SIMPSON HILDER
ASSOCIATES LIMITED

DESIGN AND ACCESS STATEMENT

PROPOSED WORKS AT:

BREWERY HOUSE
36 MILFORD STREET & 34 - 44 GIGANT STREET
SALISBURY
SP1 2AP

FOR:

STANNAH LIFTS HOLDINGS LTD

ISSUE 1: November 2023

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1.0 INTRODUCTION

1.01 This Design and Access Statement has been produced to accompany the Listed Building Consent application to Wiltshire Council in connection with proposed works at Brewery House. The aim of the statement is to identify the applicant's requirements and aspirations for the site and to outline how the application proposals reflect these aims in light of the site context and the relevant planning policy.

1.02 The application is for the repair of the porch structure following a road traffic collision with the doorframe in July 2023. The incident, involving a single car colliding with the doorway fronting onto Gigant Street, resulted in the full destruction of the right-hand timber Doric column and the base of the left-hand timber column along with damage to the 8-panel central door.

Our proposal is to reconstruct and restore the timber porch structure in a sympathetic manner. Replacement features will be formed of timber construction, a traditional material suitable for its historical setting, and will match existing. The pre-existing timbers have been retained and will be incorporated into the new structure where possible. The special architectural features which were lost in the collision, including the base, pedestal, and capital, will be reconstructed with the original style and detailing. Design and colouring will match the existing to preserve the character and appearance of the listed building and help retain the historic street scene.

The structure is currently being held by temporary timber holdings which are visually unappealing and serve as a great disparity to the historical setting. The restoration will help ensure the longevity of these Grade II listed features and will reverse the harm caused by the road traffic collision.

1.03 The application is made on behalf of Stannah Lifts Holdings Ltd who own the property.

2.0 LOCATION & CONTEXT

2.01 The site is located within the City of Salisbury Conservation Area and sits on the corner of Milford Street and Gigant Street (see Location Plan, Fig. 1). The application property of Brewery House is Grade II listed and the building is used for commercial office use.



