



May 2026
Swallowcliffe Manor
Swallowcliffe
Wiltshire
SP3 5PB
1761

Heritage, Design and Access
Statement

Proposed Carbon Reduction Measures ASHP Installation

Mr. & Mrs. Borton.
Swallowcliffe Manor,
Swallowcliffe,
Wiltshire,
SP3 5PB

Development: Proposed carbon reduction measures – ASHP installation
Our Ref: 1761/HDAS/ASHP
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1.0 Preamble

This heritage, design and access statement supports the proposals to install several air source heat pumps within the greater grounds of Swallowcliffe Manor House.

It should be established that there are three distinct areas of proposed work at Swallowcliffe Manor, each of which will be addressed with their own separate applications for planning consent. This statement refers to all three but is focused on, and supports, the ASHP works.

Separate statements will accompany the remaining two applications. For clarity, the three areas of proposed works are as follows;

1. Internal and external alterations to Swallowcliffe Manor
2. Additional PV panels to the grounds of Swallowcliffe Manor
3. Provision of new air source heat pumps within the ground of Swallowcliffe Manor

This building lies within the Swallowcliffe Conservation Area and Cranborne Chase National Landscape, and the proposals have been carefully considered to preserve and enhance the character of the existing building and the surrounding area.

2.0 Introduction

The property, Swallowcliffe Manor, is located in its own modest grounds (by historical association) on the north side of the village of Swallowcliffe, Wiltshire, within the Swallowcliffe Conservation Area and Cranborne Chase National Landscape.

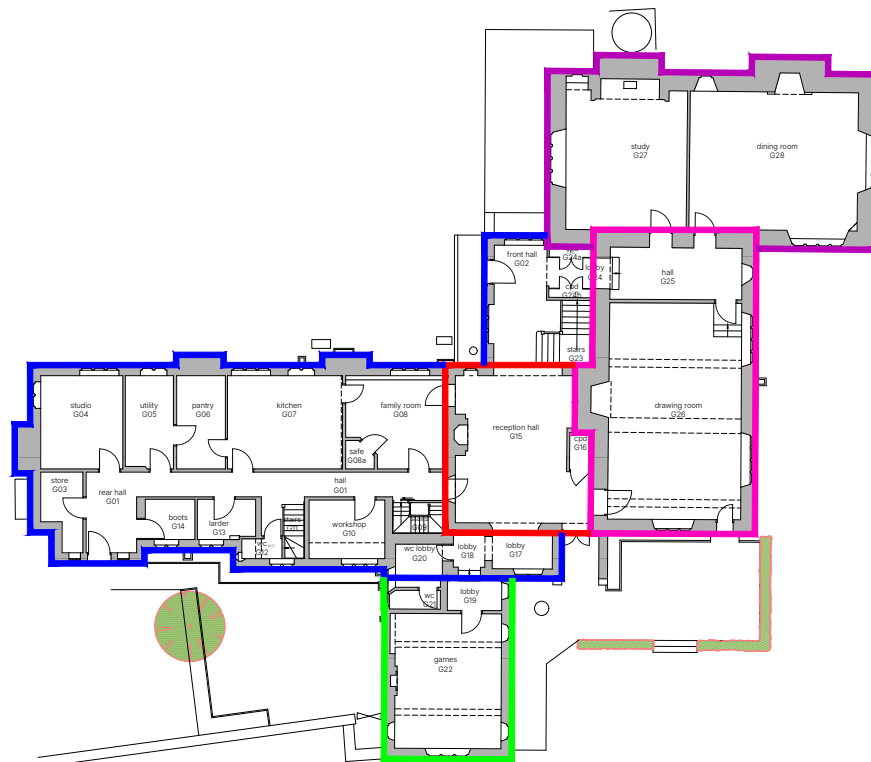
Swallowcliffe village lies eleven miles west of Salisbury and seven miles north-east of Shaftesbury.

The Manor House itself is Grade II Listed. Listed on 6th January 1966 with entry reference 1146297, the entry describes the property as being mid seventeenth century with extensive additions in the 1910s. Constructed of dressed limestone with some ashlar, tiled roof with stone slates to eaves, ashlar stacks with moulded cappings, there are also a variety of stone mullioned windows with hollow chamfers and stone stacks, with Tudor-arched stone fireplaces and oak staircases within.

A historical analysis of the property's development is as follows;

Development of Swallowcliffe Manor

- Early 17th Century - Phase 1
- Mid 17th Century (1647) - Phase 2
- 18th Century - Phase 3
- 1908 - 1914 - Phase 4
- 1930s - Phase 5



Analysis on the history of the property in previous applications notes that;

"...Henry Cavendish (occupation of Swallowcliffe c 1909) commissioned Conrad Birdwood Willcocks' to build the north service wing...and refit most of the 17th century rooms, installed a new main oak staircase...and probably re-roofed in plain clay tiles. Willcocks' was also later also commissioned by the new owner Colonel E Fell in 1929 to undertake further works of alterations from 1929-38."

