



**Historic Building
Advisory Service**

Historic Building Impact Assessment

**97 Brown Street,
Salisbury, Wiltshire**



November 2025
Reference: 25963A

**97 BROWN STREET
SALISBURY
WILTSHIRE**

Heritage Building Heritage Impact Assessment

Prepared on behalf of

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97 BROWN STREET SALISBURY WILTSHIRE

Historic Building Heritage Impact Assessment

Summary



Fig: 97 Brown Street from the southwest

The Historic Building Advisory Service was commissioned by Westbryne Properties Limited to undertake an historic building assessment of works to and around a building known as 97 Brown Street, Salisbury. These works are to internal alterations to the improve facilities for the occupants of the building.

The main part of the building is early to mid 19th C structure that was possibly originally built as N° 9 St Ann Street as can be seen by how the frontage on to St Ann Street presents a very balanced faced on either side of a central front door. The elevation on to Brown Street originally only contained windows to what were probably front and back rooms and was changed when the split occurred and internal doors between the parts were closed-up.

To the now divided part of N° 9 was added a two and three storey block on the north side, which contains the staircase and internal access block and new main entrance to form what is now N° 97 Brown Street. This section was added in the first quarter of the 20th C and was probably built to allow the separation of the main part of this from this house from what was all part of N° 9. It also contained the ancillary accommodation to what is now a separate house, such as bathroom and kitchen.



Fig; 97 Brown Street from the northwest

This property is mostly now used as a house of multiple occupancy (HMO), although on the ground floor there is a retail space as well as a fairly small communal kitchen that is used by residents and a cloakroom. There are three bedrooms and a communal shower room on the first floor and three bedrooms and a communal bathroom on the second floor. This is all accessed from the front door off Brown Street in to a communal entrance hall from where a staircase runs up to the top floor.

The proposal will see a re-layout of the ground floor with new communal lounge, dining room and kitchen being formed in what is now the retail space and the kitchen being changed to an accessible bedroom with en-suite shower. Then on the first floor one of the bedrooms will be made en-suite and the communal shower room will be refitted. On the second floor rooms at the south end will be re-arranged to provide better and more usable internal configurations with re-vamped communal facilities at that level.

The work overall will not adversely affect any historic structure apart from the removal of a small section of late 19th C internal lath and plaster wall to allow a doorway to be formed to provide access to a new bathroom facility on the first floor. Externally, there will be no changes made to the building that will adversely affect on either the buildings historical significance or character.

The assessment was undertaken by means of a visual appraisal and analysis of the site and area surrounding it to the extent that the proposed development is likely to be visible. This includes both location and relative proximity of the conservation area and the setting and location of the front access. This will be to help understand the wider aspects of potential visual intrusion and the effect on the character and significance of the historical asset in the immediate vicinity.

A survey of readily accessible documentary and other sources was undertaken to understand the general development of the location. This assessment aims to meet the requirements of the National Planning Policy Framework (NPPF).

The site inspection was carried out in 10 June, 2025.

97 BROWN STREET SALISBURY WILTSHIRE

Historic Building Heritage Impact Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 The Historic Building Advisory Service was commissioned by Westbryne Properties Limited to undertake an historic building assessment of works to and around a building known as 97 Brown Street, Salisbury.
- 1.1.2 The examination of the building was undertaken generally within the guidelines of good surveying and building archaeology practice. The purpose of the survey was to undertake an assessment of the historic nature and character of the building that is presently used as dwelling and how it may be affected by the proposed work. This was undertaken by means of a visual and physical assessment and analysis of the building to understand its means of construction as well as the way it has been altered and adapted over time.

1.2 Survey Content

- 1.2.1 The aim of this report is to produce an overall impression of the property and its setting at the time of the inspection. This was undertaken by a visual examination of the elements that make up this facility to identify the means of construction, analyse its construction, and assess its historic significance and what historic character remains.
- 1.2.2 Voids, cupboards, closed spaces, etc. were inspected where these were relevant and ready access could be gained. Areas that we were requested or prevented from entering by the owner / occupant of the facility were also not inspected. Similar considerations apply to surfaces with directly applied coverings such as wall panelling or heavy coverings, fully fitted or stuck down carpets and other sheet floor coverings. In all these cases the general 'feel' of the building has been taken into account to whether there was any historic fabric concealed or there is a need for a further more detailed inspection or opening up of the structure that will involve the client in additional cost.

- 1.2.3 Readily accessible documentary sources were reviewed in an attempt to create an established time and ownership line for the relevant parts of the site and buildings. The results of this research were then applied to the findings from the site survey in an attempt to show the development of the relevant part of the site.
- 1.2.4 This assessment has been compiled in line with good practice to meet the requirements of NPPF.

1.3 Survey Information

- Premises inspected: 97
- Location: Brown Street,
Salisbury,
Wiltshire
- Client: Westbryne Properties Limited
- Property Occupant: Westbryne Properties Limited
- Current Use: House of multiple occupancy
- Reason For Inspection: Historic building impact assessment
- Inspection By: R J Hill MRICS, MCIfA
- Inspection Date: 10 June, 2025
- Listed Building? Grade II
- Registered Park / Garden No
- Scheduled Monument No
- Conservation Area? Yes
- National Landscape / Park? No

2 GENERAL

2.1 Location

- 2.1.1 97 Brown Street sits on the east side of the road in the north side of the junction with St Ann Street and almost opposite the entrance in to The Friary. This is in a predominantly residential area on the edge of the main commercial part of the centre of Salisbury. Brown Street to the front is a very busy road as this is part of the main gyratory system for the city centre.



Fig 2.1.1: 97 Brown Street in street scene

- 2.1.2 In this position the house sits to the back edge of the pavement both to St Ann Street on the south side and Brown Street to the front (west), with pedestrian access to the rear of the property off of the northwest corner of the block. This was apparently built as part of N° 9 St Ann Street to which it is attached on the east side and adjacent to this, on the north side, there is the forecourt to the adjacent property known as The Priory or 95 Brown Street.

2.2 Description

- 2.2.1 From viewing this is a large possibly originally constructed as No 9 St Ann Street and from which it has been sub divided, as it would appear that the frontage to St Ann is the primary elevation of the building, where it is visually well balanced on either side of the front door to that house so that that against Brown Street was the return side. This is a three storey building with a hip ended roof orientation on an

east – west access parallel to St Ann Street on the south, but since its separation from the other part N° 97 has a more lineal plan and layout running south to north alongside Brown Street.

- 2.2.2 To this has been added a new staircase wing at the north side against the Brown Street with a new entrance being formed into the building at this position. Whilst the main part of the building is of style and form suggesting construction in the possibly second quarter of the 19th C, the rear part is of a style more commonly seen for buildings to the third or fourth quarter of the 19th C.
- 2.2.3 This block could have been added as a service wing to No 9 St Ann or, more likely it was an addition that was applied to allow the original block of property to be split down to create the layout of the structure as it now seen. At that time it may have been that ground floor rooms, on the corner of St Ann an Brown Streets was used as a shop as suggested by the doors formed from the pavement.
- 2.2.4 Internally, there is nothing visible to show how this connected or readily related to N° 9 St Ann Street apart from dividing walls to rooms that would have been in the west side. The layout within this property is now more related to the separation and the addition of the north block, which forms the vertical access through the building.
- 2.2.5 There appear to have been further internal adaptations to the layout following or as part of its conversion to an (HMO) where rooms are small and rely on communal facilities for ablutions and cooking, although some rooms have wash basins. All internal fittings, such as doors, sanitary and kitchen fittings are all of a type and form dating to the late 20th C where the building has evidently been updated periodically to comply with safety and health requirements.

