HERITAGE ASSET STATEMENT

In respect of:
Change of Use from B1 to C3
At
15 OATMEAL ROW
On behalf of:
Arlington Ltd

October 2022



Fig. 1 A general view of the south west corner of the building

1 INTRODUCTION

1 Poultry Cross, also known as 12-15 Oatmeal Row, is situated at the south-east end of Minster Street. Its position is prominent, being immediately north of the 15th century Poultry Cross, onto which it has its principal façade. It also has a west elevation onto Minster Street, and a lesser aspect facing the narrow passage linking the Poultry Cross with the Market Place, between the west end of Butcher Row.

Having been on the market for some years it has recently been purchased by Arlington Ltd of Wimborne. This long redundant and ill-cared for building will be used as a ground floor lock-up shop and 4 No. flats in the 2 upper floors.

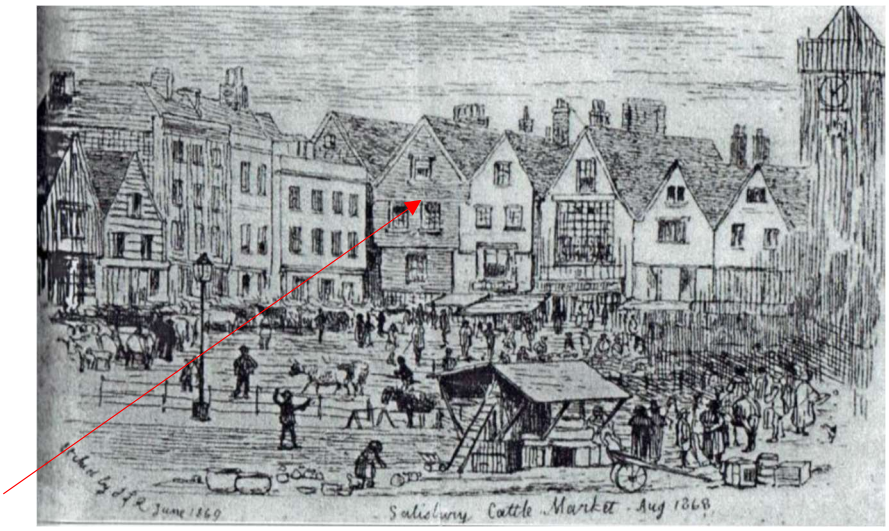


Fig. 2 1868-9 drawing of Market Place Source: Chandler J; Salisbury History and Guide Salisbury Public Library. 1 Poultry Cross can be seen in the centre of the image. At that date it was still of 4 storeys.

2 INSTRUCTION

In accordance with instruction by Arlington Ltd, a historical appraisal of 1 Poultry Cross, Salisbury was undertaken in September 2022 by Wiltshire Buildings Record. The results, incorporated in the following report, present a photographic and textual record of the building as it now stands, supported by survey drawings, map and documentary evidence where relevant. This is followed by cautious archaeological interpretation.

3 DESIGNATIONS

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1242725
Date first listed: 28-Feb-1952
Statutory Address 1: INTERNATIONAL STORES, THE POULTRY CROSS, 15, MARKET PLACE
National Grid Reference: SU 14379 29972

MARKET PLACE 1. 1594 (Oatmeal Row) No 15 (International Stores, The Poultry Cross) SU 1429 NW 3/302 28.2.52. II* GV 2. C16 much altered exterior. 3 storey timber frame, plastered and tile hung. Upper part double over-sail to south front with modern timber framing, 5 windows, modern casements. Modern shop front ground floor. Old pictures show building with 2 gables on south front. East front has 2 gables and 3 modern windows at different levels. Modern shop front returned. Old tile roof rebuilt. Part of original roof structure survives however, 4 bays, collar and clasped trusses, straight wind braces. The building forms an effective background to the Poultry Cross qv Silver Street.

The property falls within the City of Salisbury Conservation Area as designated on 7th February 1990.

