



Tithe Barn, Barn at Bishopdown Road
February 2026

Heritage Statement

Design and Access Statement

Tithe Barn, Barn at Bishopdown Road, Salisbury

Planning Statement

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1.0 Site Photographs



2.0 — Introduction



Existing site location plan

Esdon Architecture have been appointed to consider design proposals for a redesign of the internal kitchen and dining room space, including the removal of a mock column.

In addition the application will include the replacement for a window to the rear of the property.

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



Existing aerial view with site boundary



Existing kitchen.



Existing window to rear.

3.0 — Site Description / Constraints

Tithe 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

Summary of main points :

- Listed as dating from 1987
- Main house forms part of a 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 remove mock column and removed wall between kitchen and diner to create 1 large open plan space.
- The application also includes the replacement of one window to the rear of the building with a window of similar style.

4.0 — Relevant Planning Policies

Relevant Planning History:

PL/2025/02080 — Replacement of wooden casement double glazed windows with windows of similar style to those already installed elsewhere in the property—under consultation.

S/2002/0933—To convert a window to a door at the rear of the house giving access to the garden from the utility 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

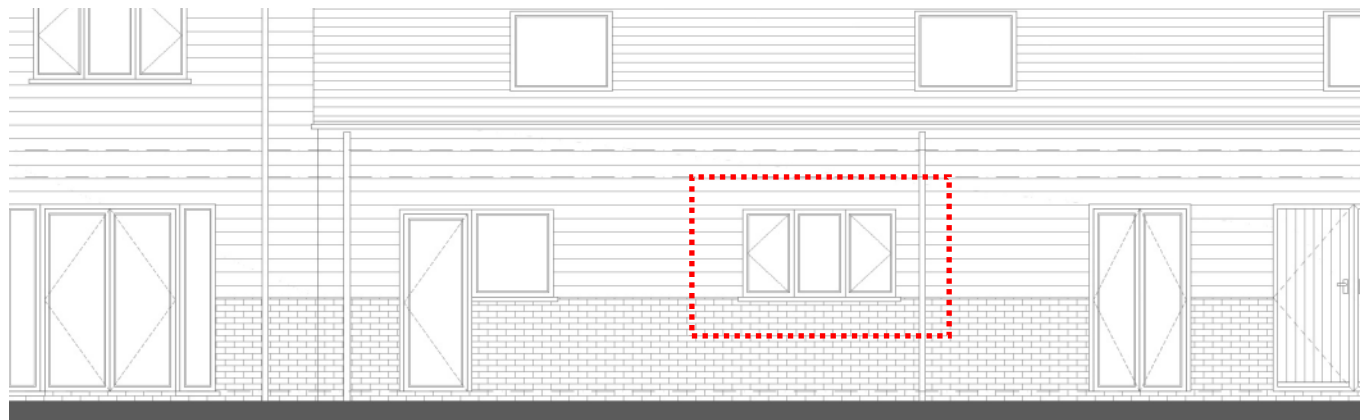
This document report is intended to provide supporting information to assist in determining a listed building application in accordance with the National Planning Policy Framework¹ paragraph 128 which states:

“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:

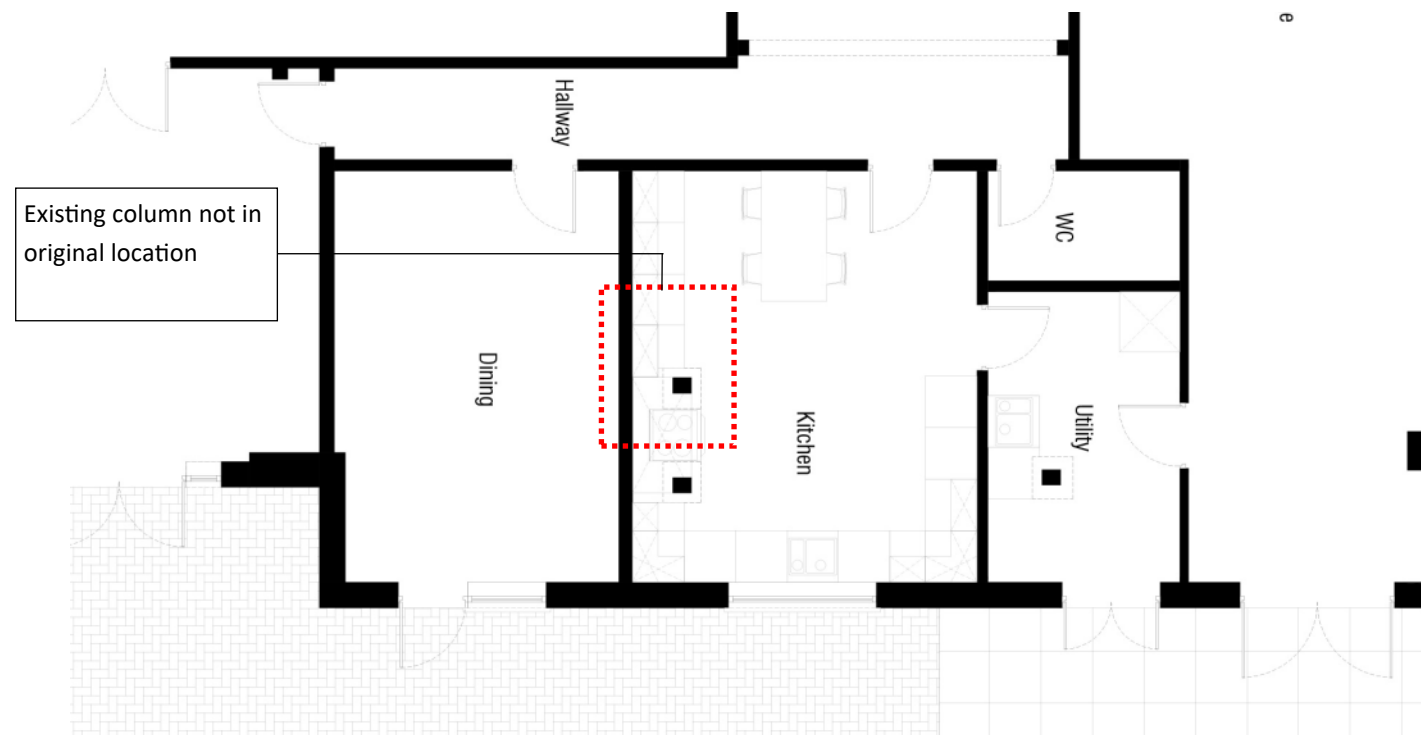
- Proposed internal works are not detrimental to the existing timber framed structure.
- Removal of existing column which is not in a true position, is not detrimental to the historic value of the property.
- Internal alterations create more useable space and adds value to the property.
- The proposals seek to replace the existing timber framed, double glazed kitchen window, with a UPVC framed double glazed window coloured to match the existing UPVC windows and doors to the rear elevation.
- The existing window has no historical context and it's replacement with UPVC does not detriment the historic value of the building.
- Existing and proposed elevations demonstrate no change in the overall window width or height.