3 EXTERNAL INSPECTION

3.1 Roof



Fig 3.1: Roof arrangement showing north end addition

- 3.1.1 The roof to N° 97 is the west part of the former combined building with N° 9 St Ann Street on its east side where it is a visually balance structure to this group and covered with grey natural slates with running up to ridges and hips dressed with clayware angle ridge tiles. This part is largely the west hip, where each part of the building has even roof slopes between them on the south side.
- 3.1.2 On the north side there is a distinct change in the form of roof where the pitch flattens to the roof structure over N° 9 as the house widens, but still retains the same common ridge line at the top. Where this steps-up against that to N° 97 the face is dressed down with natural slates as a weatherproofing.
- 3.1.3 On the northeast corner of this building there is a slight overlap of this roof to the corner of N° 9, before that house widens on the north side.
- 3.1.4 On the north end of this building a mono pitch roof runs down from under the main roof eaves over the second floor part of the north section, which contains the mezzanine bathroom. Then, on the north side of this two storey addition, a gable ended roof structure continues over the first floor north end rooms. These roofs are covered with slates, as the main roof

3.2 Chimneys



Fig 3.2: Chimney

- 3.2.1 There are apparently no functioning chimneys associated with this part of the larger building, although there is a three flue stack above the fireplaces seen in the south rooms on each floor. This is in brickwork of a type similar to that to the main walls, but of a lower quality as this is severely weather eroded. It is surmounted by three square clayware pots.
- 3.2.2 Running up the north gable of the north addition is the lower portion of a chimneybreast that has been cut off below roof verge level.

- 3.2.3 A further former chimneystack runs up on the northeast corner of the building on the junction with that to the rear of N° 9 St Ann.

3.3 Eaves and Rainwater Goods



Fig 3.3.1: Main eaves

- 3.3.1 To the perimeter of the main roof to this block and N° 9 St Ann Street there is a wide overhang eaves, apparently of painter timber, that is over a painted timber cornice on the junction between the underside of this and the head of the wall closing. These eaves has a very shallow fascia board to the front that supports small section half round section cast iron guttering on projecting metal brackets.
- 3.3.2 To the north side mono pitch roof there is a simple unpainted timber fascia board fixed to the head of the wall under the eaves drip, supporting half round section cast iron guttering.
- 3.3.3 The eaves to the two storey section is a traditional boxed out timber structure of fascia and soffit with painted barge boards to the underside of the verge on that side. To this the rainwater goods are a mixture of uPVC and cast iron.

3.4 External Walls

- 3.4.1 To the main part of N° 97 and St Ann Street the walls are in brickwork of a creamy buff colour laid in what would appear to be a lime mortar in Flemish bond. There

are flat rubbed arches over all the openings to doors and windows that employ a slightly contrasting yellow stick brick.



Fig 3.4: Front elevation

- 3.4.2 The north end two and three storey addition has solid wall finished with an undecorated fine pebble or spatter dash render from pavement level to eaves. There is a distinct construction joint on the junction between this part and the main building.
- 3.4.3 The general style of the brickwork to the walling would suggest a dating to the early part possibly second quarter of the 19th C whilst that to the northern section is of early 20th C.

3.5 WINDOWS

- 3.5.1 To the original part of the building these are all a consistent eight-over-eight large format vertical sliding sashes on the ground and first floor and then on the upper floor these are four-over-eight all single glazed and of a general pattern and form of the late 19th C although the sashes have probably been repaired due to the type of horns fitted to those.



Fig 3.5.2: North end windows

- 3.5.2 To the northern addition the front windows are eight –over-eight vertical sliding sash to the main bedrooms with three-over-six sashes to the bathrooms on each level.
- 3.5.3 There are modern standard joinery dummy shutters rigidly fixed to the side of the front north window.

3.6 External Doors

- 3.6.1 The main door into the property is a six panel door with raised panels within a beaded surround in a modern door lining under a large single glazed transom light.

The door is fitted with a central Art Nouveau knob, small ring knocker with strike plate, brass letter plate which is very much below Post Office recommended size, numerals 9 and 7, escutcheon plate for Yale type lock and mortise lock.



Fig 3.6.1: Front door

- 3.6.2 Over the main entrance door there is a canopy hood mounted on simple moulded timber brackets on either side, with the top being covered with lead and lined with moulded panel to the underside. This is of a style suggesting a dating to the very late 19th C or early 20th C.
- 3.6.3 The doorway to the ground floor south room, from Brown Street, is an enlarge window opening, where the under cill wall has been removed, as can be seen from the change of brickwork style on either side. The upper portion would appear to

be an adapted section of the vertical sash and below there is a pair of doors with solid panels to the base and small pane glazing above. The leading door is fitted with a brass knob and a small metal letter plate.

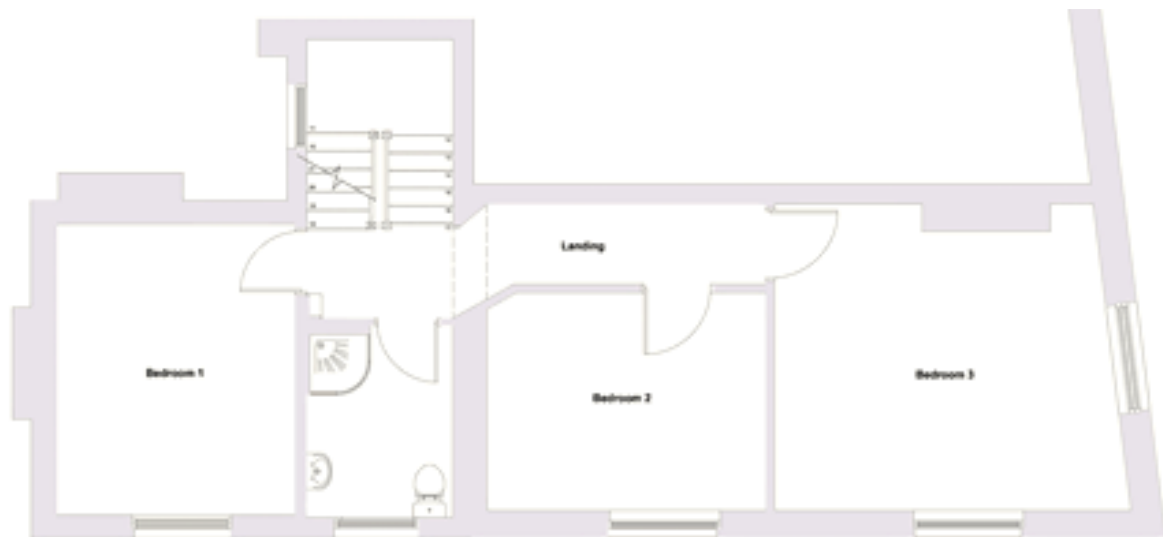
- 3.6.4 The rear door from the kitchen is a modern standard joinery panel door.

