

PAUL STEVENS ARCHITECTURE LTD

HERITAGE STATEMENT

WALNUT COTTAGE, WHITEPARISH



Site Address: Walnut Cottage, Romsey Road, Whiteparish, Salisbury, SP5 2SA

Scheme: Removal of the two chimneys, rendering the North West elevation, replacement of the roof slates and UPVC windows, new raised porch roof, 2 new velux roof lights, replace the shed roof with slates and erect a new external fence

Date: 01/07/2026

RIBA 

Chartered Practice

Job No. 1199

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EXISTING NORTH WEST ELEVATION & CHIMNEY

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INTRODUCTION

This Heritage Statement has been prepared to support a planning application for external alterations to Walnut Cottage, Romsey Road, Whiteparish, a residential dwelling located within the Whiteparish Conservation Area.

The proposals seek to repair, improve and sensitively adapt the existing building to ensure its continued residential use while safeguarding its contribution to the character and appearance of the surrounding conservation area.

The works are primarily maintenance-led and respond to the current condition of the building fabric, including areas of deteriorating brickwork, ageing roof coverings, failing external elements and existing window replacements.

This statement refers to the removal of the two chimneys on the South East and North West elevations, rendering the North West elevation, replacement of the roof slates and UPVC windows, new raised porch roof, two new Velux roof lights, replacing the shed roof with slates and erecting a new external fence at Walnut Cottage.

CLIENT BRIEF

The Clients brief includes:

- Removal of the two chimney stacks
- Replacing slate roof tiles
- Two new velux rooflights
- Replacement of all UPVC windows
- New porch roof and window
- New fence to sit ontop of the existing wall and associated gate
- Relace the shed roof to match the house slate tiles
- New patio doors and turn the existing back door into a window
- Rendering the North West elevation of the house

USE

The building is to continue to be used for residential use.

Our design aims to meet our client's requirements, both in the present and foreseeable future.

PLANNING CONTEXT

PLANNING APPLICATIONS

There are no previous Planning applications registered under Wiltshire Planning for this address

BUILDING CONTROL APPLICATIONS

There are no previous Building Control applications registered under Wiltshire Planning for this address

HERITAGE DESIGNATIONS

This property is located within the Salisbury Parish in Wiltshire. It also falls within the Hampshire River Avon catchment.

CONSERVATION AREA

This property is located within the Whiteparish Conservation Area. The significance of the conservation area is derived from the historic rural character of the village, its traditional domestic buildings, established boundary treatments and use of traditional materials. Walnut Cottage contributes to this character through its scale, form and relationship with Romsey Road.

CONTEXT

EXISTING SITE

Walnut Cottage is a residential detached property on Romsey Road (A27) in Whiteparish, Wiltshire. The property sits within the centre of the village, predominantly residential, located to the east of A36. The property contributes to the character of the village through its domestic scale, traditional form and relationship with the surrounding residential area.

The dwelling is located close to Romsey Road, where maintaining the condition and safety of the building fabric is important due to the proximity of passing traffic and pedestrians.

