

**No. 84 CRANE STREET,
SALISBURY, WILTSHIRE**

Heritage Statement



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No. 84 CRANE STREET, SALISBURY, WILTSHIRE

Heritage Statement

1.0 INTRODUCTION

1.1 No. 84 Crane Street, Salisbury is a Grade II* listed building, forming part of a list entry with No. 82 Crane Street. The building 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.

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 June 2024 and subsequently prepared this report.

1.3 This report will present:

- A brief background to the site
- A description of the listed building
- Policy and guidance background
- An assessment of the significance of the listed building following Historic England's *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019)
- An assessment of the potential impact of the proposals upon the significance of the listed building
- Conclusions

2.0 BACKGROUND

2.1 Nos. 82 – 84 were surveyed by the Royal Commission on Historical Monuments (England) (HMSO 1980,72-3):

Houses, pair, No. 82 – 4, of three storeys with cellars, with brick-faced and tile-hung timber-framed walls and with tile roofs, appear originally to have been one house, probably of the late 16th century. Late in the 18th century house was divided into two parts and the S. front, jettied originally at the first and second floors, was masked by a four-bay façade set in the plane of the top storey (two bays to each house). The façade is of brick in the lower storey and hung with mathematical tiles above the first floor; at the top is a plain cornice and parapet. Inside, the 16th century timber-framed walls of the upper storeys include large members probably reused. The roof, ridged E – W, is of three bays resting on two heavy collar beam trusses with 12" x 9" principals, spere-posts of the same size, and curved braces; speres, braces and collars are lightly chamfered. Tenoned to the outside face of one spere is a massive stub tie beam (9" x 16"). The trusses carry chamfered purlins (10" x 6") with chamfered wind-braces. Demolition of an adjacent building in 1969 exposed the E gable of No. 82; it had a collar tie beam trussed with a lower king strut to curved braces.

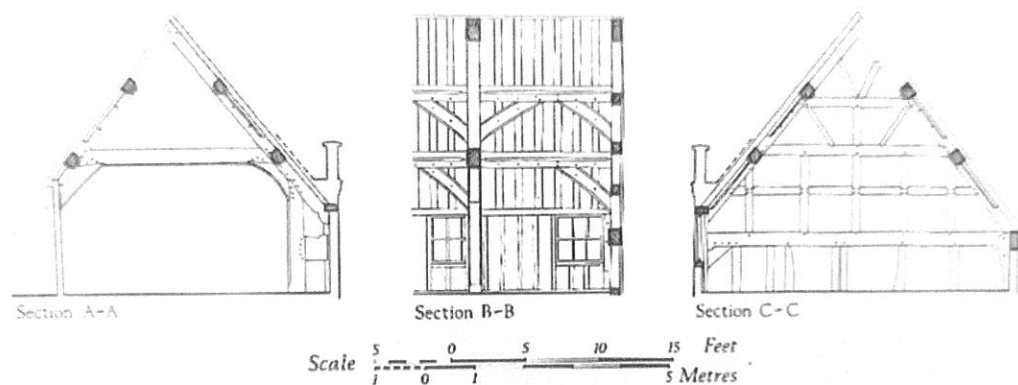


Figure 1 RCHME drawings of 82-84 Crane Street.

2.2 Nos. 82 & 84 Crane Street were added together to the *List of Buildings of Special Architectural or Historic Interest* at Grade II* in 1984. The building is described in the *List* as:

Late C18 recasing of C16 or possibly earlier timber frame. Symmetrical pair of fronts. Three storeys colourwashed mathematical tiles. Plain band over first floor. Flat moulded cornice

and deep parapet with stone coping. Gable end old tile roof, the gable ends tile hung. Four square windows second floor, four tall windows 1st floor, flush framed sashes glazing bars intact second floor. Ground floor formerly symmetrical, now has two original doors and one window, Garage doors to right. Ground floor window of No 84 is a modern Adam style tripartite window in arched recess. Recessed doors of six fielded panels, rectangular fanlights with marginal glazing, No 82 deeply recessed with panelled reveals. Surrounds of panelled pilasters with flat reeded brackets and small moulded cornice hoods. The mathematical tile front covers the original overhang. Reused material particularly roof perhaps with two massive roof trusses with spere posts, tie beams and curved braces. The speres no doubt cut down. Vast horizontal members tenoned to south spere possibly part of former structure. The cellar has vast blocks of stone from Old Sarum or other source in Salisbury.

