PAUL STEVENS ARCHITECTURE LTD

ST ELIZABETH CONVENT

HISTORIC BUILDING STATEMENT & DESIGN AND ACCESS STATEMENT



SITE ADDRESS: St Elizabeth's Convent and St Osmund's Roman Catholic School, 131 Exeter Street, Salisbury, Wiltshire, SP1 2SG

SCHEME: External lead flashing to waterproof and protect the front parapet

DATE: 03/08/2023/2023

JOB NO. 1044

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KEY CONTACTS

SITE

St Elizabeth's Convent and St Osmund's Roman Catholic Primary School,
131 Exeter Street,
Salisbury,
Wiltshire,
SP1 2SG

APPLICANT

Tony Coyle
The Parish of St Osmund's Church
St Osmund's Church
95 Exeter Street
Salisbury
Wiltshire
SP1 2SF

TEL: 01722 562703

AGENT

Paul Stevens Architecture Ltd
Unit 3 Boathouse Meadow Business Park
Cherry Orchard Lane
Salisbury
Wiltshire
SP2 7LD

TEL: 01722 349384
EMAIL: admin@paulstevensarchitecture.co.uk

FIG.1 SATELITE LOCATION PLAN



INTRODUCTION

1.0

1.1 This historic building statement has been produced to assist with obtaining listed building consent for lead flashing to protect the front wall of St Elizabeth House from ingress of water which is damaging the internal plaster at high level in the west facing 2 storey rooms in the property. The flashing will also protect the top of the stone cornice currently being damaged by frost action. This is a Grade II listed building within Salisbury Parish and was listed on 28th February 1952. It was originally a convent and is now used as flats let out by the St Osmund's Roman Catholic Diocese.

1.2 The site relates to a 3 storey colour washed brick convent house which adjoins with a red brick chapel to the north and convent living quarters to the south along Exeter Street.

1.3 The site will target the 3 storey colour washed brick convent house.

HERITAGE DESIGNATIONS

2.0

2.1 The site is located in the Salisbury Civil Parish in Wiltshire. To the north west is the Salisbury cathedral and to the south is the A36 and the banks of the river Avon.

LISTED BUILDING

2.2 Listed Building Grade II
English Heritage Legacy ID: 319131
First Listed 28th February

Listing NGR: SU1450929217

The convent house is C18 altered circa 1800, 3storeys colour washed brick with projected stone bands between storeys. Moulded stone cornice and blocking course. Gable end concrete tile roof. 2 tripartite sash windows flanking central single window on upper floors and 2 tripartite sash flanking entrances on ground floor. All having glazing bars intact. Central door of 6 fielded panels with radiating semi-circular fanlight under good Doric Porch of columns and wall pilasters, entablature with large dentialled cornice and moulded dentil open curved pediment hood.

