

design and access statement

incorporating
statement of heritage significance



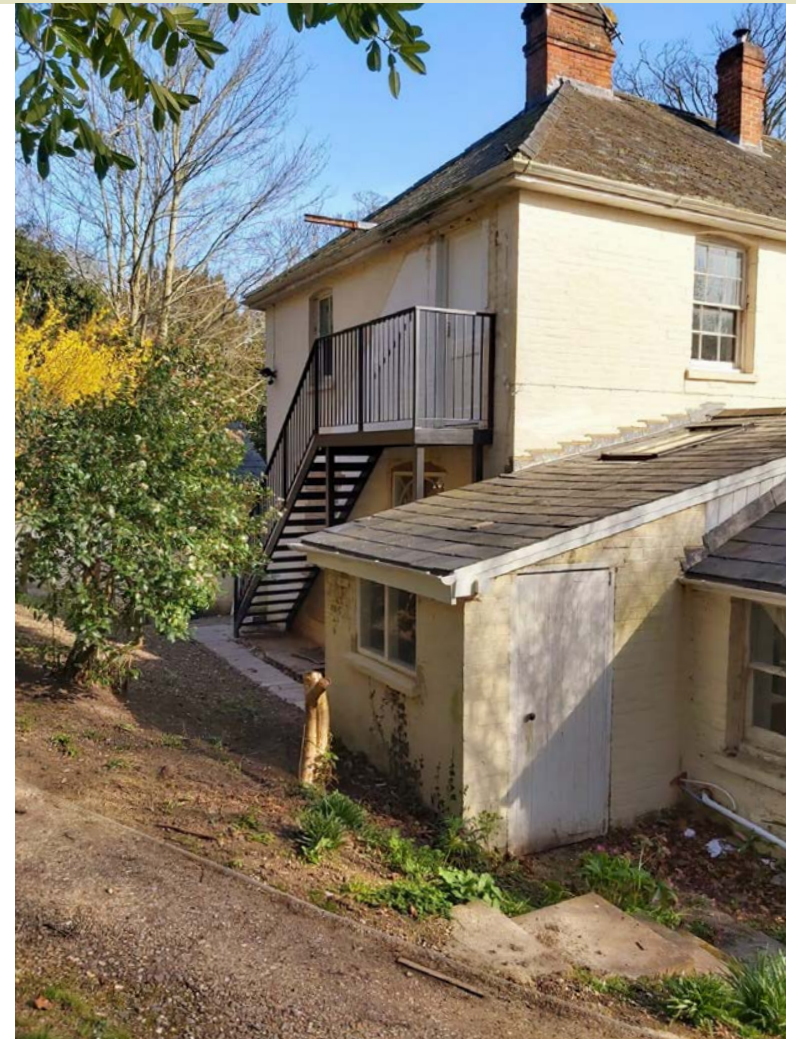
**Shrewton House:
Installation of oil tank
and domestic air
source heat pump to
rear north elevation**

January 2026 document ref 130 15 40 rev 02

This Statement has been prepared by the Listed Building Consultants Ltd on behalf of the applicant to accompany the planning application for the external installation of a domestic air source heat pump and oil tank (revision to PL/2024/07555)

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introduction

The proposal relates to installation of a domestic air source heat pump (ASHP) and oil tank which is to service the house and its business use.

This Statement is structured to be read in conjunction with the proposed drawings and also the supporting Heritage Statement:

This Statement will look at the design and location issues pertinent to the development as well as examine how the proposed works relates to the site and the building's heritage significance. The Statement will also provide a justification for the scheme having regard to the national and local plan policy.

The current proposal relates to a minor revision to previous approval PL/2024/07555 which did propose a commercial ASHP to alter this to accommodate a new replacement oil tank. The current oil tanks at the dwelling are urgently required to be replaced as they are failing and unsafe. A proposed domestic air source heat pump is also proposed. None of the proposed works involve alterations to the listed building.

The Heritage Statement submitted describes the house, it's evolution and significance.

This report provides the information requirements required under the National Planning Policy Framework paragraph 207.

The statement is structured as follows:

Assessment

A description of the site and its context.

