STATEMENT [Revision 1]

IN CONNECTION WITH SUB-DIVISION AND CHANGE OF USE OF PART GROUND FLOOR FROM RETAIL TO RESIDENTIAL AT 41 HIGH STREET, SALISBURY SP1 2PB.

The Property

No. 41 High Street is located on the east side of High Street, on the section that leads through the North Gate into the Cathedral Close and accommodates a retail outlet with semi-basement, ground floor retail area, with a mezzanine area for retail and storage between semi-basement and ground floor.

The first and second floors are divided into flats, accessible from a separate access from the High Street.

The Listing

The property is grouped as properties 41 – 45 High Street and has a Grade II Listing, the subject of which is –

'East side Nos. 41 – 45, Grade II, GV.2. Later C.18 symmetrical elevation, 3 storey and attic painted black. Bands between storeys, moulded on 2nd floor. Moulded coved cornice. The attic floor is set back with small leaded entrance in front, and is tile hung. Steep pitch old tile roof with gabled and hipped ends. 5 small sashes to attic, 5 flush framed sash windows (centre 4 panels wide) on 2nd floor. 1st floor has central canted bay window, sash lights with glazing bars, shallow cornice and panelled apron (over 43). 4 other 1st floor windows, 3 of them flush framed sashes, glazing bars intact No. 45. The left hand window of No. 41 has been enlarged, 6 x 3 fixed panes. On ground floor, No. 41 has central modern glazed door but with early C.18 cornice hood over with panelled soffit, on shaped brackets. Shop windows either side modern in early C.19 style glazing. One bowed. No. 43 has modern narrow window with glazing bars and glazed door in modern stucco plaster frame with frieze and cornice. No. 45 has early C.19 door of 6 flush panels in panelled reveal. Modern Regency style bowed shop window, the whole framed by thin pilasters, frieze and cornice.'

Existing Retail Area

The retail element of the property comprises the semi-basement for office and storage, mezzanine floor at present used as store room and the whole of the ground floor for the sales area, storage and staff room, kitchen and toilet facilities.

There are two courtyards at differing levels and not linked, one from the mezzanine floor, the other from the rear storage/staff room area.

Extant Planning Approval

Council records will indicate that Planning and Listed Building Consent was granted for sub-division and change of use of part of ground floor from retail to residential – Application Numbers are

Planning Approved 5 January 2023	-	PL/2022/08251
Listed Building Consent Approved 5 January 2023	-	PL/2022/08671

The works approved have not been initiated.

Need for Application
In moving forward to Building Regulation plans, the use of a Saniflow from the basement for w.c. facilities was not acceptable and therefore the scheme could not proceed.

A review of the options available indicates that the staff facilities could be located on the mezzanine floor which would permit gravity discharge to existing drainage system.

The applicant therefore wishes to achieve the appropriate permissions to reduce the storage and retail areas and construct the studio flat as indicated in the application documentation.

The Proposal

Basement
In the approved plan, kitchen and toilet facilities for the shop were approved located in the basement, but due to technical reasons and the use of a Saniflow unit, this is not permissible, therefore a review of the proposals has been undertaken.

The proposal is to relocate the kitchen and w.c. facilities on a section of the mezzanine level, where gravity drainage to soil drain is possible.

The basement will remain available for the retail unit. – the only work required is the application of double layer of Fireline plasterboard to the ceiling of the basement that is under the residential area of the ground floor.

There will be no other structural alterations.

It should be noted that part of the basement ceiling is already fire protected under the stair ground to first floor and over the electrical panels

Mezzanine Area

A modern stud partition (which is boarded on one side only) will be removed to allow the mezzanine floor to be accessible and visible from the main retail floor area.

The w.c./kitchenette department will be formed by a stud wall; the layout will still allow access through to the lower courtyard.

Ground Floor – Retail

The 'passage' between the back wall of the original staircase and the wall to the corridor leading to the flats will be closed over by a new stud wall as per the details on the application plan and eventually will be covered by display shelves or racks.

The new access to the studio flat will be formed through a new wall constructed in 1979 when the works were carried out to sub-divide retail from the access to the flats.

The door opening will be secured by a half-hour fire resistant door.

To the remaining access between front and rear present retail areas, the latter being taken back by the Landlord, a 'service door' will be constructed on the back of the opening for the purposes of providing maintenance access if necessary from High Street, through the retail and accommodation to the rear courtyard.

This particular opening is formed with a moulded plaster archway feature, therefore the closure of this opening is achieved on the far side of the archway, leaving the arch in full view and intact from the retail area.

The opening will be secured by a one hour fire resistant door but with no architraves or evidence of the doorway and with a double deadlock provision for secure access facility.

The above works now physically separate the retail area from the studio flat.

Studio Flat

Access to the studio flat will be via the side door leading from High Street into the corridor to first and second floors and now through the new doorway into the remaining ground floor area.

To comply with Building Regulation requirements it is necessary to provide double door protection leading to a common fire escape route, a second door will therefore be located in the position as indicated on the plan.

On the 1979 plans for the alteration and extension to the premises, which basically commence at the point between the retail area now being taken back and the present staff/store room, the division wall was indicated as a 100 mm brick wall. However that has not been carried out and the original timber frame wall remains, therefore it is proposed to re-use the doorway opening through this partition by removal of the door and lining, together with the removal of the plasterboard covering on retail side to expose the timber framework.

The partitions that form the modern w.c. and kitchen facilities will be removed and the location adapted into providing kitchen facilities for the studio flat.

Shower room and toilet facilities will be formed in the 1979 building to provide w.c., wash hand basin and shower, venting out through the wall into the rear courtyard.

The retail premises had the benefit of an air conditioning unit, which will be removed, together with the evaporators located in the rear courtyard.

Drainage
Investigations have been carried out regarding the two manholes in the rear courtyard and confirm that the existing soil drainage system has a connection into a public sewer.

The proposal for the accommodation will be connected through existing pipework or through the floor void into the existing soil and vent pipe and via a new external soil and vent pipe against the 1979 construction direct into the existing manhole.

For the shop facilities on the mezzanine floor, a soil pipe will run above the courtyard level attached to the wall of the 1979 extension, go through the projecting floor void into the soil pipe as referred to above and then to the existing manhole.

Photographs

1. Photograph on mezzanine floor showing fire exit door to lower courtyard.

2. View down passageway behind staircase to be closed over with stud partition.

3. In store/staff room viewing back of timber frame partition to be exposed.

4. View of archway between front and rear retail areas.

Extracts from 1979 details for construction of extension (4 sheets)