3.0

DESCRIPTION

3.1

No. 84 Crane Street is a three-storey building of two bays paired with No. 82 (Figure 2). At ground floor level there is an entrance door to the left and a tri-part height sash under a steeply cambered head to the right, this lower part of the elevation being rendered with painted mathematical tile to the two storeys above. Windows at first floor level are two-pane sashes with horns and the windows at second floor level are smaller three-pane sashes. Above a rendered cornice there is a parapet concealing the roof. A central chimney stack rises between the two houses.



Figure 2 The front elevation is of No. 82 and No. 84 (the building to the left).

3.2

The rear elevation has slate hanging to first and second floor levels and painted brick to the short section of the ground floor elevation which is exposed (Figure 3). Extending off the eastern part of the elevation is a range of single-storey structures, the first element having

a mono-pitch with a modern mid-20th century galvanised steel casement window to the rendered wall below (Figure 4). This is attached to a brick structure with a mono-pitch roof sloping back towards the house, the brickwork laid in a mixture of Flemish garden wall and Sussex bond. To the north there is a slightly wider, now ruinous element which has lost its roof (Figure 5). This was constructed in brick seemingly built off the boundary wall. To the north of this is a modern, very poorly constructed and partly collapsing open-fronted shed.



Figure 3 The rear elevation of Nos. 82 & 84.



Figure 4 The southern part of the single storey rear range attached to the north elevation of the building.



Figure 5
The northern part of
the brick range of
outbuildings to the
rear of No. 84.

- 3.3 Extending off the western parts rear elevation of No. 84 is a three-storey timber-framed building with a fan truss which is part of the office building to the west. This has three windows facing into the rear plot.
- 3.4 The ground floor plan of No. 84 consists of an entrance hall running along the west side of the house leading to the staircase which is set across the width of the building behind the front principal room. The rear part of the house, now the kitchen, is a single space which is wider than the front part of the building. An opening in the eastern part of the north wall the kitchen leads into the southern part of the rear range.
- 3.5 The entrance hall has exposed framing in the west wall which appears to form part of the structure of the adjacent building, No. 86 Crane Street. In front of this wall there are four large posts on the line of the original side wall of No. 84. The right-hand wall of the entrance hall is of masonry with a modern plaster finish in which there is an infilled opening of over 1.0m width which gave access to the front room. Dividing the entrance hall into two parts is a door frame but which is open above the frame, and which has is a four-panel door of probably of 19th century date with modern fittings. The entrance to the sitting room to the north of this door frame has no door.
- 3.6 The front principal room has a timber suspended floor of softwood butt-edged floorboards set at a higher level than the hallway floor. The chimney breast and the alcove to the north wall have a modern lime plaster finish with a modern bressumer to the low fireplace opening which has exposed brickwork to the back and sides (Figure 6). The alcove to the south of the chimney breast has exposed brick with timber lacing and studs. The north wall has also had the plaster removed, exposing similar timber studs and lacing timber with brick. Some of the timbers are softwood and some are reused oak. The room has a plain coping to the ceiling which has an Artex finish. Running across the ceiling west to east are three relatively slight, crudely hacked timbers that are planted on the plaster.



Figure 6 The chimney breast and timber-laced partition wall between the two houses within the front principal room.

3.7

At the north end of the entrance hall the staircase rises the first floor (Figure 7). This appears to be a c.1800 stair with a plain turned newel post, small stick balusters and a mahogany handrail with an upsweep to a newel post where the stair makes a quarter turn to the first-floor level landing. From the bottom the stairs there are two steps down to a lobby area leading an eight-panel door to the steps to the cellar beneath the staircase. Beneath the main flight of the stair there is re-used panelling. Examination of the underside of the staircase suggests that it is only the balustrade which may be of early 19th century date – the risers and treads are of softwood with screw fixings and glued angle blocks indicating a late 19th or 20th century date.



Figure 7 The staircase to the first floor.

3.8 The rear part of the building is a single space which is wider than the front part of the house, extending further to the west. The room is heated by a fireplace to the east wall which has a segmental arch over supported by a large iron bar lintel (Figure 8). The brickwork of the chimney breast appears to have been rebuilt using cement mortar. In the western part of the north wall there is exposed framing infilled with brick including a timber with a large, curved jowl. A modern glazed door gives access to the rear plot and, to the right of the door is a short section of brick wall. The eastern part of the north wall is of modern stud work infilling a large opening giving access to the southern part of the range of single-storey buildings (Figure 7). Within this ancillary range there are no features of interest. The west wall has been lined and has modern applied panelling and dado rail.