Evaluation

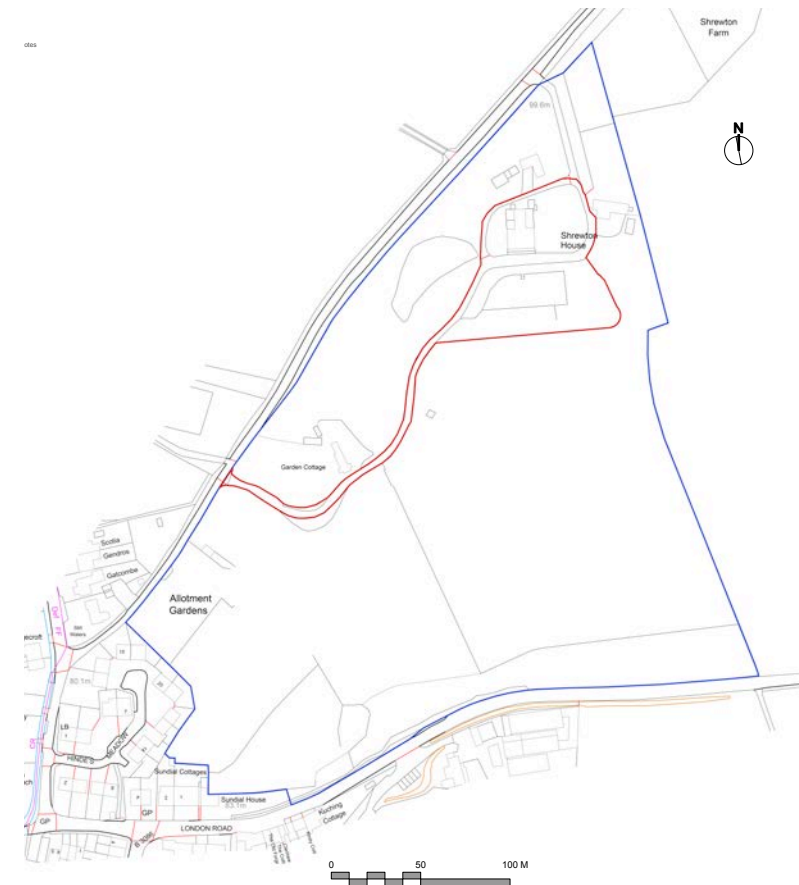
A summary of the evaluation of the information gathered as part of the assessment stage.

Design

Presents the design proposals.

Significance

The heritage value and the impact of the proposal.



Shrewton House application site location indicated in bold red

assessment:the site

Shrewton House is a grade II listed building (see **Appendix 1**) located to the north of the village of Shrewton. It was constructed in 1830 and a north service wing added circa 1900-1916.

Within the grounds of Shrewton House are a number of buildings and structures which form part of the curtilage at the date of listing in February 1958.

There is no conservation area covering Shrewton. The nearest listed buildings are 90 m south west and 240 m south east.

The main house is of considerable size and originally had a large estate. It could be described as a Country Villa. It has 3 reception rooms which form part of the original 1830 construction with five bedrooms above. Below is an extensive basement which housed the original kitchen, stores and wine bins; which now includes the oil boiler.

The north rear was extended around 1900-1916 to provide a ground floor kitchen area, additional supporting service areas formed out of part of a former outside store/wash house. Servants quarters were also provided above at first floor with three bedrooms, laundry store, living space and bathroom. This accommodation was accessed by a separate back stairs added within the main house and later an external timber clad enclosed stairs, since replaced. A large boiler room was built under the main part of the house in the basement. This contains an oil boiler, pumps and controls. The oil tanks are located within a single story detached building to the north east of the house.

The oil tanks have failed and current regulations require them to be relocated to outside a building and a safe distance from buildings; meaning a new site, surface platform and underground new supply pipe work. In addition the proposal includes an air source heat pump (ASHP) which will reduce reliance on fossil fuels and met latest national decarbonising guidance.



West side of dwelling the oil tank proposed on the extreme left side of the photograph.

recent planning history

Several listed building consent and full planning applications were submitted and approved in 2018 to 2023. These related to repairs and improvements of Shrewton House, incidental use of the house to form tourist studios for short-term holiday let to the rear ground and first floor.

Planning references:

18/05168/LBC- *Internal alterations to basement and ground floor. External alterations to east and west elevations and insertion of new doors.* Approved 14th August 2018.

18/07900/LBC- *Internal alterations to form en-suite bathrooms to first floor.* Approved 22 January 2019.