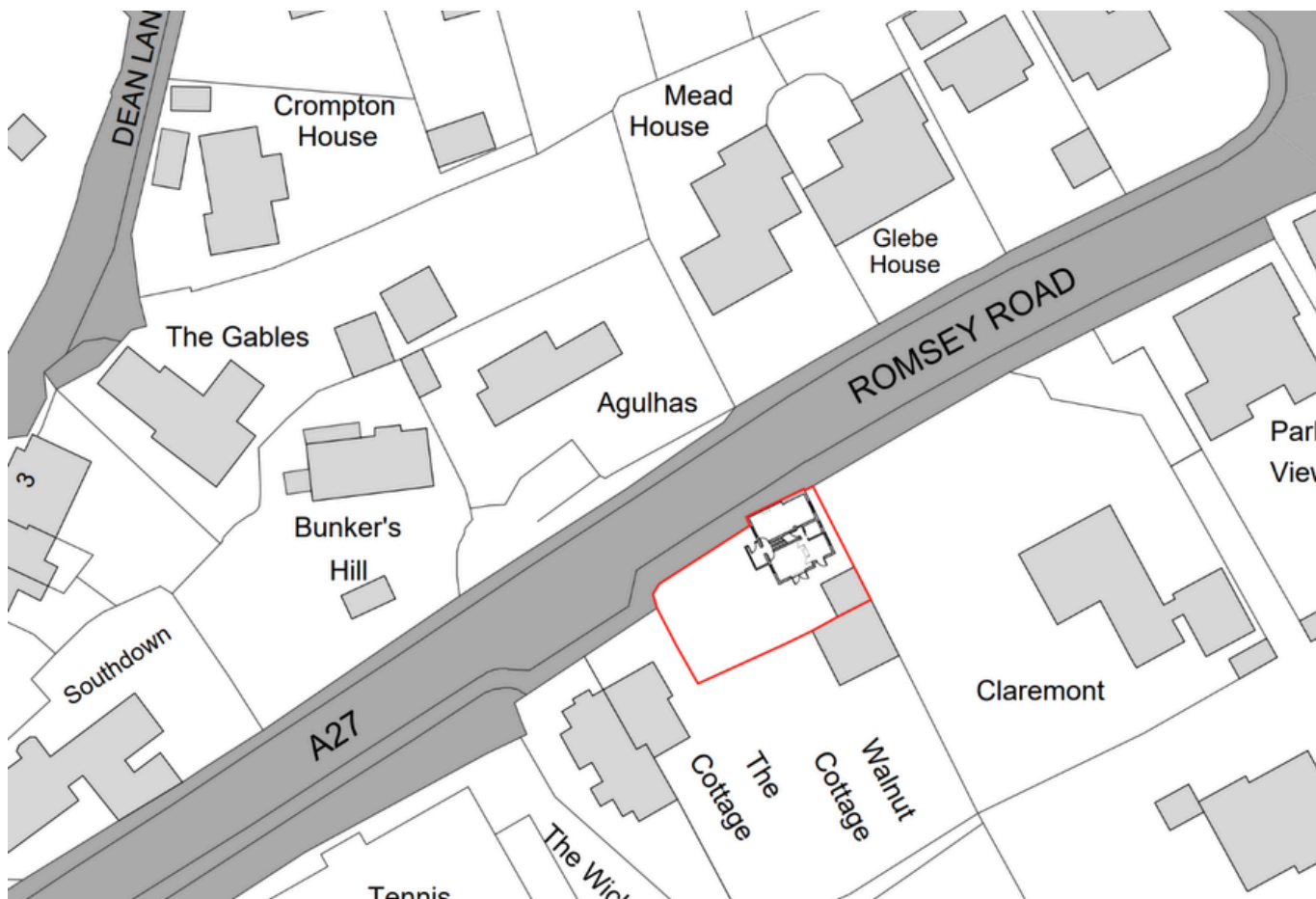
The building has features including chimney breasts and a slate tiled roof. These elements contribute to the appearance and character of the property, although some features have become redundant or require repair and replacement due to their current condition.

Walnut Cottage contributes positively to the established residential character of Whiteparish through its traditional domestic scale, form and relationship with Romsey Road. The building reflects the village's mixed historic character, where traditional cottages and later residential development sit alongside established landscape features.

The significance of the building is primarily derived from its traditional form, roof profile, materiality and contribution to the streetscene.

The existing building fabric has been reviewed as part of the proposals. Areas of the roof coverings and external brickwork have deteriorated and require repair to prevent further damage and ensure the long-term protection of the dwelling.