3.9 The ceiling of the kitchen has an Artex finish on modern boarding and is divided into two sections by a north – south beam to the ceiling, this beam having void mortises and stave holes in its soffit. Initially, these may suggest that there was a wall beneath this timber but at its south end it is supported by a post which is chamfered with a stepped stop at the base

and evidence of a mason's mitre (Figures 10 and 11) indicating that this was a door post which seems to be confirmed by the two rebates on the east side suggesting that this may have been a post between doors to a buttery and pantry but, clearly, not in its current position. There is also a mortise in this is face of the post presumably relating to a partition. The beam to the ceiling also has a void mortise and stave holes at the junction between these timbers (Figure 10) showing that there was not door in this position so either one or both of these timbers are reused. The ceiling of the western part of this room has three applied, modern and heavily hacked timbers. The floor to this area is of concrete and there is a scar of where a modern partition wall has been removed in the north-east corner of the space.



Figure 8 The fireplace to the east wall.



Figure 9 The eastern part of the north wall where a large opening has been infilled with modern stud and plasterboard.



Figure 10 Detail of the junction between the cross-beam ceiling and a former door post against the southern wall of the kitchen showing the Mason's mitre to the post and a void mortise and stave hole in the soffit of the beam.



Figure 11 Detail of the stopped chamfer to the former door post set against the south wall of the kitchen.

- 3.10 At first floor level there is a considerable difference between the floor levels of the front and rear rooms with the stairs rising seven steps up to the front room from the landing area within the rear part of the building. There is one room to the front range and three rooms to the rear.
- 3.11 The front room at first floor level has exposed timber framing to the west wall which runs up to a post set approximately 1.0m from the face of the front wall. The framing consists of a large central post with small panels three high and two wide to either side of this post (Figure 12). To the south of the post there is a long, diagonal brace which cuts across the lower four panels. There is a rail which spans the two panels to the front post, pegged at both ends. Between the lower and middle panels there is a rail which is interrupted by the brace with the studs above and below, the upper stud appears to be pegged into the rail above but not the end of the rail below and the lower stud appears to be pegged into the rail. To the north of the central post there is the same pattern of three panels high and two wide, with a central stud into which all the rails have pegged joints, the rails also having pegged mortise and tenon joints with the post on the line of the north wall of the bedroom. In the east face of the central post there is a large shallow mortise which looks as though it should belong to a massive brace or arch brace even. It is clear that a brace in this position does not fit the present configuration of the building and so this presumably indicates that the timber is re-used.



Figure 12 The framing of the west wall of the front bedroom at first floor level.

- 3.12 To the east wall there is a fireplace with a plain oak chimney piece with a cast-iron bolection moulded surround with green glazed tiles to the reveals (Figure 13). The grate element has been lost. To the walls either side there are exposed timbers; studs with two cross rails between two-by-two panels. The rails are not pegged into the studs and the configuration makes this look like sham framing.



Figure 13 The west wall of the front first floor bedroom.

- 3.13 To the front wall there is a central post between the two windows and two further studs either side, that to the west having an ovolo moulding indicating that it is a re-used timber. At the east being having a having a chamfer with a square edge. The central post has clearly been cut down in size, cutting through a peg hole longitudinally, and there are two void mortises in its face. There is a further post the south-west corner which has a decorative moulding consisting of a roll, a step and a recessed flat area and presumably has the same step and roll to the other side. This moulding is set facing the wall and has been truncated to the upper part of the timber. These timbers were used when the building was re-fronted to remove the jetties in c.1800.
- 3.14 The north wall consists of a series of relatively closely set full height studs with a four-panel door with ovolo mouldings to the centre, the door being set within a door frame with an architrave of late 18th or early 19th century style moulding. This door case is set forward of

the face of the wall on the bedroom side suggesting that there was a lining to this wall which has been removed. The bedroom door has raised and fielded panels to the stair side and brass knobs of Regency style.

- 3.15 To the rear part of the first floor there are two main rooms, that to the north-west having a door in the north, external wall with glazed lights either side, probably dating to the early 20th century. In the west wall there is a stud to the centre with a rail to the north extending to a further post at the north-west corner. This rail is not pegged into the stud, but the studs seem to be pegged into the beam at ceiling level. In the south wall there are some exposed timbers with a panel of brick infill which reads as a blocked door opening which would lead into the adjacent property (Figure 14). The studs either side are not pegged into the beam, but the timber to the east is pegged. Extending into the south-eastern corner of the room is a small lobby from the landing area which has a four-panel door. The upper panels are glazed, and the door has a simple 19th century architrave. The east wall is a lath and plaster stud wall with a door leading into a small kitchen area to the north-east which has a six-over-six sash window with hollow and ogee mouldings to the glazing bars. To the ceiling there are exposed joists with modern plaster finishes between which is almost flush with the timbers. The joists are all chamfered and many appear to bear nails or nail holes for a lath and plaster finish and there are scars from lath and plaster. The floor is of softwood floorboards.