Pevsner's 'The Buildings of England' series: Wiltshire edited by Julian Orbach, Bridget Cherry and Niklaus Pevsner, 2021, page 257 states:
The W side is OATMEAL ROW, also encroachment. At the southern end a good sequence of the tallest timber-framed houses. No.15 was two gabled C16 houses, tile-hung, twice-jettied, the s side to the Poultry Cross disfigured by tiling over the first floor windows.

4 DESCRIPTION OF THE BUILDING

The present building appears to date from the first half of the 16th century. It is on the site of an encroachment on the Market Place mentioned by 1473. Originally, the building was detached, constructed of oak framing with two successive jetties on all four sides. It dates

from the first half of the 16th century. It is located in an important position just to the north of the Poultry Cross, and at the junctions of Minster Street, Silver Street and Butcher Row, as well as forming the west side of the south-west entrance to the Market Place.

No 1 Poultry Cross comprises two structural ranges, presumably two, originally separate houses, built east-west and sharing a common party wall between them. Originally there were jetties on all four sides showing the houses were present before the rest of Oatmeal Row. At attic level each range comprises four bays formed from a closed truss wall-frame at either end, and three interrupted-tie-beam trusses between. The wall plates are set just below waist height in the attic, at 990mm above the attic floor level.

At the end of the 19th/early 20th century the ground floor and ceiling were raised considerably by the removal of the original first floor structure; presumably to form a decent-sized shop. This could have been exacerbated by the in-filling of the adjacent Town Ditch, when the road level was raised. Observable timbers on the south side have been reused, demonstrating that this wall has been completely rebuilt, perhaps at the time of the removal of the original first floor ceiling. It was known to be a 4-storey building as late as 1869.

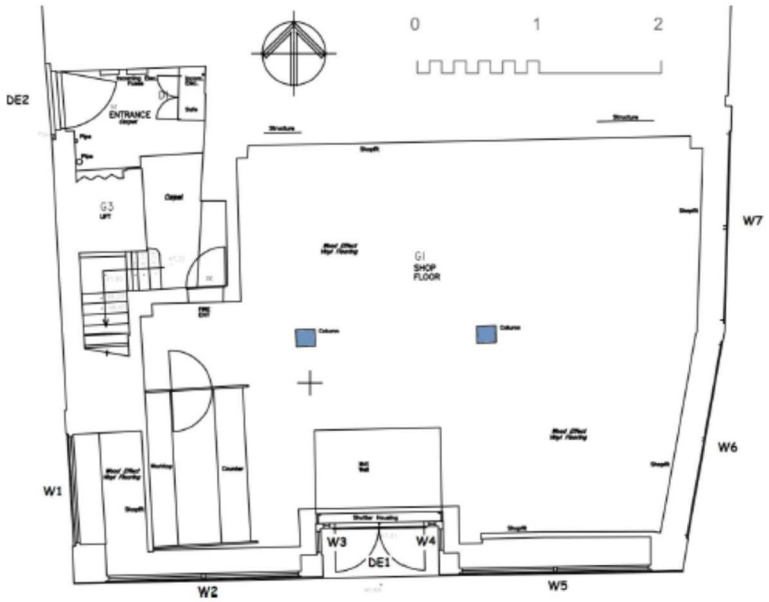


Fig.3 Ground floor plan showing positions of late C19/early C20 stair and replacement cast-iron posts (blue); and modern doors and windows. Most of the ground floor fabric appears to be modern replacement.

In the early C20th a chain operated goods lift was installed in the north west, ground floor corner. It is constructed of lattice steel framework covered with studwork, T and G softwood boarding and plaster board. It terminates at the present first floor level.





Figs.4&5 Details of the lift, to be removed and the floors made good.

