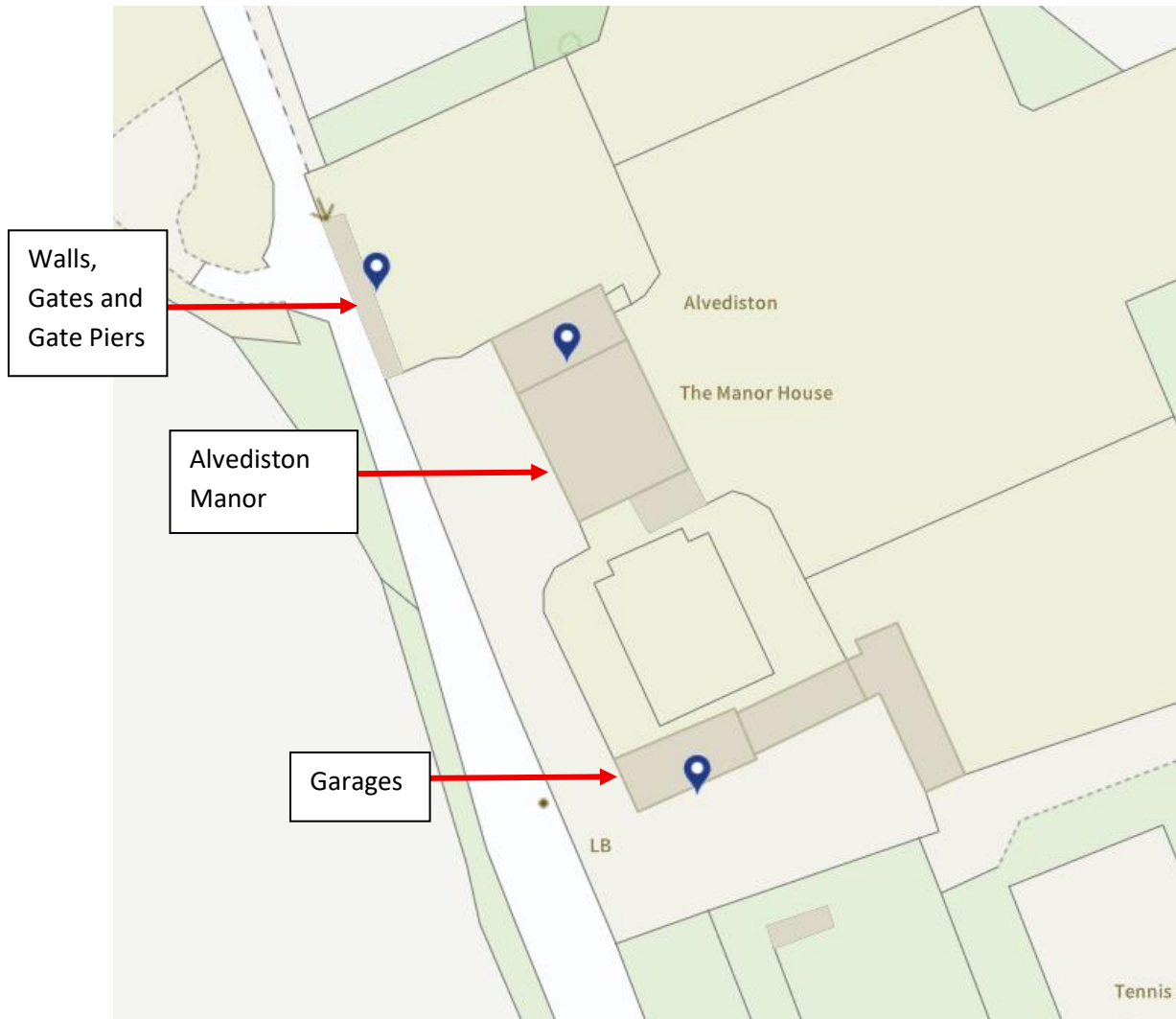


Fig.2 Plan identifying the listed buildings

- 2.5 Alvediston Manor and grounds are not located within a designated conservation area.

3.0 Description

- 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 five-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 five 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 Attached to the northern end of the house is a mid-20th century single-storey extension, constructed in brick laid in stretcher bond and having a bitumen flat roof concealed by a parapet. Windows are single-glazed Crittal casements.



