WILTSHIRE BUILDINGS RECORD



Opinion on projecting bay at 40c Fisherton Street, Salisbury, SP2 7RB

A Historic Buildings Study
Oct 2022

1 INTRODUCTION

40c Fisherton Street is part of a larger, listed building known as 38 & 40 Fisherton Street. The core building is a late 15th or early 16th century originally timber-framed house with a jettied rear range, now underbuilt. The Fisherton Street brick frontage dates to the late 19th century. The late medieval/early modern jettied rear range is now underbuilt and clad with slate tiles, presenting a long elevation to Malthouse Lane – formerly a narrow lane leading to an industrial site with malthouses and a steam mill between Fisherton Street and the Market Branch siding of the railway[1]. Privacy is maintained by a storey-high rendered wall. Currently the east elevation faces onto the service access road to the rear of The Maltings, still named Malthouse Lane.

2 INSTRUCTION

In accordance with instruction by Chris Stone, a historical appraisal of a first floor bay projecting on the east elevation of 40c Fisherton Street, Salisbury was undertaken in October 2022. The results, incorporated in the following report, present a photographic and textual record, supported by survey drawings, map and documentary evidence where relevant. This is followed by cautious archaeological interpretation.

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3 PURPOSE OF DOCUMENT

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4 ACKNOWLEDGEMENTS

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Thanks are due to Phyl Martin for notes on history.
Photographs: The photographs contained in this report are a selection, and a fuller archive of photographs are held by WBR for future reference. Photograph figs.6 & 8 used with kind permission of Roy Judd.

5 DESIGNATIONS

Historic England - Listed Buildings

FISHERTON STREET 1. 1594 (North Side) No 40 SU 1430 SW 1/464 II 2. Late C19 brick front of 3 storeys [this should read '2 storeys'], 2 windows, modern shop, concealing C16 timber framed building. Originally had 2 gables to street with upper floor jettied. Rear wing formerly main house, gable Just visible, slate hung lst floor. North room has C16 moulded ceiling beams. C17 panelling, Arched brace collar roof, tie beams, Flat arched fireplaces.

[1] https://maps.nls.uk/view/106032919#:~:text=%E2%88%92-,Wiltshire%20LXVI.11,-Revised%3A%201936%20to

RCHME description

(478) House, No. 40, of two storeys with slate-hung timber-framed walls and tiled roofs, is of the early 16th century. The plan is L—shaped, with a S. range parallel to the road and a rear wing on the north. The roof of the S. range is said to have arch-braced trusses, but is inaccessible; the S. elevation is masked by a modern front. In the N. wing the upper storey was originally jettied on the E., but it has been under-built. The N. gable is masked by an early 19th-century extension.

Inside, a ground-floor room in the S. part of the N. wing has a stone fireplace surround with a four-centred head. The next room on the N. has original moulded timber wall-plates and intersecting moulded beams forming a ceiling of four panels; the walls have oak panelling, probably of 17th-century origin, altered in the 18th century; the fireplace and a doorway are flanked by fluted pilasters. In its original form the 19th-century N. extension comprised a first-floor room supported on iron columns over an open porch, but the porch has been enclosed to make a ground-floor room.

Salisbury Conservation Area: The property falls within the City of Salisbury Conservation Area as revised on 7th February 1990. Fisherton Street is sub-character area 7.

6 DESCRIPTION

On the 6th October, a brief visit was made to assess a small, first floor side-extension bay projecting from the east wall of 40c Fisherton Street, used as a WC **(figs.1-4)**. The property is now divided into 3 units – on the Fisherton Street frontage, the GF comprises two retail units (Architect's office; barbers). Above this is a single residential flat. (None of these were inspected and this would obviously be essential for a full interpretation of the building). From a brief inspection in the roof and part of the interior, it does appear that this rear wing is probably contemporary with the frontage block – perhaps workshops along the street with two high status heated residential rooms behind.



Fig.1 40c Fisherton Street, east elevation



Fig.2 East elevation side extension

The east elevation wall is of dual character: the lower part is rendered and is an underbuilding flush with the upper, formerly jettied part, which is slate-hung and screw-fixed. The projecting bay cladding is fixed with spring head nails **(fig.2)**. The whole wall is painted. Upper and lower windows

are all early 20th century. Sashes are 2x2 with 'eared' frame extensions. The high-set window lighting the projecting bay is a modern replacement. No original features were observed from the interior of the bay **(fig.9)**, and only the top part of the softwood construction was glimpsed in the main roofspace above **(fig.10)**.

