No. 14 HIGH STREET, SALISBURY, WILTSHIRE SP1 2NW

Heritage Statement

1.0 INTRODUCTION

1.1 No. 14 High Street is a Grade II listed building located within the city of Salisbury Wiltshire and is within the Salisbury City Conservation Area. The owners of the property are seeking permission to make some alterations to the building requiring planning and listed building consent. Plans for the proposals are being prepared by Simpson Hilder Ltd.

1.2 Forum Heritage Services has been commissioned to make an assessment of the heritage significance of the building and the potential impact of the proposals upon that significance and to prepare a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services, visited the property in May 2019 and subsequently prepared this report.

1.3 The proposals relate to first and second floor levels only; no examination was made of the shop unit at ground floor level.

2.0 BACKGROUND

2.1 No. 14 High Street was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in 1972 and was described as:

Early to mid C19 refacing of C16/C17 structure. 3 storeys stucco raced (sic), cornice and parapet. 2 sashes 2nd floor. Altered tripartite 1st floor window. Mod shop front ground floor. Interior has some early C18 panelling. The roof structure trussed with collars.

The address and description was amended in 1980 to include No 16 High Street. The revised list description states:

A C16/C17 timber framed building originally of which elements remain behind an C18 brick 3 storey front, stuccoed in the early C19, Band cornice and parapet with coping. 2 windows to upper floors flat grooved arches with vermiculated Keystones. Rusticated quoins. Modern shop fronts partly cutting into 1st floor windows. Round arch passage entrance to right hand of No 14 with block imposts and keystone. Elements of timber frame survive on first floor and in roof with arched brace, tie beams and collars, slate hung gables to rear. Early C18 turned baluster staircase survives from 1st floor to 2nd floor.

2.2 The Royal Commission on the Historical Monuments of England volume for the City of Salisbury (RCHME 1980, 66) records Nos. 14 and 16 as:

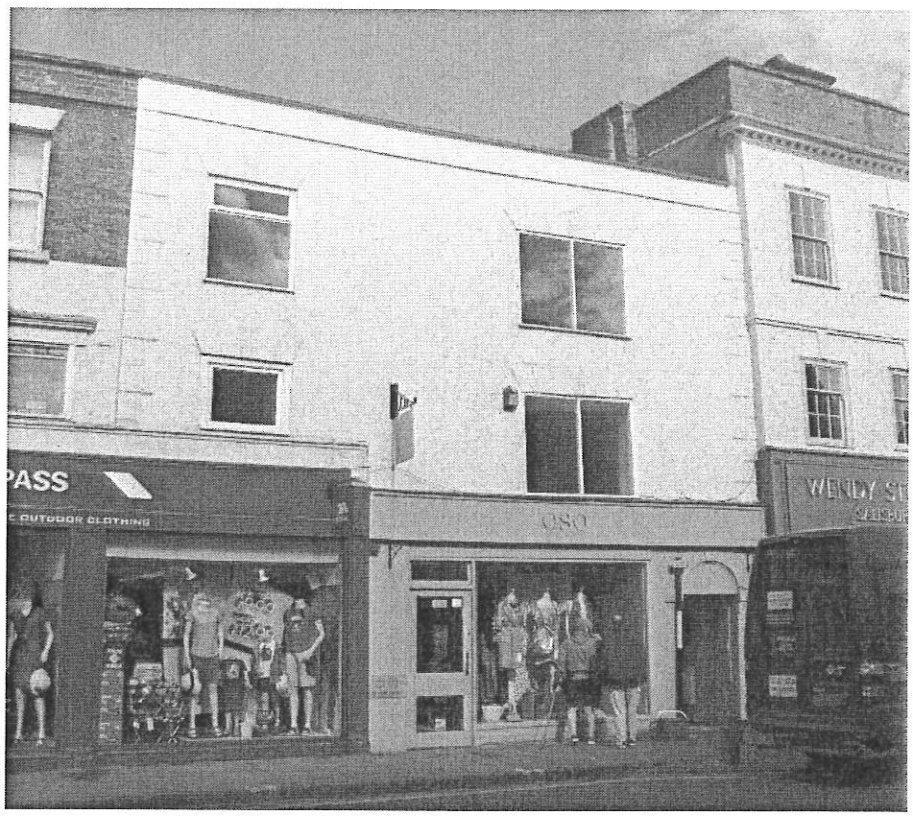
Monument 75
Houses, two adjoining, Nos. 14 – 16, of three storeys with brick walls and tiled roofs, are superficially of the mid 18th century, but the interior plasterwork masks timber framework, probably of 16th-century origin. The rendered E. front is of the 19th century.

2.3 A search of the planning history of the site identified one application relating to internal changes; an application for 'new stairs and internal shop fittings' which was approved in 1995 (S/1995/0256). No plans relating to this proposal are available on the Wiltshire Council Planning web portal.

3.0 DESCRIPTION

Exterior

3.1 The stuccoed front elevation is of three storeys with a parapet concealing the roof, two modern windows of unequal size to each floor, all having rusticated voussoirs over and rusticated quoins (Figure 1). At ground floor level there are two shop units, that of No. 16 extending across into the adjacent No. 18 and which has impacted upon the first floor window. Both shop fronts are modern. There is an entrance to a side passage to the right.



Nos. 14 and 16 High Street, front, west elevation.

3.2 Within the side passage, the south wall is entirely of brick laid in a general Flemish bond with an area of rebuilding beneath a partial arch mid-way along the passageway. At a little over 5.0m from the front elevation there is a straight joint in the brickwork to the west of which the bonding is Flemish Garden Wall bond. Adjacent to the east jamb of the door which

gives access to the upper floors, there appears to be an area of potential rebuilding extending c.1.0m from the door. West of the door the brickwork is unpainted and is quite irregular in its bonding with lots of headers and three-quarter bricks meaning that there is really no definite bonding pattern. There is an area of modern brick infill, possibly replacing flue vent. Above this section of brickwork the wall is rendered with a cement render. There is a further modern door, above which the brickwork is more regular and there appears to be a vertical joint in the brickwork marked by queen closers. This joint abuts the area of the cement render suggesting the render covers an area of later infill. At first floor level there is a two-light window and, further west, a modern three-light casement to the section with a slate roof aligned north – south.



Figure 2 View towards the rear of No. 14.

3.3 Little of the rear of the building is visible from the yard area accessed from the side passage (Figure 2) as there is a two-storey 19th century building attached to No. 14 but which does not form part of the property. Various elements can be seen including a slate-roofed two storey element with its ridge aligned north – south and half-hipped and gabled tiles roofs of the upper storey of No. 14.

3.4 At second floor level there is a small terraced area from where part of the tile hung rear elevation of the first and second floors of the building can be seen (Figure 3).

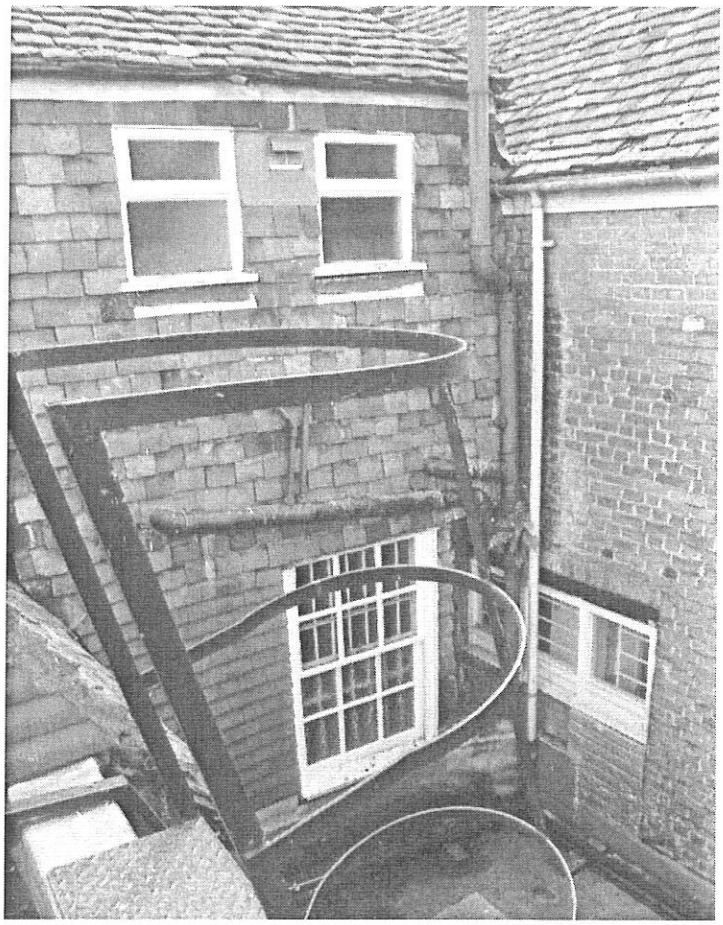


Figure 3
Rear, west elevation of the first and second floors from the flat roof area at second floor

Interior (see Plans Figures 4 and 16)

3.5 Access to the first floor is via a door in the side passage. This door leads to a modern staircase which rises up to the northern front room (F1), which is larger than the room to the south (F2). A winder stair in the south-west corner of the F1 gives access to the second floor. North of the stairs from the ground floor is a narrow space (F3) over the side-passage and south of the stairs is a large room, without windows (F4). To the rear of the smaller front room is a small room (F5) accessed from the F4. West of F4 is a later range with two rooms, F7 and F8, which were not accessible at the time of the survey.

3.6 The larger front room, F1, has a brick stack and fireplace to the north wall (Figure 5). The fireplace has some apparently older, relatively thin bricks to the sides of the opening and are chamfered possibly with the remains of stops, but from the height of the segmental arch over the fireplace the brickwork appears to have been rebuilt. The whole of the stack has been pointed with hard cementitious mortar. The arch of the fireplace is supported on an iron bar lintel. The upper part of the chimney breast also uses some limewashed chalk block and roofing tiles. To the left side of the fireplace is a further brick flue, also poorly pointed with hard cementitious mortar.

