



Wolferstan Barn, Wolferstan Drive

January 2026

Heritage Statement Design Statement

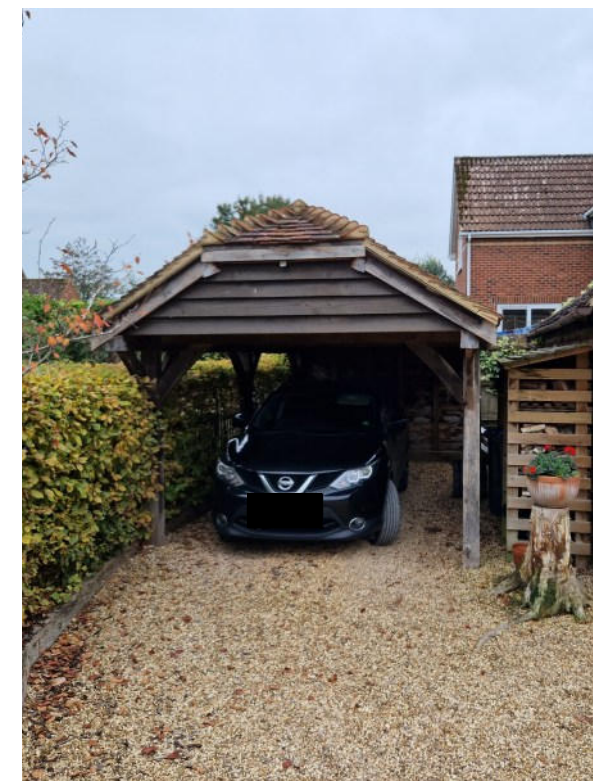
Wolferstan Barn, Barn at Bishopdown Road

Planning Statement

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1.0 Site Photographs



2.0 — Introduction



Existing site location plan (n.t.s)

Esdon Architecture have been appointed to consider design proposals for the extension of an existing ancillary garden room, to allow provisions for kitchenette and bathroom.

The proposed room will be retained as ancillary to the existing property.

This document outlines the historic and planning considerations, as well as relevant planning policy, in reviewing the application.

In addition, the application seeks to will include the drawings for an existing Car Port, which was erected without listed buildings consent and highlighted by the Conservation Officer that regularisation of this should be sought as part of any future application.

The extension to the existing garage was constructed following approval of application S/02/0879.

An application for Listed Buildings Consent was also submitted but not determined at the time as the proposals were not considered to require Listed Buildings Consent.

The main barns were listed in 1987 and as the outbuilding is within the curtilage of a listed building, listed buildings consent as well as planning consent is sought for this application.



Existing aerial view with site boundary



Existing garden room



Existing car port - highlighted in yellow on the arial map

3.0 — Site Description / Constraints

Wolferstan Barn is Grade II listed as an historic building situated in the City of Salisbury.

SU 13 SE LAVERSTOCK A30 (off West Side)

2/174 Barn at Bishopdown Farm II GV Large barn in farm group. C18 and C19. Horizontal weather-boarding on timber framework on brick cill walls, plain tile roofs. A long barn in two sections but with continuous ridge-line, set at right angles to granary (q.v.). Towards the yard are two hipped cart porches, that to the left with corrugated-iron clad doors, that to right with full height plank doors. Lean-to to left half and to right of right porch not of special interest. Return gable to right is half-hipped, and has full height pair of inserted metal-clad doors; left return gable half-hipped, and wall in brickwork, with a loading opening above central door opening flanked by single lights, all of these openings with half-brick segmental heads. Brickwork, in English bond, returns for one bay, and this bay is closed internally by a brick cross-wall. Long far elevation has one pair of flush doors, and one hipped porch, the latter flanked by swept-down roof. There is one 6-parted casement towards the left end. Interior has a total of 10 bays: the northern end (nearer the granary) is C19 with queen-post trusses and 2 purlins, mostly bolted structure; the bay nearest the gable doors has been modified to permit entry of very high loads. The C18 section, also in 5 bays, has strutted queen-post trusses and 2 purlins, and has a narrow aisle to the west side. Apart from some later additions on the yard (east) side, this is a fine barn in mostly original condition. It makes an important complement to the large granary lying at right angles c 6m to the north-east.