18/09766/LBC- *Internal alterations to ground floor kitchen, pantry and servery.* Approved 22 January 2019.

18/09919/LBC- *Internal alterations to basement and modifications to external ventilation grilles and cellar chutes on east elevation.* Approved 22 January 2019.

18/08209/LBC and 18/07858FUL - *Internal alterations to rear 1900's servants' wing first floor bedrooms and use of the area to form three tourist accommodation studios. Internal alterations to north rear of existing ground floor and change of use to self-contained residential flat. External alterations to include new rear entrance porch, re-construct the external rear access stairs to the first floor and new external steps.* Approved on 01 March 2019.

19/02987/LBC- *Internal alterations to rear c1900's servants' wing first floor bedrooms to form two tourist accommodation studios. Internal alterations to back stairs and china pantry door. New glazed doors to first floor balcony and cellar.* Approved 04 October 2019.

20/06812/FUL and 20/07275/LBC- *replacement fire escape stairs to north rear, alterations and repairs to front balcony and removal of internal wood dresser from former staff kitchen.* Approved with Conditions 09 November 2020.

2023/03838 and 2023/04324. *Erection of new pool house and air source heat pumps.* Approved 03 November 2023.

2024/07555. *Installation of Air Source Heat Pump to north side of the house.* Approved 12 May 2025

Following the recent review of the construction condition of the oil boiler and the benefits of the ASHP proposals. It has been decided to just renew the heating system and introduce a more efficient boiler with a small domestic ASHP. However, the oil tanks have failed and need to be replaced. This work is now a priority to be implemented and the applicant has been advised that "... the tanks are in poor condition and require immediate replacement. I would suggest that the tanks are replaced as a matter of urgency".

evaluation: design brief

Shrewton House has a good exterior and retains most of the reception rooms and their detailing- ie. fireplaces, flooring, window sashes and joinery.

Approvals 2023/03838 and 2023/04324 were for the location and specification for a set of air source heat pumps (ASHP) to the north east of the house. However, detailed specification works have identified the need for a further domestic ASHP together with new oil tanks. These will replace the previously approved large commercial ASHP (application ref 2024/07555)

This minor application revision for an oil tank unit is of less size than the approved ASHP and is less disruptive to ground works. The proposals are shown on the following drawings:

130 15 10 rev 01 Proposed Ground Floor Plan

130 15 11 rev 01 Proposed North Elevation

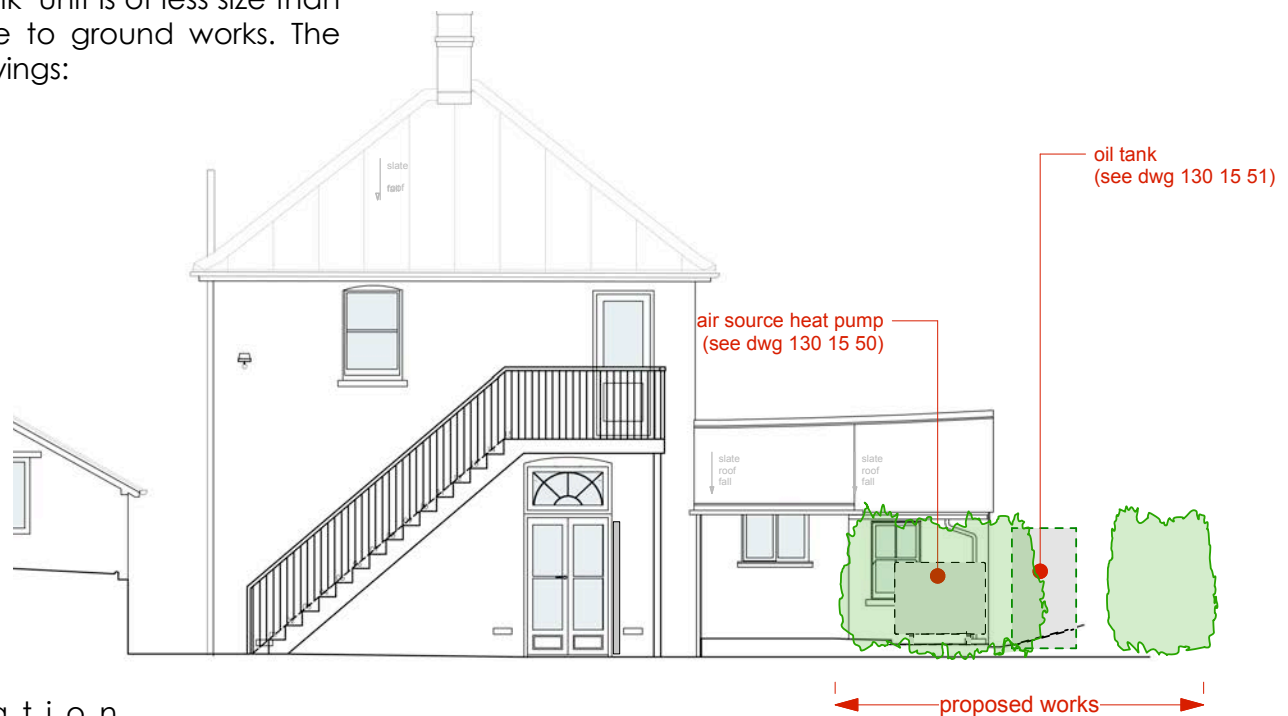
130 15 13 rev 01 Proposed East Elevation