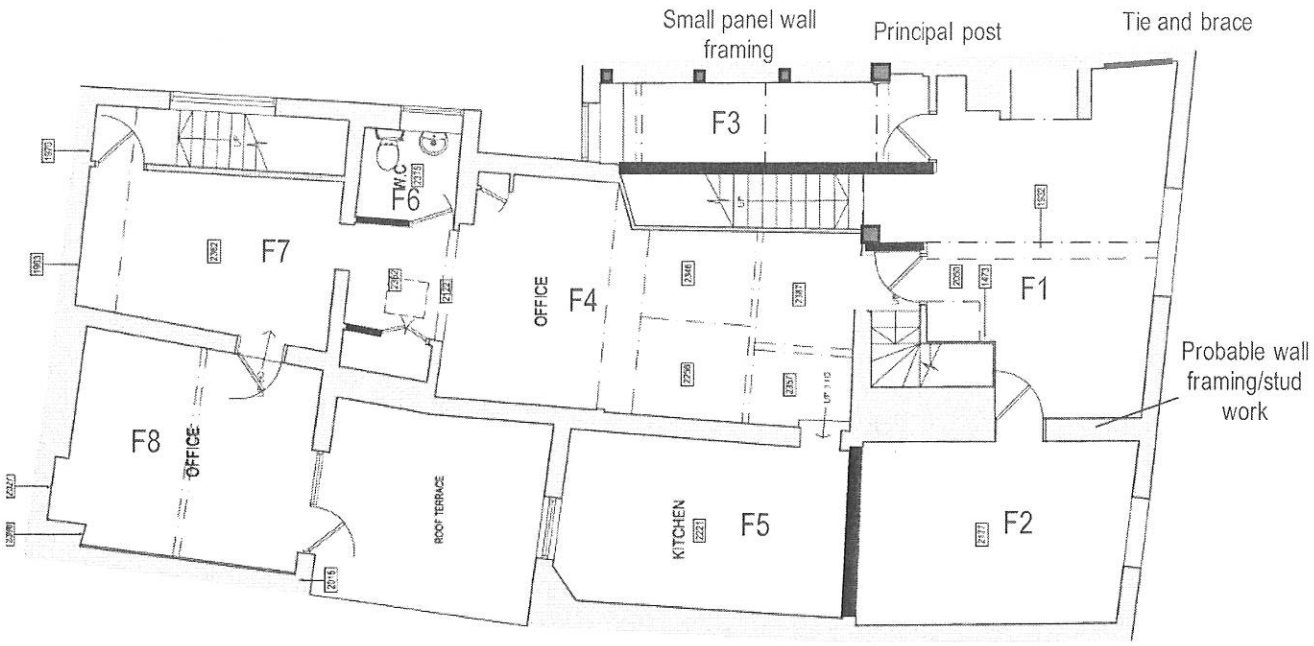


Figure 4 First floor plan
Red – timber framing. Black – modern.

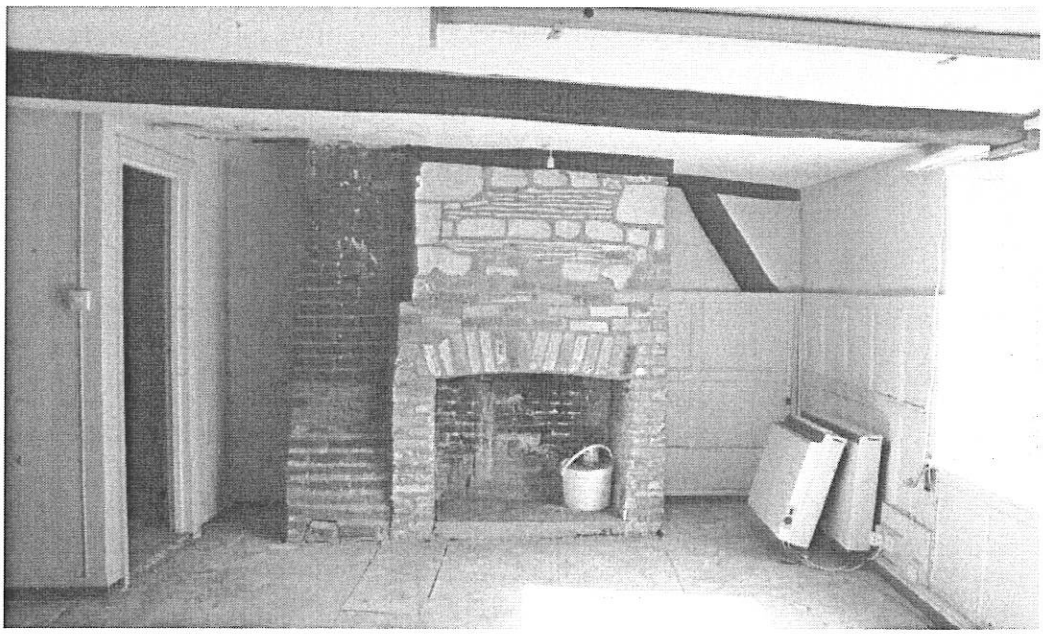


Figure 5 Front, north room at first floor level, F1, facing north.

3.7 In the wall to the east of the fireplace a section of the tie beam with a slightly convex down brace, is exposed (Figure 4). The principal post is either embedded within the wall or, more probably, has been replaced by masonry to the front elevation. The rear principal post of this truss is exposed within the room to the north of the staircase over the passage to the side of the building. The post has a slightly angled jowl and there is a mortise at relatively low level which appears to be slightly lower than the projected position of the junction of the exposed brace to the front post.

3.8 The room has panelling to the lower part of the east wall, part of the south wall and the north wall east of the stack extending to just over halfway up the wall height two panels high with an ogee and chamfer moulding of probable 19th century date (Figures 5 and 6). On the front, east wall above the panelling to the right of the window the brickwork is exposed which

incorporates some vertical studs, a couple of sections of horizontal timbers and there is a straight joint in the brickwork approximately 300 mm to the south of the reveal of the window. There is no timber framing visible within this elevation. Behind the panelling there are the remains of a hessian lining to the walls and this is visible also behind the slightly lower panelling against the stair compartment in the south-west corner of the room. On the west wall adjacent to the stair compartment is some further panelling which is raised and fielded and probably of 18th century date which has been covered by hessian lining and then with what appears to be reused and altered panelling below (Figure 7). The large fixed two-pane window to the front is modern.

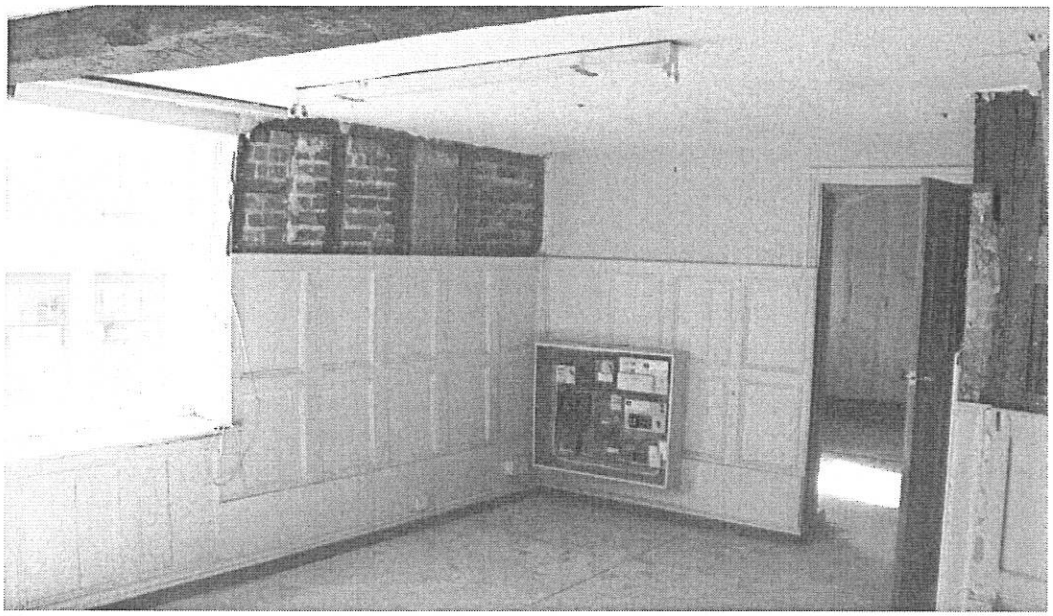


Figure 6 Front, north room at first floor level, F1, facing south-east.

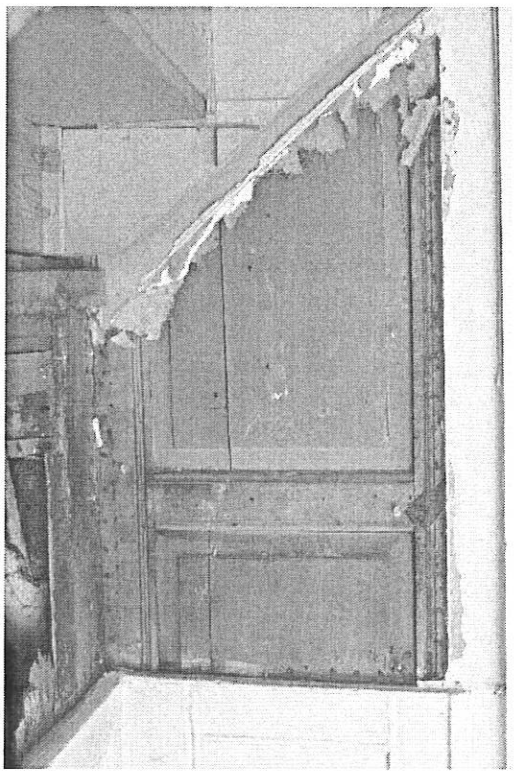


Figure 7
18th century panelling behind 19th century panelling adjacent to the stair compartment.

3.9 A transverse beam spans the room; the beam has been heavily hacked to take plaster but was chamfered. The beam measures 11 inches wide and 5 inches deep but is embedded within the ceiling with the joists covered. The ceiling is probably of lath and plaster. The floor of F1 is covered with a modern sheet boarding.