Fig.6 Single-storey flat-roofed kitchen 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 attractive *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 and a recently constructed 'summerhouse' constructed in Flemish bond brickwork and having a hipped roof covered in plain clay tiles.



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

- 3.7 The garage building the subject of the applications is adjacent to the vehicular entrance to the south of the house. It consists of an L-shaped range that can be described in two parts: the garages at the western end and the L-shaped stables at the eastern end.



Fig.10 L-shaped garage building as seen from the vehicular entrance

- 3.8 The garage element is a single storey plus loft building constructed in Flemish bond brickwork and having a half-hipped roof covered in plain clay tiles. The front (south) façade has two sets of solid timber double doors under concrete lintels.



Fig.11 Front of the western, garage element of the building

- 3.9 To the right is a personnel door consisting of a ledged-and-braced plank door under a concrete lintel. The door may at one time have been wider as evidenced by the

variation in the brickwork to the left of the doorway. To the right of the door is a multi-pane three-light casement Crittall window.



Fig.12 Personnel door and window at the eastern end of the garage range (note the variation in the brickwork to the left of the doorway where it might have been wider)

- 3.10 A rooflight in the front (southern) roof slope above the door and window serves the loft at the eastern end of the range. Another rooflight is located on the rear (northern) roof slope, at the western end. Left-of-middle on the rear and set just above the eaves level is a gabled timber dove-cote (this can be seen from the sunken garden to the south of the house)



Fig.13 Rear of the garage element of the building with timber dove-cote at eaves level as seen from the sunken garden to the south of the house

- 3.11 The two garage doors serve one large garage space. It has lath and plaster ceilings in poor condition and a floor finished in concrete. The space served by the personnel door is used as a workshop/store and has painted walls and a concrete floor. The western half of the ceiling is formed in modern boarding while the eastern half is of lath and plaster, in poor condition. A ladder stair within the western, boarded part of the ceiling provides access to the loft via a hatch in the ceiling.



Fig.14 Workshop – ladder stair to the loft

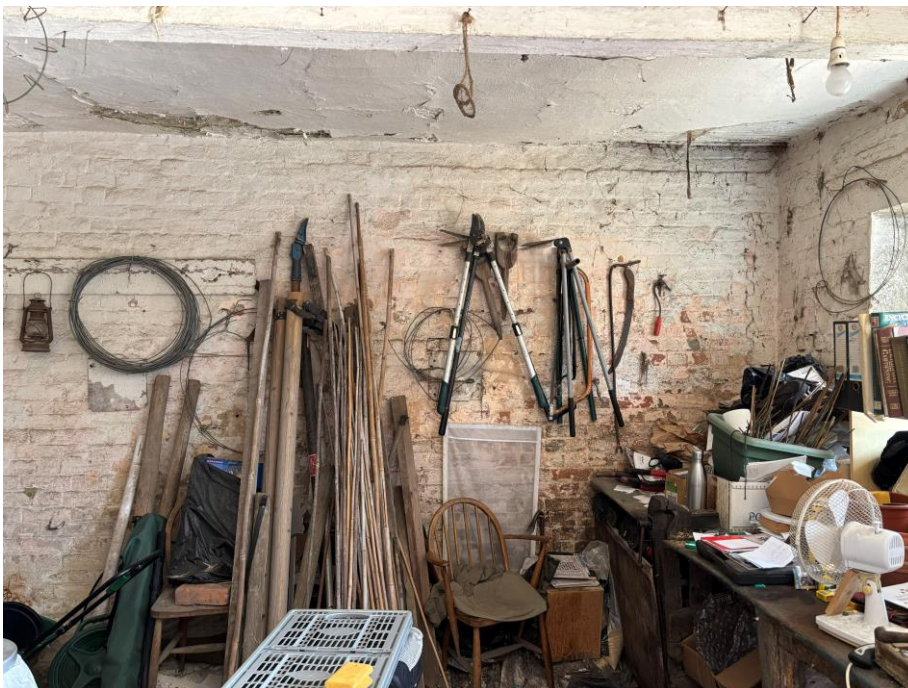


Fig.15 Painted brick east wall of the workshop

- 3.12 The eastern L-shaped range of the outbuilding comprises a series of six stables each having a stable door and a high-level bottom-hung window under soldier course brickwork lintels. The building is single-storey, has a lower ridge height than the garages and is constructed in lighter colour brick laid in Sussex bond (i.e., three stretchers and one header to each course). The roof is half-hipped and on the ridge are projecting lead roof vents. A semi-circular archway in the corner provides the entrance to a throughway that links the front of the stables and the garden immediately south of the house.