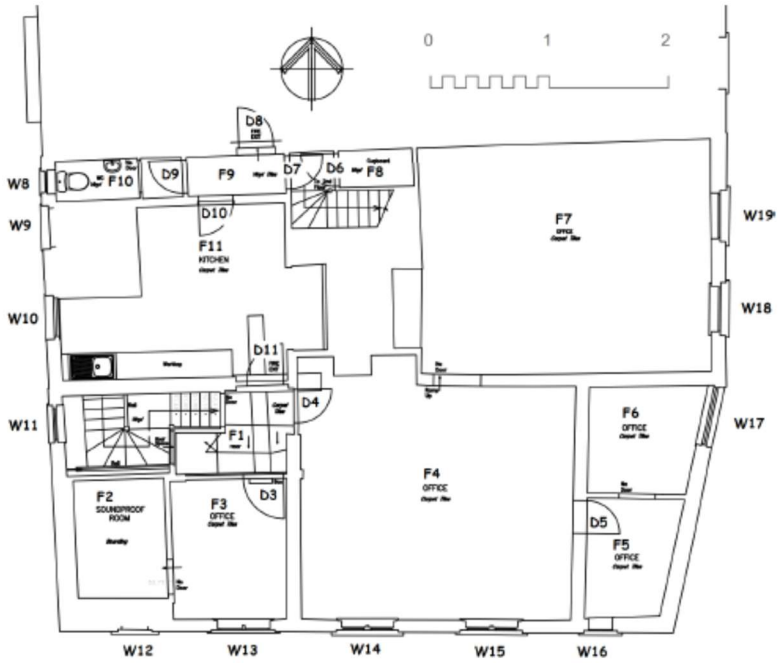


Fig.6 First floor plan showing positions of late C19/early C20 stair and room partitions related to reorganisation of that date. Due to relatively modern wall lining of hardboard it is not possible to assess the phasing of partitions. Some areas of late 19th/early 20th century tongue and groove boarding have been noted, and more may survive under later linings.



Fig.7 A view of the void above the ground floor shop ceiling. The steel framework supports the original oak outer frames as they were not strong enough, once the original first floor structure had been removed. The joists are the floor structure of the present first floor.

The void between the ground and first floor is accessed through a hatch on the main stair. Below the floor joists are the supports for the suspended ceiling to the shop ceiling.

As can be seen, above, original timber-framing, Tile hung on the outside, includes at least one existing dragon beam at the south-west corner, joists and wall studs. Jetty brackets on the façade appear to be casings for the ends of supporting steel beams.

The image in Fig. 1 shows the first floor of the south elevation is lit by 4x 19th or earlier 20th century timber casements, two single lights, and two double-lights plus a single double sash window of the 19th century. All the windows have narrow lead aprons. Internally, the present first floor is largely taken up by modern studwork partitions covered either in hardboard or plasterboard. Only one room has earlier plaster and lath and there a small section of a delicate moulded cornice. There is evidence of the external east wall having brick nogging and plaster which is smoke-blackened. In the south west corner is a small room entirely lined with cork panels. All joinery is of a recent pattern.





Figs.8&9 A view of the south east, first floor room and the cornice on the back of the existing chimney breast, to remain in-situ.



Figs.9A A view of the east face of the chimney breast in the first floor room. Parts of the modern studwork lining can be seen to the left and right.

Fig. 9B. A view of the south side of the first floor chimney breast with modern studwork covering.



The ceiling of the north east room supports a brick chimney stack that has been removed both at ground and second floor levels. For the sake of safety it must be removed.