3.10 The stair compartment occupies the south-west corner of the room (Figure 8). Behind the panelling on its east face there is a low door of probably two panels although the lower two thirds of the door is hidden by the panelling (Figure 9). The door is hung on H-hinges. The remainder of this wall on the east side is of brick covered in lime plaster with softwood stud work to take the hessian lining applied later. On the north side of the stair compartment there is a mixture of timbers making up the partition with cut-down panelling to the lower half. The upper part of the stair which extends beyond this boxed-in compartment is of modern construction. The covering of the underside of the upper part of the stair has been removed which shows that the stair has been reconstructed to the upper part (Figure8).

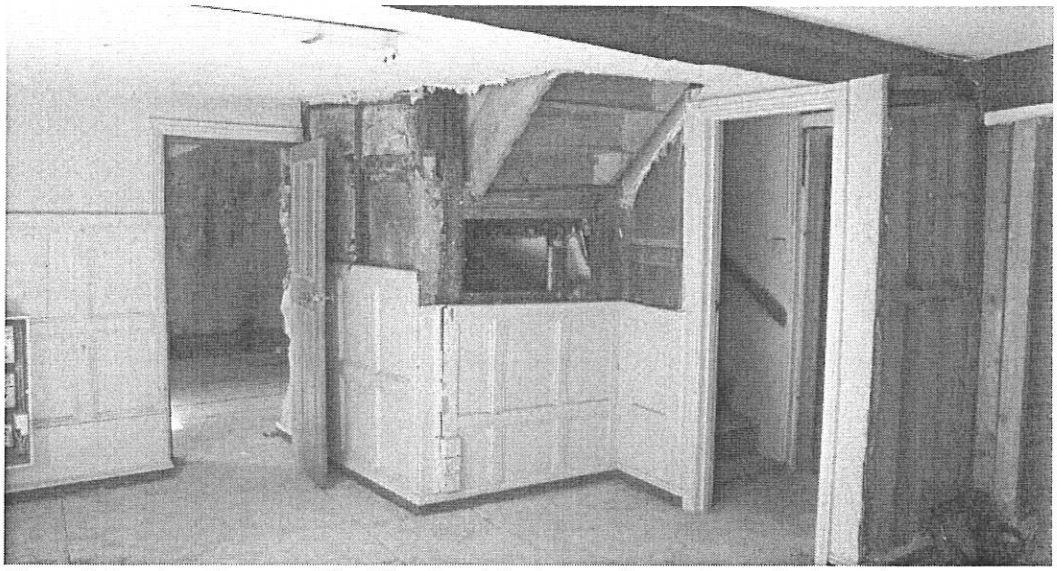


Figure 8 Front north room at first floor level, facing south-west towards the stair compartment to second floor level.

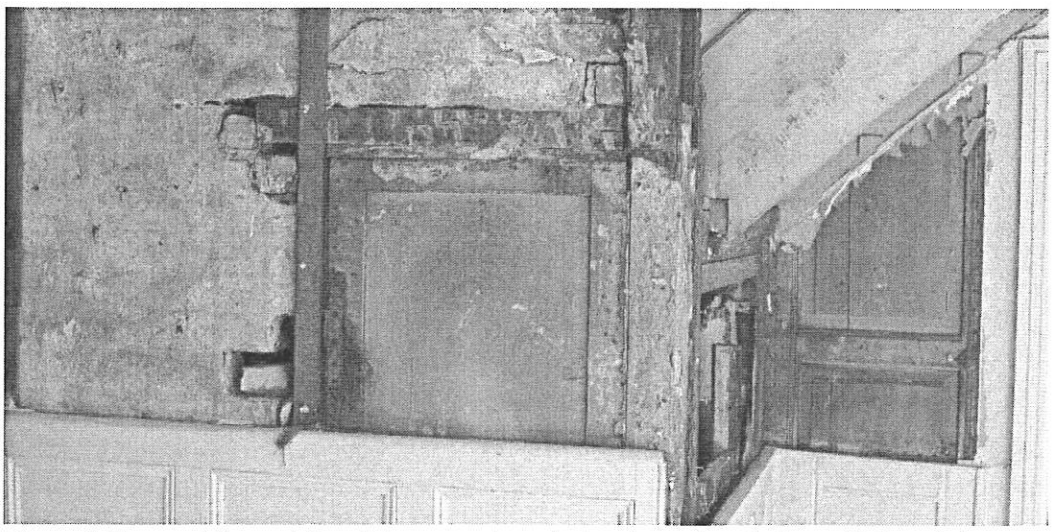


Figure 9 The east face of the stair compartment showing a door to beneath the stair covered by later panelling.

3.13 The southern front room is smaller than the northern room. It is lit by a modern top-opening single pane window to the front elevation and is within an opening which has been reduced in size with three courses of modern blockwork beneath the present window opening. The front wall is constructed in brick and has been heavily altered at lower level with the insertion of a steel relating to the shop front at ground floor level. The north wall has its historic plasterwork exposed which has been damaged around the door opening from the northern room (Figure 10). There is a rough timber post to the east side of the opening but all remains of the frame have been removed from above and to the west side of the opening. Above the door opening there is an exposed horizontal timber with a void mortise for a stud and stave holes for wattle and daub infill. Remnants of wattle and daub infill survive exposed to the right of this door opening and it is clear that the existing wall surface is a later lath and plaster finish with the laths secured on small round-wood studs set against the face of what is presumably a timber framed wall.

3.14 To the west part of the north wall there is a further door opening to a small cupboard beneath the stairs to the second floor (Figure 10) within which the original wall plate of what was a two-storey main range is exposed on the west wall and part of a roof slope can be seen. Of particular interest in this room are the remains of a decorative scheme with a narrow black painted band 120mm below low ceiling level which survives across most of the north wall. There is also small section of similar back band just above skirting level to the east of the door to the main room and the black band also went around the doorway to the cupboard adjacent to the staircase. Here it seems to be associated with a 1¾ inch wide paper strip painted green. In the north-west corner, adjacent to this doorway the band runs at above skirting level and then rises up vertically, presumably marking the original line of the west wall of this room; the present west wall is a modern stud partition with boarded finish on its west face only. The south wall is largely plastered but retains a paper finish with fragmentary remains of the black painted band. A small area of later brickwork is exposed at low level to the south-west corner; this is low quality brickwork and there is no evidence for a timber framing in this south wall. The ceiling to the room is clad with modern boarded finish; lath and plaster may survive above the boarding. The floor is of modern butt-edged floorboards with a section of modern repair in the south-west corner.

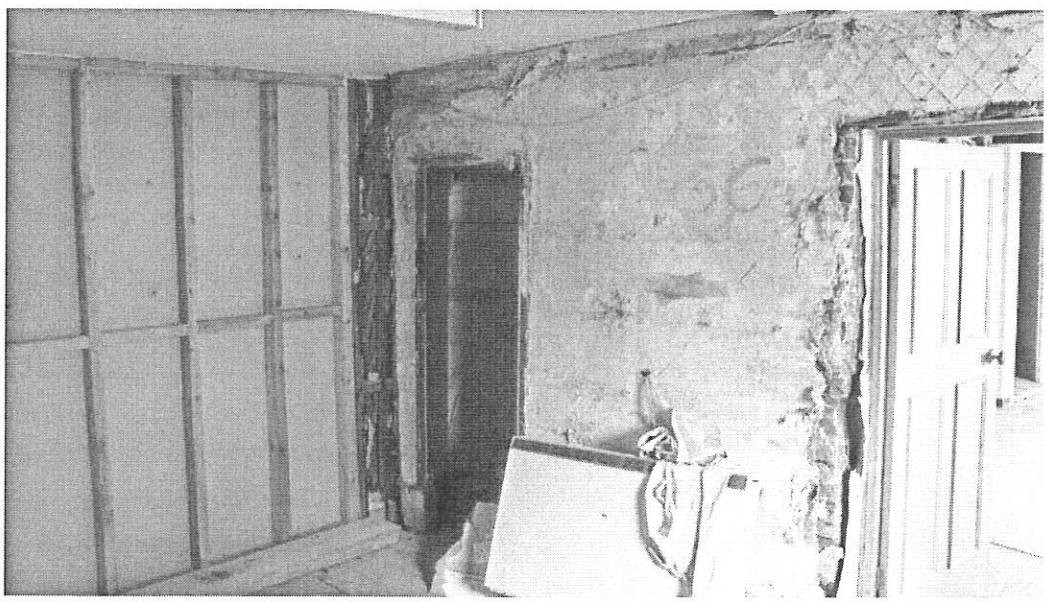


Figure 10 Front south room F2 facing north-west.

3.15 The small room above the side-passage (F3) has a modern stud partition to the south which forms the north wall of the modern stairs from the ground floor. At the west end of the space there is a window opening but the window has been removed and softwood partitioning and softwood boarding has been set within the opening. On the north wall there is evidence of surviving timber framing which has largely been plastered over (Figure 11). From the principal post marking the rear wall of the front range there is a panel infilled with lath and plaster approximately 1.5 m wide. The western edge of this panel is marked by a vertical post 210 mm wide which has a peg hole 1.54 m from the floor level. This does not accord with the line of the existing exposed rails although the line of the rail at this height is covered with plaster so is not possible to say for certain whether the rail has been replaced. The second panel to the west is approximately 130 mm wide and is two panels high with the rail between being nailed into a housing into the eastern post. Little of the post to the west to this panel is exposed as it is mostly covered with plaster. The third panel is approximately 1.5m wide and has a mid-rail at approximately the same height as the central panel but its ends, and therefore junctions within with two posts either side are not exposed. However, at low level there is exposed wattle and daub which indicates it is likely to be an original member. There is an applied timber to the face of the upper panel approximately one third of the width from the west; the plaster has been cut back to allow the insertion of this timber. The wall plate above the panels appears to have an angled face into the room, which could be described the chamfer 5 inches wide. In the south-west corner of the room and now largely enclosed by the partition forming the stair compartment, is a corner fireplace of probable early 19th century date (Figure 12). The surround is of painted wood with wide, fluted pilasters and the same fluted of decoration to the lintel with a plain mantle shelf. The floor of F3 is of modern sheet boarding.