Application Site Boundary



EXISTING SITE WITH SITE BOUNDARY



EXISTING NORTH WEST ELEVATION



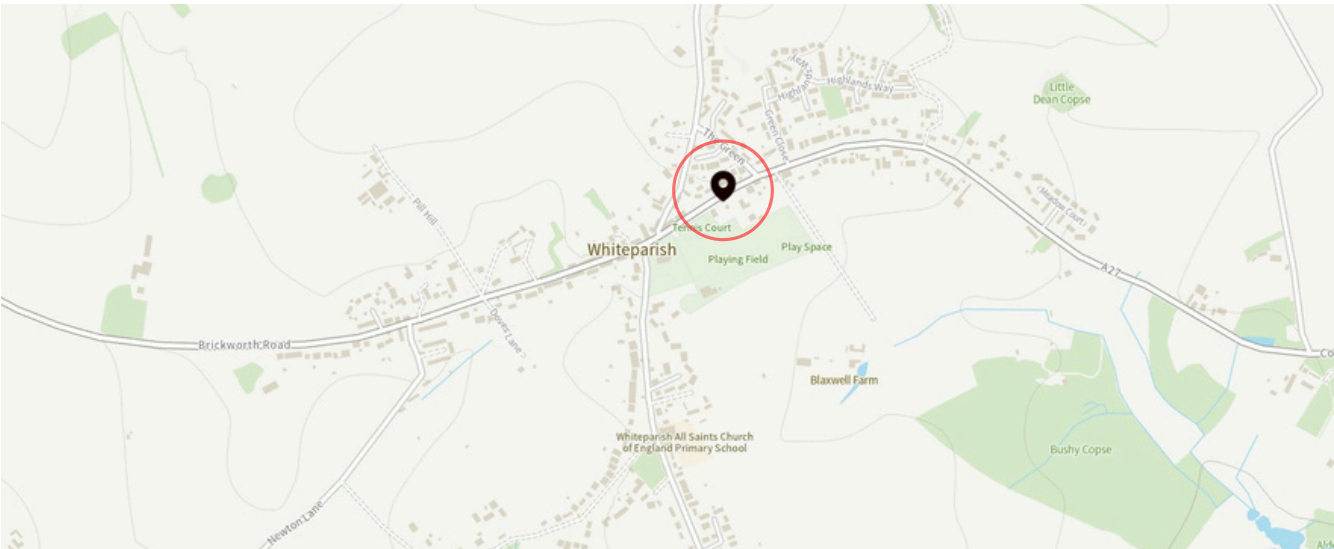
EXISTING NORTH WEST ELEVATION DAMAGED BRICKS

FLOODING

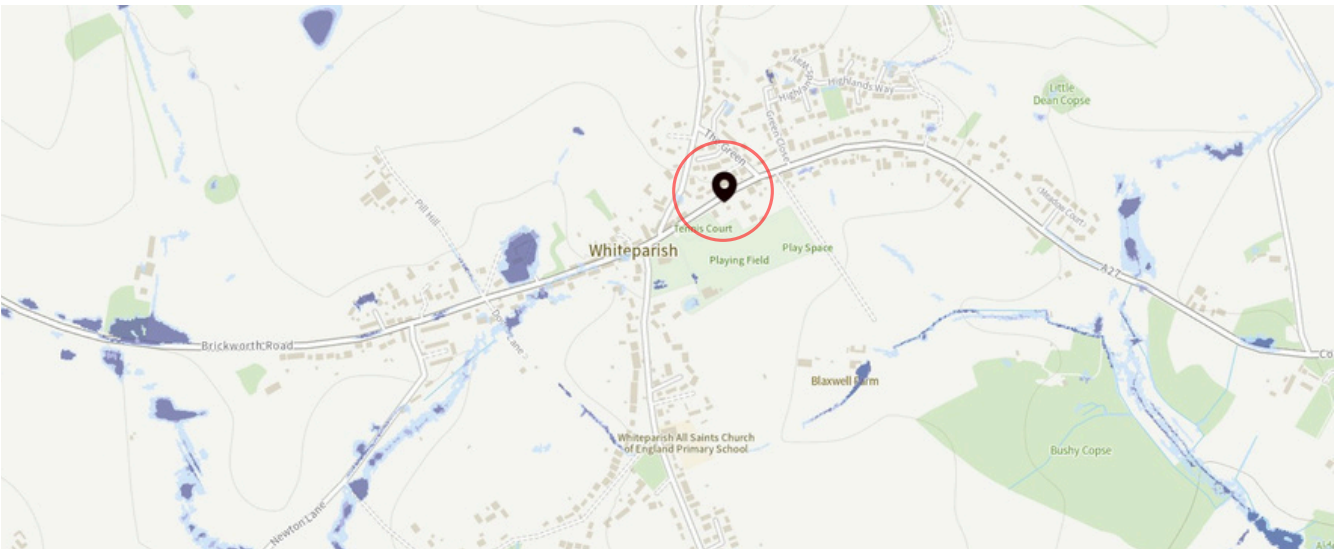
Walnut Cottage lies outside any designated flood risk zones. According to the latest Environment Agency Flood Map for Planning, the area is indicating a very low probability of flooding from rivers and sea or surface water. There are no recorded incidents of flooding on this part of the site, and surface water drainage will be managed on-site through appropriate infrastructure, including an existing soakaway system.