Figure 14 The western rear room at first floor level, facing south-west.

- 3.16 The north-eastern part of the rear block is now a bathroom within which the kitchen has been inserted with modern stud and board partitions, creating a L-shaped room. On the east wall is the exposed brick of the stack, the brickwork being clearly much older than the brickwork of the chimney breast seen at ground floor level. There is a brick chimney piece with the semi-circular headed grate and a brick mantle shelf which has been inserted into the chimney breast. The room is lit by a modern single-light casement to the rear. The door into this room is a four-panel door with small bead mouldings to the panels. There is a modern door leading into the room to the west. A modern cupboard fills the alcove south of the stack and protrudes forward of the face of the stack. Softwood butt-edged boards to the floor.
- 3.17 The staircase continues to the second floor where again there is a large difference in level between the front and rear part of the building. At the front is a 1½ bay room which is open into the roof and where the timber framing is exposed on the west wall (Figures 15 and 16). This consists of the large tie beam extending up to a post on the line of the front wall. Above the tie beam are five studs, three of which rise to a collar above which there is a short stud to an upper collar with raking struts either side and then a further pair of raking struts forming of the to the upper part of the gable. The panelling between the tie and the lower collar is small panel with mid-rails all of which are pegged into the studs. The central stud beneath the tie beam, which is set slightly south of the central stud above the tie is pegged with large pegs but has a deep rebate and is chamfered with a plain run out stops to the south but not stopped to the north. Wattle and daub infill survives to some of the panels in this wall.
- 3.18 The roof has two sets in line but purlins and slightly curved chamfered wind braces. The common rafters are pegged to the purlins. The truss dividing the bays has a spere post set in from the front wall from which there is an arched brace up to the collar or raised tie beam, which is flat and chamfered, the chamfer continuing down the arched brace and the spere post. From this post there is a large tie which extended to the front wall, but now appear to have been truncated. Whilst to the south there is an arched brace, to the north the brace is straight although it is similarly jointed. This does impact upon the effect this truss would have had in what was presumably originally an open, two or three bay chamber.
- 3.19 The north wall is a later partition – the original north wall would have been approximately 0.8 m further to the north and has been removed, and the rafters truncated. A post visible

on the landing on the line of the truss is a much- mutilated timber and whether this was the original principal post or a reused timber is uncertain. The eastern part of the present north wall is of lath and plaster partition in which there is a four-panel door. The western part of the wall is modern infill with a modern door to a small lobby area. In this cupboard the underside of the rafters has been plastered with lath and plaster.

- 3.20 The east wall has the central stack with a brick chimney piece with a crudely constructed, semi-circular arched to the great the brick mantle as in the bathroom at first floor level (Figure 17). The chimney breast is plastered walls either side are exposed brick with timber studs and lacing up to door head level above which there is modern blockwork and brickwork.



Figure 15 The wall framing of the west wall of the second-floor room.



Figure 16 The roof truss exposed within the second-floor front room.



Figure 17 The east wall of the front second floor room.

3.21

To the rear part of the building, there is a single, relatively narrow room occupying only half of the width of that of the first floor. To the east wall there is chimney breast with exposed

brickwork of the same character as in the bedroom below. There is a fireplace to the right part of the chimney breast which looks to have been inserted with a shallow segmental brick arch over. The ceiling is probably lath and plaster. To the west wall there is a horizontal beam at ceiling level, the brickwork being laid in stretcher bond infilling with possibly very thin lacing timbers. The window to this room is a three-over-six sash with hollow and astragal mouldings.

- 3.22 The elegant early 19th century staircase rises a third or attic level to the rear part of the house which consists of two unequal bays of a structure with its ridge aligned east to west. The stack to the rooms of the rear part of the building rises through the eastern room but there is no fireplace. The truss between the two bays has had the collar truncated, removing the studs which had been replaced by two reused timbers which are not pegged into the remnants of the collar. The purlin to the south side of the eastern bay has been truncated to provide access from the main stair well. The western bay is part of the flying-freehold above the adjacent property to the west. At the west end there is a slightly cambered collar with curved raking struts (Figure 18). All the common rafters appear to be original apart from one inserted softwood rafter alongside the timber that has evidently had some decay and loss of sapwood.