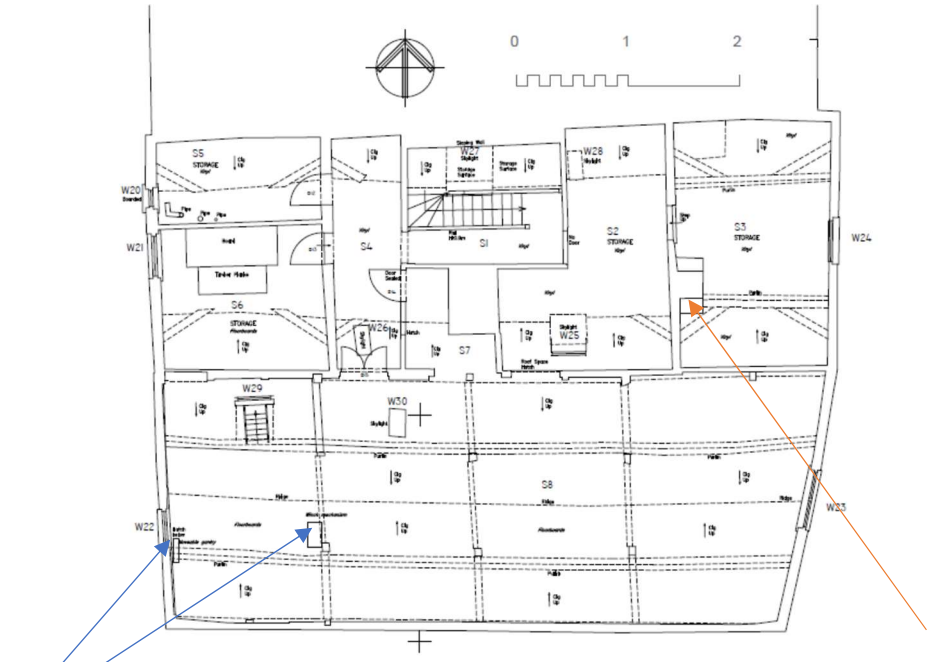


Fig.10 Second floor plan showing, in the north range, positions of late C19/early C20 stair and room partitions related to reorganisation of that date. The south range shows the open floor and exposed roof trusses. The red arrow indicates the chimney stack to be removed. The blue arrows indicate the crane and winch locations

Northern range.

Walls and ceilings are largely covered with plaster, which obscures most of the remaining oak framework.



Fig.11 A view of the north east corner showing a plastered wind-brace and modern casement.

What framework is apparent is contemporary with that of the south range but constructed as a separate entity.

Southern range

The roof contains early-mid 16th century trusses of primary trestle-sawn timbers with features, more normally associated with the 17th century. It is assumed that this roof is an outlier, in the absence of any similar construction observed by WBR, to date. The Minster Street hatches, the crane and the winch mechanism are remnants of an earlier commercial storage use, which appears to have continued through until the late C19th or early C20th.



Fig.12 General view of the attic roof in the south range, looking east.
The winch mechanism for the crane is on the right.



Fig.13 General view of the truss in the west gable. Note the escape dormer to the valley.
Below it is a large trap in the floor – to be used as the basis for an access stair.

Framing wise, the rafters are bridle jointed at the apex and twice pegged to the single tier of purlins, which have typical C17th straight wind-braces. There are the usual common type roman numeral lettering assembly marks. Floor boards are generally wide oak but there are later pine repaired areas. Gable trusses are close studded with the west side altered by the introduction of a hatch and window. At the apexes are curved braces.

Intermediate trusses are interrupted tie-beam patterns. The trusses were originally closed with wattle and daub on staves.

External description.

The south elevation is clad with clay plain tiles, punctuated by the moulded jetty beams at the 2 levels. On the ground floor is a wood-framed shop windows with a painted plywood fascia and flat ply pilasters and applied panel moulds.

The second floor deep jetty moulding is of timber. It runs to a moulded board on the east elevation and seems to be a replacement. The soffit is boarded.

At the first floor level is a black stained oak jetty plate.



Fig.14 General view of the south elevation.

The east elevation shows plain clay tile hanging to the south range and a section above the shop window on the north range. The remaining walls are covered with red clay mathematical tiles.

Jetty brackets are a late C19th addition covering the terminations of steel beams supporting the present first floor.

The north range barge boards are typical late C19th. The south range roof has a small painted gable rafter.

Note projections of a jetty to the north over the adjacent property. It demonstrates that, when first constructed, it was a stand-alone building in its terrace.