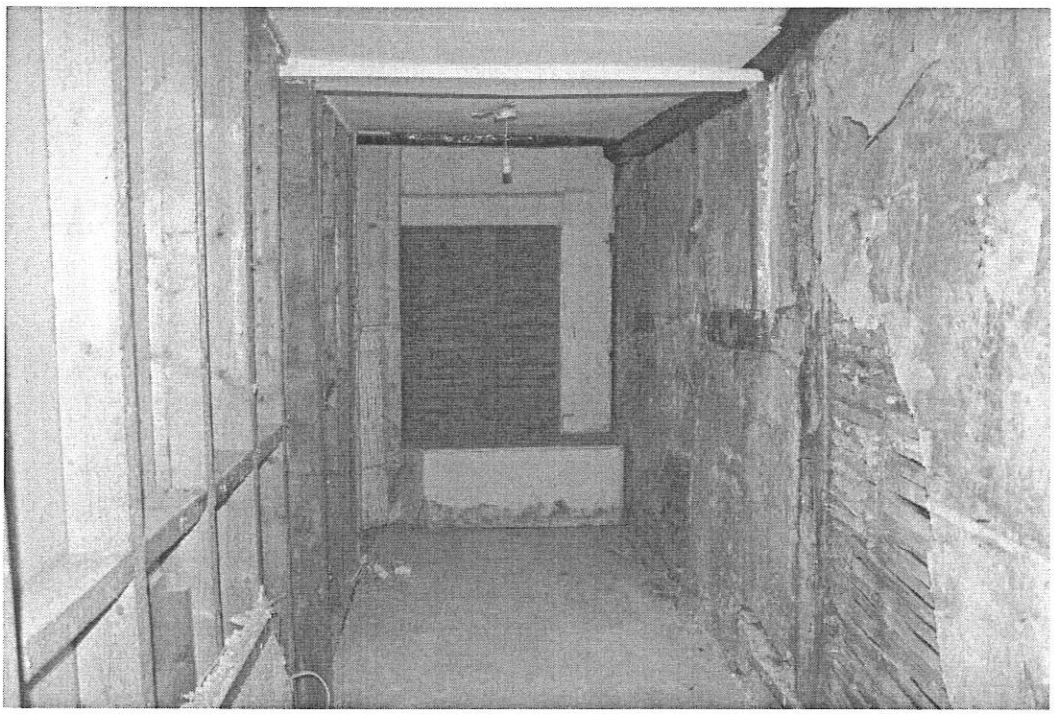


Figure 11 The narrow first floor room above the passage with timber-framing surviving in its north wall.

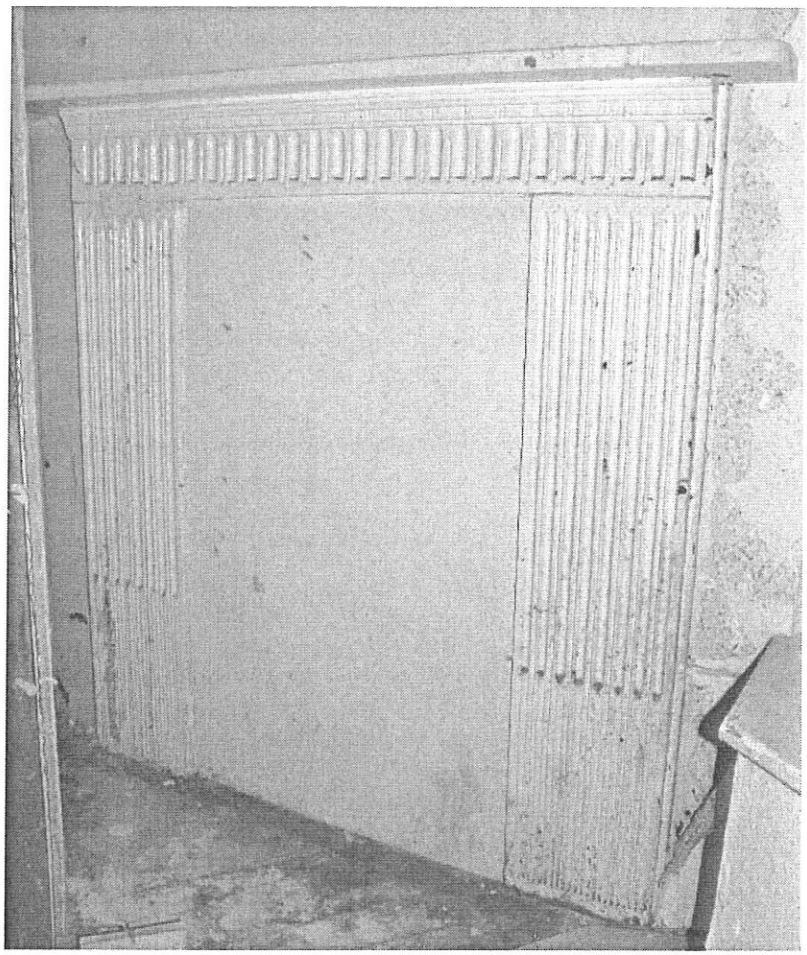


Figure 12
Fireplace at the west end of F3.

3.16 To the rear and south of the stair from the ground floor is a relatively large room (F4) with no windows to the exterior (Figure 13). The ceiling over the room is modern boarding over the most part but this appears to cover a lath and plaster ceiling. There is exposed crossbeam approximately 3.0m from the east wall; it is a relatively rough timber with no evidence for framing beneath it. There is also a boxed in downstand approximately 0.5m wide just over halfway along the length of the room where the wall alignment changes on the on both north and south walls. The room has modern sheet material to the floor.

3.17 There is modern softwood stud work against the earlier wall on the south side of the stair compartment and on the south wall there is probably 20th century panelling to approximately 1.85 m height on east wall and on the eastern half of the south wall there is tongue and groove boarding with beaded edges also to approximately 1.8 m height. Adjoining this area is a sheet of plywood and then the wall changes alignment slightly where there is a masonry wall. At the west end there is a WC to the north formed with a modern partition with a 19th century four panel door with beaded edges to vertical sides of the panels and is lit by a 20th century steel-framed window with two opening lights. To the south there is a narrow cupboard, also formed by a modern partition. In the west wall a modern door gives access to F7 and F8 which were not accessible at the time of the survey. The western part of the north wall of F4 is of masonry but with no fabric exposed.

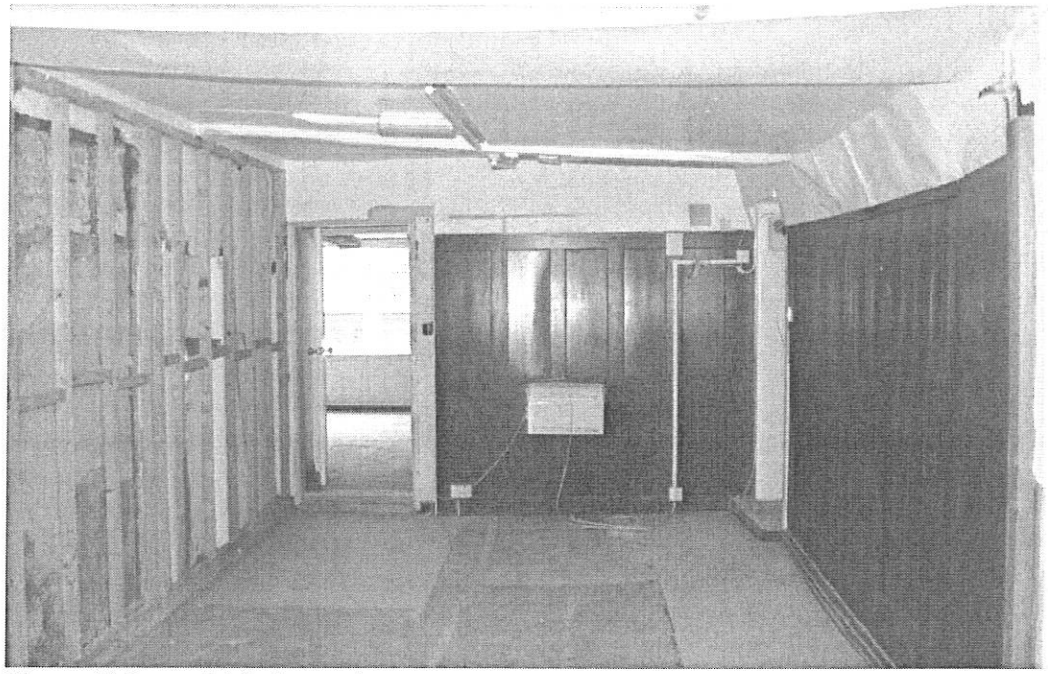


Figure 13 Room F4 facing east.

3.18 To the south of F4 and to the rear of the smaller front room F2 is a small room F5. The floor level is slightly higher than that of F4 and is of softwood floorboards, the eastern part of which has been replaced modern boards. The ceiling is of modern boarding but this may be covering an earlier lath and plaster ceiling. The east wall is a modern stud partition. The north wall is covered with sheets of plywood whilst the south wall has a modern stud lining set in front of the masonry wall with the studwork exposed (Figure 14). Most this wall retains its plaster finish, but a 1.5m wide section to the east has exposed the brickwork which is of poor quality, an indication it was probably constructed against the side of an existing building and so the quality of the finish would not have been seen. There is indication in the brickwork in places that there may have been a vertical timber present which it has which has resulted in a slight indentation in the brickwork. There is a remnant of plaster in the south-east corner extending from behind an older softwood timber which seems to have vertical edge surviving in part. At the western edge of this area of exposed brickwork there is also a section of earlier plaster surviving which abuts up to a section of plaster which appears to indicate a return to the north but the two phases of plasterwork are different – there is a clear gap between them. Again, as in the front south room there is no indication of any timber framing in this south wall. At the west end of this room, the south-west corner is at an angle and there is a six-over-six sash window with relatively wide glazing bars; it is probably of early 20th century date. Beneath this window is stud work incorporating a mixture of timbers, but none of which can be described as timber-framing. To the north of the window there is an indication of the lower roof line of an earlier building with what seems to be the end of a tie beam which has been possibly reduced in its depth (Figure 15). Above this possible tie beam there is a rafter indicating line of an earlier roof. Beneath this is a area of brick rubble and above it is brickwork with timber studs and lacing. This relatively rough construction was covered by studs with lath and plaster which has been mostly removed. The section of timber beneath the possible tie beam is not the remnant of a principal post. It has been truncated and there is a steel exposed at floor level beneath these timbers; evidence that there has been a major intervention into this area.

