7-9 Fish Row
Salisbury
Wiltshire
SP1 1EX

Design and Access Statement

including

Statement of Heritage Significance

For the revision of approved Listed Building Consent to relocate cloakroom on the second floor

LISTED BUILDING CONSULTANTS LTD

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APPENDIX 1 List Description of 7-9 Fish Row

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INTRODUCTION

01

01 Introduction

01.1 Project proposal

The applicant received full planning permission and listed building consent for Conversion, alteration and repair of upper first and second floors to residential to provide three self contained flats on 5th December 2023.

There are conditions imposed on the application that the works comply with the second floor proposed layout plan DWG No: 184 02 21 Rev H

The other conditions require details of various proposed works including plumbing for the bathroom (room 3) and cloaks (room 8). The later was to be formed by subdividing the landing area over 7 Fish Row (see **Figure 1**).

Since investigating the plumbing routes in detail there were two directions to existing waste routes within the building. Those nearest the proposed cloaks (room 8) are located within the old historic roof area of 9 Fish Row with wasteland ventilation stacks. Whilst exploring those routes it was revealed that the area concealed behind a modern stud wall had around 680mm void space (see **Figure 2**); and the modern partition could be repositioned into the passage to create a 1.1- 1.2 m width room which could accommodate a cloakroom and to dispense with the other location and the new partitions in that landing area.

The works would not interrupt or be attached to the historic roof, or its trusses or rafters.



Figure 1: approved second floor proposal

SITE CONTEXT

02

02 Site context

02.1 Site description

7-9 Fish Row forms part of a significant group of medieval buildings extending from Butchers Row in the west through to Queens Street in the east.

The buildings also sit within Salisbury Conservation Area with several listed buildings in Fish Row and New Canal which form a group of heritage assets.

02.2 Planning Policy context

Wiltshire Council has an adopted Local Plan in 2015 and the key development management policies which apply are:

CP22 *Salisbury Central Area*

CP57 *Ensuring high quality design and place shaping*

CP58 *Heritage*

The saved Salisbury District Local Plan; has a similar suite of policies:

SDLP D4-6 Salisbury Townscape

SDLP S1 *Prime Shopping Frontage*

SDLP S2 *Salisbury Secondary Shopping Areas*

SDLP S10 *Shopfronts*

SDLP CN 13-15 *Shopfronts and Advertisements*

The National Planning Policy Framework (2023) outlines government policy, including the historic environment (Section 16). National Planning Policy Guidance provides guidance on making changes to Heritage Assets.

Historic England's Advice Note 2 – Making Changes to Heritage Assets is also relevant guidance for applying the policies within the NPPF.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment" *Advice Note 8.*

Additional guidance is also contained within Historic England's publications:

- *Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment*
- *Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)*
- *Good Practice Planning Advice Note 12- Statements of Heritage Significance-Analysing Significance in Heritage Assets*



Figure 2: void to rear of modern stud plasterboard partition wall . The historic roof timbers to left hand side. To right hand side existing waste stack.

03

03 The application proposal and design rationale

03.1 Brief description of the revisions and outline of the proposed works

The proposal shown in the plan at **Figure 3** omits the approved position of room 8 and relocates the cloakroom to the passage outside bedroom 1. Both areas are indicated by a cloud denoting the areas of revision to the approved plan which is shown in **Figure 1**.

The area of Bedroom 1 and the passage outside has been completely modernised in around 1963 (planning reference P(8)793). At this date the Wheatsheaf Inn took back the first floor store rooms over no 9 Fish Row and converted the steak bar at first floor level, which was was reputedly a Berni Inn. The proposal also included alterations to the existing second floor and the creation of the Managers residential accommodation with the new partition sealing off the old roof space structure. It is assumed the roof was over Bedroom 1 and the passage area replaced at the same time and a new tongue and groove floor created (see **Figures 4, 5, 6** and **7).** The proposed and approved scheme layout at **Figure 4** indicates that the partition in the passage as indicated within the red circle is roughly in the location as now proposed; although implemented differently at that period to presumably give more of a landing space; but presumably unauthorised. The proposed space has a headroom of 1.9 to 2.3 m and a floor area 0f 3.5 sm.