During opening up works to inspect the underside of the projecting bay the construction was exposed. This was found to be of band-sawn softwood clad with 7"-or 8" inch tongue and groove boarding **(fig.5)** secured with iron nails with square shanks **(fig.6)**. It is considered that the joist support for the construction above was barely adequate and indicative of the low status of its function[2].





Fig.3 South side of WC side extension ***Fig.4 East face of WC side extension***





Fig.5 Exposed underside of projecting bay
Fig.6 Detail of band-sawn softwood joists with square-shank nails holding tongue & groove boards

[2] Opinion of Roy Judd, Listed Building Conservation Professional





Fig.7 Sawn softwood corner joint with iron strapping fixed with slot-headed screw. Corner bead
Fig.8 Cavities insulated with sawdust. The original narrow boards have rotted. Part of a possible replacement, green-stained board is just visible at the top of the picture





Fig.9 Interior of projecting bay
Fig.10 Timber visible attached to wall-plate of east elevation. This is relatively modern 4" x 2" sawn softwood, said to comprise the construction of the rest of the extension

7 INTERPRETATION AND COMMENT

The projecting side-extension was evidently built as a first-floor WC and still functions as such. In 1854 a new system of deep sewer pipes was proposed **(fig.11)**. It has been said by the Victoria County History that by 1860 all houses in Salisbury had been connected to a water supply and sewerage services. Looking through the contractors files and progress plans this was not quite the case as the sewer in Fisherton Street was not yet in place by 1903 **(figs.12 & 13)**. The earliest date that the connection to the sewer could have occurred is between 1903 and 1906 at the earliest, when correspondence indicates the sewer had by now been constructed **(fig.14).** Papers in the

current owner Chris Stone's possession strongly indicate that the WC was constructed soon after 1929 as a 'dormer' in 4 x 2" softwood clad with tiles. The structure is in contrast to the rest of the building and in my opinion it is not of any great architectural significance.

Other papers in Chris Stone's possession state that 38-40 Fisherton Street was conveyed to EA Whatley and A Sanger on 19th January 1925. Whatley, Son & Sanger ran a family plumbing business and carried out an extensive refit to convert the property into a plumbers shop & workshops (prior to 1925 it was a veterinary surgery). There is a 20-page list of alterations from 1929, drawn up by the architects John Harding & Son. Significant alterations to the front involved installing floor to ceiling shopfront windows (still in existence).
Amongst the list of alterations, it refers to a "dormer" created by "opening up passage through timber framing" and that the 'partition of WC to follow that of bedroom 3, and door and linings etc. to follow that of bedroom 3' **(see Appendix B)**. No other feature in the house could be described as a dormer.

The rectangular-shanked nails seen on the projecting bay soffit, leaving black staining around them, the tongue-and-groove boarding, and corner beading all agree with a construction date in the early 20th century, compatible with a connection to the new sewer system. The documentary evidence for the sewer system between 1903-6 bears this out.
It is noted that the wooden corner beading is proud of the wall cladding, with the joints between roughly plastered over. Initially the thinking was that the original wall-cladding had been changed, but it seems that it was not a particularly neat job, but merely functional and adequate, perhaps even reusing tiling that had been removed to break through the original medieval timber-framing.

