

Stirling House, 53 Paynes Hill

September, 2026

Heritage Statement

Design Statement

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Stirling House, 53 Paynes Hill

Planning Statement

- 1.0 — Site Photographs
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1.0 Site Photographs



2.0 — Introduction/ Site Description



Existing site location plan (n.t.s)



Existing aerial view with site boundary (n.t.s)

Esdon Architecture has been appointed to prepare design proposals for Stirling House, 53 Payne's Hill, Salisbury, SP1 2BN. Stirling House, is a Grade II* listed late 17th-century dwelling situated within the Salisbury Conservation Area. The property occupies a prominent corner plot and is of significant architectural and historic interest, contributing positively to the character and appearance of the surrounding historic environment.

The project comprises the fit-out of the existing basement to establish a new kitchen and dining area. Internal alterations on the first floor will reconfigure the layout, converting the existing kitchen and breakfast room into an en-suite bathroom to serve a new master bedroom (reallocated from the existing dining room).

PAYNE'S HILL 1. 1594 No 53, Listing NGR: SU1481629738 (Historic England Official list entry)

SU 1429 NE 4/145 28.2.52. II* GV 2. Corner site with Culver Street. C17 late-C18 early, 2 storeys, attic and cellar, brick, ashlar stone base, ashlar quoins, moulded brick string at 1st floor level (painted), heavy moulded and modillioned eaves cornice, hipped old tile roof. 3 hipped dormer windows with moulded cornices and C19 early casements, 4 windows, 1st floor, one to left hand blocked. 3 windows and door ground floor. 3 small cellar windows. All windows on 1st and ground floor have later architrave frames and glazing bars removed. Door under 2nd window from right hand 6-panelled door with rectangular fanlight (arched, radiating and curved glazing pattern) in architrave frame, flanked by panelled pilasters supporting carved acanthus scroll brackets with bed mould carried round. Small cornice and moulded pediment, has been removed. 3 moulded stone steps. Elevation to Culver Street 2 windows on each floor. Left hand windows dummy.

No 53 forms a group with Nos 88 to 107 (odd) (Invicta Terrace), Culver Street.



Front Façade of building



Side Façade of building

3.0 — Relevant Planning Policies

Relevant Planning History:

- **S/1988/1821** Change of use from residential to residential with ancillary use of two ground floor reception rooms for the sale of antiques. Decision: **Approved with Conditions.**
- **S/1989/0292** Listed Building Application: Removal of a modern, non-loadbearing wall and continuation of cornice and dado rail in the front room. Decision: **Approved with Conditions.**
- **S/1994/0731** Listed Building Application: Replacement of decayed 20th-century casement windows and frames to three dormers with period-style casement windows featuring rectangular leaded lights. Decision: **Approved with Conditions.**
- **S/1997/1764** Removal of some lower branches and reduction/light thinning of the crown of a walnut tree. Decision: **Approved.**
- **S/1999/0382** Installation of new wrought iron handrails to either side of the front entrance steps. Decision: **Approved with Conditions.**
- **S/1999/0383** Handrail to front entrance steps. Decision: **Approved with Conditions.**
- **S/2001/0166** Reduction of walnut tree crown by three metres. Decision: **Approved.**
- **S/2007/0473** Reinstatement of over-mantel in hall, designed to match the existing feature. Decision: **Approved.**
- **S/2010/1535** One walnut tree and one cherry tree: crown reduction by one-third. Decision: **Approved.**
- **PL/2023/04251** Discharge of Section 52 Agreement dated 17 March 1989 (relating to planning application S/1988/1821) between Salisbury District Council and Edward Bertram Hurst. Decision: **Approved.**

Relevant Planning Policies:

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

Wiltshire Core Strategy

- Core Policy 57 – Ensuring high-quality design and local distinctiveness.
- Core Policy 58 – 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.”