Figure 18 The collar to the truss at the west end of the western room at attic level.

4.0 POLICY & GUIDANCE BACKGROUND

- 4.1 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, and its setting, 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’.
- 4.2 The statutory approach is reflected in Core Policy 58 of the Wiltshire Core Strategy, adopted January 2015.
- 4.3 Paragraph 199 of the National Planning Policy Framework 2023 (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. 195 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.
- 4.4 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 for heritage values set out in *Statements of Heritage Significance Assessing Significance in Heritage Assets* (Historic England Advice Note 12, 2019):

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can rise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and the creation of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.0 ASSESSMENT OF SIGNIFICANCE

Designations

- 5.1 Nos. 82 Crane Street is listed at Grade II* and so, with No. 84, is regarded, as a building of more than special interest in a national context.
- 5.2 The property lies within the Salisbury City Conservation Area, a designated heritage asset.

Assessment of Significance

Archaeological interest

- 5.3 No. 84, together with No. 82 has archaeological interest through the surviving elements of a timber-framed building of 16th century date which was remodelled in the late 18th or early 19th century to form two houses. It appears that very little, if any, of the timber-framing of the 16th century building survives at ground floor level within No. 84 at least, and only the west wall framing survives at first and, probably second floor levels, with the roof being the main element of surviving fabric. Whilst there is evidence within the wall framing for re-used timbers, there is not the same indication for the reuse of timbers in the present roof structure and so dendrochronological sampling may allow obtaining a more accurate date for the construction of the building. Beyond the use of dendrochronology, the survey by the Royal Commission means that this building requires little additional further investigation or analysis. There is relatively little archaeological interest in the c.1800 phase of the building. The archaeological interest of this building is at the high end of medium.
- 5.4 The single-storey elements to the rear are low-quality late 19th century or later outbuildings that have no archaeological interest.

Architectural interest

- 5.5 Externally, No. 84 appears to be a pair of late 18th or early 19th century townhouses but the use of mathematical tiles to the upper floors hints at the building, having earlier origins. The ground floor window to No. 84 has been replaced by a large modern tri-partite sash which

does disrupt the overall architectural balance of the two houses to a degree, but overall, the architectural interest of the front elevation is at the higher end of medium. Internally, the architectural interest of the building primarily relates to the visible timber-framing of the 16th century house and the exposed roof structure which is of high significance. At ground floor level, there is no architectural interest derived from the original phase of the building.

5.6 Internally, there is relatively little in terms of architectural detailing relating to the late 18th or early 19th century conversion of the timber-framed building into two townhouses apart from the staircase which rises to the attic level of the rear part of the house. The plan form also survives with the entrance hall being separated from the front principal room with the staircase, set across the width of the building. However, the original decorative character of these c. 1800 rooms has been almost entirely lost with the removal of wall plaster to expose the timber-laced partition walls inserted as part of this conversion, the loss of original chimney pieces and no survival of features such as cornices. Whilst the balustrade and handrail of the staircase is of c.1800 date, it is clear that the lower flight of the staircase at least has been substantially rebuilt in the late 19th or early 20th centuries.

5.7 Behind the front, timber-framed range is a later block which, apart from the stack to the east, and some exposed timbers, has very little architectural interest internally. The slate-hung rear elevation of this block is of relatively low aesthetic quality.

5.8 The range of outbuildings to the rear are low quality additions that have no architectural merit.

Historic interest

5.9 The remaining elements of the probable 16th century timber-framed building has illustrative historic interest through its ability to demonstrate the form and quality of the building and this period in this part of the city. However, these remains are partial, and it is not possible to understand, for example, whether the ground floor was a commercial premises with accommodation above or whether there were service areas to the rear of the main east – west range. It is considered that the illustrative historic interest of the timber-framed element of No. 84 is medium.

- 5.10 The c.1800 conversion of the timber-framed building into two townhouses reflects both architectural changes and an economic decision to divide one relatively large building into two modest townhouses. The illustrative historic interest of this phase of the building is inevitably reduced by the considerable loss of the internal character through the removal of plaster and loss of any architectural detailing, leaving only the staircase as the main indicator as to the date of this conversion. It is considered that the illustrative historic interest of the c. 1800 phase of the building is at the low end of medium at best.