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These works can be distinctly seen on the timeline plan, and in the external elevations.

The current owners sought consent to undertake their own alterations to the Manor House. This included an aspect of restoration via the removal of the 1930s library, as well as alterations to the ground floor layout and treatment to internal oak joinery.

Planning Permission and Listed Building Consent for the property was obtained in January 2022 for these proposals. The applications were referenced thus;

Planning Consent	PL/2021/07716
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Listed Building Consent	PL/2021/08104
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These works have been commenced by the Applicant, to make the permissions extant.

SPASE Design were commissioned by the same current owners in late 2024 to review the approved scheme with the aim of looking longer term care of the property allied with refining the works previously consented to more effectively maintain the building. This includes more considered and robust proposals for the fabric and heating to make the property carbon neutral. Minor alterations to the consented interior layout proposals are also suggested whilst maintaining the historic character and essence of the manor house.

3.0 Site Analysis

Swallowcliffe Manor sits on the southern edge of the grounds, visible from the road, Common Lane, with its main entrance orientated to the west.

There are a series of outbuildings lying directly to the west of the property, before the levels drop down to a swimming pool and footprint of the former tennis court. To the north, a series of stables sit at the base of a steep grassed embankment, with an array of photovoltaic panels located further to the west, on the northern half of the site.

The property's use is wholly domestic with the Applicant and their family wishing to invest in the building and the grounds for future conservation.

Views down to the village are afforded from the embankment at higher level. There are also sightlines to the south-east past the driveway to the road. Views to the north beyond the site boundary are inhibited due to the steep grass embankment.

The property presently includes a bank of solar PV panels in a fenced area.

The site sits within the Swallowcliffe Conservation Area and Cranborne Chase National Landscape.



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4.0 Planning History

S/1995/0513 - Extension to garage

S/1993/1734 and S/1997/1192 – works to trees in a conservation area

S/2004/0828 – Fell Three Lawsoniana Trees

Approved / No objection

S/2006/0144 – Fell Ailanthus

Approved / No objection

13/04109/FUL - Installation of ground mounted solar panels

Undecided

14/11810/FUL - Installation of 42 solar panels (ground mounted)

Refused. Appealed. Appeal Withdrawn

15/10087/TCA - T10 - Acer tree - crown reduce by approx. 12ft

Approved / No objection

17/05070/DDD - Remove dead Willow tree

Approved / No objection

17/01263/TCA - Remove 4 Sycamore trees from hedgerows and crown raise other trees to 4m

No objection

19/01087/DOC – Discharge of conditions (for 14/11810/FUL)

Approved / No objection

PL/2021/08104 – Listed Building Application for internal alterations and external reparation works, including the insertion of 4 sets of French doors.

Approved with conditions

PL/2021/07716 – Application for internal alterations and external reparation works, including the insertion of 4 sets of French doors.

Approved with conditions

ENQ/2025/00791 – Pre-App advice for the enhancement of house with renewable heating systems, and minor internal and external changes from the extant Listed Building Consent to Swallowcliffe Manor

Feedback received on 31st July and 17th December 2025

Support for ASHP works

Support for PV works

Support for changes to the Manor house

5.0 Design Development – Internal Alterations

The internal alterations proposals are covered in the separate application for planning consent for the Manor House itself.