VISABILITY

From Romsey Road, the property is visible, especially the north western and south western elevations. Part of the north eastern elevation is visible through hedges and the neighbouring garden planting, softening the view.



RISK OF FLOODING FROM RIVERS OR SEA ENVIROMENTAL AGENCY MAP



RISK OF FLOODING FROM SURFACE WATER ENVIROMENTAL AGENCY MAP

HISTORY & ARCHAEOLOGY

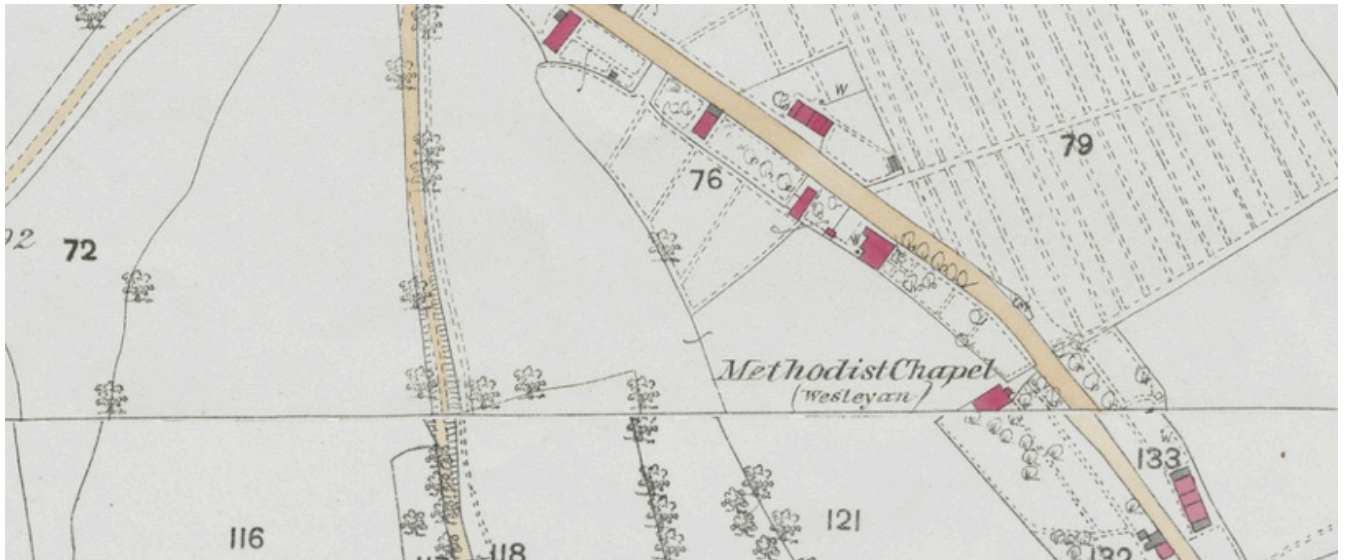
Whiteparish is a historic rural settlement with origins linked to medieval parish development and the surrounding agricultural landscape. The village has developed over time and contains a variety of traditional buildings, including cottages, farmsteads and later residential properties. Local historic building materials commonly include brick, timber and clay roof tiles.