CONSERVATION AREA

2.3 This property is located within the Salisbury Conservation Area.

- Listed Building Site
- Site effected

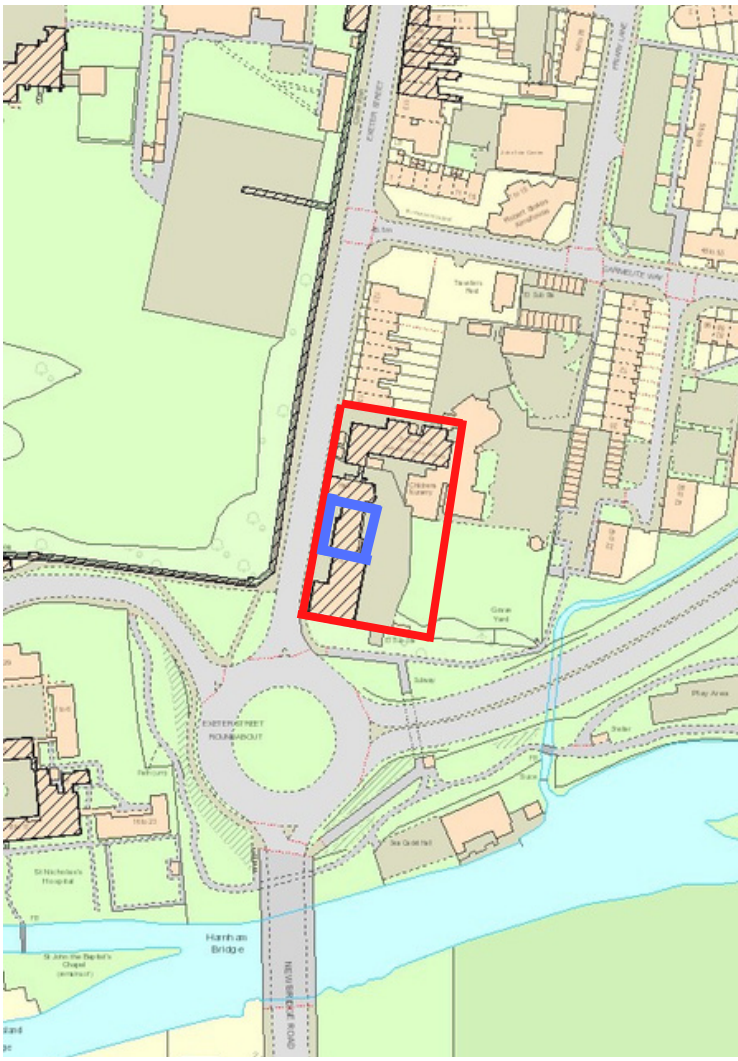

FIG.2 LOCATION & LISTED BUILDINGS PLAN

PLANNING HISTORY

3.0

PLANNING APPLICATIONS

Planning No: S/1999/2086
Decision Date: 09/02/2000 Approved with Conditions
Proposal: Adjustments to entrance staircase and altercations to rear entrance

Planning No: S/1999/2087
Decision Date: 03/03/2000 Approved with Conditions
Proposal: various internal works

Planning No: S/2003/1037
Decision Date: 02/07/2003 Approved with Conditions
Proposal: Internal alterations to provide kitchen facilities

Planning No: S/2004/1121
Decision Date: 02/07/2004 Approved with Conditions
Proposal: Remedial works and alterations to existing community hall and associated facilities

Planning No: S/2007/1678
Decision Date: 23/10/2007 Approve
Proposal: Removal of window on rear elevation, insert door and side light and additional section of stairs to flat

Planning No: S/2007/1630
Decision Date: 12/11/2007 Approve
Proposal: Complete refurbishment of the existing parish club at ground floor level

Planning No: S/2008/1198
Decision Date: 13/08/2008 Approve
Proposal: fell 3 x Leylandii

Planning No: S/2010/0479
Decision Date: 17/05/2010 Approve with Conditions
Proposal: Installation of six CCTV cameras

WILTSHIRE CORE STRATEGY POLICES

CP1 - Settlement Strategy

CP2 - Delivery Strategy

CP33 - Spatial Strategy for the Wilton Community Area

CP57 - Ensuring High Quality Design and Place Shaping

CP 58 - Ensuring the Conservation of the Historic Environment

PLANNING ACT 1990 - LISTED BUILDINGS & CONSERVATION AREAS

C 2 - Authoristation of works affecting Listed Buildings

C 5 - Prevention of Deterioration and Damage

NATIONAL PLANNING POLICY FRAMEWORK

Achieving well designed places

Meeting the challenge of climate change, flooding and coastal change

Conserving and enhancing the historical environment

Facilitating the sustainable use of materials

Flood Risk Vulnerability classification

DESCRIPTION

4.0

4.1 St Elizabeth Convent is located on Exeter Street in Salisbury. The grounds is apart of a share listed area which also contains St Elizabeth's Hall and St Osmund's Catholic Primary School.

4.2 It is a Grade II Listed building,

4.3 The convent house is C18 altered circa 1800. It is a 3 storey colour washed brick building with projected stone bands between the storeys and moulded stone cornice and blocking course. It has a gable end concrete tile roof.

4.4 There are 2 tripartite sash windows flanking central, single window on the upper floors and 2 tripartite sashes flanking entrances on the ground floor. All have glazing bars intact.

4.5 Central door of 6 fielded panels with radiating semi-circular fanlight under good Doric porch of columns and wall pilasters, entablature with large dentilled cornice and moulded dentil opened curved pediment hood.



FIG.5 FRONT ELEVATION WINDOWS, 2023

4.6 A 2 storey extension to the left of the front elevation, has one bay with an old tile roof and one flush framed sash window each floor, 4 panes wide.