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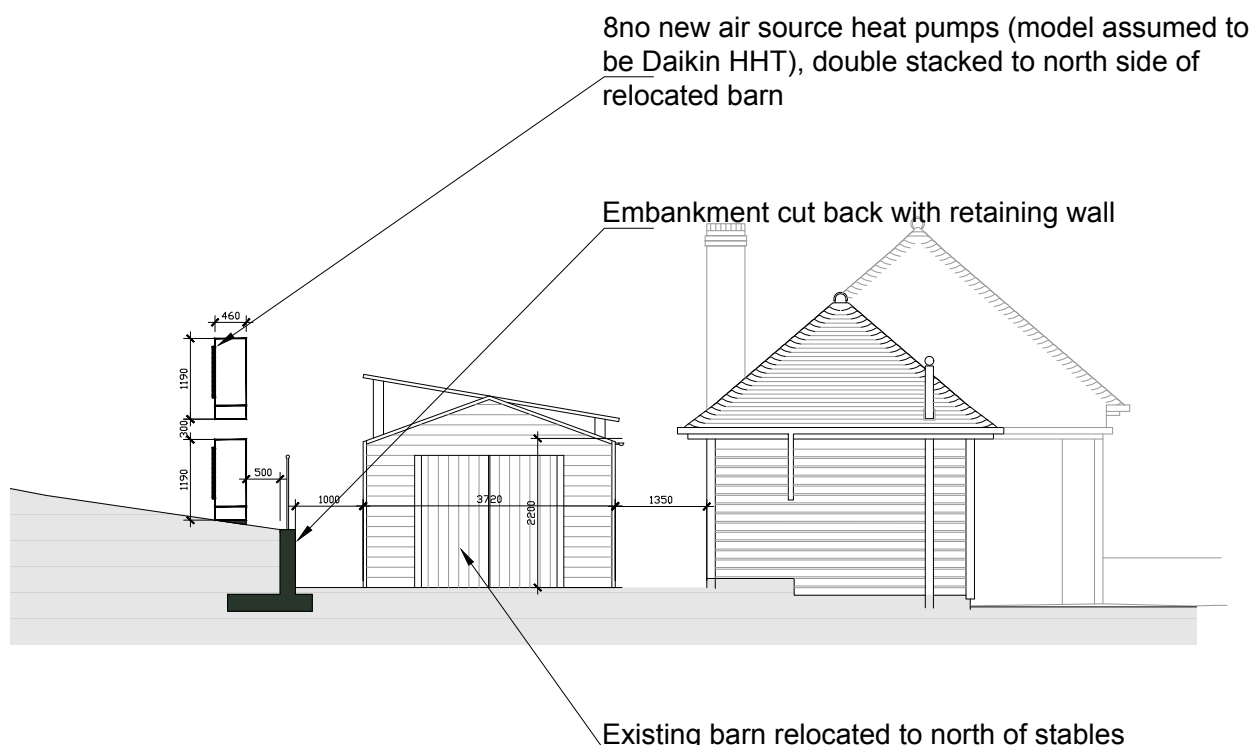
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6.0 Design Development - External Alterations

External alterations described herein are limited to the proposed air source heat pump works.

The air source heat pumps are proposed to be sighted to the north of the stables, and the drawings show an existing small outbuilding to be relocated between. The purpose is to replace a freestanding dilapidated wood shed which had been a makeshift timber structure and has since collapsed. An excerpt of this arrangement is shown below;



The relocation of the present steel framed outbuilding to behind the stables will undoubtedly enhance the views across the paddock which the present outbuilding position rather spoils. It will also make good use of the embodied energy within the present structure and be repositioned over the area of the former structure.

The above proposals were the subject of a pre-app submitted to Wiltshire Council in May 2025. Further engagement with the Planning Officer and Conservation Officer regarding the pre-app included;

1. A site visit on the 15th July 2025 attended by Becky Jones (Planning Officer, Wiltshire Council), Jocelyn Sage (Conservation Officer, Wiltshire Council), Stefan Pitman (Director, SPASE Design) and Ian Cardy (Architect, SPASE Design),
2. A letter from Becky Jones (Planning Officer, Wiltshire Council) on 31st July 2025 with an appraisal of the proposals,
3. Responses on refining the proposals from SPASE Design,
4. A letter from Becky Jones (Planning Officer, Wiltshire Council) on 17th December 2025 broadly in support of the proposals.

Commentary on the outcomes of the pre-app process is within section 7.0 below.

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7.0 Planning Policies

The proposed works, in regard to all three projects (Manor House alterations, ASHP works, PV works), have been developed in accordance with the local and national planning policies and guidance. In reviewing the Wiltshire Local Plan, Pre-Submission Draft 2020-2038, published in September 2023, we acknowledge the climate change strategy, paragraphs 3.57 to 3.62 and Policy 4 Addressing Climate Change. In particular, item A vi that states;

"Development proposals must support a move to carbon neutrality and adaptation to climate change in the following ways:

A. Minimising carbon emissions, including by:

vi. taking opportunities to generate, incorporate and connect to renewable and low carbon energy infrastructure wherever feasible (in accordance with Policy 86- Renewable energy)".

As can be seen in items 7-9, above, the supplementing of the existing photovoltaic array and the provision of the air source heat pumps is in accordance with this and Policy 86 – Renewable Energy.

Policy 86 goes on to request that; *"Proposals for renewable energy schemes, and integrated renewable and low-carbon technologies on existing buildings, will be supported in the context of delivering sustainable development, addressing climate change and helping Wiltshire to transition to a low-carbon future. In all cases, proposals will need to demonstrate the satisfactory resolution of all site-specific constraints. In particular, proposals will need to demonstrate how impacts have been assessed..."*

In placing additional photovoltaic panels beside an existing array within the existing fenced area, the proposals minimise the visual impact and any effect on the amenity of local residents (Policy 86, Item k).