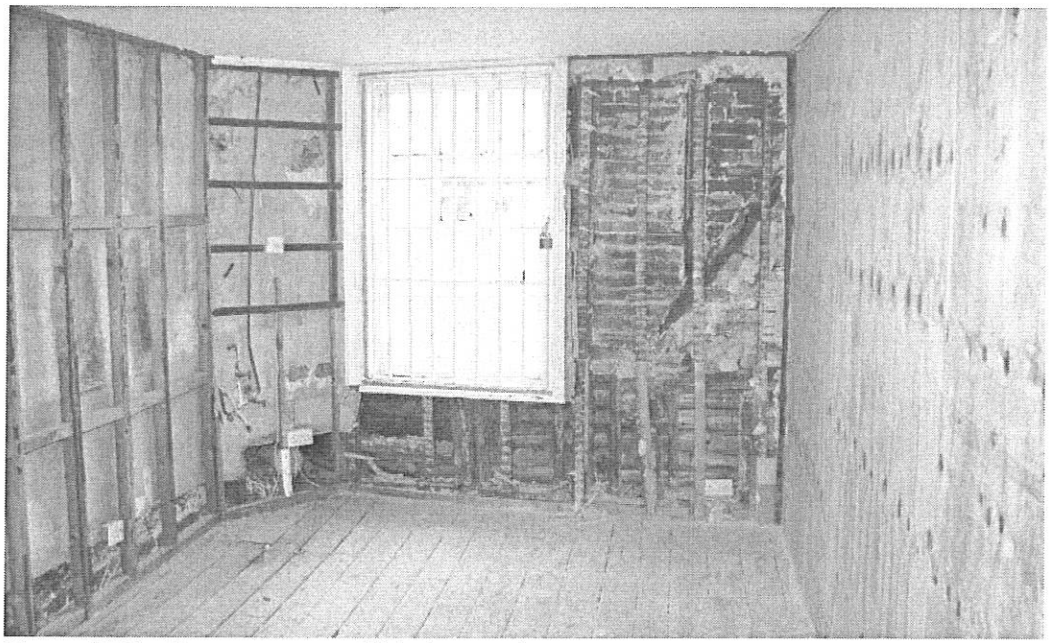


Figure 14 Southern rear room F5 facing west.

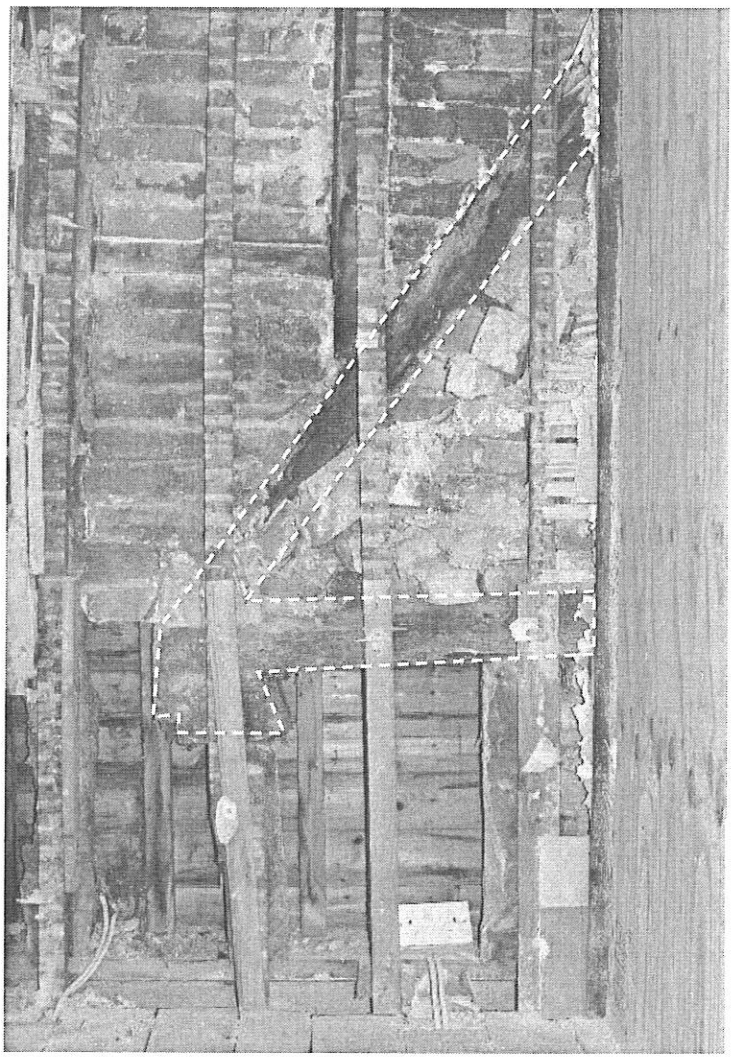


Figure 15
Detail of the west wall of the F5 showing the remains of a possible earlier tie beam and principal rafter (outlined).

3.19 At second floor level there are two rooms to the front, the northern room S1 being the larger of the two as at first floor level with the northern rear wing divided into two, S3 and S4 and the southern rear space divided to form a kitchen, a corridor and WCs; S5-S8 (Figure 16).

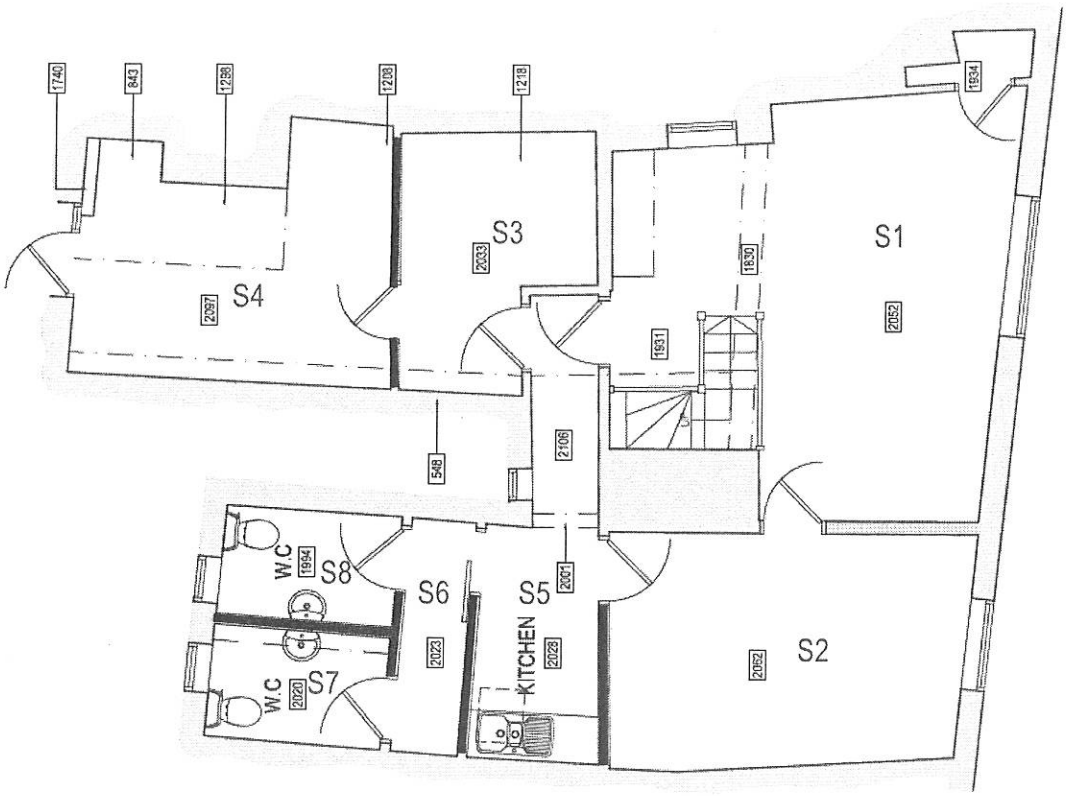


Figure 16 Second floor plan.
Black – modern.

3.20 The floor of the northern room S1 is of old softwood butt-edged floorboards. The fabric of the stack to the north wall is largely exposed with a section of stonework but mostly bricks laid on edge within stud work of relatively thin lacing timbers typical of 18th or early 19th century date (Figure 17). A fireplace, apparently set across the right hand edge of the stack has a small, plain cast-iron surround (Figure 18). A brick flue rises to the left of the earlier masonry. To the right of the stack is a simple ledged vertical boarded door with strap hinges with circular terminals which gives access to a small cupboard area to the side of the stack. The enclosure of this cupboard is of softwood stud work with no infill to the panels and modern boarding to the inner side.

3.21 The front, east wall has had all its plaster removed and this exposes brickwork which has a variety of bonding but probably mostly stretcher bond but there is a band of headers laid on edge approximately 250mm above floor level there is a further band of headers laid on edge at approximately 400mm below ceiling level. To this wall there is a large modern fixed two-pane window which appears to be within an original opening. There has been a drop in the brickwork beneath this window. The south wall is covered with woodchip wallpaper. The ceiling has been removed completely from this space exposing widely-spaced softwood joists with a series of cross battens to which a modern boarded finish had been applied and now removed. The rafters of the roof include some sawn softwood as well as reused oak rafters which meet at a narrow ridge board indicating a late 18th or 19th century date. The

roof over this room is hipped at the south end on the line between the north and south rooms but is gabled to the north.