130 15 14 rev 01 Proposed West Elevation

130 15 50 Air Source Heat Pump Specification

130 15 51 Oil Tank Specification

The proposed screening with fence and hedging is almost identical to the previous scheme under application ref 2024/07555.



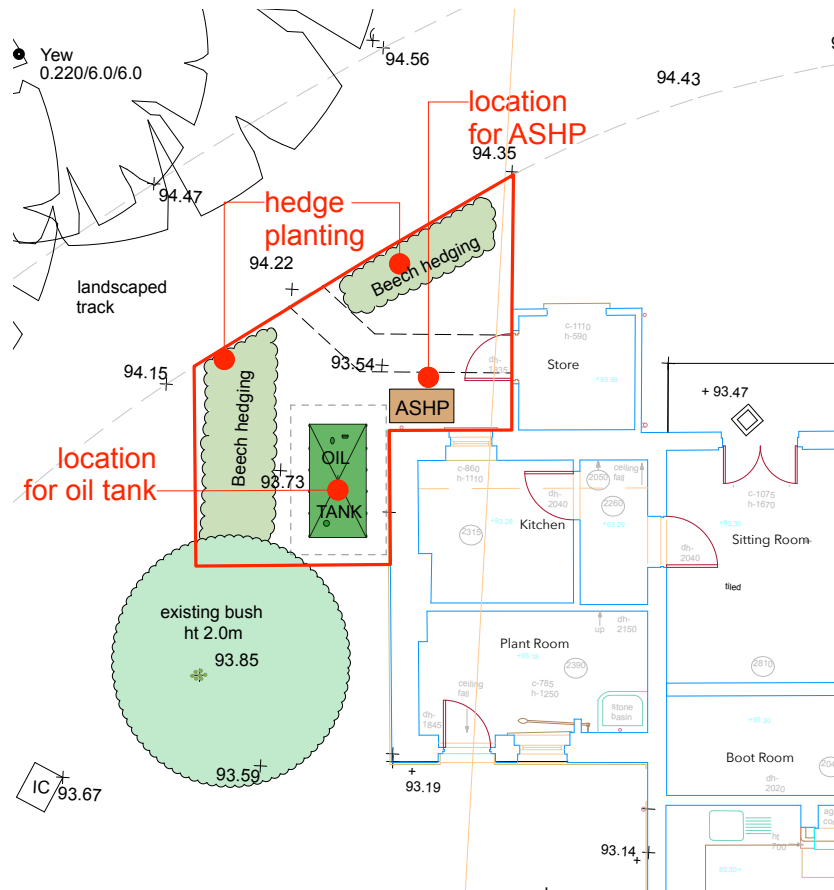
Proposed north elevation

north elevation (showing position of oil tank and ASHP with outline of hedge screening)

design proposals

The images on the previous page and this page are extracts from drawings 130 15 11, 130 15 10 and 130 15 13 proposed north, ground and west elevation showing the layout of the rear ground and the screened appearance of the two most prominent elevations.