As part of the pre-app process, a number of the above principles were discussed with Wiltshire Council. These are summarised below in extracts from the pre-app response letter.

As part of the dialogue during the pre-app process, the definition of 'residential curtilage' and its extent at Swallowcliffe Manor was raised. This would define the scope for any future Householder applications that would normally be exempt from BNG requirements under the legislation. Given that the works to the Manor House are minor in nature and would not affect the external grounds, it is felt appropriate that any BNG requirements may be restricted to those works that are truly within the landscape.

The Oxford English Dictionary definition of curtilage, as endorsed by an appeal court judge, is as follows; *"A small court, yard, garth or piece of land attached to a dwellinghouse, and forming one enclosure with it, or so regarded by the law: the area attached to and containing a dwellinghouse and its outbuildings."*

The dialogue with Wiltshire Council goes on to confirm; "Case law has established the principle that curtilage is not simply a land use, and accordingly that using land as incidental to the enjoyment of a dwelling house is not determinative of that land being curtilage..."

...Therefore, for the purposes of BNG, an application would only be exempt if it is a householder application for *incidental* development being provided within the *residential "curtilage."* A certificate of lawfulness is one appropriate route to properly establish the extent of an existing curtilage."

The intention, therefore, as laid out in the Preambles of this statement, is that each of the three elements of proposed works (Manor House alterations, ASHP works and PV works) will be submitted as three distinct applications. The Manor House one as a Householder Application and Application for Listed Building Consent, with the ASHP works and PV works submitted as two separate Applications for

Planning Consent. The residential curtilage to the Manor House, along with the red line boundaries for the development areas of the ASHP works and PV works are illustrated below;



Site plan - existing



Site plan - proposed

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In regard to the ASHP and PV works within the pre-app, the following was confirmed by Becky Jones (Planning Officer, Wiltshire Council);

"Principle for additional Solar Panels and Air Source Heat Pumps

CP42 supports stand-alone equipment and states:

Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:

- i. The landscape, particularly in and around AONBs*
- iv. Biodiversity*
- v. The historic environment including the Stonehenge and Avebury World Heritage Site and its setting*
- vi. Use of the local transport network*
- vii. Residential amenity, including noise, odour, visual amenity and safety*
- viii. Best and most versatile agricultural land.*

Therefore, your proposals to install solar pv equipment within the existing enclosure are acceptable in principle subject to detailed considerations including the impact on ecology and the National Landscape.

In my view, having visited the site, the addition of solar panels to the existing array is unlikely to raise any landscape concerns as the areas are distinct and enclosed:

The site for the new ASHPs is behind the stable building in the field. Some very modest additional land take from the field may be required to accommodate the air source heat pumps:

However, this is very small scale, and I do not envisage any landscape objections for the proposals. Subject to any ecological impacts, the development is likely to be acceptable in landscape impact terms.

Principle for moving the dilapidated storage barn behind the stable

As your statement suggests, the removal of the dilapidated shed and its repositioning behind the stable is likely to result in some landscape benefit. Please refer to CP57 and CP51 for detailed policy considerations relating to design and landscape impact."

These proposals have been led by an informed and highly successful approach to the Grade I listed Athelhampton House in Dorset; led by SPASE also, this approach has made the estate there carbon neutral with no energy costs, and won numerous national and international awards.

8.0 Evaluation

There are no changes to the access to the property, either vehicular or pedestrian.

Sustainability underpins the proposals, with the Applicant keen to work towards reducing the carbon footprint of the building via the removal of less palatable forms of heating (oil burning boilers) to sustainable forms of heating (air source heat pumps) and on-site power generation (photovoltaic panels).

The Applicant was influenced by the works undertaken at Athelhampton House in Dorset, whereupon the 15th century Grade I listed building installed photovoltaic arrays and a series of air source heat pumps to support the running of the property. Allied to sensitive improvements to the building fabric, this has reduced Athelhampton's carbon footprint by over 100 tonnes annually whilst ensuring the building is adequately heated to preserve its unique character.

There are no detrimental effects to the amenity of the property to local residents, whilst the works proposed would support the longevity of the property for the current occupiers and those to come.

The proposed works align with national and local policies, with attention drawn to Wiltshire's Planning Policy, especially sections related to sustainability. The proposals have also been subject to an extensive and positive dialogue with the Planning and Conservation Officers of Wiltshire Council, to whom we thank for their considered contribution to how the works have been refined.

We seek the formal approval of the Planning Officers and Conservation Officers of Wiltshire Council for planning consent and listed building consent. We trust that you are able to support the scheme as presented.