Fig.15 General view of the east elevation.

On the west elevation the disposition of plain tile hanging and mathematical tiling mirrors that of the east side.

At ground floor level, the rendered area is a thin coating over ceramic tiles on brickwork. Below this panel is a skirting of polished stone.

The same north-side jettying can be seen.

Note that the wall to the north junction of the south range is sloping down – possibly the result of deflection in the original framing.

Rainwater disposal is via a collection of haphazardly applied cast iron gutters and pipes – all undersized for the situation.



Fig.16 General view of the west elevation.

Old Maps:



Fig.17 Extract from the city map of 1835

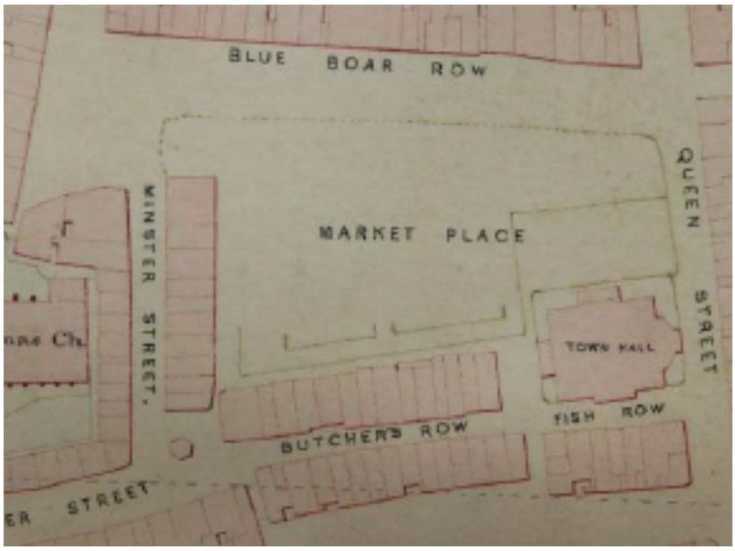


Fig. 18 Local Board of Health plan of city for sewerage and drainage scheme 1854



Figs. 19&20 O>S maps of 1880 and 1901. Note the gap between the north range and the neighbouring property. There must have been an open entranceway.

OCCUPATION AND PLANNING HISTORY

At the time of the listing in 1952, the shop was occupied by the national chain of International Stores. This was confirmed by the Goad Maps of Wiltshire town centres which recorded they were still there in 1969. In 1976 an application was made for a new shopfront and interior fixtures in connection with John Collier Tailors13, a gents' retail tailoring outlet14. In 1987 consent was given to display an advertisement. By 1992 Champion Sports were based at no.1, and in 1995 it was vacant until 1998 when it was known as Bookend Books. In 1998 consent was given for the removal of the old aluminium shop front and the installation of a new painted softwood. Permission was also given for an externally illuminated fascia sign and single projecting sign16. At that time, it was an 'electronics boutique' selling computer games. It was owned by West Quay properties. Also, in 1998 permission was given for internal roller shutters, a new display window, and non-structural shop-fitting works.
In 2002 retrospective permission was given for the replacement of the existing Electronics Boutique signage with new Game signage, together with a repainting of the shopfront
In 2011 permission was granted for repairs to the roof to make it water-tight when it was trading as 'Game'21. Details show that the valley construction and associated wall plate were suffering from wood rot. A broken window needed to be repaired, and a ceiling in the 'office' needed repair, which had resulted in water damage. There were also missing floor tiles in the front entrance. In 2018 it was vacant.

PROPOSALS

Ground Floor:

See Drawing 1277.P.02.
The aim is to create a lock-up shop, complete with its own sanitary accommodation. The only entrance will be via the present shop doorway. The rear access door will be removed and blocked. On the west side of the shop a sanitary enclosure will be formed from metal studwork, insulated and boarded. The rest of the modern shopfitting will be altered or removed by the next commercial tenant.