4 INTERNAL INSPECTION

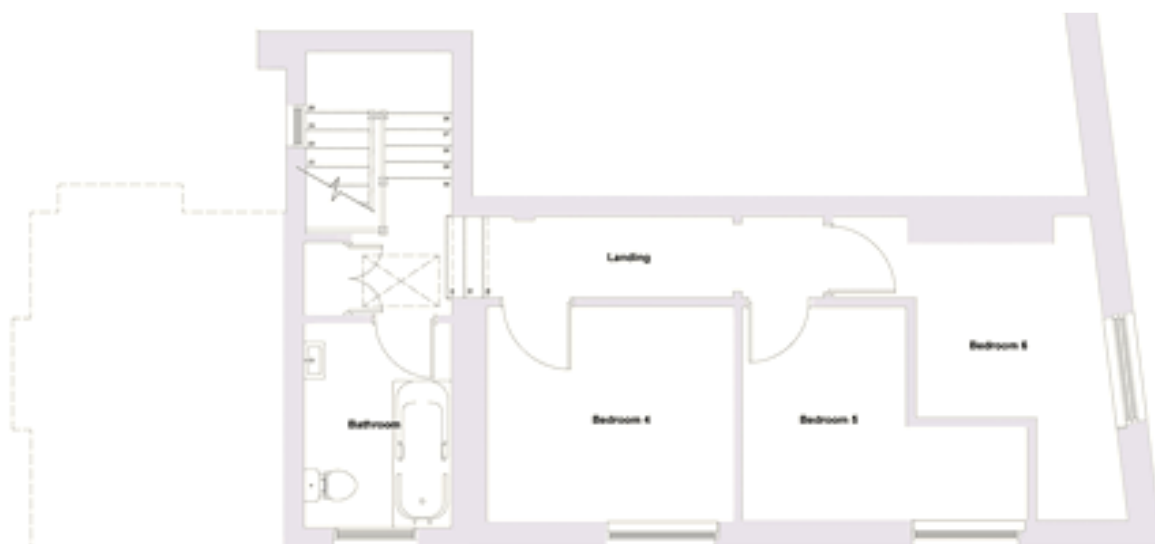
4.1 Existing Plans



Ground floor (nts)



First floor (nts)



Second floor (nts)

4.2 Entrance Hall



Fig 4.2: Entrance hall

- 4.2.1 This is approached by means of the main external door from the pavement to Brown Street and it extends to the back from where the stairs rise to the first floor.
- 4.2.2 Floor is of solid construction surfaced with decorative early 20th ceramic tiling, with mat well at the door end.
- 4.2.3 The walls are of solid construction and run are covered with painted woodchip paper. To some walls there is a painted torus profile skirting board to the base
- 4.2.4 The ceiling is flat soffit of lath and plaster construction covered with painted woodchip paper.
- 4.2.5 Leading off this area are doors to the existing kitchen to the left hand side and a large room on the right hand side, where both are modern standard joinery flush faced fire doors fitted with automatic door closers. The door linings have painted timber ogee profile architraves. At the back of the hall, under the stairs, a is standard flush with door to the ground floor cloakroom hung in a simple late 20th C door lining with painted bull nose profile architraves.

4.3 Kitchen



Fig 4.3: Kitchen

- 4.3.1 Floor is solid construction covered with vinyl fitted sheet.
- 4.3.2 The walls are of solid construction with painted plaster finish.
- 4.3.3 The ceiling is a flat soffit with decorative Artex type textured paint finish.
- 4.3.4 Leading out of this room is a standard joinery glazed panel door, with a large single glazed transom light over the head, which leads to the small back yard.
- 4.3.5 There is an alcove to left hand side of door, which contains a wall mounted Worcester gas boiler with balance flue to external wall. A hot water cylinder is mounted on a shelf above this.
- 4.3.6 Kitchen fittings have modern standard melamine carcasses with paper laminate faced door and drawer fronts under roll edge laminate worktop. There is a separate double bowl single drainer stainless steel sink with swan neck mixer tap over.

4.4 Ground Floor Cloakroom

- 4.4.1 This is an area under the stairs to the first floor, which is accessed by a door at the end of the entrance hall.
- 4.4.2 There is a stub wall projecting out from the rear wall, which may be the remains of a dividing wall between the former externally accessed store, under the first flight of stairs. This has been cut-through to allow this toilet to be formed and when that happened the external door in the north wall was closed-up and a window formed in the upper section.
- 4.4.3 The floor is solid construction covered with carpets.
- 4.4.4 The walls are of solid construction with a painted rough textured plaster finish and no skirting to the base. There is a small tiled splash back behind the wash basin.
- 4.4.5 There is sloping soffit ceiling to the underside of first flight of stairs and the first landing is underlined with what appears to be mineral fibreboard, as is the main soffit ceiling.
- 4.4.6 Sanitary fittings comprise a low level WC suite and bracketed hand rinse basin.

4.5 Ground Floor Main Room (Retail Space)

- 4.5.1 This is to the right (south) of the entrance hall and appears to possibly originally have been two rooms. There is a ghost line in the ceiling, front to back, where the division wall has been removed.
- 4.5.2 The floor is of solid construction and covered with stuck-down carpet tiles.



Fig 4.5: Ground floor main room

- 4.5.3 The walls are of solid construction with paint finish and simple torus profile skirting boards to the base and an ogee profile picture rail just below the ceiling. Modern horizontal painted timber battening has fixed to walls all the way round.
- 4.5.4 A fire breast runs up the wall to N° 9 St Ann Street, at the south end, and to the right of this is a corner cupboard.
- 4.5.5 The ceiling is a flat soffit, where it is a mixture of plasterboard, as indicated by straight cracks on joints, and lath and plaster. This has light tracks and down lighters fitted to and in the surface.

4.6 Stairs from Ground to First Floor

- 4.6.1 These have a timber structure of apparently early 20th C date as suggested by balusters and newels fitted to balustrade of this. They rise against the north side party wall to N° 9 St Ann Street.



Fig 4.6: Stairs from ground to first floor

- 4.6.2 These rise as a straight flight from the ground floor to a half space landing where they return and then run to first floor landing another straight flight, where the timber construction is covered with fully fitted carpets.
- 4.6.3 There are turned newel posts and balusters to the balustrade to the open side, all of which has been painted.
- 4.6.4 Where the walls rise up through the stairwell these are of the same construction as noted for the ground floor.

- 4.6.5 The ceiling is the underside of the first landing and the stairs where they rise from the first to second floor. These are under boarded with painted decorative jointed match boarding.
- 4.6.6 There is a single glazed window on landing, with no form of protection fitted and apparently no safety glass as no marks seen on this.