Walnut Cottage reflects the traditional domestic character of the village. The existing chimney breasts are typical of historic residential building. However, their historic function is no longer required and they have become problematic to the building structure and internal integrity. Their removal would benefit the overall longevity and maintenance of the dwelling and will not significantly affect the wider historic character or appearance of the property.

The site lies within an established residential setting with limited potential for archaeological disturbance. The proposed works are limited to the existing building fabric and do not involve extensions, changes to the footprint or significant ground disturbance. As a result, the impact on potential archaeological remains is considered negligible.



NATIONAL LIBRARY OF SCOTLAND 1830 MAP OF SITE

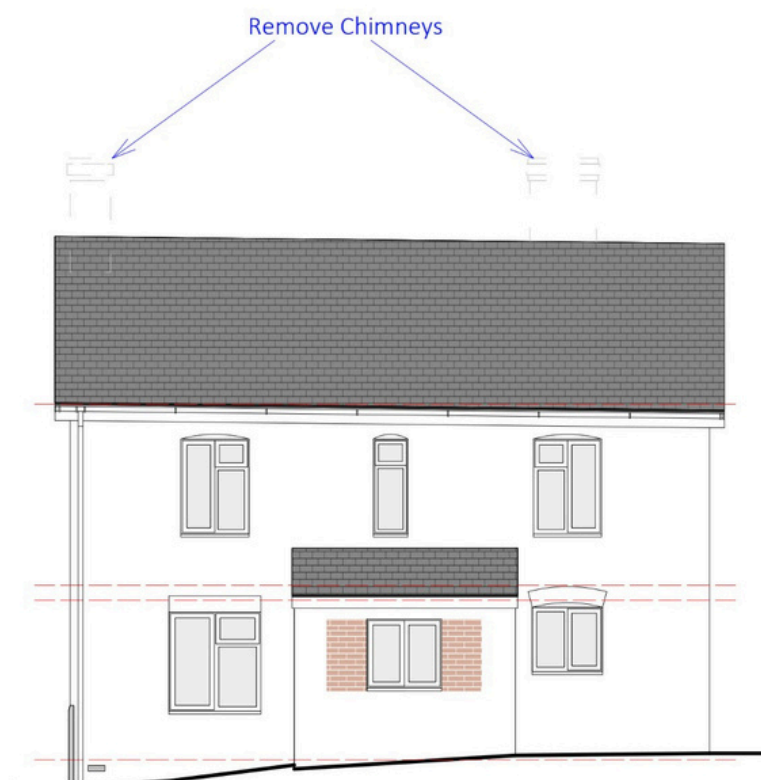


NATIONAL LIBRARY OF SCOTLAND 1873 MAP OF SITE



NATIONAL LIBRARY OF SCOTLAND ESRI WORLD TOPO OF SITE

PROPOSED SOUTH WEST ELEVATION



PROPOSAL

SCOPE

The proposal comprises a series of repair, maintenance and minor adaptation works including removal of two redundant chimney stacks, replacement of roof coverings, replacement of existing windows, installation of two rooflights, porch alterations, boundary improvements, garage/shed roof replacement and minor rear elevation alterations.

The works are minimal and are intended to enhance the functionality of the dwelling while maintaining the character of the building and its setting within the Salisbury Conservation Area.

LOCATION

The proposal has been informed by the existing context of the dwelling.