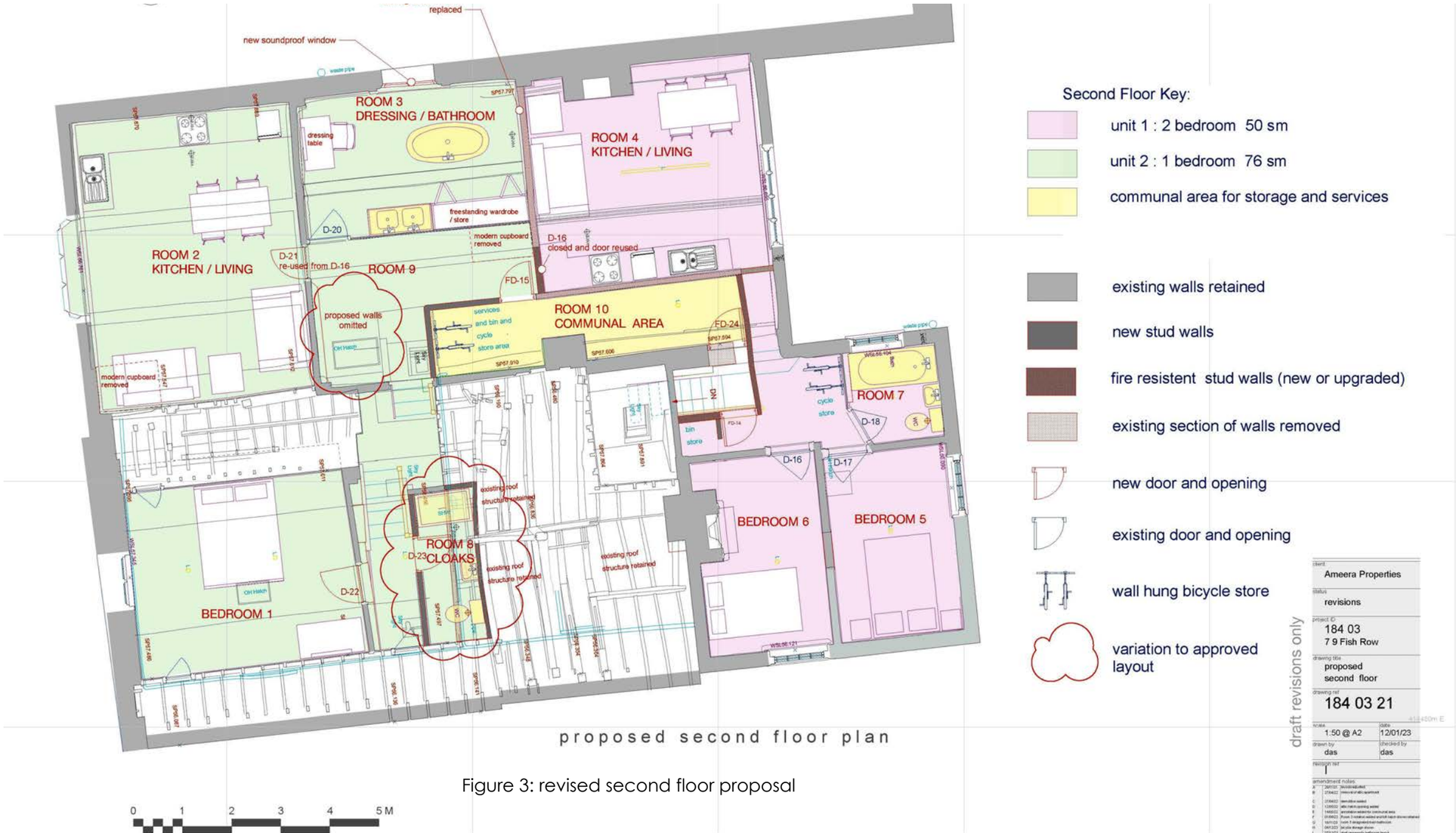


Figure 3: revised second floor proposal

04

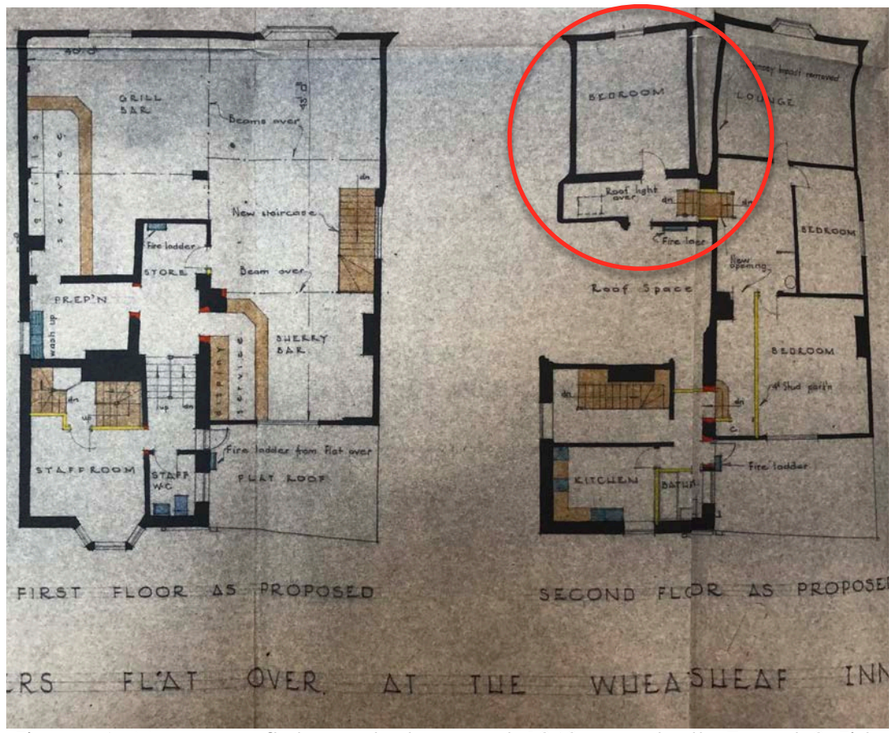


Figure 4: Managers flat created around 1963 over both 7 and 9 Fish



Figure 5: mid 14th century roof Crown post roof structure behind the modern partition which has been sealed off. Roof vent pipe on left hand side.