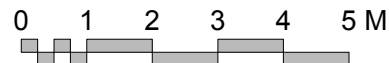
Proposed Site Plan



Proposed west elevation



west elevation (showing position of ASHP with full hedge screening to oil tank)



heritage significance and setting

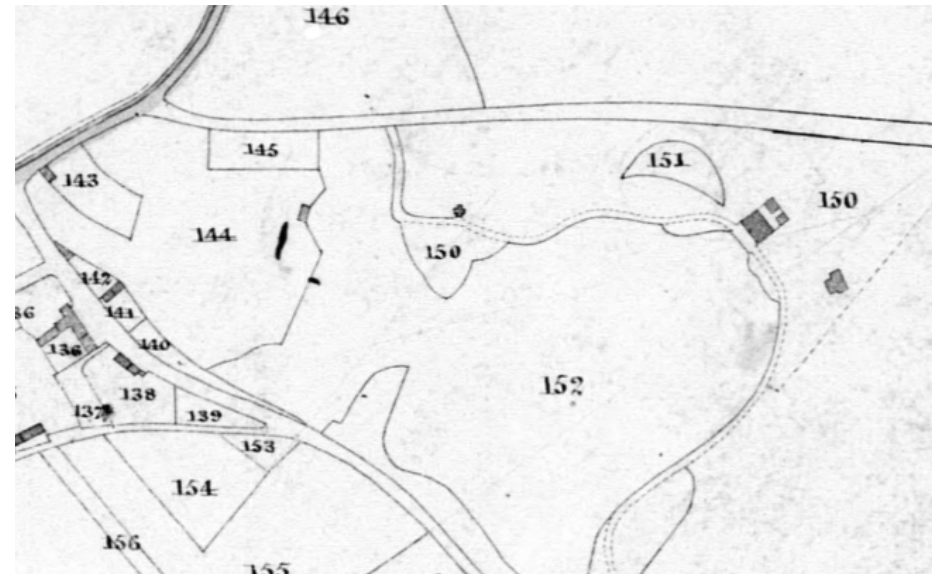
Thomas Sheppard acquired Shrewton House in 1832 . The Tithe map and Apportionment of 1840 (opposite) shows the land upon which the house stands as parcel 150 and still belonging to Thomas Sheppard and let to John Nicholls. The house is clearly shown with 2 detached outbuildings. One, the former wash house on the west now converted and part of the service wing and the other now used for storage and oil tank.

The parkland originally came up close to the south front. The crescent shaped vegetable and flower garden parcel 151 west of the house built at the same date as the house and surviving today.

The existing stable block south-east of the house also shown on the Tithe Map.

The house is shown extended on the 1924 OS Map with the service wing incorporating the former detached west store; and the Heritage Statement suggests its built between 1900-1916. Referred to in this report as built c 1900's.

The supporting Heritage Statement prepared by Wiltshire Building Record also provides much detail and information of the house, a room by room description and a photographic record. The Heritage Statement also shows the evolution of the house in 3 floor plans and a series of historic maps and extracts from census records and business directories which inform the historical notes.



<i>John Nicholls</i>		
140	Plantation	Plantation
141	House and Garden	House &c
142	House and Garden	House &c
144	Orchard	Parkland
145	Garden	Garden
146	Part of a Field	Parkland
147	Godstards	Arable
148	Farm yards and Outbuildings	Homesite
149	Part of Murrens Allotment	Arable
150	House Outbuildings Cottages Plantation	Chiefly Plantation
	Carriage Road &c	
151	Garden	Garden
152	Field	Parkland
153	Stable block of brick	Waste
Carried forward		

heritage significance and setting(cont)

The Heritage Statement prepared by Wiltshire Building Record (WBR) also outlines the significance of the house and states the following:

The primary features listed belong to the primary build of c1830. They are important in that they dictate the character of the house. The secondary features belong to secondary phase of c1900 (except the stalls in the stables which are c1830). These would not be listable in their own right but are good examples for their period.

Primary Features:

- *External south, east and west elevations of main house.*
- *Landscape setting.*
- *Front terrace with railings.*
- *Unaltered double-pile plan of main house.*
- *Main staircase.*
- *Plasterwork ceiling bands in reception rooms*
- *6-panel doors.*
- *Original fireplace in sitting room. Lantern over first floor landing*

Secondary Features:

- *Unaltered service areas of pump room, larder and passage.*
- *Fittings in WC/cloakroom and china pantry.*
- *Dresser in staff kitchen.*
- *Ground and first floor servants' bell boards.*
- *Original heating equipment in airing cupboard*
- *Ground floor fittings in stables.*

impact of works on heritage significance

The Heritage Statement has been used to inform the location of the proposed works to the house and to the extent that the requirements of the clients' brief can be met. This proposal relates solely to the installation of a small domestic ASHP and a domestic scale oil tank which are freestanding and have no impact on the heritage fabric. The location for heating and storage units are not considered obtrusive and located to the north of the listed building, tucked in a discreet corner which is also proposed to be surrounded a planted screen and timber fencing and gate.