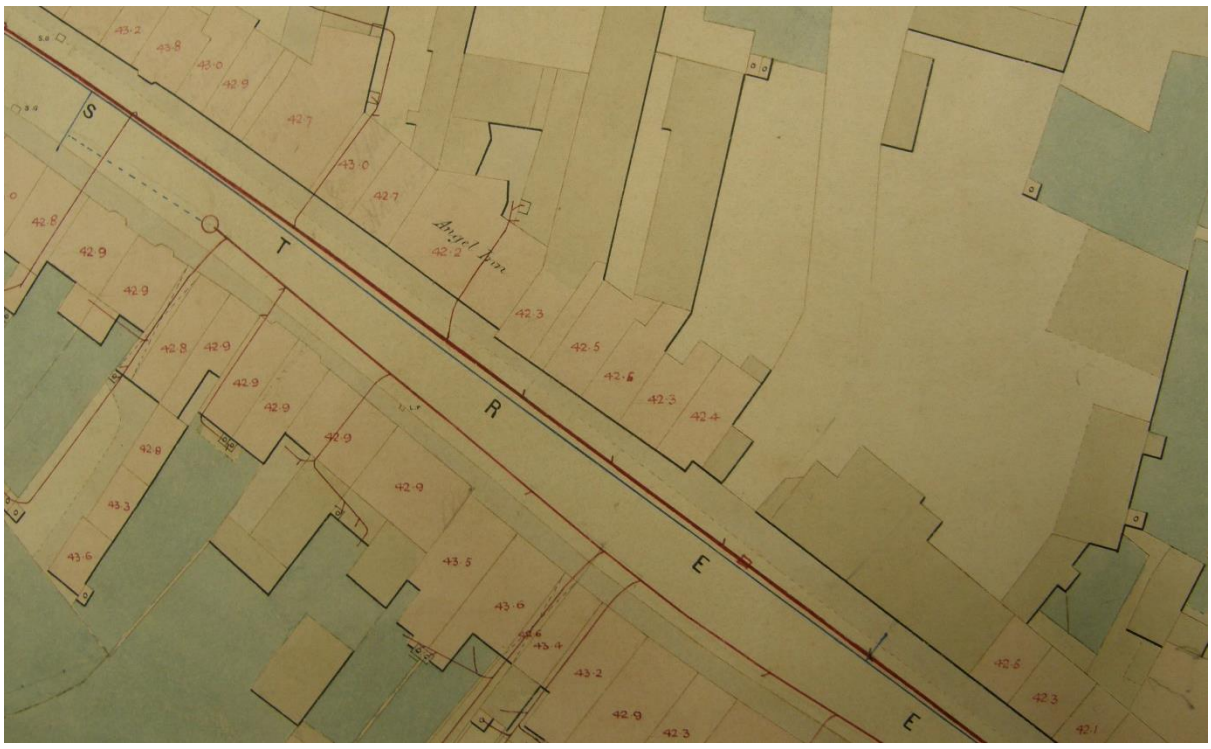
