

Replacement of septic tank and instillation of new downpipe
Chink Farmhouse, Cresswell Lane, Lea, Near Malmesbury. SN16 9PE

Heritage/Design and Access Statement

On behalf of
Sarah Wood

By Hilary Evans

Bsc (Hons), DIP Town Planning MRTPI
BA (Hons) Architecture Technology

May 2026

1.0 Introduction

Chink Farmhouse is a Grade II listed dwelling located between the villages of Lea and Claverton to the East of Cresswell Lane. Chink Farm was known to be standing in 1773, however, the current dwelling was re-built c. 1800. The former farmyard to the north of Chink Farmhouse is now a semiprivate residential courtyard providing parking for a number of dwellings most of which are converted agricultural buildings some are also Grade II listed, and form part of the historic farm group.

Listing description

GV II

Chink Farm House

Farmhouse. Early C19. Coursed rubble with flush rusticated dressed stone quoins, blocked stone dressings to windows and hipped Welsh slate roof with central ridge rebuilt stone stacks. Rectangular plan with 2-storeys, 3-window south front. Windows are 16-pane sashes except central upper window which is of 12 panes. Central doorway with flat stone hood on brackets and 6-panel door with the top 2 panels glazed.

First listed on the 16 July 1987.

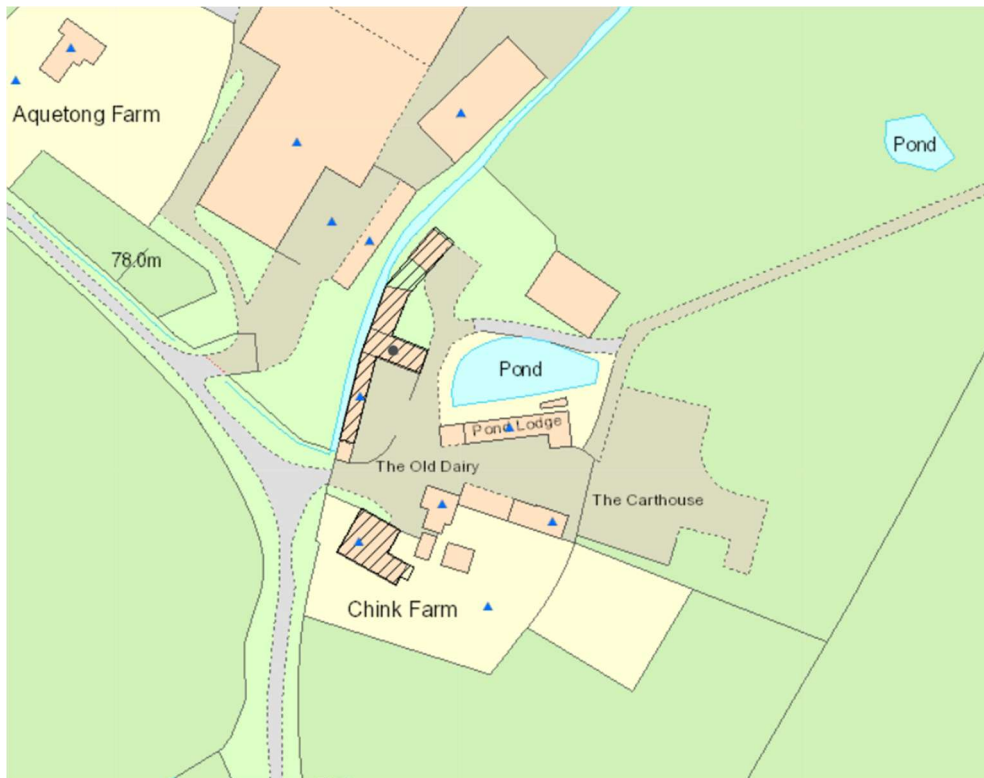


Figure 1: Plan of Chink Farm. Listed building hatched in black

The plan above shows the 7 separate dwellings arranged around a courtyard which would historically have been the functioning farmyard. The listed buildings are hatched with black lines.