Fig.16 L-shaped stable range



Fig.17 North side of the stables range with throughway

- 3.13 There is a pair of timber double doors within a concrete surround at the western end of the rear (north) façade of the stables. The wall to the left of the doors incorporates a section of older brickwork up to around door height (perhaps 18th or 19th century and probably from the old farmyard walls – see Ordnance Survey map 1947-65 at Fig.22).



Fig.18 Older brickwork to the left of the doorway on the rear of the stables range



Fig.19 Closer view of the older brickwork with modern above

- 3.14 The inside of the stables is unremarkable, having painted brick walls and plasterboard ceilings.

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 c1840. To the south is a linear structure on the site of the garage building – probably a carriage house and stable, with a barn shown at right-angles.

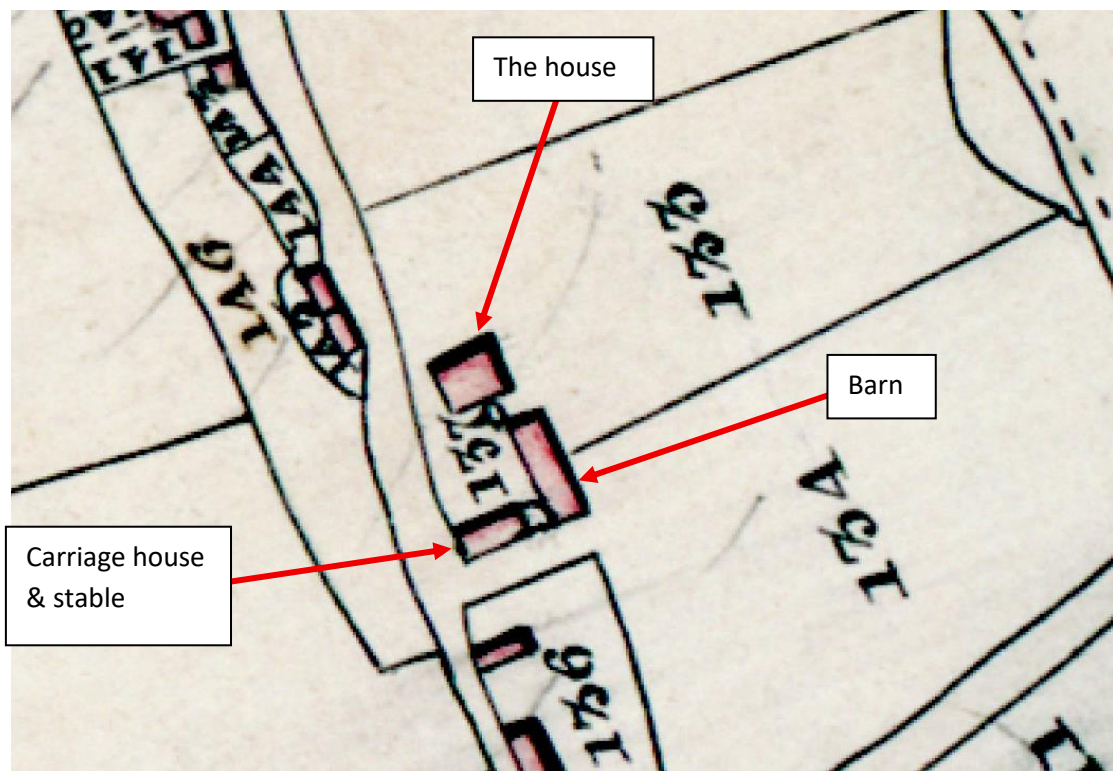


Fig.20 Tithe Map of c1840

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

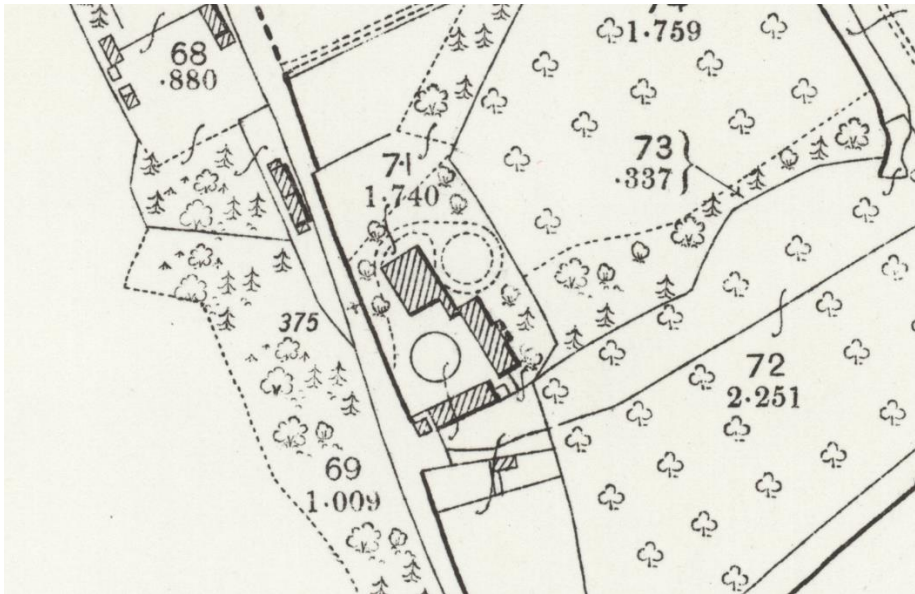


Fig.21 Ordnance Survey map of 1887

- 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 was extended and the main entrance was relocated to the west side of the house under the baroness's tenure. The OS map of 1947-65 shows the kitchen extension. Note, the barn had gone by this stage.

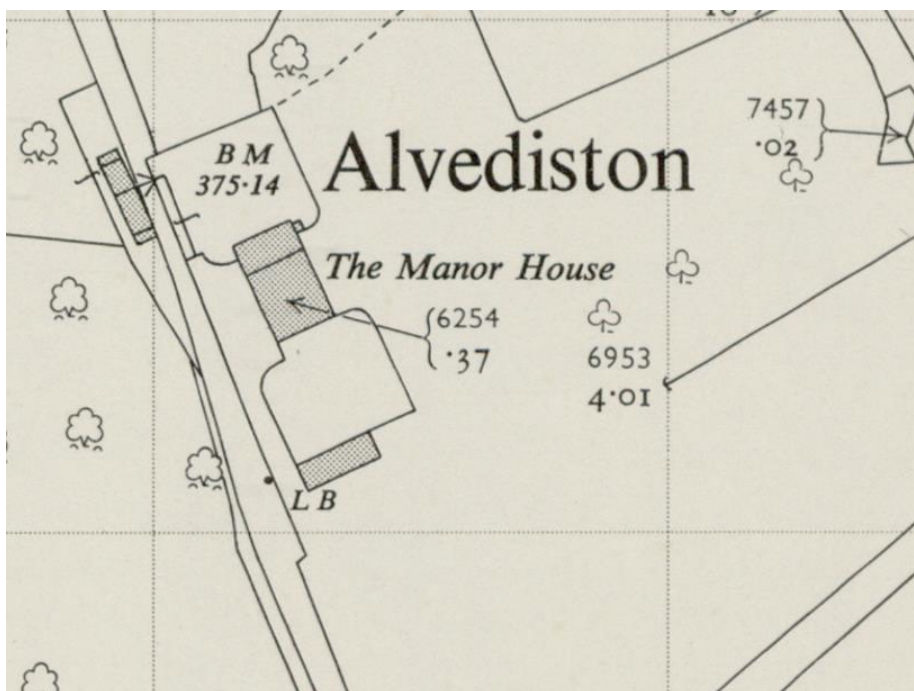


Fig.22 Ordnance Survey map 1947-65

- 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 An aerial image of the house (thought to be from the 1970s or 1980s) shows the garage block having been extended to create the L-shaped formation seen today.