4.7 The 2 storey extension, to the right and set back from the front elevation, is early to mid C19 painted brick south wing with a hipped slated roof, tripartite sashes, one on each floor and projecting rendered section also with a hipped slate roof.



FIG.6 FRONT ELEVATION OF ST ELIZABETH CONVENT, 2023

4.8 To the left and projecting level with the street, a 2 storey red brick chapel block on rendered plinth, which is mid C19.

4.9 A brick band between storeys with fleur-de-lis ornament returned to the south gable end. The roof is hipped slate with bracketed eaves.

4.10 3 point sash windows to both floors facing the street and rendered arches. The south gabled end has similar windows, one on the 1st floor and ground floor right. In the centre a pointed arched door also has a rendered arch.

4.11 St Osmund's School and church adjoins to the north, circa 1890. It is a 2 storey block of flint and ashlar blocks. It has a hipped tiled roof and ashlar chimney stacks of the eaves.



FIG.7 EXTENSION SIDE ELEVATION & ST OSMUNDS SCHOOL



FIG.8 EXTENSION & ST ELIZABETH CONVENT STREET ELEVATION

ST ELIZABETH SCHOOL HISTORY

5.0

5.1 St Elizabeth School of Industry for poor Roman Catholic girls was established in Salisbury in 1868 under the patronage of Lady Herbert of Lea. The school was run in a large old house at 131 Exeter Street.

5.2 Alterations were made to the building including the addition of a large refectory with a schoolroom above, a cottage in the garden for use as an infirmary, and some outbuildings fitted up for use as a laundry, bakehouse etc.

5.3 In 1870, the establishment was certified for use as an industrial school, allowing it to receive Roman catholic girls, with the accommodation allowing up to 65 girls.

5.4 A new dormitory and schoolroom were added in 1874.

5.5 A new chapel was erected in 1889.

5.6 In 1896 the premise was formerly two private houses joined together by a building specially erected eight years earlier.

5.7 In 1899, a new wing was added to provide a new schoolroom, dormitories and washrooms, which were later converted into playrooms in 1902.

5.8 The number of places at the school was increased to 125 in October 1913 and continued its operation until 1972.

5.9 Most of the buildings have been retained, with parts now occupied by the Roman Catholic Primary school of St Osmund's and conference/event centre.