Figure 6: Modern T and G floor and door and stud partition

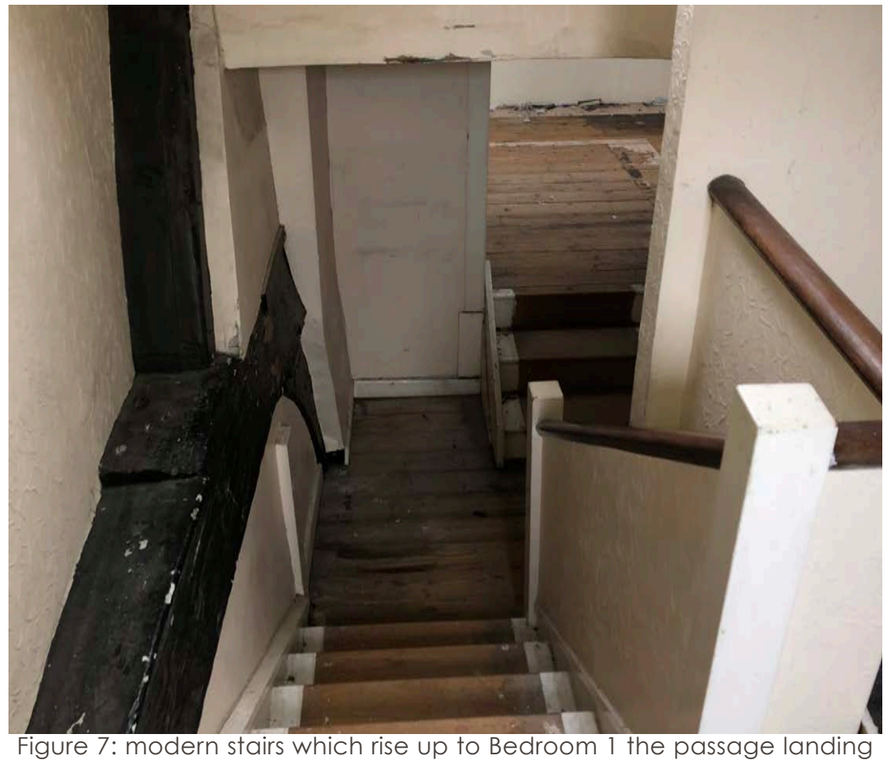


Figure 7: modern stairs which rise up to Bedroom 1 the passage landing area on the right is larger than was approved in 1963 (see Figure 4)

04

04 Heritage statement of significance and impact analysis

04.1 The heritage significance

The significance the part of the second floor of 9 Fish Row is:

- The front range retains a good example of a jettied front although now concealed by shop fascia.; but internally the front part of the second floor has little heritage value.
- Great importance to the older mid range part of the roof and the original timber framework as shown in **Figure 5**. The surviving mid 14th century fabric is rare and in generally good condition.
- The rear range an early 19th century rebuilding but contains its roof timbers of that period and some good Victorian interior fabric including doors and fireplace.
- The floorpan of this part of the second floor is altered and there is much loss of heritage fabric; although the history of redevelopment is well recorded

04.2 The heritage impact analysis

-No 9 Fish Row Second Floor

The previous planning approvals in 1963 relating to the second floor have methodically removed all partitions and any heritage joinery details to the front of the second floor over 9 Fish Row. Fireplaces have also been removed and to the area over bedroom 1 the historic roof removed, new door, new stairs, new front gable window, new floor boarding and joists and new plasterboard ceilings and partitions created.

It is now logical to use the under-utilised space in the corridor area as identified for a cloakroom which can be achieved by simply moving a modern partition and also avoiding any physical impact on the historic roof.

The repositioned partition will be freestanding and built to the front of the historic roof structure and not attached avoiding any damage to the fabric. The proposed door is 4 panelled in softwood painted which will be the same design as proposed for the replacement door to bedroom 1.

Overall there is considered to be no adverse impact on the heritage fabric as it exists.

It possible is create an internal glazed aperture from the proposed cloakroom to view the remaining part of the14th century roof so that it is not concealed for the future.

Whilst an important and visually prominent historic building there has been some loss of early heritage fabric, particularly to the interior front of there second floor, resulting from previous works of alteration for various uses in the 1960's. Some older floorboards remain over a small area of the works and subject to a detailed survey will be salvaged. Where floor boards need replacing, matching boards will be used; and the details of the areas for replacement will be submitted to and approved in writing by the Local Planning Authority. The floor joists are in good condition and will be retained.

The proposal are as outlined in the revised drawing 184 03 21 Rev I is an opportunity to reduce further the impact of changes by now omitting the new partitions in the landing area/ This proposed revision will create minimal disruption to the fabric and if carried out would have no adverse impact on the heritage significance.

Overall the proposals for re-purposing the upper vacant floors will provide investment and re-purposing for residential uses without losing any substantial heritage fabric; and will bring the building up to a good condition and better reveal its significance. The works will not be highly visible but the preservation will have a positive impact on the heritage value and therefore have a public benefit.



Figure 8: some floorboards remain within the area to be partitioned off these will be salvaged where possible and matching replacements.



Figure 9: 9 Fish Row modern attic window to the front and from the second floor

Appendix 1

List entry Number: 1023666

Date first listed: 28-Feb-1952

SU 14488 29957

7 and 8 Fish Row. Salisbury

FISH ROW Nos 7 & 9 Grade 2. The Wheatsheaf Inn, New Canal. West range (No 9) two storeys gabled mid C14. The east range (No 7) two (three) storeys and attic gabled, first half of C15. Timber framed. Both have jettied stuccoed upper floors, the overhang concealed on No 9. No 7 has restored shallow wood frame bays, windows, six lights first floor, five lights second floor, the moulded sills are original. Ground floor modernised with door and large bar window as Wheatsheaf Inn. No 9 has small two light attic casement and on first floor early C19 small, tripartite, flush framed sash window, glazing bars intact. Modern shop front on ground floor partly returned to west. On this front No 9 has irregular flush framed sashes on first floor. The rest of ground floor painted brick with tall C19 recessed sashes, glazing bars intact and glazed door. All this part and the front to New Canal is now property of the Wheatsheaf Inn. Three storey block to New Canal, early C19 rebuilding. Hipped tiled roof. One sash window glazing bars to second floor. First floor has large canted bay window, sash lights, glazing bars, reeded surrounds, cornice, weatherboarded apron. Five small camber headed windows on ground floor. C20 single storey block to right. Interiors: No 7 has exposed wall posts on first floor and chamfered ceiling beams. Second floor has C17 plaster casing to two beams, and winged beasts, continued in frieze. C15 fireplace. The roof retains purlins and windbraces. No 9, west range, mid C14 has remains of crown post roof. Nos 7 & 9 form a group with Nos 9 & 11 Butchers Row. 2-storey section with four large tension braces and glazed lean-to along full-length. Interior: two full cruck trusses to former open hall with some blackened rafters. Dormer gable probably added when hall was floored. Heavy chamfered spine beams.

Date first listed: 19-Oct-1984