ROOF REPLACEMENT

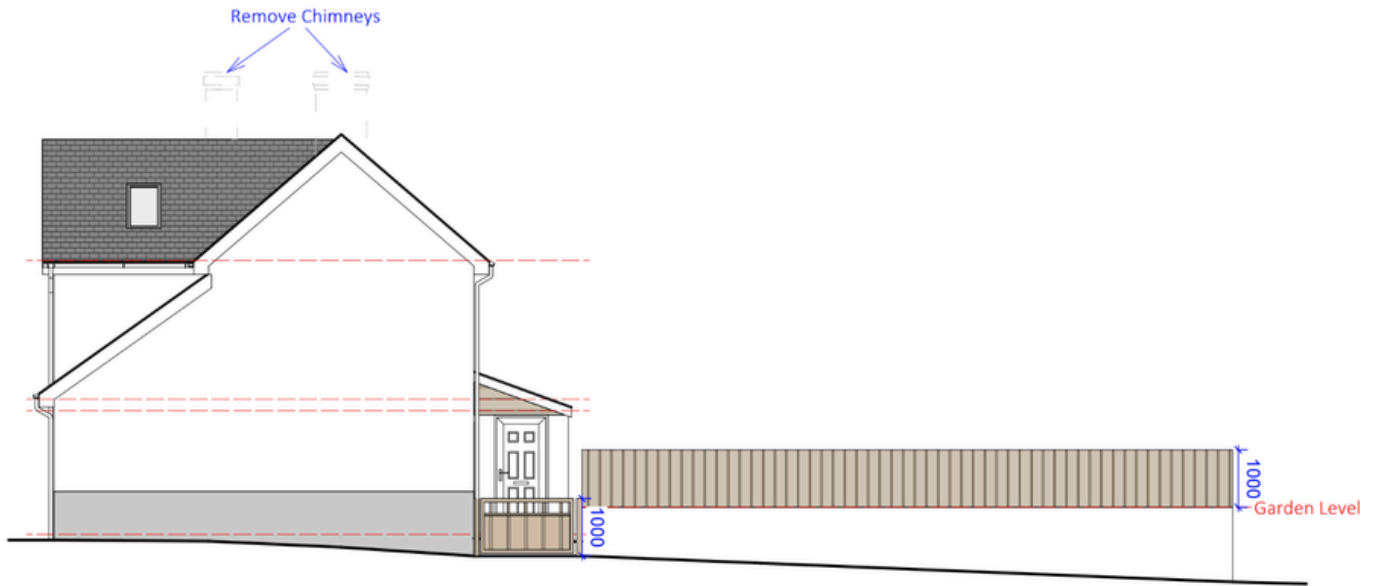
The existing roof covering is in poor condition and requires replacement to prevent water ingress and further deterioration. Replacement will be undertaken using conservation-appropriate slate materials to match the existing appearance.

The garage/shed roof will also be replaced with slate to create a more cohesive relationship with the main dwelling and improve the visual quality of the site.

RENDER TO NORTH WEST ELEVATION

The proposed render to the north-west elevation is a repair-led intervention resulting from the deterioration of the existing brickwork. The elevation is exposed due to its proximity to Romsey Road and is subject to increased weathering and environmental effects from passing traffic.

The render will provide a protective finish, preventing further erosion of the brickwork and improving the durability of the elevation. The works are intended as a conservation measure to retain the building rather than a change purely for aesthetic reasons.



WINDOWS

The replacement of existing UPVC windows will retain existing openings and proportions. The intention is to improve the appearance and consistency of the elevations while maintaining the established character of the dwelling.

BOUNDARY FENCE

The proposed fence will sit above the existing low brick wall. The modest height has been carefully considered to avoid an overbearing impact on the streetscene while providing improved privacy. Retaining the existing wall maintains the established boundary relationship.

CONCLUSION

Overall, the proposals represent a sensitive programme of repair and improvement. While some existing features will be altered, the works are necessary to secure the long-term condition of the property and will maintain the building's contribution to the Whiteparish Conservation Area.

The proposals retain the scale, form and character of the dwelling and use materials appropriate to the local context.

APPENDIX

DRAWINGS

Existing Location Plan	1199 - 01A	A1	Walnut Cottage, Whiteparish
Proposed Plan & Elevations	1199 - 02A	A1	Walnut Cottage, Whiteparish
Location	1199 - 03	A1	Walnut Cottage, Whiteparish

WEBSITES

Wiltshire Council - Planning Applications

MAPPING CONSULTED

Ordnance Survey Maps

Google Earth, 3D view

National Library of Scotland Maps