4.7 First Floor Landing



Fig 4.7: First floor landing

- 4.7.1 This is in effectively in two sections, one at the head of the stairs serving the room off it and from where the stairs to the second floor rise. From the south side of this a stub landing runs to the south along the party wall to N° 9 St Ann Street to bedroom in that part.
- 4.7.2 Walls to the main structure are of solid construction with painted woodchip paper finish. Those to the centre and east bedroom of apparently modern 20th C hollow construction lined with plasterboard or similar under painted woodchip paper. There is a boxed service duct adjacent to the doorway to the north first floor bedroom.
- 4.7.3 The ceiling is in two levels, where that within the south section is higher than that over the stair landing. These both have flat soffits with painted woodchip paper finish.
- 4.7.4 All the doors opening off this area are modern standard joinery flush face fire doors within door linings generally as that described for the ground floor. There are large boxed-in transom lights over the heads of the doors, although that is that over bathroom is painted glass with a backing board behind. There is no transom over door head to north bedroom.

4.8 First Floor South Bedroom



Fig 4.8: First floor south bedroom

- 4.8.1 This has a suspended timber floor covered with fitted carpets, therefore no further comment can be made on construction.
- 4.8.2 The external walls to the exterior and to N° 9 St Ann Street are of solid construction with painted woodchip paper finish. There is a modern hollow internal wall to the first floor centre bedroom. A firebreast runs up the wall to N° 9 St Ann Street with a closed-up fire opening with timber surround in the base. There is painted torus profile skirting boards to base of the walls.
- 4.8.3 The ceiling is a flat soffit with painted woodchip paper finish.

4.9 First Floor Centre Bedroom



Fig 4.9: First floor centre bedroom

- 4.9.1 This is generally as south bedroom in terms of walls, floor and ceiling. There is boxed ducting in corner adjacent to the landing.
- 4.9.2 A bracketed wash basin is fitted to external wall.

4.10 First Floor Shower Room



Fig 4.10: First floor shower room

- 4.10.1 In terms of floor, walls and ceiling this is generally as that described for the east bedroom, except there are solid construction walls to the interior.
- 4.10.2 The floor is covered with fitted vinyl sheeting.
- 4.10.3 The ceiling is a flat soffit, possibly of plasterboard or similar, with a paint finish.
- 4.10.4 Sanitary fittings comprise low level WC suite, pedestal wash basin and shower cubicle with no indication of safety marks on the glass.

4.11 First Floor North Bedroom

- 4.11.1 Generally this room is as described for south bedroom with a suspended timber floor covered with carpet, solid walls on all sides with painted woodchip paper and a flat soffit to the ceiling of lath and plaster with painted woodchip paper.
- 4.11.2 A pedestal wash basin is mounted against the external wall.



Fig 4.11: First floor north bedroom

4.12 Stairs from First to Second Floor

- 4.12.1 There are similar in overall construction, style and form as those previously described from the ground to first floor.
- 4.12.2 There is a single glazed vertical sash window mounted adjacent to mid landing and similar comments apply to this as made for landing window between ground and first floor.
- 4.12.3 The walls are generally as those described previously where these rise up through the building.
- 4.12.4 The ceiling over this area is a skilling where this follows the underside of the roof slope as this runs down at the north end of the building from the main block to frontage of Brown Street.



Fig 4.12: Stairs from first to second floor

4.13 Mezzanine Landing

- 4.13.1 This is positioned between the head of the main stairs to the second floor level of the north end part of the house and the main second floor level to the south section of the building. These are connected by a short flight of timber construction stairs covered with carpets, where the open side is guarded by an extension of the handrail and balustrade from the main staircase.
- 4.13.2 The walls are generally as that described for the stairs and first floor landing, with a cupboard built in to the landing adjacent to second floor bathroom.



Fig 4.13: Mezzanine landing

- 4.13.3 The ceiling is a continuation of that from over the stairs, with a traditional single glazed cast iron roof light set within it.
- 4.13.4 The door to the bathroom is a modern standard joinery undecorated four panel door, with a painted glazed transom light over the head.

4.14 Mezzanine Landing Bathroom

- 4.14.1 The floor is of suspended timber construction covered with fitted vinyl sheeting.

- 4.14.2 The walls are of solid construction, except that to the upper landing which is of hollow construction. These are all covered with painted woodchip paper with painted torus profile skirting boards to base.
- 4.14.3 The ceiling is a skeling of plasterboard to the underside of the mono-pitch slope of the north end roof.
- 4.14.4 Sanitary fittings comprise enamelled steel bath with painted hardboard side panels, low level WC suite with plastic cover and seat and bracket hand rinse basin.



Fig 4.15: Second floor landing

4.15 Second Floor Landing

- 4.15.1 This, in general terms, is as that described for the mezzanine landing, with fitted carpets throughout.
- 4.15.2 There is a former doorway position towards south end of the landing indicating where the east end rooms, numbered 2 and 3, have been sub divided from a former single larger room.
- 4.15.3 The walls are of solid construction to N° 9 St Ann Street and then the internal walls are of modern hollow construction.
- 4.15.4 All the doors opening off this are as that described for the first floor landing with ogee architrave and blanked transom light to room N° 1, whilst doors to rooms 2 and 3 do not have any architrave fitted or transom lights over the head.

4.16 Second Floor South Bedroom (3)



Fig 4.16: Second floor south bedroom

- 4.16.1 Generally the structure of this room as that described for bedrooms on the first floor with suspended timber floor covered with fitted carpets.
- 4.16.2 It has solid walls to the exterior and modern hollow wall construction to the interior, where all are covered with woodchip paper that has been painted and torus profile skirting profile boards to the base.
- 4.16.3 This has a picture rail running around just below ceiling level also with fire breast running up wall to N° 9 St Ann Street, with a cast iron fireplace with a decorative timber fire surround with inset tiling suggesting dating to 19th C or very early 20th set in to the base.

4.17 Second Floor Centre Bedroom (2)



Fig 4.17: Second floor centre bedroom

- 4.17.1 Both this room and south bedroom would have been within the former single bedroom on this level.
- 4.17.2 The construction of this room is generally as described for the second floor south bedroom.

4.18 Second Floor North Bedroom



Fig 4.18: Second floor north bedroom

- 4.18.1 Generally this room is as that described for bedrooms on the first floor, with suspended timber floor covered with fitted carpets.
- 4.18.2 The ceiling is a flat soffit possible of lath and plaster construction with access hatch to roof space above.
- 4.18.3 A pedestal wash basin mounted against wall to mezzanine bathroom.

4.19 Main Roof Space

- 4.19.1 This is accessed from the main second floor landing under the west end of joint roof between this building and N° 9 St Ann Street on the east.
- 4.19.2 At this point it is mostly under the west hip end, where there is a simple queen post truss with central metal tie rod supporting hip rafters and central principal rafter to the outer roof slope. This has purlins running between the trusses with rafters spanning up from eaves over them to hip or ridge board as appropriate.



Fig 4.19: Main roof space

- 4.19.3 There is a modern lightweight concrete block dividing wall between this and N° 9 St Ann Street roof void.
- 4.19.4 The roof coverings are underlined with material known as 'Cosy Felt', which is fibreglass quilt backed bituminous sarking felt. From what could be seen the roof space overlaid with approximately 300 mm of fibreglass quilt.
- 4.19.5 Many of the rafters are apparently reused, possibly from earlier structures.