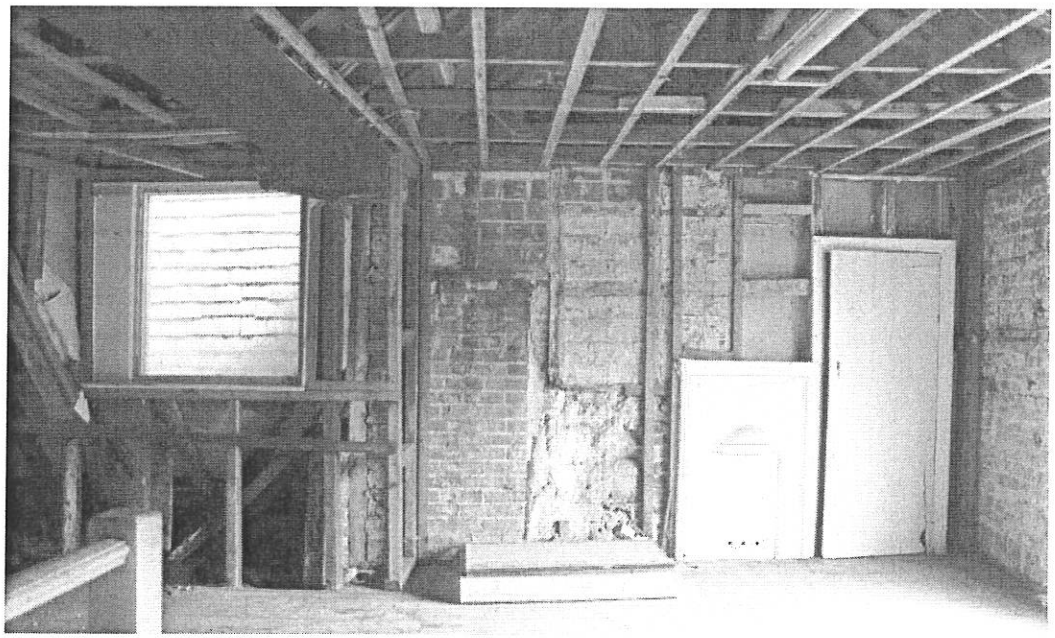


Figure 17 Second floor, north wall of northern front room S1.

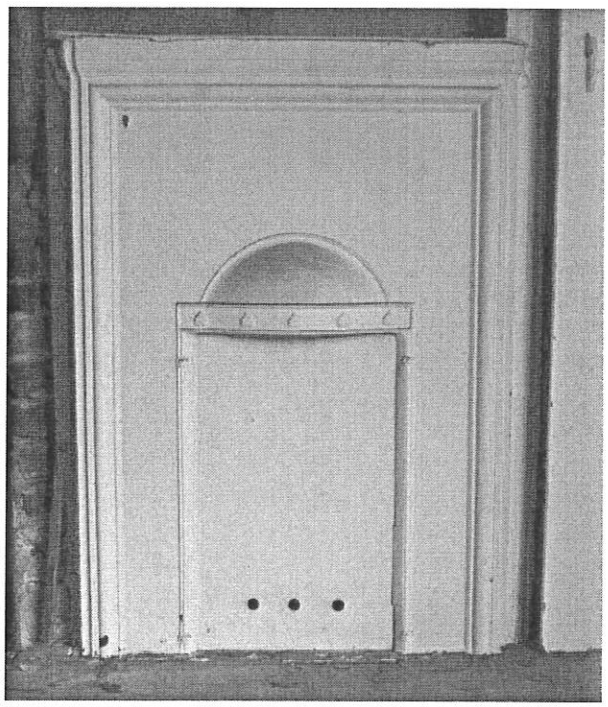


Figure 18
Fireplace to S1.

3.22 Room S1 extends beyond the line of the rear wall of front range as defined by the principal post of the rear wall at first floor level. The stairs from the first floor rise in the south-west corner, the stairwell having a modern painted balustrade (Figure 19). Modern doors lead to S2 to the south and a corridor leading to S3 and S4 in the northern rear wing. A large timber on the line of this rear wall served as the wall plate to the roof. To the west, beyond, this wall plate, the rafters of the roof of the rear range form skeilings to the sides and the west wall is of old plasterwork on masonry. However, at the north end the rafters of the roof of the earlier two-storey building are exposed beneath the modern dormer in the north slope

of this rear range and to the south of the stairs there are truncated rafters with a plaster lining to the underside also marking the line of the original roof of the building (Figure 20). Within the section of the roof of the rear range over S1 there are the remains of a lath and plaster finish to the rafters and a partition wall. The door to the south room has a modern boarded finish to an earlier door. The architrave around the door suggests a 19th century date.

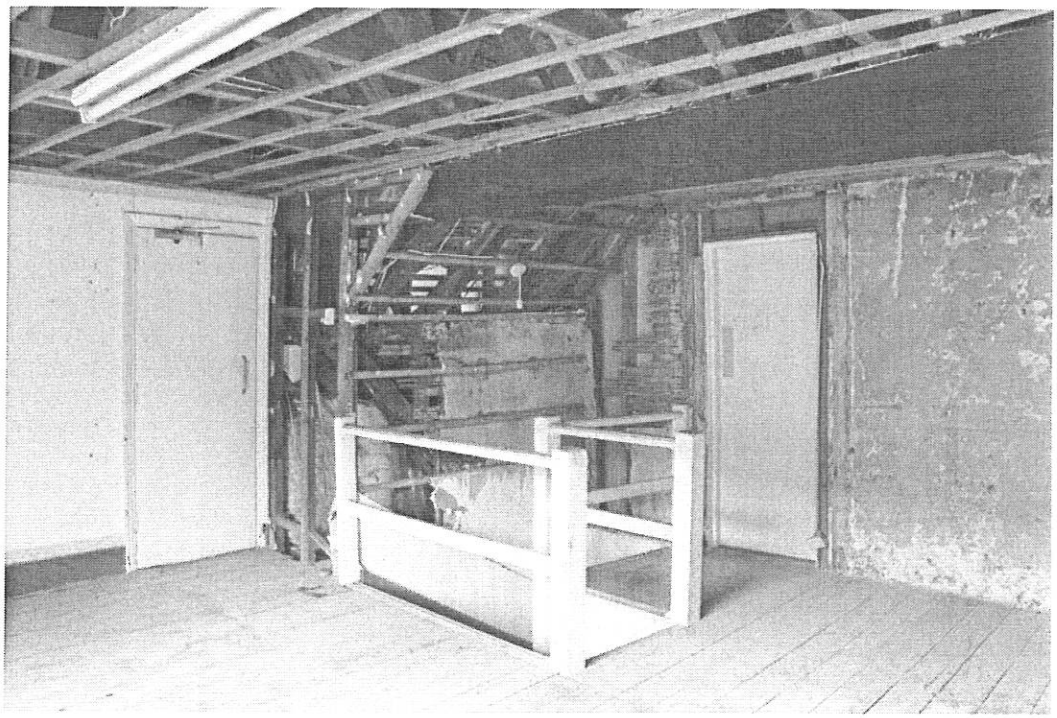


Figure 19 North room, second floor (S1) facing south-west.

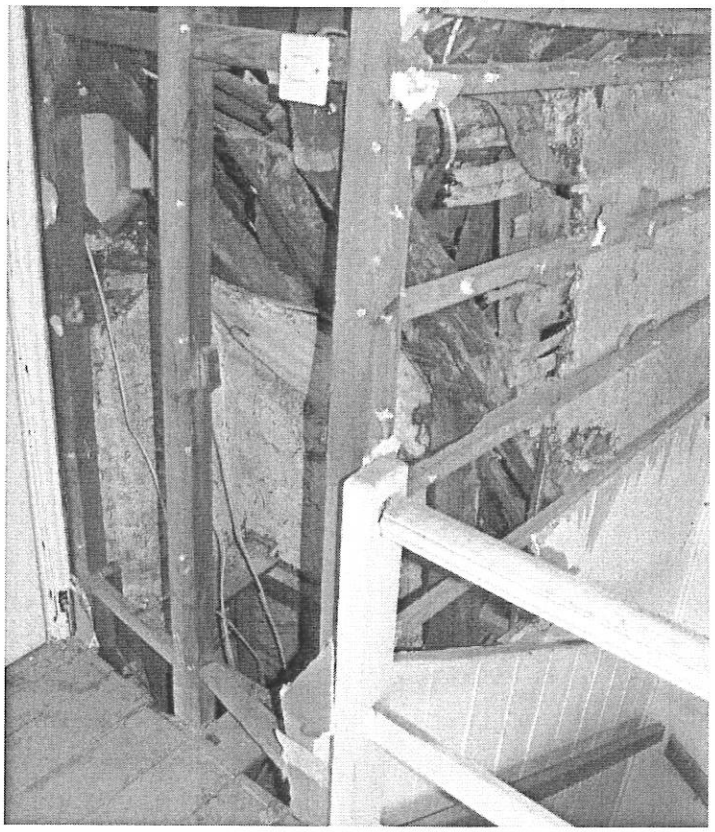


Figure 20
Rafters of the earlier roof and plaster skeiling visible within S1.

3.23 The southern room, S2, has partly exposed brickwork to the front elevation with remains of historic lime plaster. The window is modern with a top-opening light. The north wall to the east of the door from S1 is of bricks laid on edge between studs of softwood and reused oak (Figure 21). Softwood battens have been attached the stair compartment to take a modern plasterboard finish. The south wall also had a modern boarded finish, partly set on older studs set in front of the wall with some modern studs to the central part where there is historic plaster surviving behind. Either side of this the wall does not seem to be plastered generally apart from lower levels where there is plaster coming up to the line of rafters of an earlier roof (Figure 22). The west wall of this room is a modern stud partition with a modern composite door. The ceiling to this space has been removed; it was a modern boarded finish on softwood battens attached to earlier joists which retain nail holes lath and a ridge board approximately 2½ inches wide.