There would be no significant impact on the setting, character or significance of the listed building, with regard to section 66 of the PLBCA Act 1990, the NPPF and CP58. The previous planning application for a slightly larger commercial ASHP under planning reference 2024/07555 which is of the same character was considered by the Council's conservation officer as having *".... no significant impact on the setting, character or significance of the listed building"*.

According to the WBR Heritage Statement it indicates that the north wing of c1900 is of secondary heritage significance and the Statement also makes no reference to the external north elevation being of primary significance. The changes to the external west and east elevation setting are proposed to be mitigated with hedge screening on the west and north and a vertical boarded timber fence on the east elevation to shield the oil tank.

Overall the setting is not adversely impacted by the revised proposals and the visual impact and will be ameliorated by planting mixed hedge species of 0.8 m - 0.9 m high which will quickly establish and grow to 2 m in height. Species intended to

be planted are Hornbeam, Viburnum and Beech to form a dense planted hedge.

Therefore the works will in time have no impact on the significance and setting of the key west or the north elevations.

The existing oil tanks are failing and recent inspections by the oil company have advised that *"Unfortunately, we are unable to make any further deliveries to the tanks as they are in poor condition and require immediate replacement. I would suggest that the tanks are replaced as a matter of urgency."*

Climate Change Policy:

With the national objective of encouraging decarbonisation; the choice of small ASHP in addition to continuing with oil heating meets both the NPPF and Wiltshire Core Strategy Policies 41 and 42 objectives for retrofitting energy improvements of existing dwellings. The mixed energy will begin the move to more sustainable heating in the future.

The Council states it will support flexible mechanisms, such as allowable solutions for zero carbon development, in line with the definitions published by central government and the Emerging Spatial Strategy which re-states carbon reduction policies to support local businesses and domestic dwellings.

The NPPF Section 14 states that it supports the transition to a low carbon future in a changing climate; and when determining planning applications to approve low carbon energy schemes if its impacts are acceptable. Furthermore, to give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic.

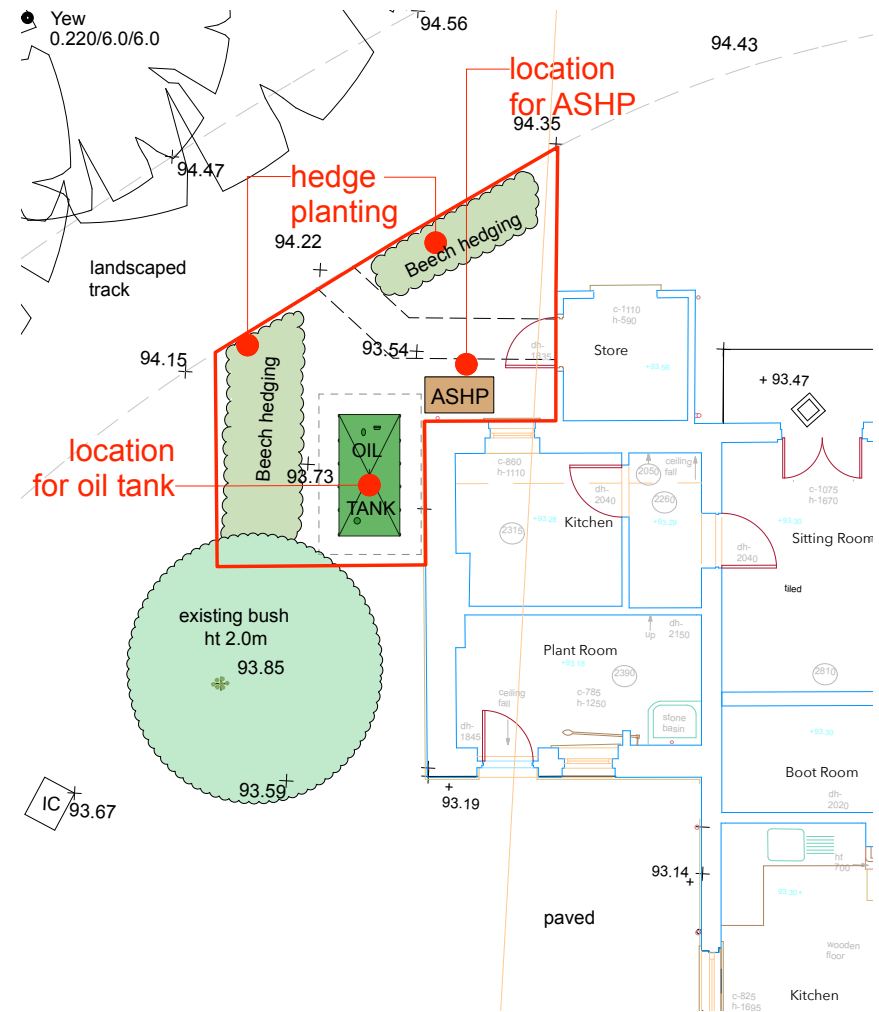
In this case the proposals demonstrate safeguarding of the significance of heritage assets and in accordance with appropriate national policy and established best practice.