5 DESK TOP STUDY

5.1 Map Study

- 5.1.1 The first readily available map of this part of Salisbury is an extract from the William Naish map of 1751, which show some detail of the more notable buildings in the city, but does not overly concern itself in any detail with lesser properties. As this was published at least 50 years preceding the building of 9 St Ann / 97 Brown Street, it tells us very little about the development of this site apart from an vague indication of what may have been there.
- 5.1.2 The first large scale accurate mapping of this part of Salisbury is the Ordnance Survey town series map of 1880 that was published at a scale of 1 – 500. This shows this building as a distinct block, with no apparent division to suggest that it was of two parts. There is no extension on the north side, and a reasonably large of garden is shown on that side with a boundary wall to Brown Street and The Priory.

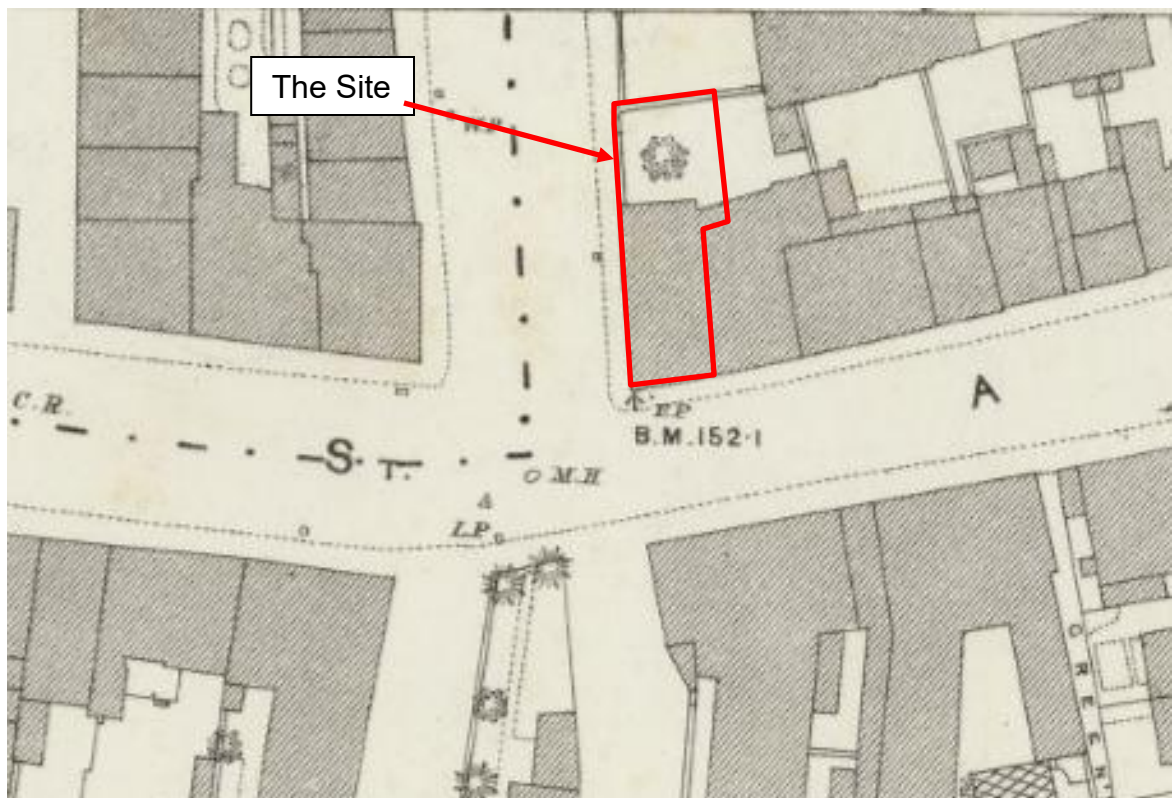


Fig 5.1.2: Extract of OS Town Series map of Salisbury

- 5.1.3 By the time of the publication of the next large scale map of the area, the 25" to the mile scale map of 1901, there has been little apparent change to the building or site. However, the reduction in scale reduces the level of details shown