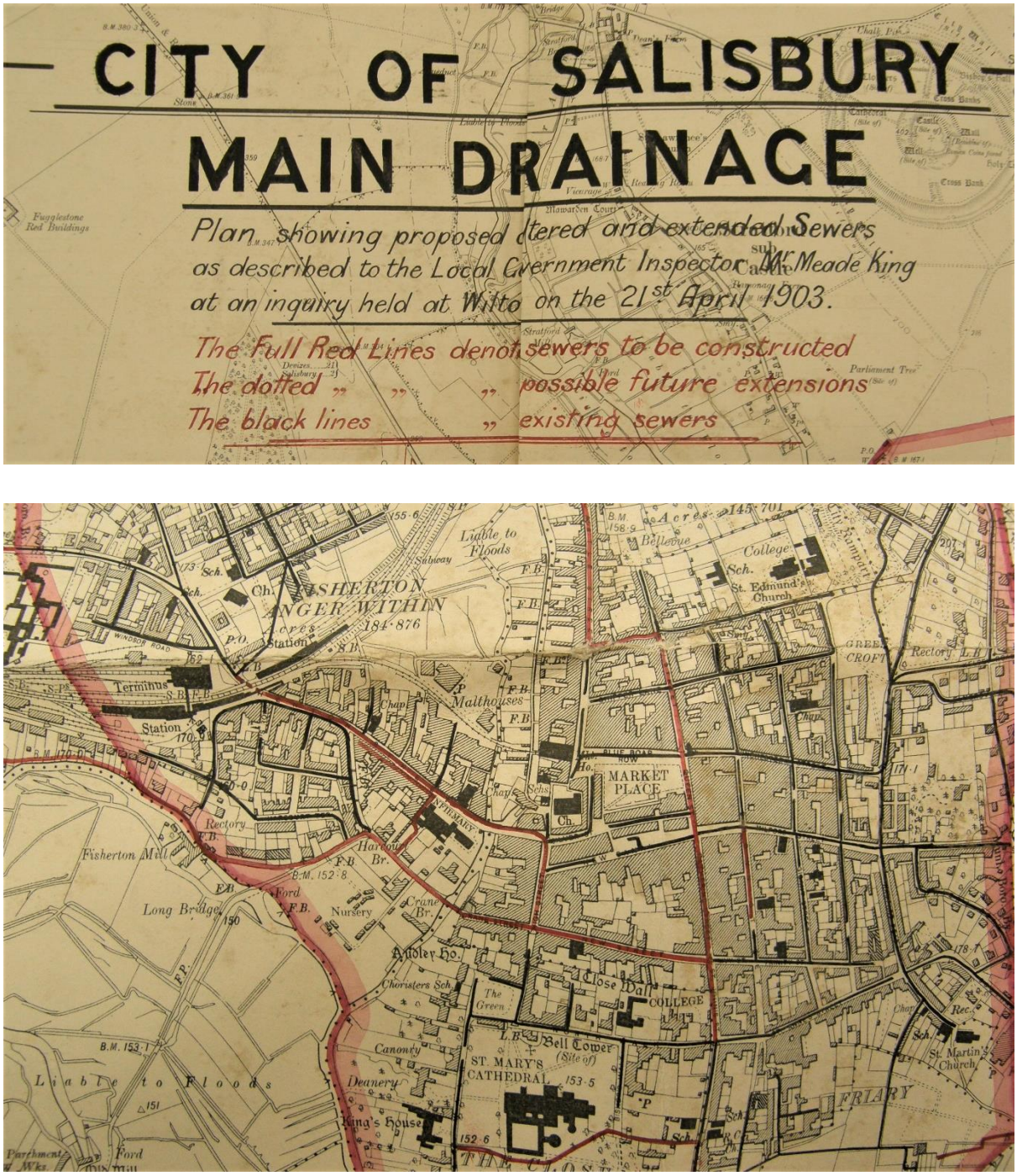