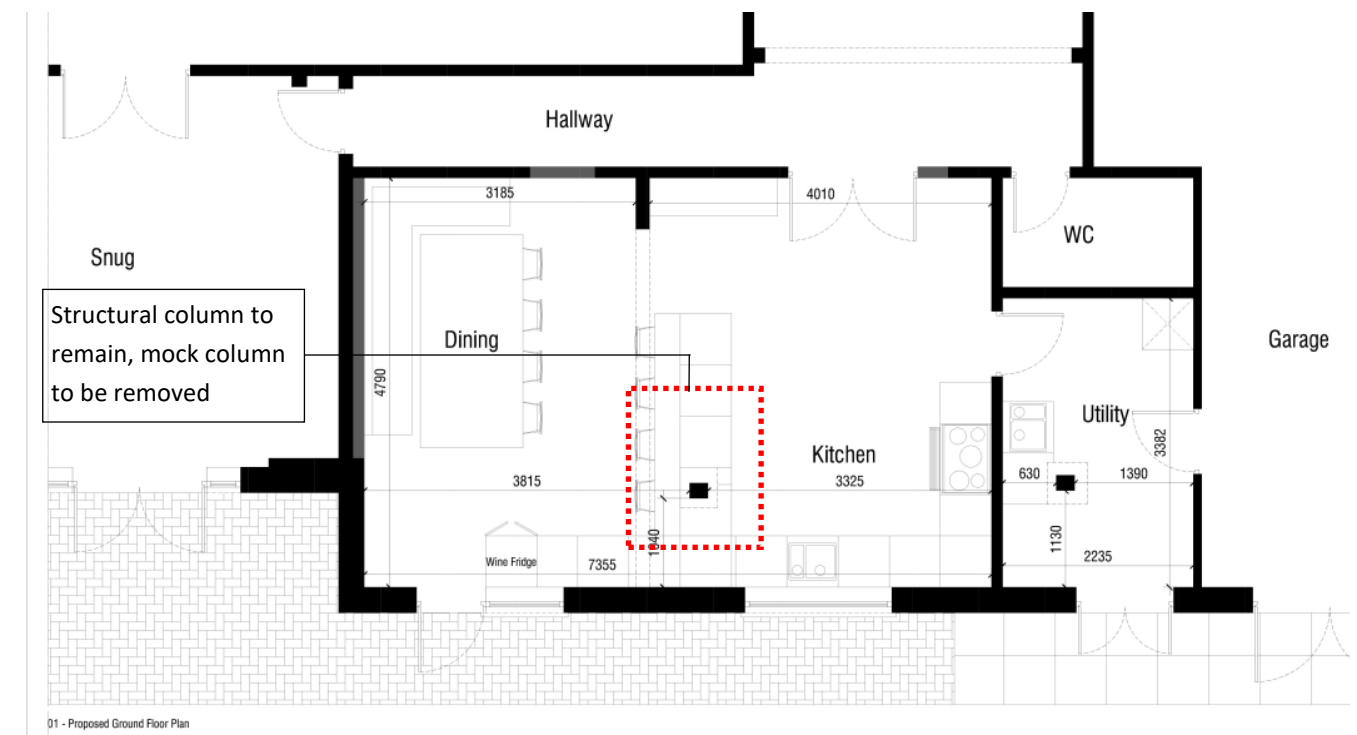
Existing Rear Elevation



Proposed Rear Elevation



Existing Ground Floor Plan

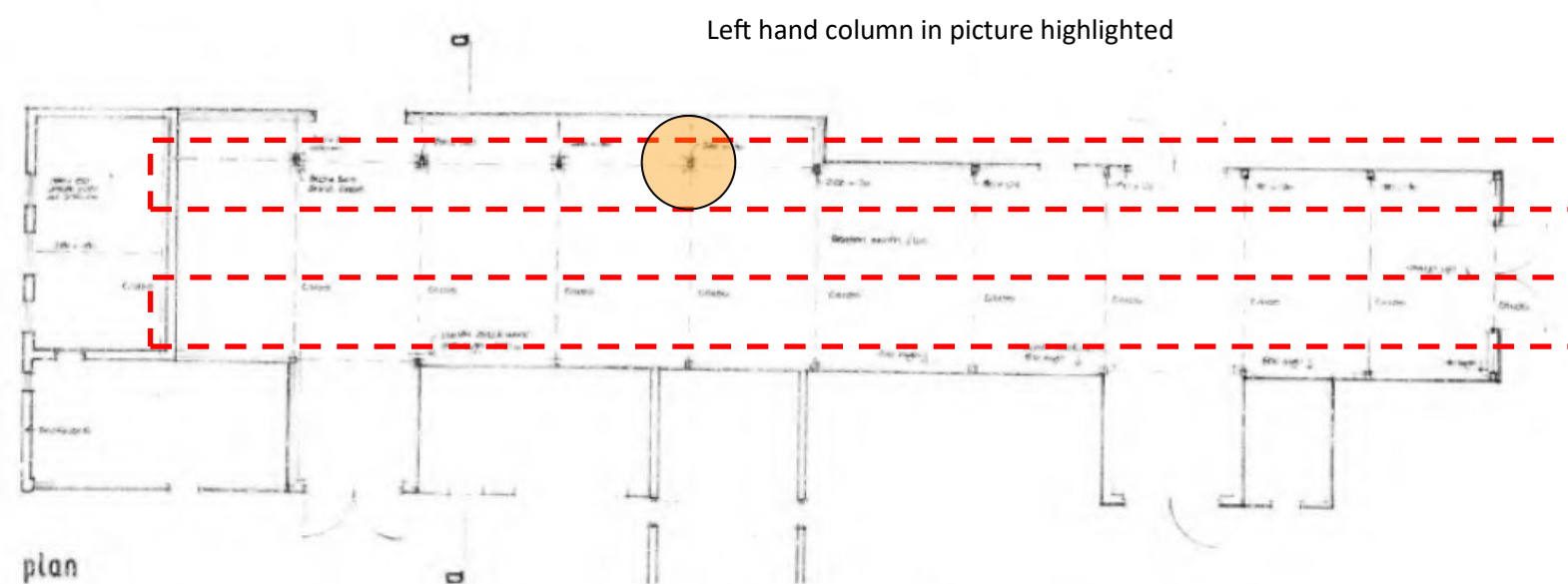


Proposed Ground Floor Plans

5.0 — Principle of Development

Principle Outline:

- As seen in the historic plan below, there are 2 lines of original supporting columns, on or near the side of the existing footprint.
- This demonstrates that the additional column in the kitchen isn't structural or part of the original listed building.
- The proposal looks to remove the additional timber column which frames the cooker and extract.
- This will allow for a more open plan space and more useable area within the kitchen/dining room.
- The wall between the kitchen and dining room will also be removed. The wall is of modern construction, holding no historic value and therefore of no detriment to the historic fabric of the building.
- The existing kitchen window is of timber construction and does not match the external door and window to the dining room. Once these rooms are formed into one, it will be an obvious contrast and therefore the alteration to a matching UPVC window is sought.