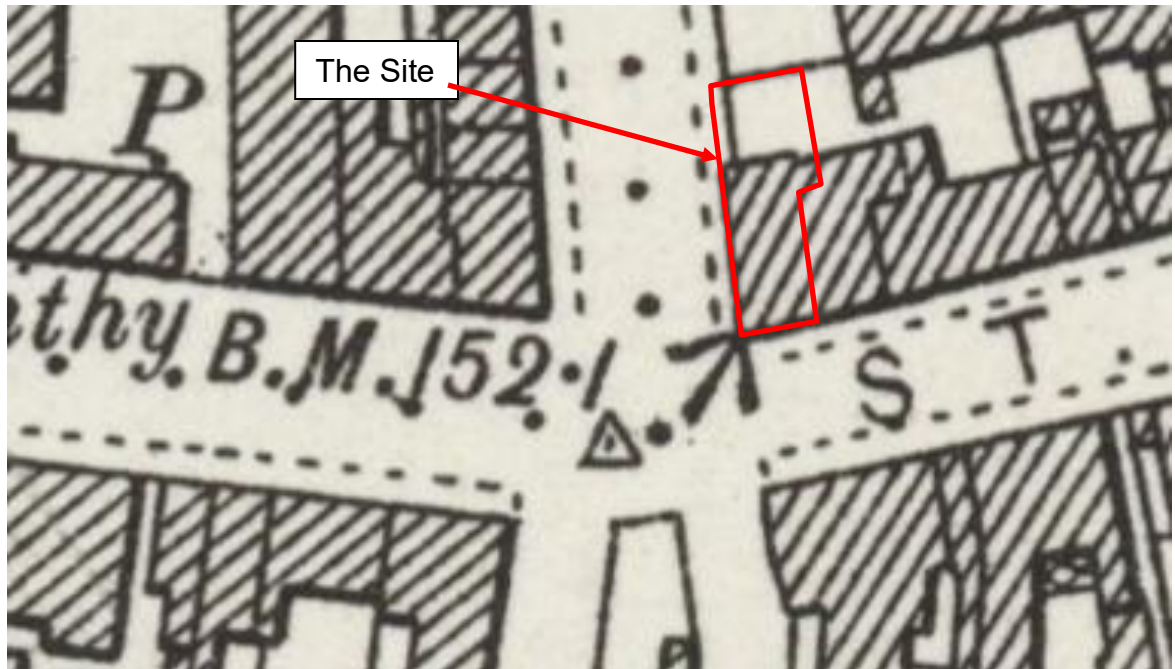


Fig 5.1.3: 1901 edition 1- 25" scale OS map extract

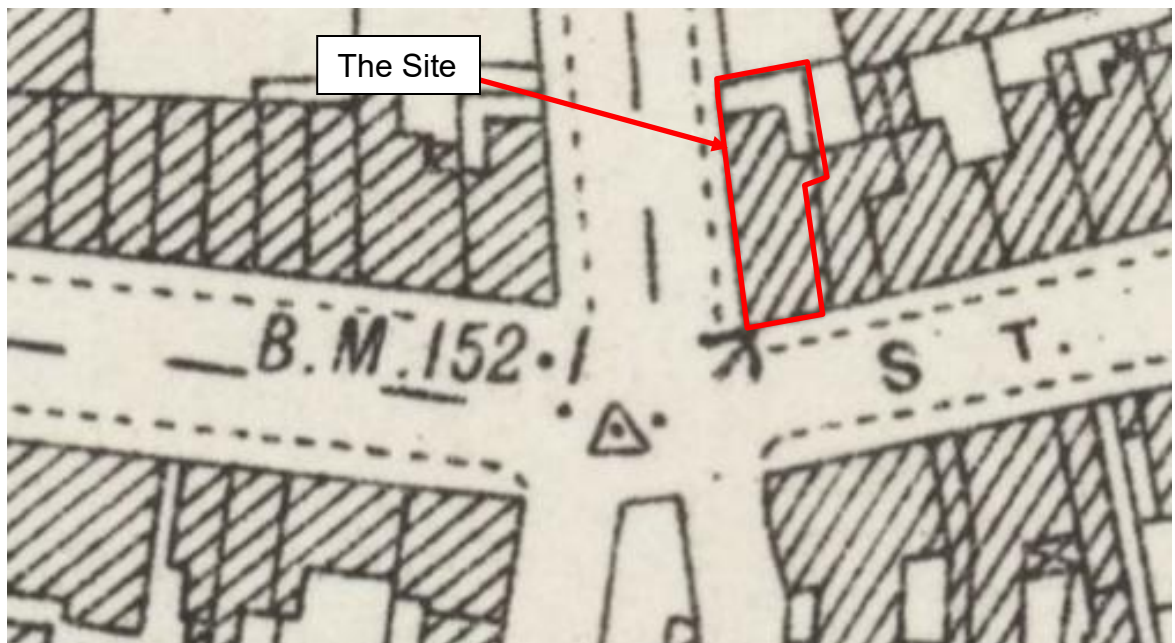


Fig 5.1.4: 1925 edition 1- 25" scale OS map extract

- 5.1.4 By the time of the publication of the 1923 edition of the 25" scale map the extension has been added on the north side of the building and N° 97 is shown as a separate building with a line demarcating it from 9 St Ann Street. The garden on the north side has also been split between the two properties.
- 5.1.5 With the release of the 1939 edition of the 25" map there was no further change to the shape of the buildings or the positions of the boundaries.
- 5.1.6 After the Second World War there was a comprehensive re-survey of the country and a change in scale to 1-1250. With this there was a slight change in the conventions used on the maps as well as how detail was presented. For this part of Salisbury the first edition of the revised mapping was in 1953, with a partial resurvey for the next edition published in 1964. By that time very little overall difference is seen on the mapping apart from boundary changes to the garden on the north side.

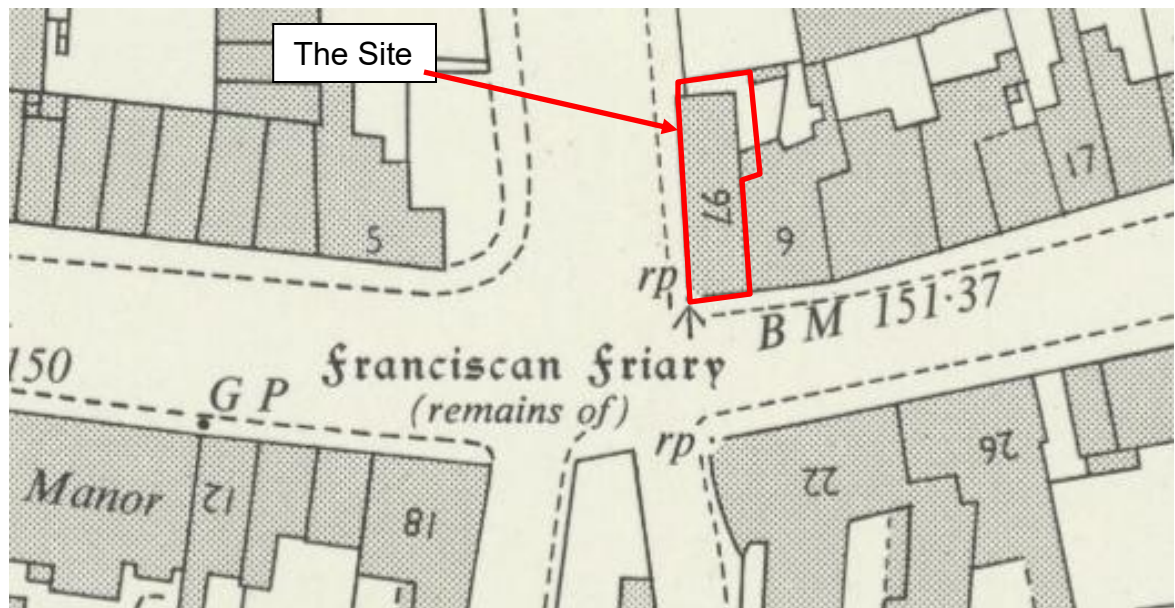


Fig 5.1.64: 1964 edition 1- 1250 scale OS map extract

5.2 Documentary Material

- 5.2.1 There is no readily accessible documentary material associated with this property

5.3 Oral History

- 5.3.1 There is no readily accessible oral history material associated with this property.

6 LISTING - NAME

6.1 Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1258751
Date first listed:	28-Feb-1952
Date of most recent amendment:	26-Jan-1977
List Entry Name:	97A, BROWN STREET, 9, ST ANN STREET
Statutory Address 1:	9, ST ANN STREET
Statutory Address 2:	97A, BROWN STREET

6.2 Location

Statutory Address:	9, ST ANN STREET
Statutory Address:	97A, BROWN STREET
District:	Wiltshire (Unitary Authority)
Parish:	Salisbury
National Grid Reference:	SU 14661 29645

6.3 Details

ST ANNE'S STREET 1. 1594 (North Side) No 9 SU 1429 NE 4/181 28.2.52. II GV
2. Includes No 97A Brown Street. Early C19 3 storeys white brick. Low pitch hipped slate roof, flat eaves. Yellow rubbed flat arches to recessed sash windows, glazing bars intact: 3 windows 2nd floor, 2 and centre panel 1st floor and 2 and central entrance ground floor: door of 6 fielded panels, 2 glazed, with radiating and wreathed fanlight in tall panelled reveal, doorcase of moulded architrave corner blocks and small moulded cornice. Return front to Brown Street (No 97A) similar with 2 windows, right hand one converted to door.
Nos 9 & 11 form a group.
Listing NGR: SU1466129645

6.4 Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: 445612
Legacy System: LBS