Fig.23 Aerial view from the 1970s or 1980s showing L-shaped garages and stables building

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

Group Value

- The house, the brick boundary walls and the former stable and carriage house are of group value

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

Significance of the Garage Building

- 5.2 The garage building is separately Grade II listed and therefore of special interest and of national importance, although the list description explains that it was listed primarily for its group value.
- 5.3 The western, garage element of the building was evidently an 18th century carriage house and stable; this was extended post-1963 with the L-shaped stables range. The post-1963 stables element is not of special interest while the 18th century carriage house and stable (now serving as a garage and workshop) is of significance for the following reasons:
- A constituent element of the mid-18th century Alvediston Manor estate
 - Built using traditional 18th century brickwork that complements the main house and demonstrates the fashion for Georgian assemblages in a region predominantly known for stone construction
 - Evidences the traditional layout and functions of the 18th century manor house
 - The historic function of the building is reflected in its position close to the vehicular entrance, the scale of the building and the carriage openings
 - The building incorporates a dovecote, which serves as an architectural status symbol of manorial privilege and an illustration of the historic diet of a manor house.

6.0 Proposals

6.1 The application proposes the conversion of the former stable and loft element of the 18th century range and the post-1963 stables range to a three-bedroom annexe; the garage element of the 18th century range would be retained.

6.2 The external alterations associated with the conversion comprise:

- Removal of the roof light on the front (south) roof slope of the former carriage house/stables and replacement with a larger conservation-type rooflight
- Removal of the roof light on the front (south) roof slope of the former carriage house/stables and relocation to the eastern end of the roof slope
- Alterations to the stable doors within the front of the C20 range, each having glazing and a shutter in the top half
- Insertion of a timber and glazed doors within the openings at either end of the throughway
- New tall, arched window in the south gable of the C20 range
- Minor extension on the northern end of the eastern flank of the C20 range
- New timber French doors and windows in the east elevation (garden-facing side) of the C20 range
- Replacement of the double doors in the rear (north) elevation of the C20 range with a pair of fully glazed doors with shutters in a slightly wider opening
- Insertion of a timber casement window and a pair of fully glazed doors, both with shutters.

6.3 Although not essential to the conversion, it is proposed, for enhancement purposes, to replace the concrete lintels over the carriage openings, personnel door and window in the 18th century range with brick soldier courses in reclaimed brick to match existing.

6.4 The proposed internal alterations associated with the conversion comprise:

- Removal of the ladder stair in the C18 stable and formation of new staircase at the eastern end of the room; formation of a WC alongside
- Alterations to the loft above the C18 stable: insertion of a new ceiling plus insulation, subdivision of the room and installation of an en-suite bathroom
- Formation of a door opening in the ground floor east wall of the stables for internal access to the C20 part of the building
- Alterations to the internal layout of the C20 range.