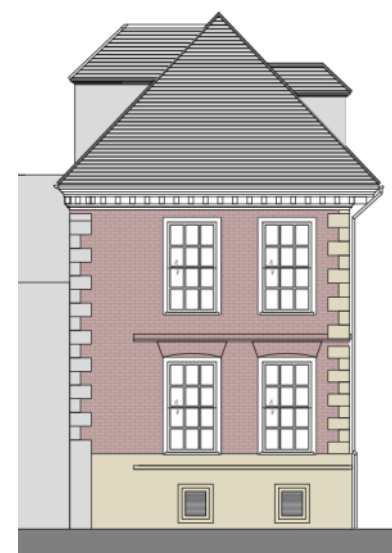
4.0 — Principle of Development

Principle Outline:

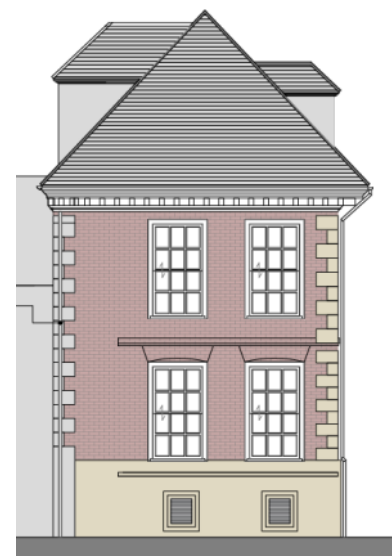
- The project comprises the fit-out of the existing basement to establish a new kitchen and dining area.
- Internal alterations on the first floor will reconfigure the layout, converting the existing kitchen and breakfast room into an en-suite bathroom to serve a new master bedroom (reallocated from the existing dining room).
- Relocation of the existing soil pipe to the side elevation of the building, fixed to the modern quoins. The existing pipe is in poor condition and no longer fit for purpose, necessitating its replacement in a location that minimises impact on the building's historic character.
- See picture below (proposed soil pipe highlighted in red, existing drain water pipe highlighted in blue).

Planning Considerations

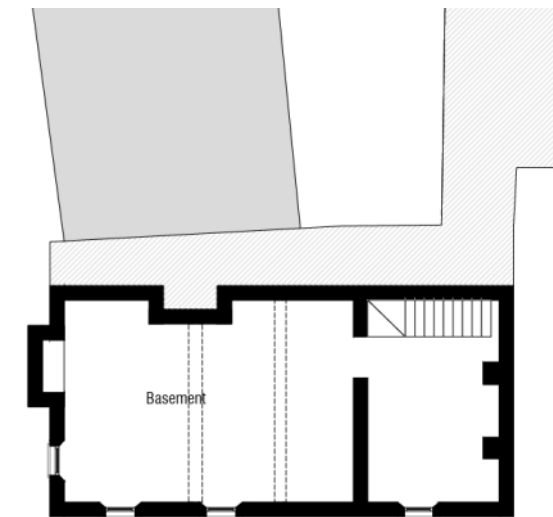
- Retain and preserve the character and significance of the Grade II* listed building.
- Minimise visual impact on the building through the careful siting of the relocated soil pipe, keeping historic brickwork exposed.
- Limit alterations to historic fabric and retain original features wherever possible.
- Ensure all works comply with Listed Building Consent requirements and relevant heritage policies.



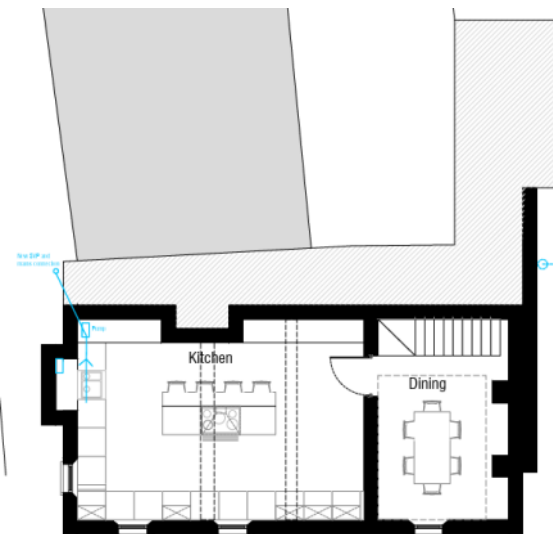
Existing Side Elevation (n.t.s)



Proposed Side Elevation (n.t.s)



Existing Basement Plan (n.t.s)



Proposed Basement Plan (n.t.s)



Existing First Floor Plan (n.t.s)



Proposed First Floor Plan (n.t.s)