Fig. 11 Extract from Local Board of Health plan of city of Salisbury for sewerage and drainage scheme, 1854. W&SHC ref: G23/701/1PC



Figs. 12 & 13 Extract from drainage plan showing proposed further sewers to be laid. W&SHC ref:G23/132/22

SALISBURY.

12th June 1906.

Dear Sir:-

Fisherton Street.

I beg to report that since the Council meeting on Thursday last I have had the ground opened in Fisherton Street and also some additional levels taken to ascertain the exact position of the sewer and house drains on the south side of the street and find that as stated previously, the levels of the house drains will not permit of their being carried across the street but will require the branch sewer.

Yours faithfully,

W. Herbert White.

F. Hodding Esq,
Town Clerk,
SALISBURY.

Fig.14 Correspondence regarding sewer in Fisherton Street

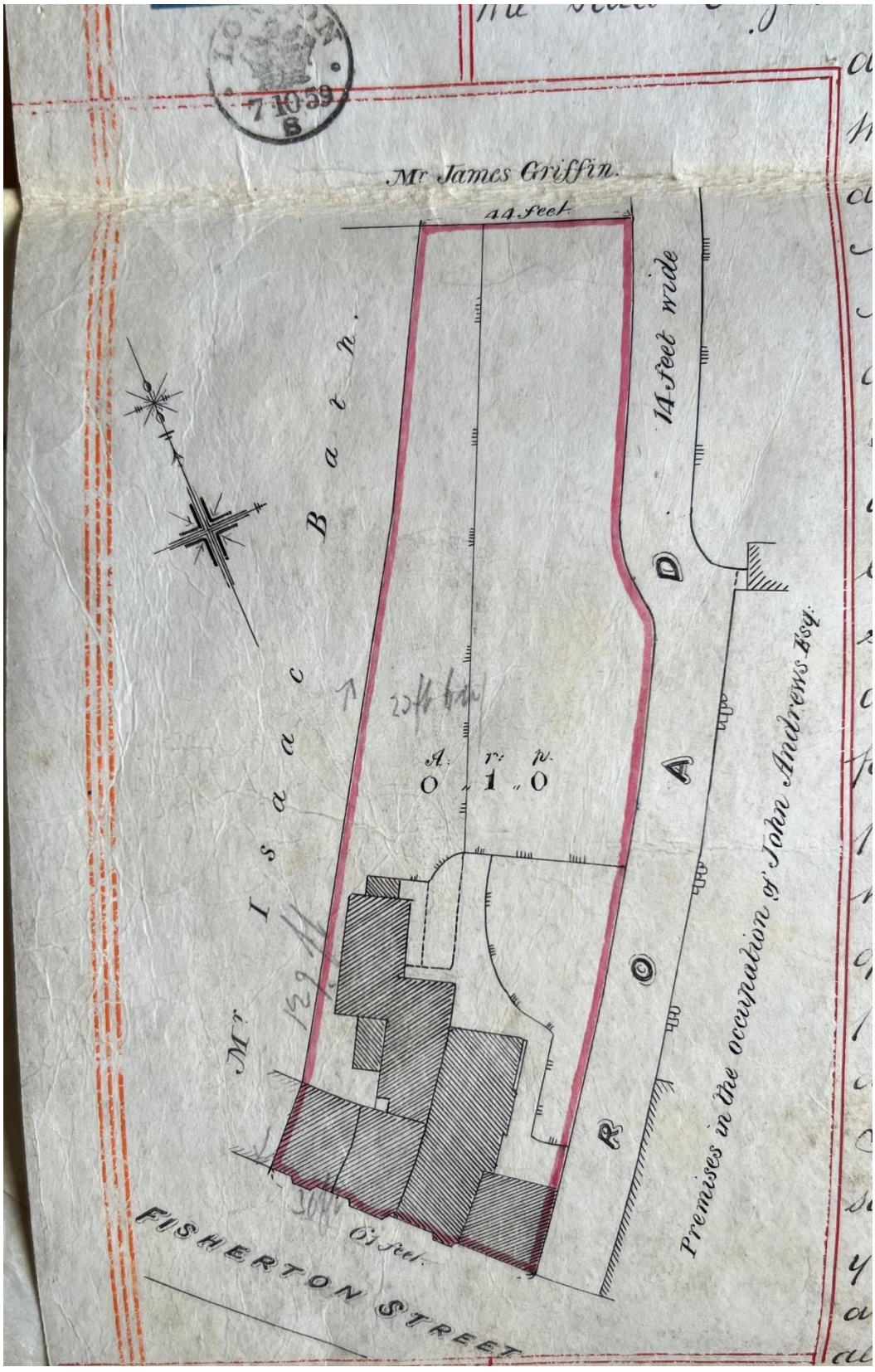
Appendix A: Extract from the Victoria History of Wiltshire Vol. 6[3]

In 1845 a report on the sanitary condition of Salisbury was made by an inspector from the Health of Towns Commission. Although he considered that the powers of the directors were exercised with judgement, he thought them insufficient because they did not extend from the main roads into the courts and alleys where the worst conditions prevailed. He felt that the high death rate was due to the nuisances in these places and to the low position of the city, but did not think that the general lack of efficient drainage could be easily remedied. The evidence given before the inspector already revealed a conflict of opinion about the value of the channels to the city which was to grow very fierce in the next few years. At the time, however, nothing was done, but in 1849 a cholera epidemic in which over 200 died brought the question to the fore again. The channels were the subject of hot discussion; a few years before many of them had been covered in, but some were opened again during the epidemic and thousands of loads of filth removed. John Winzar, the medical officer to the overseers, was strongly in their favour; 'Neither nature nor art', he wrote, 'could possibly have formed channels better adapted for effectually carrying away the sewage of the city'. Others favoured the construction of a proper system of sewerage but the retention of the channels for surface drainage and water supply. A few, led by Dr. A. B. Middleton, were for total abolition. After the cholera epidemic the directors, having consulted the local medical men, opened more channels, and began to construct barrel drains in some streets in the north-east of the city which had no channels. Middleton organized a petition to the General Board of Health asking for an inspector to be sent, but could only get 60 signatures. Many hundreds signed a counterpetition, but the board sent T. W. Rammell to report because the average death-rate of the city was above 23.