Fig.24 Proposed front (south) elevation

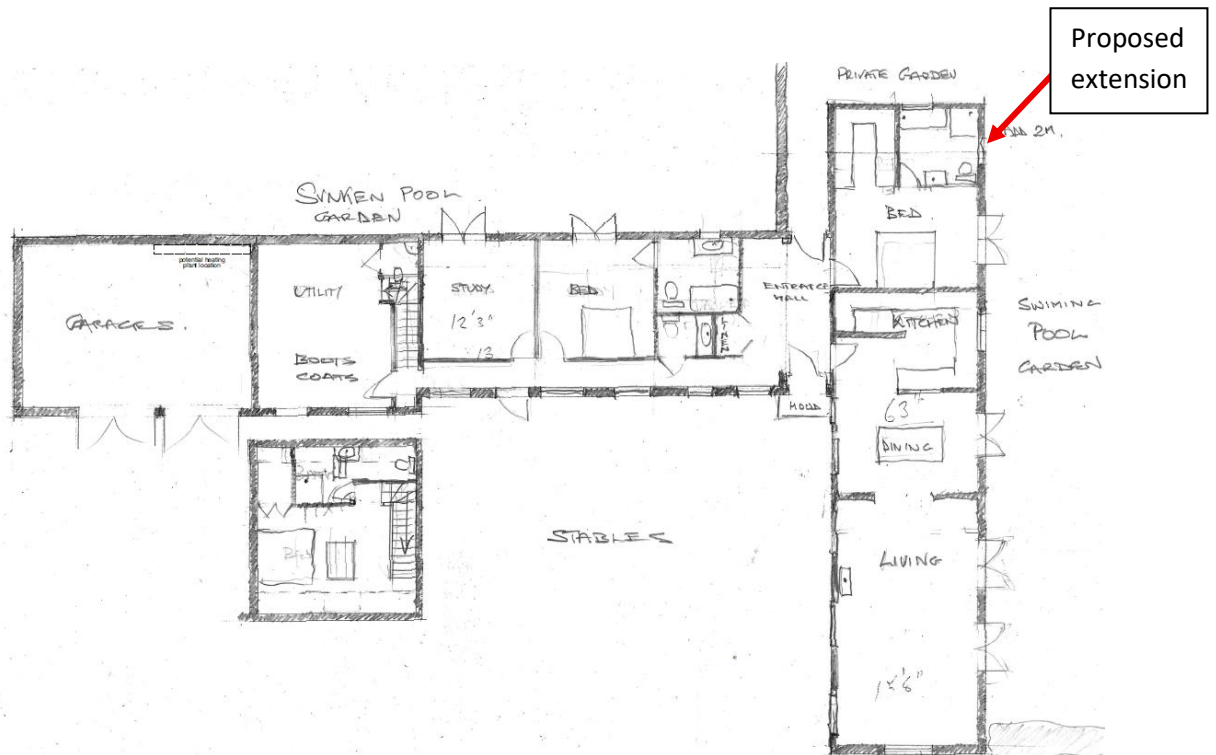


Fig.25 Proposed floor plans

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.
- 7.10 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’.

7.11 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

- 8.1 The proposals for reusing the outbuilding as a residential annexe to the main house would provide the existing underutilised heritage asset with a beneficial use, which would help facilitate its repair and help secure its long-term conservation.
- 8.2 The exterior of the 18th century former carriage house and stable would be little altered. The enlargement of the existing rooflight at the front and relocation of the rooflight at the rear would result in no net increase in rooflights and the conservation type rooflights would have a minor impact on the building's fabric and appearance. The unusual dovecote would be preserved. The replacement of the concrete lintels over the window and door openings with matching brickwork would be an enhancement.
- 8.3 The loft space is currently difficult to access and underutilised. There would be a minor loss of ceiling fabric and the character of the loft in the proposed staircase and bathroom involved in bringing it into use, minimising the harm to historic fabric. The proposed loft ceiling would provide the level of insulation required under the Building Regulations for utilising the space for residential use, thereby allowing whole building to be used.
- 8.4 There would be a low level of harm from the formation of a door opening between the 18th century stable and the 20th century range. The opening would be minimal and would provide an internal connection and the whole building to be used as an annexe.
- 8.5 The proposed fenestration in the 20th century range would be sympathetic in material, design and proportions. The retention of the stable doors on the front of the building would preserve the character and rhythm of the elevations.
- 8.6 The reuse and widening of the existing door opening on the north side of the building would result in minor impact. The new openings alongside would be minimal and would result in limited impact on the appearance of the rear wall of the stables and on the fabric of the section of historic brickwork. The proposed shutters would present an appropriate barn-like appearance when in the closed position.
- 8.7 The extension to the 20th century range would represent a modest increase at the rear of the building, using matching materials. There would be no harm to the setting of the house or the group value of the heritage assets.

9.0 Conclusion

- 9.1 This Heritage Statement has considered the significance of the outbuilding at Alvediston Manor, the nature of the proposals for converting the building to a residential annexe and the likely impact on the significance of the affected heritage assets.
- 9.2 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. The outbuilding is a separately Grade II listed building and is of some significance for part of it having been an 18th century carriage house and stable but mainly for its contribution to the manor group.
- 9.3 There would be a low level of harm from the loss of historic wall and ceiling fabric internally within the 18th century element for improving access within the building; however, the external appearance of the building, which makes the principal contribution to the group, would be sympathetically handled and therefore preserved and enhanced.
- 9.4 The limited intervention to the 18th century element of 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 listed building, the contribution it makes to the group and to the setting of the manor 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.

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: 10 August 2026.

Wiltshire Community History: Alvediston

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

Date accessed: 10 August 2026.

Mapping

Tithe Map of c1840.

Ordnance Survey maps: 1887, 1947-65.

Other

Aerial photograph from the 1970s or 1980s supplied by the applicants.