FIG.11 ST ELIZABETH SCHOOL, 1840 - 1890

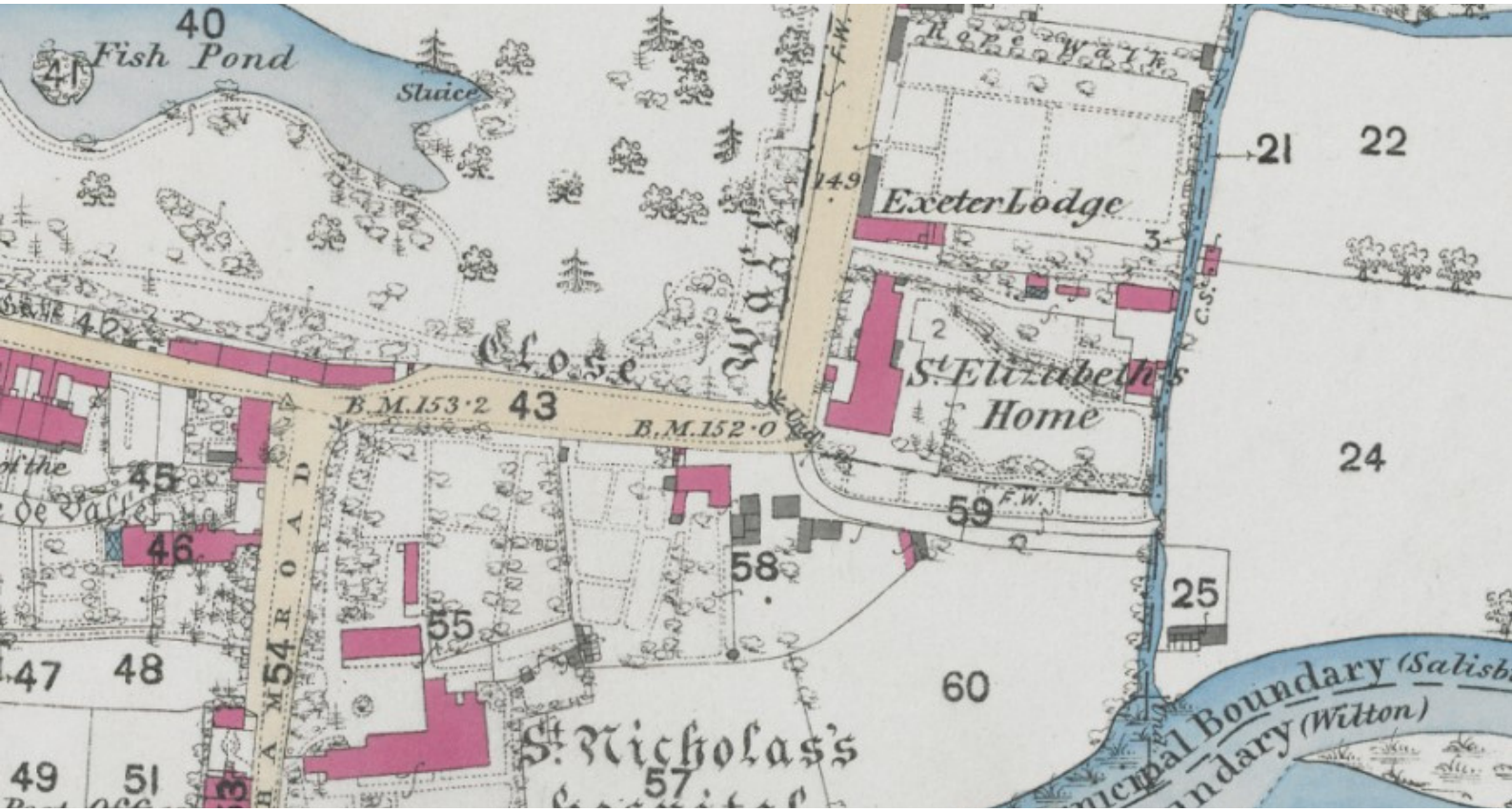

FIG. 13 ST ELIZABETH SCHOOL, 1873-1888

ASSESSMENT OF SIGNIFICANCE

6.0

6.1 The property is grade II listed and located on the east side of Exeter Road, Salisbury. The property has an existing vehicular access, parking at the rear of the building.

6.2 The application site is located within the Salisbury Parish.

6.3 The original part of the house is constructed in colour washed brick with a gable slate roof.

6.4 The front elevation of the building has projected stone bands between the storeys with moulded stone cornice and blocking courses.

6.5 The site relates to a large semi detached building used as a convent in conjunction with the living quarters to the south.

6.6 The building was originally apart of the St Elizabeth School grounds, which most of the other outbuildings are now apart of St Osmund's Primary School.

6.7 This proposal is seeking consent to repair the external lead flashing to waterproof and protect the front parapet.



FIG. 15 AERIAL VIEW AND SURROUNDING CONTEXT

SCOPE OF WORK

7.0

7.1 Reason for the works: The stone string course is degrading and their is water ingress to the internal walls.

7.2 The proposal does not include any internal alterations to the original listed building.



FIG. 16 WATER INGRESS TO INTERNAL WALLS

7.3 New lead flashing is to be added to the front of the parapet to waterproof and protect it and be dressed over the cornice

