STATEMENT
IN CONNECTION WITH LOCATION OF FREESTANDING OIL FIRED BOILER AT BORELAND HOUSE, UPPER WOODFORD, SALISBURY, WILTS SP4 8PA

The Property

Boreland House is a Grade II Listed Building and reference to the Listing indicates that –

> *'House, C.1820. Colourwashed brick with machine pantiled roof. Two storeys, 3 x 2 bays. Central stair hall with flanking reception rooms, 6 - panelled door with fanlight, deeply set with panelled reveals and fluted doorcase with open dentilled pediment. Sixteen – paned sashes, the boxes concealed, and 12 paned windows to first floor. Paired modillion eaves. Yellow brick stacks. Windows to side elevation altered. Rear single storey service wing of brick and flint with slate roof. Front garden railings set on low flint wall with urn finials to stanchions.'*

The Proposal

In seeking guidance with reference to the replacement of an existing oil fired boiler within the property, investigations indicated that the flue to the boiler had been connected into original flue which combined with a second flue serving another appliance.

Shared use of flues in this context is not acceptable or approved, therefore consideration had to be given to alternative flue arrangements.

Consideration had been given to positioning a new flue internally and externally, but taking into account the construction of the property internally and the Listed status for an external flue, these proposals were not considered satisfactory.

The resolution therefore is to position an external boiler close to the location of the existing internal pipework.

The chosen location is on the north elevation, in the position as indicated on the north elevation photograph in the approximate position between the French doors and the garden roller.

The appearance of the boiler is indicated in Photograph 6 and will be positioned on a concrete base and stand off the wall for weathering purposes. Connections from the boiler into the house will be limited.

Impact on Visual Amenity

The location of the boiler is not in direct view from the public highway and access on the private land would be necessary in order to properly view the boiler.

The attached photographs adequately demonstrate the location of the boiler in relation to the visual amenity of the area from public highway.

It is considered the proposed boiler is not offensive or detrimental to the visual amenity of the area.

Impact on Listed Building

Taking into account the alternative of internal or external flues, it is considered the boiler will not have a detrimental impact on the appreciation of Boreland House from north, east and west directions.

Photographs

1. On highway viewing west elevation with view through gate to side elevation.
2. At garden gate looking along north elevation.
3. In garden viewing north elevation. Boiler will be located between the French doors and the garden roller.
4. In garden viewing east along north elevation.
5. Illustration of typical external boiler.






Location of
Boiler