6.5 Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

7 PROPOSED WORKS

7.1 Alterations

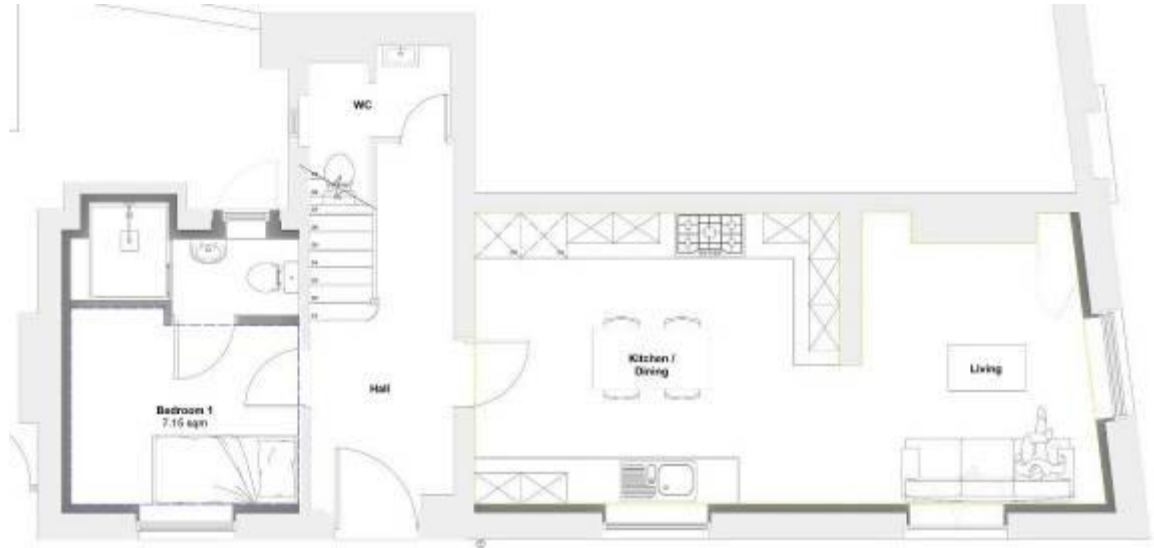


Fig 7.1.1: Proposed ground floor plan (nts)

- 7.1.1 On the ground floor the present communal kitchen is to become a single person accessible bedroom with en-suite shower room. The work will involve the removal of the present fittings and then the installation of dividing walls to create the new shower room. The retail space will be refitted to become a new communal kitchen, dining and living area. The present shop door will be closed and sealed internally to improve security, but retained as an external visual feature.

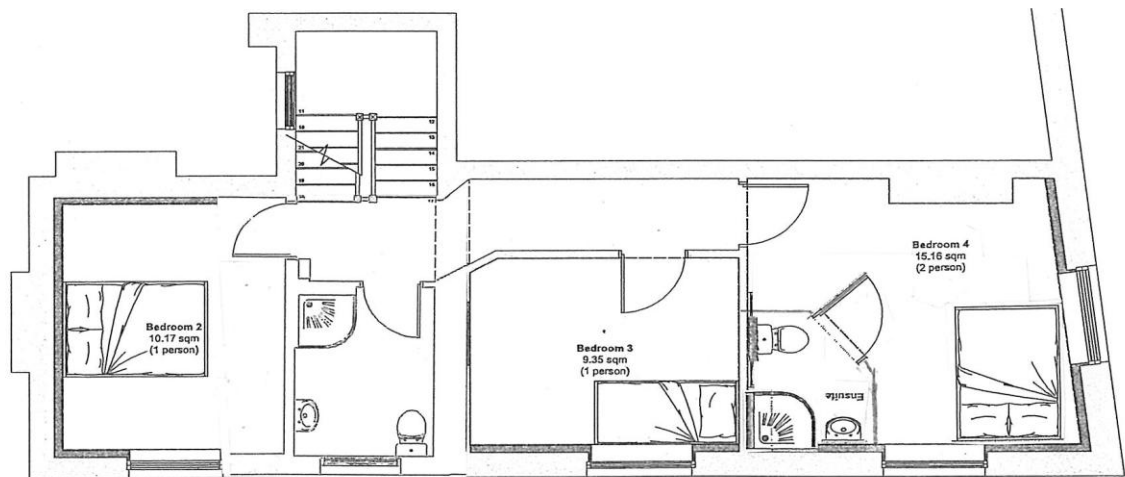


Fig 7.1.2: Proposed first floor plan (nts)

- 7.1.2 At first floor level the present shower room is to be stripped-out and fully refitted to form a new communal shower room to service the this floor. The first floor bedroom is to have a new shower room installed against the wall to the first floor centre bedroom
- 7.1.3 The other two bedrooms at this level will not be subject to any alteration or change.

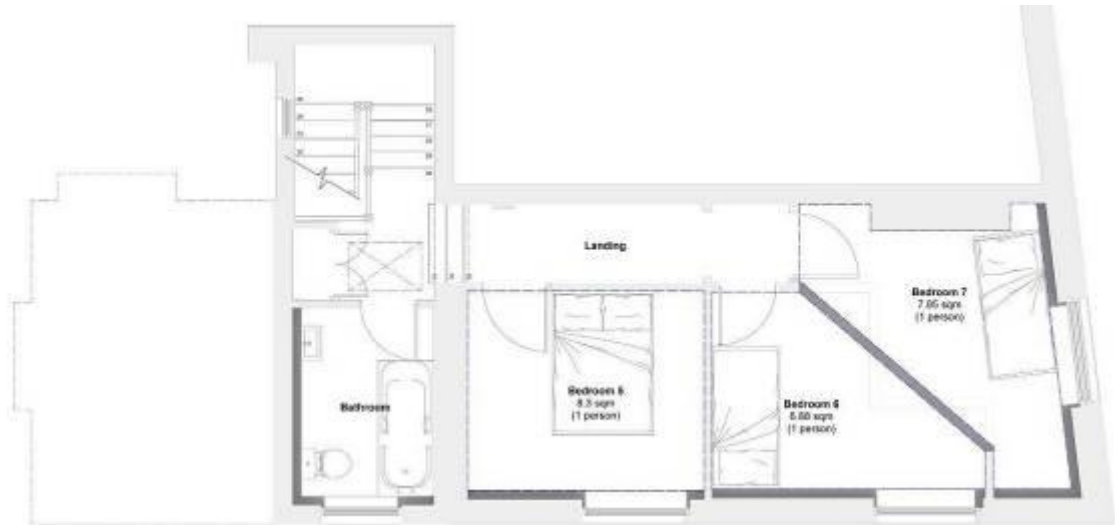


Fig 7.1.4: Proposed second floor plan (nts)

- 7.1.4 On the second floor the only noticeable change will be to the two rooms at the south end where the staggered late 20th C plasterboard partition wall is to be replaced with a new wall on an adjusted alignment to provide better internal space.

8 HISTORICAL ANALYSIS

8.1 Building Construction

- 8.1.1 N° 97 Brown Street is the west section of N° 9 St Ann Street which was apparently built in the early part of the 19th C as a three storey house fronting onto the road on the south side. This is in a plain late neo Georgian style with a fairly plain faced to the two street frontages.
- 8.1.2 The split off of the west section seems to have occurred during the first quarter of the 20th C with the rooms to the west side of the front door and entrance corridor were separated to form N° 97 from the ground floor to the second floor. At that time a new access block was added on the north end of this section with a staircase to all floors with new connections from this to the earlier part.
- 8.1.3 This new addition also included kitchen and bathrooms so as to enable this to be a functioning unit. On the ground floor a window in the south end of the frontage to Brown Street was converted into an entrance for a retail unit in that part.
- 8.1.4 The external fabric to the original part of the building, as well as floors and ceilings is typical of the early 19th C. However, internal walls are apparently largely of early 20th C date where these were re-arranged at the time the split occurred, but on the upper floor the south room was sub divided with partition walling of the late 20th C.
- 8.1.5 Throughout the whole of this building all the doors are late 20th C standard joinery, where most are flush fire doors with modern fittings, stops and closures. Sanitary and kitchen fittings are of similar dating.