Rammell was asked to supply the board with detailed recommendations on the sewerage and water supply of the city. He proposed the construction of a deep sewerage system, and the abolition of the street channels because they made the roads narrow and difficult to maintain, and could not be made watertight at a reasonable cost. Waterworks were to be built on Mizmaze Hill to the north of the city. The estimated total cost of both schemes came to £24,000; in February 1853 a public meeting passed resolutions against them, but the board borrowed the money, and carried them on with vigour so that they were finished by September 1854. In the following six years the connexion of the houses to the sewers and the gradual filling in of the channels was completed. By 1856 almost two-thirds of the houses in the three parishes and the Close were connected both to sewerage and water supply. The last of the street channels, from Hussey's Hatch to Bugmore by Rollestone Street and Brown Street, was replaced by pipes to carry irrigation water to the Bugmore meadows in 1859.

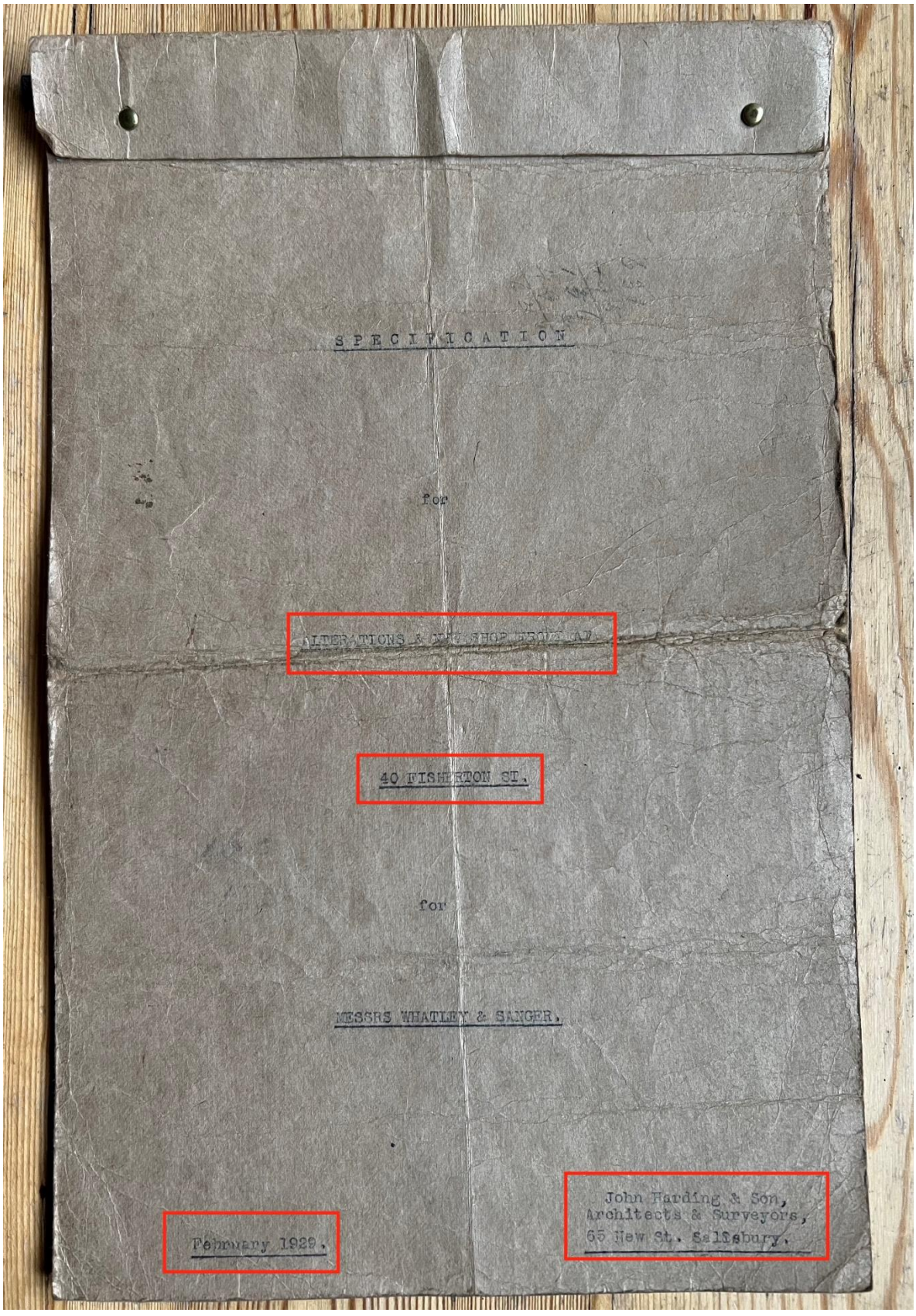
[3] Salisbury: City government since 1836 | British History Online (british-history.ac.uk)