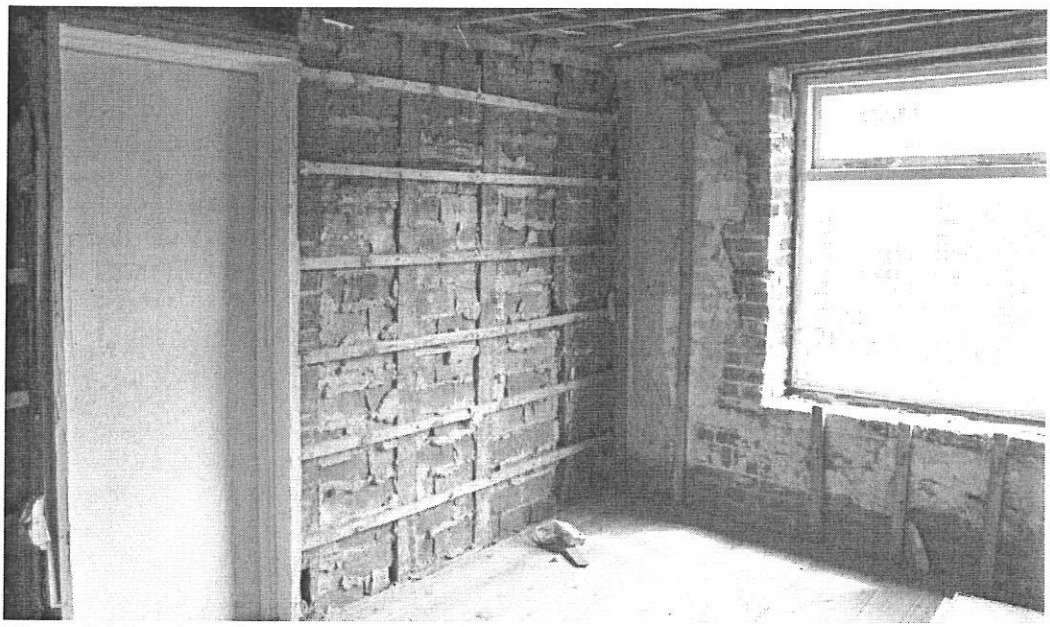


Figure 21 Southern front room, second floor (S2) facing north-east.

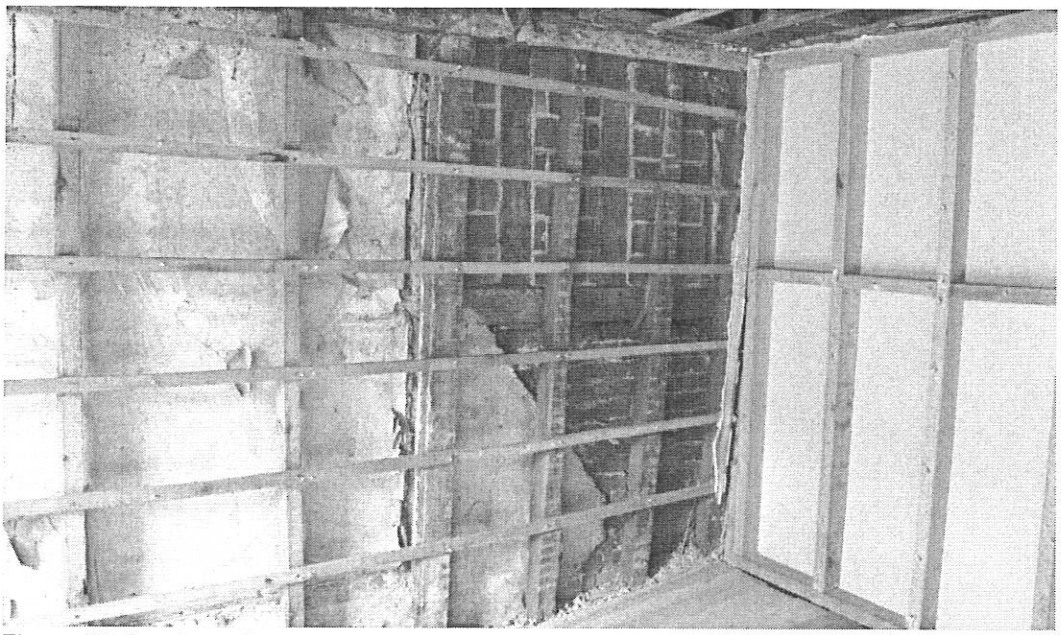


Figure 22 Southern front room, second floor level (S2) facing south-west. The line of the earlier roof is marked by the plaster line.

3.24 Behind the western part of the north wall the rafters and battens of the earlier, lower roof of the rear range can be seen (Figure 23).

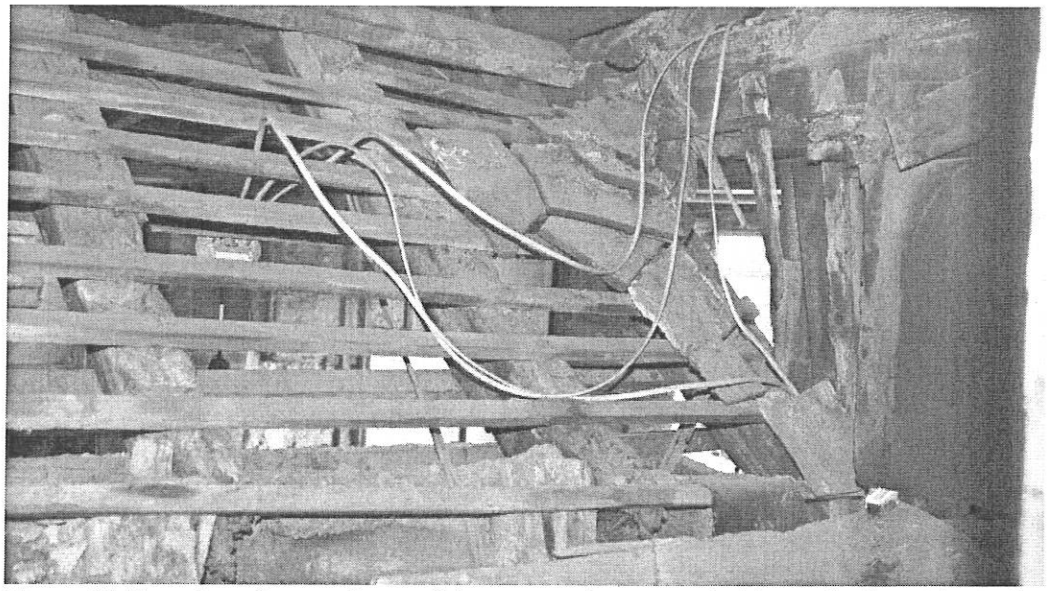


Figure 23 Remains of an earlier roof to a rear wing concealed beneath the stairs to the second floor as viewed from S2.

3.25 To the rear of S2 there is a small lobby area and a corridor giving access to two WCs, all created with modern stud work partitions.

2.26 The northern rear wing if effectively an attic space. The roof consists of two bays constructed in relatively rough and some re-used timbers with purlins which underlie the rafters on the south side (Figure 24) and staggered butt purlins on the north slope, with a further, lower bay added to the west end.

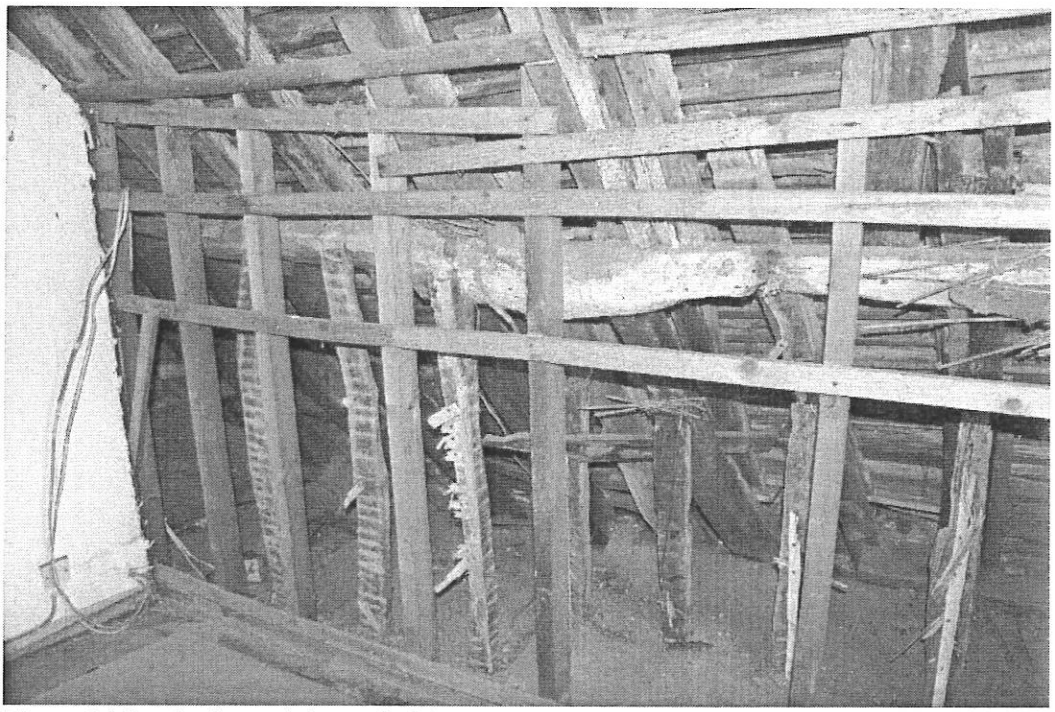


Figure 24 South slope of the roof of the northern rear wing.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 No. 14 High Street is a Grade II listed building and so is regarded as a building of significance in a national context.

4.2 Historic England's *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied. The following descriptive appraisal will evaluate the building against Historic England's criteria outlined in 'Conservation Principles, Policies and Guidance' which encompass the following values:

- **Evidential Value** – relating to the potential of a place to yield primary evidence about past human activity;
- **Historical Value** – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- **Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- **Communal Value** – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

The grading of values is considered using three categories: low, medium and high.

The statutory criteria for the selection of listed buildings set out in 'Principles of Selection for Listing Buildings' (DCMS, 2010) have also been considered.