The design and size of the oil tank and ASHP is required to achieve the heat output to serve the house. The works are now urgent to avoid oil spillage and will need to be replaced as a matter of urgency.

The ease of siting has also been a factor taken into account both servicing, tank filling from the metallised track and efficient pipe runs.

Furthermore the external views of the amended proposal is very similar to that approved and it is anticipated that the revision can be accepted as development of the same character as that previously approved with revisions addressing the slight modification of the installations.

Proposed Site Plan



CONCLUSIONS

There is national and local policy support for decarbonising domestic and non domestic heating systems and policies for existing buildings.

This proposal though modest will benefit the dwelling and its use and provide the urgent needs to replace an ageing oil tanks which are failing and unsafe; situated in a building which is now non-compliant with building regulations. The proposed works are urgent and in the best interests of sustaining and enhancing the significance of the heritage asset.

Overall, the proposals are relatively low key changes to the setting of the listed house and located in a location previously considered by the Council as discrete and proposed to be well screened.

The significance of the heritage asset is explained in The Heritage Statement in accordance with paragraph 207 of the NPPF. The proposals are designed to ensure minimum change to the building's setting and its stated intrinsic heritage character.

There are no direct impacts on the identified principal or secondary built heritage assets and the investment in the enhancement of low carbon energy has some public benefits. Therefore, the proposals are considered to comprise '*less than substantial harm*' as defined by the NPPF paragraph 215 with public benefits identified to outweigh any slight impact on the siting and appearance.

The proposals and design has taken into account of the significance of the building and its setting and the proposal preserves the intrinsic character and appearance of the Listed Building.



Lean-to approved for plant room. Here the ground slopes and the relocation of the oil tank to the west side requires less ground excavation

list description appendix 1

Date first listed: 18-Feb-1958

Grade II

Listing NGR SU0721944791

UID: 319842

Details:

SHREWTON ELSTON LANE SU 04 SE (o! east side) 3/234 Shrewton House and front railings 18/2/58 II Detached country house. Circa 1830, with late C19 service wing. Limestone ashlar front, rendered brick returns, late C19 rear wing is brick cavity walling, Welsh slate hipped roof, ashlar stacks with moulded capping. T-plan. 2-storey, 3-window front. Central double doors have fanlight over incorporating a lamp, either side is 15-pane tripartite sash, verandah to ground floor is supported on four pairs of stone Tuscan columns and up 4 stone steps. First floor has three French windows with margin panes, balcony with good wrought iron railings. Deep eaves. Le" return has four plate glass sashes to ground floor and one small 12-pane sash to first floor. Right return has three plate-glass sashes and one small 12-pane sash to first floor; external stack. Rear of main range has one 20-pane sash to ground floor and one 16-pane sash to first floor. Rear service wing has half-glazed doors and 4-pane, 12-pane or plate glass sashes to ground and first floors. Interior has fine plaster ceiling margins, room to le" of door has vine decoration and room to right depicts oak leaves and acorns, the hall has laurel leaves. Fireplace surrounds with paterae. Cellar. In front of the house are railings with same iron-work as those on the balcony.