The application site relates to the detached farmhouse which sits within a now completely domestic curtilage.

Need for the Proposed Works

The existing wastewater system (Septic tank) at Chink Farmhouse is no longer fit for purpose and must be decommissioned. This type of system is inefficient and out of date with more modern systems seeking to divert rainwater, which does not need to be treated, away from sewage. This will require excavation works in the garden in order to bury the tank and an additional downpipe on the north facing side of the house, to divert rainwater away from the foul drainage.

Pre-application Enquiry/Need for Consent

The property owners were unsure whether work of this nature would require planning permission or listed building consent and submitted an enquiry which concluded that:

“To replace the septic tank with a new water treatment plant in the same area of the garden to the south of the farmhouse would require planning permission as development in the curtilage of a listed building.....

The new down pipe involves very minor works, but as these involve an alteration to a principle and visible elevation that would affect the special interest of the building the works need Listed Building Consent “

Extract from *Conservation Comments*, that formed part of the *Officer Response*

2.0 Description of the Proposal

Water Treatment Tank – Requiring Planning Permission

This application is for the replacement and decommissioning of septic tank to water treatment plant. The plant will be adjacent to the current septic tank, and all works will be underground and not visible, with exception of 1 new manhole. The existing manhole which connects the existing pipework with the current septic tank will be retained, but the discharge will be diverted to the new tank.

The existing septic tank will be retained as its removal would require significant excavation and would be likely to result in the loss of existing hedgerow. The then unused manholes, which related to the septic tank, can be covered.

Related Works/New downpipe – Requiring Listed Building Consent Only

The new system, in accordance with more modern sustainable practices, will require rainwater to be diverted away from the treatment plant and into an existing soakaway, preventing the treatment of clean water.

At present there is only one part of the building which drains into the sewage pipework. Therefore, only one new pipe is required. The new pipe will be located on the northern elevation of the house within the courtyard garden. There is an existing channel which will direct the flow of rainwater away from the house and into a surface water drain leading to a natural soak away. The new pipe will be a 75mm cast iron pipe painted black. It will need to be capped with a hopper. The existing hopper on the adjacent pipe may be recommissioned, however if this is not possible a new one will be required. The design will be a fluted flat backed hopper to correspond with the existing.



Figure 2: Example water treatment tank being installed



Figures 3 and 4: examples of the proposed pipe and new hopper, if required.

3.0 Assessment of the proposal

The new water treatment plant will be largely invisible, and the new manhole will be positioned close to the existing retained manhole. Consequently, this will not be visually out of place and will have no negative impact on the character of the garden or the setting of the listed building.

The new pipe will be near an existing foul drainage pipe but is not considered likely to make the north facing elevation look cluttered. The pipe proposed is only single storey in height, and its purpose will be clearly understandable. The style of the pipe is in keeping with the character of the existing pipework and the overriding character of the existing building. The existing floating gutter will be removed and consequently this is considered likely to present an enhancement to the overall appearance of this elevation.

If additional information had been available to the case officer when considering the pre-application enquiry, they could easily have determined that Listed Building Consent was not required, the reason for this being they identified the work as “very minor”, but impacting on a “principle and visible elevation”. In reality this section of the north facing elevation is stepped back from the main building and is behind a small private courtyard garden adjacent. It is not a visually prominent or publicly visible elevation. The low height of the proposed pipe also means it would hardly be visible even from the neighbouring properties. However, this was not made clear in the submission.

Whilst it is considered likely that had the exact location and size of the pipe been identified listed building consent would not have been requested, rather than challenge the conclusion of the pre-application enquiry, as a planning application was being prepared anyway it was decided to make both the planning and the listed building submissions.

4.0 Conclusions

The proposed water treatment plant presents a sustainability enhancement and will have no negative impact on the listed building; therefore, it is in accordance with local and national planning policy.

The proposed pipework is very minor and its impact on the appearance of the listed building is considered to be positive. It is therefore in accordance with local and national policy.