Historic Plan

Listed Building Considerations

The proposals seek to remove a timber column (which is not in an original position) and internal wall to provide a open plan layout for the kitchen/dining area. In addition the proposal includes the change of window to the rear.

The existing timber kitchen window does not carry any historical importance or context and does not match the material of the dining room door or window.

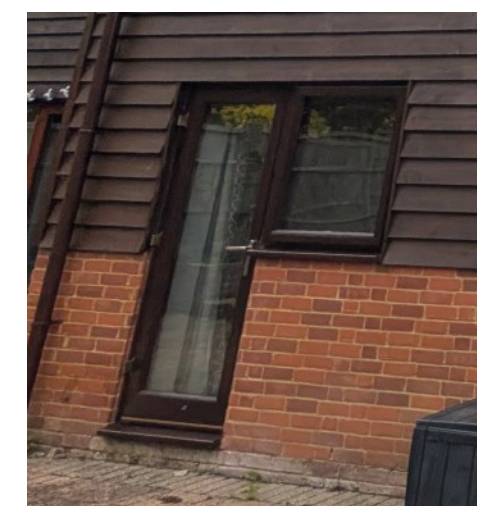
The proposed change of window does not detract from the historical importance or context of the main building.

The proposed internal alterations and removal of non structural wall does not detract from the historical importance or context of the building.

It is therefore considered that there is no negative effect on the listed buildings and the removal of false column and internal wall will provide a positive contribution to the internal spaces.



Existing kitchen timber window



Existing dining room UPVC window and door