Existing site location plan (n.t.s)

Summary of main points :

- Listed as dating from 1987.
- Main house forms part of a group of Grade 2 listed barn located within modern housing estates.
- Horizontal weather-boarding on timber framework on brick cill walls, plain tile roofs.
- Intention is to also add a kitchenette and W/C.
- The garden building sits within the curtilage of the existing listed barn.
- The extension of the garden building provides no harm to the listed building or its setting.
- The garden building is currently used as a children's 'playroom' and this use will remain.

4.0 — Relevant Planning Policies

Relevant Planning History:

PL/2023/04612 —Replacement of existing double glazed windows and doors with new double glazed windows and doors constructed of timber and standard double glazing.—Approved with conditions

PL/2022/03313—Replace existing double glazed windows and doors with new timber with 14mm slimline double glazing—Approved with conditions

S/2003/2322—Installation of additional window in rear elevation— Approved

S/2002/0880—Construction of single story extension of detached double garage (in curtilage of listed barn) to form games room. - Withdrawn

S/2002/0879—Single story extension on side of detached double garage to form games room.—Approved with conditions.

Relevant Planning Policies:

Sections 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 20 Salisbury Community Area

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 58 Ensuring the conservation of the historic environment

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Place

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

Planning Considerations

This document report is intended to provide supporting information to assist in determining a listed building application in accordance with the National Planning Policy Framework1 paragraph 128 which states:

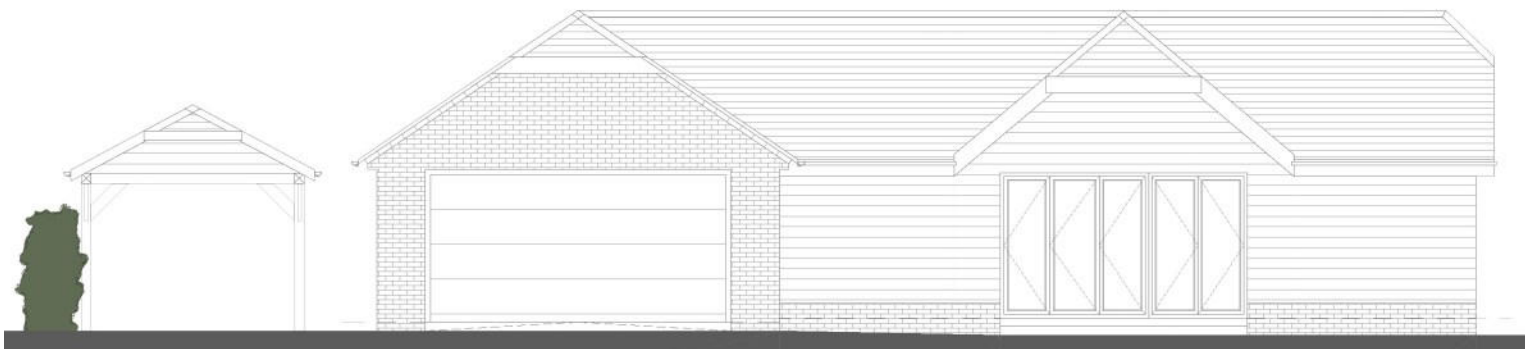
“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”



5.0 — Principle of Development

Principle Outline:

- The car port to the front of the garage has been previously built without planning permission. It is a small timber frame structure and is in keeping with the local context.
- The proposal for the extension extends the footprint of the building to the west, lengthening it by 2.73m.
- The ridgeline of the proposed roof, matches that of the existing.
- This extension allows provisions for kitchenette and WC and retains the use as an ancillary building, tied to the main property.
- Addition of solar panels to the garden buildings.



Existing Front Elevation



Proposed Front Elevation

Proposed Extension



Planning Considerations

The proposals seek to extend a timber outbuilding with to allow space for a kitchenette and WC provision to an ancillary garden building within the curtilage of a listed building.

The form of development is identical to the existing building which is fitting to the characteristics of the area.

The proposals do not detract from the historical importance or context of the main building.

It is therefore considered that there is no negative effect on the listed buildings and that the increase in size and implementation of kitchenette and WC actively provides a positive contribution to the existing outbuilding.

Car Port Regularisation

The car port was constructed prior to the current owners purchase in 2020.

The stained timber frame and cladding is a similar material palette to that of the barns and is subservient in its size and design to the garage.

Located away from the main house and does not detract from the setting of the listed building.

It is therefore considered that the regularisation and formal planning and listed buildings consent should be granted.