Figure 1: Location Plan

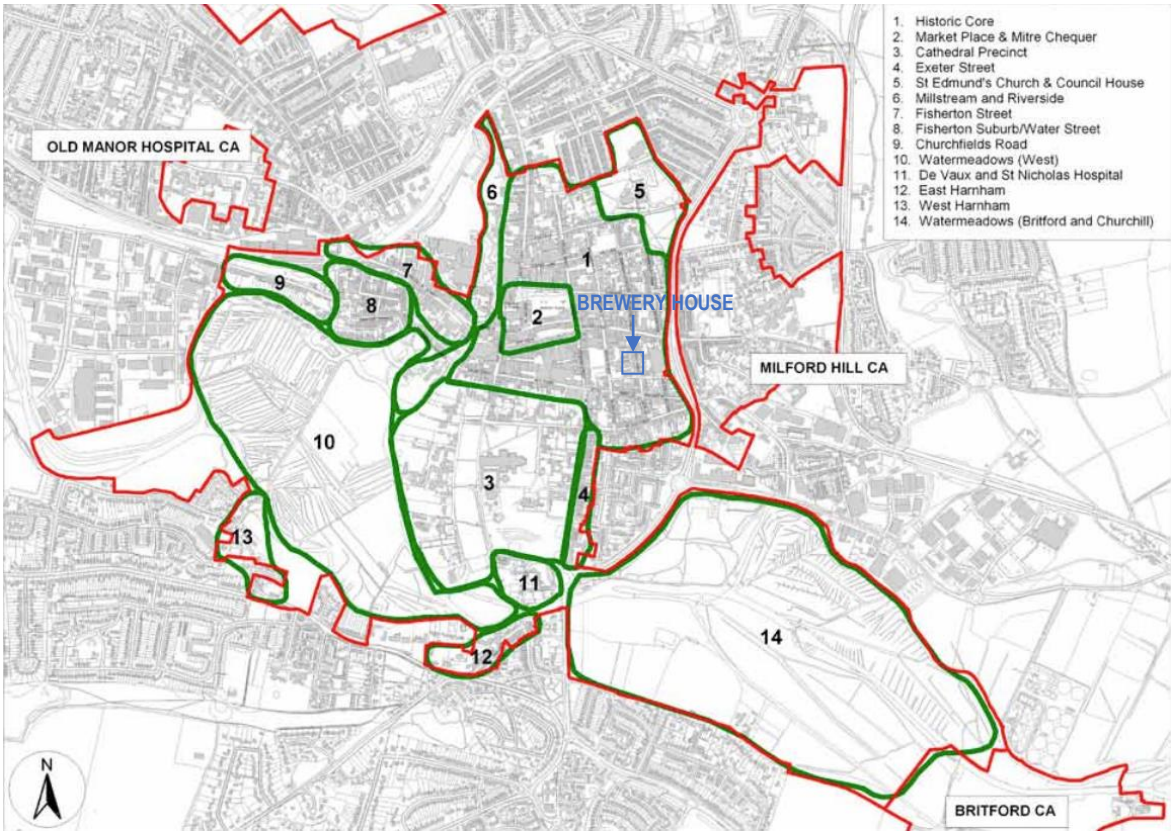

Figure 2: Site within the City of Salisbury Conservation Area

3.02 The English Heritage Website List Entry refers to the property as *36 Milford Street/34 Gigant Street*. It carries the list entry number 1242971, having been listed on 28th February 1952.

3.03 The list entry description from the English Heritage website is as follows:

MILFORD STREET 1. 1594 (South Side) No 36 (Formerly listed as No 38) SU 1429 NE 4/200 28.2.52. II GV 2. Includes No 34 Gigant Street. CI7 origin. C18 rebuilding. 3 storeys red brick upper floors, ground floor stuccoed and altered C19. Projecting plinth. The ground floor altered C19 has banded rusticated piers and shop windows in eaved architraves to both fronts. Shop door with segmental pediment over. Moulded cornice and frieze over ground floor. Upper part has painted stone quoins, moulded string over first floor, moulded cornice and stucco parapet panelled over windows. Upper floors to Milford Street have 2 windows, sashes, no glazing bars, with painted keystones, flat brick arches. Recessed bay of one window to right, the ground floor sash with original thick glazing bars. One similar window to upper floors, return front to Gigant Street. Lower extension Gigant Street to LH same period with 3 windows to upper floors, 2 on ground floor and 8-panel central door with radiating and wreathed fanlight in panelled reveals with plain surround and central moulded keystone. Doorcase of semi-engaged Doric columns, broken entablature with bracketed cornice and open pediment. Ground floor windows have moulded frames and stepped voussoir heads. a good corner building. The shop in front has C17 plaster ceiling Remains of carved + panelling and pilasters. Round headed door with shallow relief of niches C17, possibly reset.

Nos 20 to 36 (even) and Elim Pentecostal Church form a group.

3.04 The site was historically occupied the Gibbs Mew brewery for much of the 19th and 20th century until the company's closure in 1997.

The location is formed of two distinct sections. The property occupying 36 Milford Street & 34 Gigant Street consists of a three-storey red brick building dating back to the 17th century. Consequently, the building benefits from significant architectural detailing. This building was formed into offices in 2003 and is now occupied on a multi-let basis.

Adjoining this building is a more modern extension. The brewery that previously occupied the site was demolished in 1999/2000 and a three-storey addition was built shortly after to provide purpose-built office space. Gated access leads to the car parking area at the rear.

3.05 Brewery House can be accessed from either Milford Street or Gigant Street with the proposed works fronting onto Gigant Street and holding a prominent position on the street scene.

The property is neighboured by a former public house, "The Anchor", on the Gigant street elevation which has now been converted in a residential dwelling. The Chapel nightclub which sits adjacent on the Milford Street elevation which was previously a Pentecostal church.



Figure 3: View of Site from Gigant Street Elevation Showing Proposed Area of Works

4.0 PLANNING HISTORY

4.01 Wiltshire Council lists the following planning applications for the site:

- **14/03038/FUL**
  Decision Date 22/05/2014
  Change of use for the ground floor office at 36 Milford Street/34 Gigant Street from B1 Business (offices) classification to A2 Professional and Financial Services usage.
  Decision: Approved with conditions

- **S/2004/0943**
  Decision Date 26/04/2004
  Installation of replacement double doors to main entrance off Gigant Street
  Decision: Approved with conditions

- **S/2003/1698**
  Decision Date 08/08/2003
  Listed Building Consent: Re-introduction of partition walls and associated works to form office accommodation.
  Decision: Approved