Appendix B: Extracts from deeds and other documents in the possession of Chris Stone



Footprint in 1859

Specifications for alterations at 40 Fisherton Street in February 1929



SPECIFICATION

for

ALTERATIONS & NEW SHOP FRONT AT

40 FISHERTON ST.

for

MESSRS WHATLEY & SANGER.

February 1929.

John Harding & Son,
Architects & Surveyors,
65 New St. Salisbury.

capping on string.
Put new rounded window board to window and rehang the casement with new hinges.
Neatly repair the matchboarding of walls where damaged.
Repair the flooring.
Renew all painting in three coats and paint new work four coats.

FRONT Staircase.

W.C. & Passage.

Take up the floor and joists, raise to new levels, open up passage through timber framing, and make good in all trades including new 7" x ¾" skirting.

The partition of W.C. to follow partition of Bedroom 3, and door and linings &c. to follow that of Bedroom3.

Take off tiling &c. and trim the roof for dormer; raise the outside wall in 9" brickwork and point on outside.
Take off the matchboarding and plaster three coats.

Roof of dormer to have 4" x 2" joists firred and covered with 1" boarding for lead and 1" beaded fascia with moulding under. Cover with 5 lbs. lead and rolls, turned up well under tiles and at abutments. Cover ceiling with Celotex and plaster 2 coats. One side of dormer to be filled in with 2" rebated and moulded sash containing bars, and iron casement hung at top and fitted with stay; glaze with Pinhead Morocco. Take off weather slating enclosed by other side of dormer and take off the boarding under same and lath plaster all.

Put lead flashing next side of dormer turned up under framing and copper nailed to inside. Put zinc soakers to tiling the full length of dormer. Make good the

tiling and weather slating and all other work disturbed.

Garden Room.

Distemper ceiling, paint walls and woodwork 4 coats.

FRONT
Staircase.

Trim the joists for altered staircase, make good the trimmer linings and nosing and floor. Adapt the old staircase and refit up in two flights as shown and complete with new as required and make good in all trades. Insert joists and floor for half space landing and cover underside of same with Celotex and plaster. Make good and extend the skirtings and all other parts.

Sitting Room.

Put 1" cover board and fillets between string of long flight and partition.

Line underside of stairs with $\frac{3}{4}$" matchboarding returning vertically at the 3rd. step.

The roof light is described under Landings and Staircase.

Kitchen & Back Staircase.

Distemper ceiling, paint walls and woodwork and ironwork three coats and French polish handrails. Brush grain and flat varnish woodwork. Clean and stain margins of stairs and passage.

Form partition dividing front and back stairs with 3½" framed and braced quarter partition, lath and plaster three coats both sides and put skirting tp match adjoining.

Take out the existing skylight and make all good to roof and ceiling. Trim roof for new lights and provide and fix two 36" x 24" cast iron dead lights and glaze with rolled plate; put lead aprons, 1" match board and bearers as boxing finished with staff bead at bottom. Make good in all trades. Distemper ceilings; paint new work 4 coats and old 3.

Waiting Room. Take down door and linings, stud up the opening and make good the plastering and skirting on both sides. Form opening for door in new position insert lintol and alter the framing; refix the linings and architraves, rehang the door and make good in all trades.

Paper ceiling at 1/-; distemper cornice; paper walls at 3/6; renew painting in three coats brush grain and flat varnish.

The supporting of bay window and the floor of room is described under shop.

Surgery. Shore the roof. Take down the cross 4½" wall insert 9" x 4" rolled steel ⅄ joist and pin up over. Block and case with 1" Columbian pine tongued and beaded at angles and having small moulded fillets next ceiling.

Take down the cupboards and fittings.

Take down the door and linings to present staircase,