Analysis

4.3 Nos. 14 and 16 are described in both the list description and the Royal Commission volume as retaining 16th/17th century timber-framing. The updated list description also refers to the presence of an arched brace roof truss although this is not mentioned by the Royal Commission. Examination of the building for this heritage statement has identified what can only be described as a remnants of timber-framing; the principal area of framing is within the north wall of the rear wing (F3) at first floor level with a probable partition wall between the north and south rooms of the front range (F1 and F2) where there is some surviving wattle and daub infill which indicates that framing is likely to survive. It is evident that there is no timber framing in either the front wall or the south wall and, apart from the principal post at the north-west corner of the front range and a second post adjacent to the modern stairs from the ground floor, there appears to be little opportunity for framing surviving along the line of the west wall of the front range. The assessment has also identified that the timber-framed building was of two storeys (some truncated rafters of the west slope and part of the roof of a lower rear wing survive) and that the building was increased in height at a later date. The arched braced truss was not seen. In terms of dating, the small square panels suggest a later 16th or 17th century date whilst the single, slightly convex or reverse curve brace is probably suggestive of a 17th century date.

4.4 As the property numbers suggest, there were two separate buildings, the division between them remaining at ground floor but the two units have been amalgamated at first and second floor levels. That the northern and southern parts were separate units, even when the building was raised in height might be suggested by the fact that the two elements have

different roof structures, the northern part has a hipped roof to the south, its ridge aligned north – south whilst the southern unit has its roof aligned west – east.

4.5 Clearly, the two buildings have been subject to a substantial rebuilding and remodelling in the 18th or early 19th centuries with the complete reconstruction the front elevation and the raising of the building to three storeys. Internally, the building has been substantially altered leaving very little historic fabric or character meaning there are a few architectural features would indicate the date of the remodelling of the building. The use of softwood rafters and a ridge board over the northern part of the roof of the front range suggests a late 18th or early 19th century date. The list description refers to 18th century panelling but the surviving panelling that might be of 18th century date is fragmentary; there is a small area adjacent to the stair compartment within F1 and the former door beneath the stair. These features were covered by a hessian lining to the walls which was subsequently covered with the present panelling which is of 19th century date. The fire surround hidden within F3 is of early 19th century character.

4.6 The building was extended to the rear in the 19th century with a two-storey block with its slate roof aligned north – south. The interior of this element was not seen but it is unlikely to contain any architectural features of significance.

Assessment of Significance

Evidential value

4.7 Given the extent of opening-up that has occurred within this building revealing a high degree of its fabric, there is relatively little potential for the building to contain unseen archaeological features or further evidence for timber-framing which would add further to the understanding of the date and development of the building. It is only the floor structures that have not been examined and which may contain some currently hidden evidence for the development of the buildings. It is considered therefore that the evidential value of the listed building is low.

Historical value

4.8 The earlier origins of this building are represented by relatively small areas of timber-framing and the presence of remnants of earlier, lower roofs. Therefore, this framing makes a very limited contribution to the historical value of this building; the fragments of framing do not convey a high level of detail about the form, development, status or uses of the buildings. The form of the two front rooms survives intact but to the rear the plan form has been altered.

4.9 The 18th/early 19th century phase of the building, is also poorly represented by surviving architectural features; the ground floor is a modern shop unit, the stairs to the first floor are modern and the building retains relatively little character from that period. The panelling in the north front room is of probable 19th century date and is not of a notable quality. Probably the most interesting aspects of the interior are the survival of the hessian lining to the wall of the front north room and the remnants of painted decoration to the plaster of the walls of the southern front room. There are few doors of historical interest, the windows are all of 20th century date, and the stairs to the second floor is a relatively simple softwood winder stair (partly rebuilt) with a modern balustrade at attic level. In terms of understanding the past uses and character of this building, it is considered that the historical value of this building is at the low end of medium. There are no individuals of particular note known to be associated with these buildings.

Aesthetic value

4.10 The front elevation of Nos. 14 and 16 is a relatively severe façade which has been impacted by the insertion of modern shopfronts, particularly as the shop front of No. 16 now extends across into the area of No 18, breaking the probable definition of the original building. Above the shop fronts the elevation is relatively plain whilst the use of different-sized windows to the north and south rooms at first and second floor levels, which appear to be original reflecting the different room sizes, appears out of character with what would be expected to be a symmetrical arrangement. The appearance of the building is also further harmed by the presence of modern windows in these openings. It is considered that the aesthetic value of the front elevation is relatively low. To the rear, little of the building can be seen due to the presence of a 19th century two storey building which does not form part of this property, meaning that only a glimpsed towards the rear wings can be seen where there are slate and tiled roofs can be glimpsed. Internally, the extent of alteration and stripping out means that the aesthetic value of the building is low.

Communal value

4.11 Assessing the communal value of a heritage asset without engagement with the communities for whom an asset may hold particular value can be problematic. This is particularly true when the heritage asset is a privately-owned building where there has been only a partial or limited access to the public. This is the case with Nos. 14 and No. 16 where there is access to the shop unit at ground floor level, but not to the upper floors. It is clear that Nos. 14 and No. 16 are not the most notable buildings in terms of its contribution to the medieval character of Salisbury, and whilst they contribute to the varied and interesting townscape, it is likely that the building will have limited communal value. Internally, the modern shop units convey little of the historic character of the building and so the spaces are unlikely to be valued for their heritage significance by the customers visiting the shops. Therefore, it is considered that the communal value of this building will be low.

Summary of significance

4.12 This assessment has identified that relatively little timber-framing survives within the upper floors of Nos 14 and 16 and there is no indication that anything other than a remnant of the original roof structure of the two-storey building survives. No evidence for an arched braced truss was seen and, together with the reference to slate hanging to the rear (there is tile hanging but no slate) it is questioned whether there has been some confusion over the identification of buildings. The remnant of framing and roof of the timber-framed building is of interest as it represents a fragment of medieval/early post-medieval Salisbury. Later alterations can also contribute to the special interest of a designated heritage asset but in this property, it appears that there have been substantial alterations made to the upper floors (and presumably at ground floor level) which invariably reduces the significance of the building.

5.0 PROPOSALS & ASSESSMENT OF IMPACT

Proposals

5.1 The proposals for the first and second floor of Nos. 14 and 16 is to convert each floor to a single residential unit; the first floor will be a two bedroom apartment and the second floor a one bedroom apartment.

Assessment of Impact

5.2 The existing staircase between ground and first floor levels will continue to provide the access to the first floor. Modification at the landing area of this staircase is required to provide an enclosed access to the stair to the second floor with doors to each apartment. This will require the removal of the modern stud partition to the south of the landing area and the insertion of a partition along the west side of F1 from the position of the door into F3 to the staircase. The door into the first floor flat will be located within this partition. Providing the post believed to be part of the timber-framed building which survives to the south of the top of the stairs from the ground floor is retained, this alteration will have no impact upon historic fabric and, given the current arrangement to this western side of F1, which extends into the width of the original room, it is considered that this aspect of the alterations will not harm a plan form or the special interest of the listed building.

5.3 With regard to the apartment at first floor level, minimal changes are required. F1 will serve as the living room with F2 serving as the kitchen/dining room. A new doorway in the west wall of F3 will only impact upon the modern stud wall.

5.4 The larger rear room, F4 is to be a bedroom with a proposed pair of French doors in the south wall to give access to the flat roofed area adjacent. This proposal will impact upon a small area of brickwork of late 18th or early 19th century date and it is considered that, in the context of this much-altered building, the loss of this small area of fabric which is not visible from anywhere other than the window to room F5 will not harm will not result in the loss of important historic fabric and will not harm the aesthetic value of the building.

5.5 Room F5 will provide the second bedroom of the apartment; it is proposed to insert a partition wall along the eastern part of this room to form a corridor allowing access between the kitchen, the bedroom in F4 the bedroom in F5. This reversible alteration will not impact upon important plan form.

5.6 The bedroom in F4 will have an ensuite bathroom utilising the area of the current WC in F6 with the removal of the partition defining the WC and the insertion of a partition between the toilet and the cupboard to the south. The impact here is upon modern fabric of no interest and the alteration will not cause harm to the significance of the listed building.

5.7 It is also proposed to provide a second bathroom within the narrow room F3 to the north of the stair from the ground floor. This space will be lit by the currently blocked window in the west elevation. A partition is proposed at its eastern end with a new door to provide a small lobby store area between the bathroom and the sitting room. There is no in principle reason to object to the use of this space as a bathroom providing the services respect any historic fabric within the floor and the historic plasterwork, wattle and daub and timber framing of the north wall is protected.

5.8 The apartment on the second floor requires minimal alteration to the existing arrangement. The only changes proposed are within the southern rear room where there are toilets, a corridor and a small kitchen (S5 – S8). The partitions forming the east spaces are all modern

and so reconfiguration to create a bathroom and kitchen will have no impact upon historic fabric or plan form.

5.9 No detail has been provided relating to the proposals for the internal finishes including the retention of wall panelling in F1 or historic plaster.

6.0 CONCLUSION

6.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses under Section 66 – a matter the Courts have held should be afforded considerable importance and weight. Section 72, relating to Conservation Areas requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. The statutory approach is reflected in Policy CP58 of the Wiltshire Core Strategy, adopted January 2015 (CS). Paragraph 193 of the National Planning Policy Framework NPPF says when considering the impact of development on the significance of a listed building, great weight should be given to its conservation whilst para. 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

6.2 It is considered that the proposed alterations to the first and second floors of Nos. 14 and 16 Street will not cause harm to the significance or 'special architectural or historic interest' of the designated heritage asset. The proposed alterations will not impact upon the Salisbury City Conservation Area.

6.3 It is considered that the proposals allow for the viable uses of the upper floors of the building that will not have any harmful impact upon a building that has limited heritage value internally other than for the remnants of timber-framing which will be preserved by the proposals. Accordingly, I can find no conflict in the proposed development with the statutory duty in Sections 66 or 72 of the Act, National Policy in the NPPF or Core Policy 58 of the Wiltshire Core Strategy, adopted January 2015 and conclude that the application should be allowed.

7.0 SOURCES

RCHME (1989) *Ancient and Historical Monuments in the City of Salisbury* Vol 1 RCHME, London.