

Heritage, Design & Access Statement

Retrospective Planning for Oil Boiler located on front elevation @ The Granary, Manor Farm, Bishopstone, Salisbury, SP5 4AS.



Site Analysis, Evaluation and Heritage.

The application site is known as The Granary which is a detached dwelling located within Bishopstone, the site is located within an Cranborne Chase & West Wiltshire Downs AONB.

The existing dwelling is in the curtilage of a listed building and this application building was an outbuilding, the property is on the corner of Church Lane and Manor Farm.

The existing dwelling is not listed but is within the curtilage, the listed building is Manor Farm House which is a grade II listed building, the original farmhouse dates back to 19th century, the property is registered with a listing number of **1318721**, the listing dates back to 17th December 1986.

The official listing details from Historic England -

Details

SU 02 NE BISHOPSTONE BISHOPSTONE VILLAGE (east side)

5/44 Manor Farmhouse with attached stable range and dovecote

GV II

Farmhouse and outbuildings. Early C19 for Wilton Estate. English bond brick, hipped tiled roof with brick stacks, Welsh slate roof to attached stables and dovecote. L-plan group. Two-storey, 3-window north front of house. Central brick porch with moulded stone cornice and corner pilasters,

double doors with vertical panels, fixed windows to sides of porch, either side is 12-pane sash with wedge lintel. First floor has three 9-pane sashes with wedge lintels. Moulded wooden eaves cornice. Left return has 12- pane sash to ground floor. Rear has segmental-headed sashes and tripartite sash to ground floor, casements and small sashes to first floor. Two-storey range attached to right return in flint and brick bands has slate verandah on wooden posts, planked doors and 2-light casements, right part is former stables with shuttered windows and planked doors, gabled loft door. Square 2-storey dovecote attached to west end of range has small windows and planked door, 4-brick plat band to first floor and stepped brick eaves courses to low-pitched pyramidal roof with square pyramidal louvre to apex. Typical example of a Wilton Estate farm group in this valley.

The existing application property is a single storey dwelling with rooms within the roof space, the front elevation is constructed in brick and flint, the roof is of a hipped design and finished in slate, two feature triangular dormers face the front.

To the front of the property is the parking area which also includes a car-port which gained planning permission in 2018, an existing original boundary wall remains with a thatched top.

To the rear of the property is also a kitchen extension which gained planning permission in 2002.

The existing property was heated using an internal oil combi boiler which was installed approx. 25 years ago, in July 2025, this boiler was replaced with a new oil boiler and was located externally to the front of the property, this the purpose of this retrospective planning application.



Installed Replacement Oil Boiler (2025).

Planning History.

The planning search via the Wiltshire Planning Website indicates listed building planning application relating to the dwelling as follows (excluding any tree applications) –

- **S/1996/1219** - Amendments to App S/94/1124. – **Granted 1997**
- **S/1996/1220** - Conversion of Barns. – **Granted 1996**
- **S/1997/0019** - Changes to Internal Layouts. – **Granted 1997**
- **S/1997/0054** - Changes to Internal Layouts. – **Granted 1997**
- **S/2002/2444** - Two Storey Rear Extension. – **Granted 2003**
- **17/12496/FUL** – Carport + Alterations. – **Granted 2018**
- **18/00276/LBC** – Carport + Alterations. – **Granted 2018**

Design Principles.

This retrospective listed building planning application and householder planning application is required following the clients receiving an Enforcement Notice with reference ENF/2025/01132 for the installation of an external oil boiler to the front of the existing dwelling.

The existing property was heated using an internal oil combi boiler which was installed approx. 25 years ago; in July 2025, this boiler was replaced with a new oil boiler and was located externally to the front of the property; the clients had always planned to hide the boiler with the use of a willow or similar wicker fence.

The retrospective application is due because the indoor location of an inefficient oil combi boiler that was beyond repair had been a major compromise in a very small utility room for a number of years. Servicing had always been difficult and an indoor CO risk was always a possibility.

A new efficient external oil-fired boiler design freed up the very limited indoor space within the utility room (110cm deep x 75cm wide), whilst being able to retain the existing heating circuit and complex pipework for all hot and cold domestic services. This allowed for an installation of an economical 200 litre hot water cylinder with a built in future solar connection option, thereby reducing reliance on the oil system.

Improvements over an internal combi system have made servicing easier with no CO risk indoors, improved multiple hot water demands and eradicated loss of hot water if system fails due to having an electric immersion option.



Existing Photo of Boiler Currently Installed



Proposed Design to Hide Boiler.

The proposed will also include for a 450mm high Brick and Flint wall to be built to allow for some planting along the building face, the front lawn will also be changed to a gravel finish.

Flood Risk Assessment.

Based on the Environmental Agency Website, the property is at low risk to flooding from surface water and Rivers, the flooding from groundwater is likely in this area.

The property is not within the flood zone 2 & 3 areas, the currently installed oil boiler will not cause further flooding risks.

There will be no change to the Use, Amount, Layout, Scale, Site & Internal Access, The appearance of the proposed fencing around the oil boiler will be a natural fence and blend in with the surroundings.

The proposals will not adversely affect any historic features, materials are sympathetic and will blend in with the existing dwelling, the proposals would not have any adverse impact on the locality and will have no impact on any neighbouring properties.

This Heritage, Design and Access statement is to be read in junction with the relevant drawings provided with the planning application and listed building application.

Wayne Card

7th January 2026