

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

Agent: TFH Reeve

August 2026

Alvediston Manor, Alvediston, Wiltshire:

Historic Listings:

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

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

Grade: II

Listing Entry: 1130703

NGR: ST9762323556

Date of Listing: 6th January 1966

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

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

Grade: II

Listing Entry: 1318669

NGR: ST9763623513

Date of Listing: 27th July 1985

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

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

Grade: II

Listing Entry: 1130704

Listing NGR: ST9760423563

Date of Listing: 27th July 1985

Background:

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

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

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

Proposals:

The proposal is the conversion of the Stables Outbuildings to the Manor House. The intention is that both the house and outbuilding conversion share the gardens and specific services. The proposals in detail:

The Stable Outbuilding Conversion:

The Manor House, in long term ownership, is being handed down to the next generation, and the objective is to provide “granny” accommodation within the site for the parents.

The previous scheme proposed a retirement bungalow on the site of the tennis court. This was judged too large, detrimental to the setting of the listed building, not clearly integrated into the site and too obviously a candidate for future selling off as a stand alone dwelling.

This scheme, in accordance with the pre-application consultation advice received, proposes the conversion of the existing stable block and a portion of the listed barn, to provide the required accommodation. This provides: living, two bedrooms and two bathrooms and a potential bedroom for a carer.

The historic map regressions (please see appended to this application) demonstrate how recent the stable block and courtyard is. This has not been used as stabling for the past 45 years, and is partially used as an occasional store.

The “carriage house” (please see attached Site Plan and Location Map) is a survivor of the farm yard, now the formal pool garden, that once linked to the house. This is a good quality brick building, and an important element in the setting of the house.

The building has had considerable interventions. Whilst the roof form is probably historic the roof construction is in its entirety modern. The garages and other openings to the courtyard are all under concrete lintels and there is recent brick work around both the door and window openings. The floors are concrete and in poor condition. The joinery is recent. No stable or other fittings remain and the East end is currently used as a gardener’s shed. There is an original spine beam and a much repaired lath and plaster ceiling to this element.

The scheme proposes retaining the stable courtyard appearance on the courtyard elevations and forming new openings to the gardens on the garden elevations. This will completely integrate the use and enjoyment of the gardens to both the House and the “granny “ accommodation.

The scheme makes use of the redundant stabling with minimal visual alteration. It incurs minor loss of historic fabric. The forming of a linking opening from the barn to the stable. There is a loss of a portion of lath and plaster which can be replicated on the opposite side.

There is an existing modern supporting beam to which the stair can be trimmed.

The new openings proposed to the stable block, a window and door opening onto the formal pool garden, involve the minor loss of brickwork where the stable building has been raised on the remnants of an earlier wall.

This seems a sensible solution to the granny annex, without harm to the setting of the listed buildings and fully integrating the accommodation into the use of the manor and grounds.

The proposals also involve the replacement of an existing dilapidated greenhouse structure in the grounds (please see site photograph below) with a new Garden Storage Shed, to also serve as further bat accommodation within the roofspace, to comply with mitigation plan set out in the Ecological Impact Assessment appended to this application.



The ample parking and the garaging remain shared, and access is unchanged. The converted building will meet improved green credentials and the heat source will be an air source unit. There is shared access and use of the gardens with the main house, as well as joint use of the energy produced by the solar array, and served by the existing joint sewage treatment plant.

The existing site currently has a hard surface and there is no ecological impact.

A flood risk assessment is appended.