8.2 Historic Impact

- 8.2.1 The proposed alterations are primarily the change of use to spaces on the ground floor and the re-ordering of bedrooms and communal facilities on the upper floors.
- 8.2.2 On the ground floor the relocation of the kitchen in to the former retail space will not result in any significant loss of historic fabric, as the existing space arrangement is to be retained. Then the former Kitchen, after having modern fittings removed, will have new lightweight partitioning installed to allow the formation of an en-suite shower room.
- 8.2.3 There will be some loss of early 20th C fabric where a door is cut through a wall to connect the first floor north bedroom with a new shower room to be created from the sub divided existing shower room on that level. The remainder of that room will form a new, more compact communal shower room.
- 8.2.4 At the south end of the second floor the two current bedrooms are divided by a late 20th C lightweight stud partition wall on a very poor alignment that results in an almost unusable space for each room. This division is to be replaced with a new

wall to form a more practical layout, which will only result in the loss of modern fabric.

- 8.2.5 These proposed works will not adversely affect the spatial arrangement of the building as a whole, although there will be some change to individual rooms. In each case these are already fairly small areas, used as bedrooms and to not have strong connections to what might be considered to be important formal spaces, with perhaps the exception of the ground floor former retail area.

8.3 Significance Considerations

- 8.3.1 N° 97 Brown Street is a listed building. While the listing recognises the national architectural and historic interest of the building, the official list description does not normally set out what features are important, or to what degree and nor does it describe what elements play a neutral role, or detract from the building's significance. Understanding these aspects is essential in enabling informed decisions to be taken when proposing alterations to the building, so that its special interest can be conserved wherever possible. The purpose of this section is to provide a detailed assessment of significance, so that the effects of any proposed changes upon the listed building can be fully evaluated.
- 8.3.2 The following assessment of the building uses Historic England's Conservation Principles (2008), which provides tools for understanding the significance of the buildings and places in relation to the following values.
- 8.3.2.1 **Evidential** (or architectural) value – the physical aspects of a building that yield evidence about its past.
- 8.3.2.2 **Historic** value – the extent to which the building is associated with or illustrative of the historic events or people.
- 8.3.2.3 **Aesthetic** (architectural / artistic) value – which includes the importance of buildings or places for their design, visual, landscape and architectural qualities.
- 8.3.2.4 **Communal** value – includes the importance of buildings or places to societies and communities, including the local identity.
- 8.3.3 This assessment draws upon the historical understanding set out above, and follows established conservation practice in using the following terms:
- 8.3.3.1 **Higher Significant** – original elements which make a notable contribution to the building's historical and architectural interest of the building.
- 8.3.3.2 **Significant** – original elements which make a strong though secondary contribution to the building's special interest, or later additions which have notable historic or design value.

- 8.3.3.3 **Lower significance** – this may include original elements where these are of very modest or greatly diminished value; more often it relates to non-original features which contribute to maintaining the overall building's architectural or historic interest (e.g. replacement windows which replicate the original design).
- 8.3.3.4 **Neutral or Detracting** – features which do not contribute positively to the historic and architectural interest of the building, and in some cases may even detract from an appreciation of its significance. This can include original fabric where it is of minimal special interest, and is located in an area that has undergone notable change.
- 8.3.4 These terms are used in a purely relative sense within the context of the house, and should not be taken as descriptions of the absolute significance of elements compared to those in other listed buildings.
- 8.3.5 For this statement, the significance of the different elements has been assessed as follows:
- 8.3.6 The exterior of the original part of the building associated with N° 9 St Ann Street has for the most part a higher significance in terms of evidential and historic values than does the early 20th C north end addition. It has a somewhat lower communal value as a private house, in this case an HMO, as it would for a more formal public building.
- 8.3.7 The interior of the front ground floor rooms are similarly of lower significance for the evidential and historic aesthetic values as these have been much altered and adapted historically and their use and form as a retail area and communal kitchen. The upper floors score lower given the level of alteration to the plan form they have undergone with the split of the original part from the other part and the addition and alterations of the early 20th C onwards.
- 8.3.8 The significance of the elements of the building that are affected by these proposals are highlighted below.
- 8.3.8.1 Change of use of the ground floor kitchen to an accessible en-suite bedroom will not result in the loss of any historic fabric, character of significance and will be a positive benefit in providing improved accommodation within the property.
- 8.3.8.2 The change of use of the former retail space to a combined communal kitchen, dining and living area will not involve any significant disturbance to the historic fabric and will remain a large open space. This will be a positive benefit in providing improved accommodation within the property.
- 8.3.8.3 On the first floor the division of the shower room to form a new en-suite and revamped communal facility will cause some slight disturbance to the early 20th C fabric, but not to a significant extent. There will be some loss of overall space where this smallish room is divided, but it will benefit the

building and the residents with additional and improved facilities being provide. This is not considered to lead to any loss of historic character or significance to the property.

8.3.8.4 On the first floor the formation of a door opening between the north bedroom and the proposed associated en-suite shower room will result in the loss of some early 20th C fabric, but that will be outweighed by the benefit it will provide to room of one of the residents. This will not adversely affect the historic character of significance of the building.

8.3.8.5 On the second floor the earlier division of the south room is in late 20th materials, but installed in a manner that make efficient use of the space very difficult. The removal of this and its replacement with a wall on a new alignment will greatly improve both rooms. This will not adversely affect the historic character of significance of the building.

8.3.9

8.3.10

8.3.11

9 CONCLUSION

- 9.1.1 Whilst the main and original part of the building is 19th C in date the north end addition is early 20th C and the core internal layout of the house would seem to date from that, when it was altered to suit revised access arrangement. Subsequently the interior has been much altered and adapted in more recent times to sub divide it in to individual rooms for its present usage as an HMO.
- 9.1.2 Many internal dividing walls are generally of a lightweight and of a fairly modern nature as are all other fittings such as sanitary appliances, fire doors etc. In terms of historic character internally, there is very little in evidence of that as it has been sacrificed to its present usage as well as the overall standard of adaptation and conversion that has been undertaken to it over time.
- 9.1.3 The proposed works will largely involve the repositioning of later 20th C partition walls to improve room layouts and the forming of a door through a wall of early 20th C fabric. Some rooms will be subdivided to provide new en-suite facilities as well as improve communal sanitary accommodation. The kitchen is to be relocated in to a larger space to create a combined kitchen / dining and lounge area and so give the residents improved space to be able to relax to eat and relax outside of their rooms.
- 9.1.4 Externally there will be no change to the appearance of the building to that will not affect the streetscape or the publicly visible aspect of the building historic character or significance. Internally there will be a very small loss some early 20th C fabric as well as some from the late 20th C as well some small canes to the spatial relationship of some rooms.
- 9.1.5 On completion the result will be an HMO that is significantly improved in the form and level of quality of the accommodation that will be available, but without reducing the number of rooms. This will not significantly alter the historic character of significance of the interior of this already much altered listed property.

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