- **S/2003/1565**
  Decision Date 17/09/2003
  Air conditioning installation and associated plant/machinery
  Decision: Approved with conditions

- **S/2003/1140**
  Decision Date 23/07/2003
  Installation of air conditioning system and associated plant and machinery
  Decision: Withdrawn

- **S/2001/2068**
  Decision Date 01/01/2002
  Internal alterations and renovation works to building
  Decision: Approved with conditions

- **S/2000/1564**
  Decision Date 10/10/2000
  Erection of 6 apartments and associated parking with new vehicular access
  Decision: Refused

- **S/1998/2081**
  Decision Date 18/02/1999
  Demolish adjoining brewery building to south of 34 Gigant Street and 36 Milford Street Salisbury, make good party wall, and construct where necessary
  Decision: Approved with conditions

- **S/1993/1158**
  Decision Date 16/12/1999
  Listed Building Consent: Demolition of existing building, construction of new offices (3 storey), enlargement of existing access, and parking for up to 6 cars
  Decision: Withdrawn

- **S/1996/0132**
  Decision Date 22/03/1996
  Residential development (30 dwellings) following dismantling of Elim Church and demolition of remaining buildings
  Decision: Refused

- **S/1998/1539**
  Decision Date: 18/09/1998
  Demolition of redundant brewery premises
  Decision: Approved with conditions

- **S/1998/1538**
  Decision Date: 13/11/1998
  Redevelopment of site, erection of 38 no. new dwellings, office building, construction of new pedestrian and vehicular accesses, associated parking and landscaping.
  Decision: Approved with conditions

- **S/1993/1159**
  Decision Date 20/04/1994
  Listed Building Consent: Construction of office development attached to listed building with shared staircase and toilet facilities.
  Decision: Approved with conditions

- **S/1993/1160**
  Decision Date: 2/04/1994
  Listed Building Consent: Demolition of 36-34 Gigant Street
  Decision: Approved with conditions

- **S/1993/1161**
  Decision Date: 13/12/1993
  Listed Building Consent: Repair and refurbishment of building
  Decision: Approved with conditions

The relevant planning policy in relation to this application is the Wiltshire Council Core Strategy, in particular Core Policy 58 which specifies:

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

Comment: As the porch repairs will be carried out on a like-for-like basis retaining the historic material where possible, the historically significant features will be restored and conserved. They will serve as an enhancement to the local historic environment as they will replace the temporary support structure.

Also relevant is the revised National Planning Policy Framework dated September 2023.

Paragraph 189 advises that:
[Heritage] assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Comment: The porch repair works will be done on a like-for-like basis to contribute to maintaining the character of this heritage asset. The repairs are considered essential as they serve to replace the temporary fixings and will help prevent deterioration of the structure.

6.0 THE PROPOSALS

6.01 The commentary below provides an account of the key work proposed and specific items of detailing.

External Works

1. Remove temporary holdings and provide support if necessary.
2. Cut out decayed and damaged timbers.
3. Scarf in new hardwood timber in profile to match existing with neat flush joints including timber profile mouldings, circular timber column casing, and panels to timber door. The salvaged timbers

will be re-used in the structure where possible and new timbers incorporated where the historic timbers have been lost.

4. Prepare all previously painted timber and all new timber, removing all loose and flaking paintwork, sanding and bringing forward to a level surface, and priming bare timber ready for decoration.
5. Redecorate all previously painted and new timber with one coat undercoat and two coats topcoat paint to match existing colours.
6. Carry out localised repairs or replacements to the lead roof canopy where required.
7. Brush down and clean stone steps.
8. Undertake localised render repairs where render impact damaged using lime render to match existing.

PHOTOGRAPHIC RECORD



Figure 4: View of Site from Gigant Street Elevation Looking Towards Milford Street



Figure 5: View of Missing Base to Left-Hand Column



Figure 6: View of Temporary Support to Right-Hand Column



Figure 7: View of Site Showing Proposed Works Looking Towards Gigant Street



Figure 8: Missing Capital to Right-Hand Column

7.0 SUMMARY

7.01 This application relates to the porch structure at the Grade II listed Brewery House following its demise in a road traffic collision.

7.02 In light of the above it is hoped the proposals will be considered to be appropriate for approval by the Planning Authority.