7.4 Repair damaged parapet and cornice with lime mix and create a 3 degrees runoff



FIG. 17 DEGRADING STONE STRING COURSE

7.5 Screws and washers to provide addition support on the exposed parapet wall

7.6 Stainless steel clips used to keep lead down stand in place and allow for surface runoff

7.7 Clips in welts at 200mm max c/c

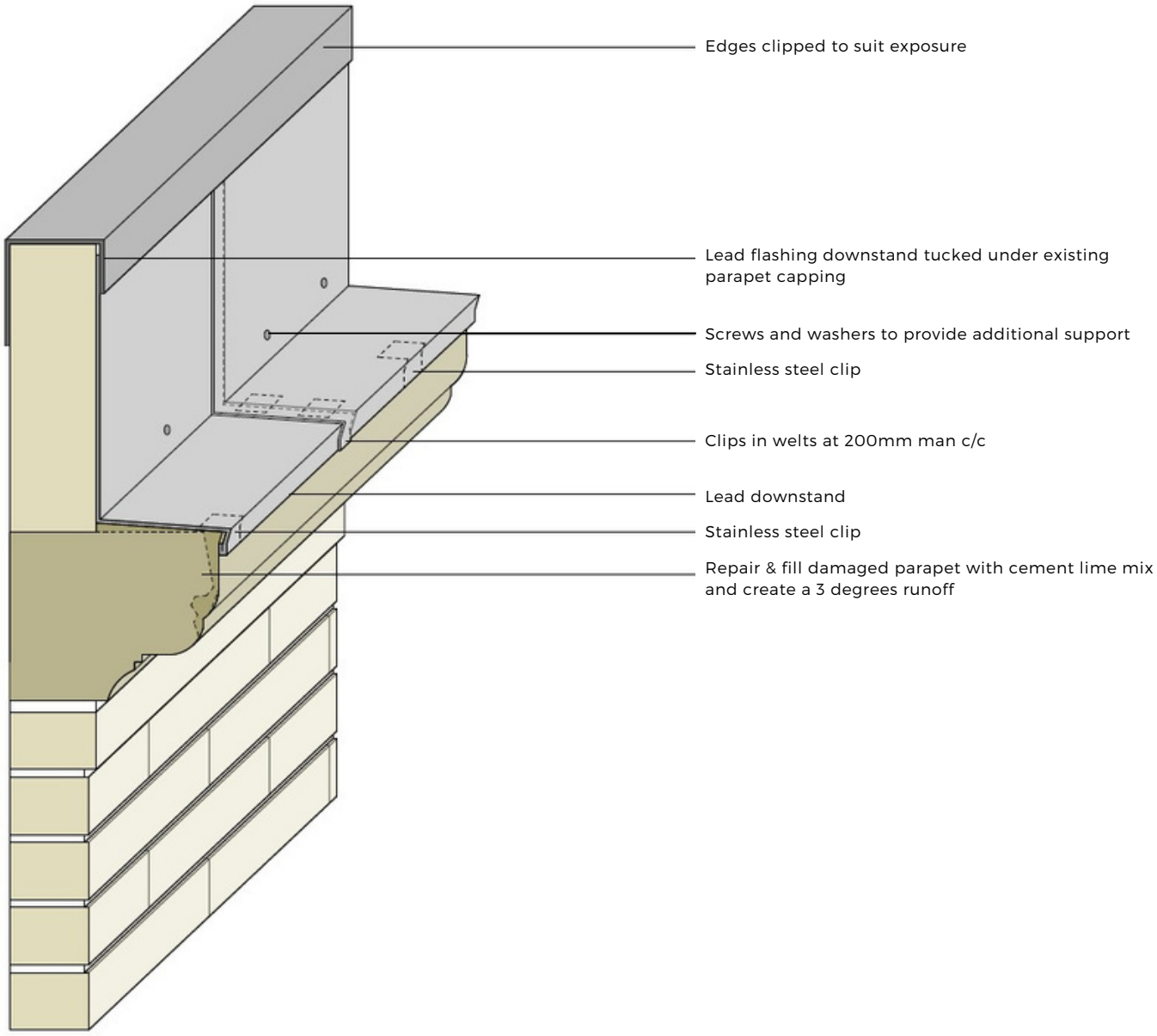

FIG. 18 PROPOSED WORKS DETAIL



FIG. 19 PROPOSED FRONT ELEVATION VISUAL OF LEAD FLASHING

CONCLUSION

8.0

8.1 The proposed is to add external lead flashing to waterproof and protect the front parapet and there are no changes to the scale, design and materials, with no significant impact to the listed building or neighbouring amenities.

8.2 It is considered to be in accordance with the Core Policies of the Wiltshire Core Strategy, Planning Act 1990 and aims of the NPPF as mentioned in 3.0

8.3 Overall, the proposal will be beneficial to the continuing use of a listed building.

8.4 The proposal will have no adverse effects on the listed building asset.

APPENDIX

9.0

DRAWINGS

Proposed Works Details	1044-01A	A1	St Elizabeth Convent, Salisbury

SOURCES USED IN REPORT

10.0

WEBSITES

Wiltshire Council - Planning Applications

HistoricEngland.org.uk

British-history.ac.uk/achieves

MAPPING CONSULTED

Ordnance Survey Maps: 1840, 1888, 1900

Google Maps, Street View

Google Earth, 3D view

National Library of Scotland Maps