The void over the suspended ceiling will remain. Some fire and sound proofing, using lightweight materials, will need to be applied to comply with the Building Regulation Acts.

At the north west corner of the north range, the modern lift will be removed and the structural walls made good. Access to the flats will be improved by the installation of a different few treads to the C19th staircase. A locked pair of doors will access a bin and cycle store.

First floor:

See drawing 1277.P.03.
The majority of the existing modern stud walls will remain, altered in places, to provide 2 No. Flats.
Both flats will have a single bedroom. It will be necessary to alter the existing staircase in the north range; the bottom 5 risers will be turned to face south, thus providing a landing between rooms. A fire escape door in the north party wall will be removed and the wall made good. The stair to the south will remain and have a new stair to access the second floor added to the south.
In the north range, the existing chimney breast is surrounded by modern studwork. The studs will be removed and the brickwork directly plastered. Where the lift is removed, the floor and ceiling will be made good and the blocked window re-opened.

Second Floor;

See drawing 1277.P.04.
In the north range, as with the first floor, the majority of the modern partitions will remain. The chimney stack in the north east room will be removed and the floor repaired to match existing. The low door between the ranges will be blocked. A 2-bedroom flat will be generated.

In the south range, new studwork walls will be added around the present trusses to also make a 2 bedroom flat. The crane and winch will remain as points of historical interest.
A new staircase from the first floor will be constructed within a modified, existing floor hatch.

Generally:
The wall make-up between flats will be as follows;

New party walls: 2 layers of British Gypsum Metal Gypframe 70 S 50 ‘C’ studwork with a 50mm gap between. Studs will be fixed at 600mm centres with noggings at 1200mm vertical centres. Between the studs 75mm Isover Acoustic Partition Roll (APR1200) will be fixed within both sides of metal framework. The finishes will be two layers of 15mm Gyproc SoundBloc plasterboard to boards sides of wall with a skim coat of plaster.

Existing stud walls will be repaired, insulated and plastered. Any lath and plaster will remain.

The Ceiling make up between flats will be as follows;

Existing lath and plaster is to be retained with a new suspended MF ceiling hung under existing to create a minimum of 150mm void. The MF ceiling is to be installed with a perimeter track over a layer of flanking strip to increase the isolation from the flanking walls. A layer of 100mm Rockwool RWA45 (45kg/m3) mineral wool insulation, or equally approved, will be fitted above the MF ceiling but below the original ceiling. The underside of MF ceiling will be lined with two layers of 12.5mm Gyproc SoundBloc plasterboard, then skim coat finish.

Existing floor boards will be retained and repaired to match existing. Floor coverings will be sound-resisting underlay and carpet finish for living rooms and circulation areas. Kitchens and sanitary accommodation will be fitted with a soft-backed Vinyl covering.

External appearance:

All windows will remain and be repaired to ensure they comply with escape and ventilation requirements.

The shop window will remain. Any alteration to the fascia board for a business logo will be applied for by the tenant, separately.

The side, west door will be repaired and fitted with draught stripping and new ironmongery and used as the main entrance to the flats.

Tile hanging and mathematical tiles will be repaired using matching tiles and means of fixing.

Rain water goods will be repaired and improved.

ACCESS

There is a low-level threshold into the west entrance door to the flats. Inevitably, access to the flats will be via the present staircases and the small new section at second floor level.

Within the flats all doors will be semi-ambulant accessible.

There is no private parking available. Public parking provisions are available close at hand. Bus, taxi and train services are manifold.

Cycle and bin stores are shown located at ground floor level adjacent the entrance door off Minster Street

DEFINING THE ASSET

The asset is an important building, associated with the history and development of the market square and the relationship with the poultry cross.

As shown in the history and description of the details of the building, above, much of the original frame and jetty features are still apparent. Despite modern interventions, the character of the building and its contribution to the cityscape remains very important. The proposed works will help maintain the structure and appearance and will bring important commercial and domestic uses to add to the vibrancy of the city centre.