Summary of significance

- 5.11 The significance of No. 84, together with No. 82, is predominantly derived from the elements of the possible 16th century timber-framed building, the evidence for which, within No. 84 at least, is primarily the roof structure and the framing of the upper part of the west gable wall. As an example of timber-framing of this date, it is suggested that it is neither exceptional nor does it survive to the extent that might be expected for a building to merit a Grade II* listing. The building is certainly of special interest, but it is questionable as to whether it merits being regarded as a building of more than special interest due to the presence of the timber-framing. The c.1800 conversion of the building resulted in the creation of two relatively modest townhouses which, again, in No. 84 at least, little evidence for the quality and status of the house survives. Therefore, whilst this phase of the development of the building contributes to the overall interest of the listed building, it does not push its significance into the category of being of more than special interest.

6.0 PROPOSALS & ASSESSMENT OF IMPACT

- 6.1 The main aspect of the current proposal is the change of use of No. 84 from office use to residential. Associated with this change of use, some minor internal alterations are proposed together with the replacement of the single-storey buildings to the rear of the property.

Change of use

- 6.2 The conversion of the timber-framed house in the late 18th or early 19th century created two modest town houses – a residential use was the original function of No. 84. Whilst the building has, latterly, been in use as offices, the character of the spaces is still domestic, and the change to a residential use will not cause harm to the special interest of the listed building – the office did not contribute to the significance of the heritage asset.

Internal changes

- 6.3 Within the entrance hall it is proposed to remove the door frame that divides the hall into two. This is a relatively modern insertion that does not contribute to the significance of the building and will not result in the loss of important historic fabric or harm plan form.
- 6.4 There is currently a wide opening in the wall between the entrance hall which has been infilled with a sheet of plasterboard. It is proposed to infill this opening and plaster the wall appropriately so that it is no longer visible. This is a positive change which will improve the character of the front room in particular.
- 6.5 The modern fake beams to the ceiling of the front ground floor room are contrary to the 18th/early 19th century character of the room. The removal of these sham timbers will represent an improvement to the character of the room and are considered positive change that may be regarded as a minor public benefit.
- 6.6 Within the rear ground floor room it is proposed to insert some stud partition walls to enclose a WC in the south-west corner of the space. The partition walls will also extend to the east to close the existing wide gap between the stair compartment and the kitchen. The existing

opening to the north west corner of the stair compartment is unlikely to be an original aspect of the plan of the house and so it is considered that the likely reinstatement of the sense of enclosure to the stair compartment is a positive change for the listed building. The enclosure to form the WC relates to the part of the room which extends westward beyond the line of the expected party wall of the neighbouring properties which is an unusual aspect of the plan of the house. As such it is considered that this element of the proposals will not impact upon an important aspect of the historic plan form of the building, and it will not impact upon any significant features or detailing within the room.

- 6.7 The eastern part of the north wall of the kitchen is a modern stud wall infilling a wide opening into the range the touch single-storey buildings attached to the rear of the property. The proposal is to alter this opening to form a wide opening into the proposed family room to the rear leaving a substantial nib to the east side which will clearly define the north-is corner of the kitchen. This proposal will not impact upon historic plan form or result in loss of historic fabric and will not harm the significance of the listed building.
- 6.8 At changes proposed are within the rear part of the building where the small kitchen will become an ensuite to the western room. The main change to the fabric is the replacement of the glazed door to the rear elevation where the present all be replaced by a stable-type door allowing the upper part to be opened as a window. The joinery is all modern there will be no loss of important fabric, and it is considered that a stable type door would probably improve the aesthetic appearance of the rear elevation.
- 6.9 The existing bathroom to the east part of the rear elevation remaining uses a bathroom with the only change being the fixing shut of the door between this room and the room to the west. The door will be retained locked visible on its west face but will be covered on the bathroom side. The proposal will allow the understanding of the relationship between the two spaces but the bathroom to the east has been compromised space by the insertion of partition walls to form the kitchen. The proposal represents a reversible alteration will not impact upon the special interest of listed building.
- 6.10 at second floor level the only changes within the front room are the proposed removal of the modern infill to the western part of the north room and the provision of a free-standing bath. The modern infill is not of significance and its removal will not harm the listed building. The

cupboard currently formed by this partition will be used to provide an ensuite WC. A free-standing bath may, in itself be regarded as a piece of furniture which represents a reversible alteration. The issue of services will be discussed below.

- 6.11 The two attic rooms to the rear part of the house are proposed to be used as a bedroom to the west and a bathroom to the east. No alteration to the fabric of the building is required other than for the provision of services, discussed below.
- 6.12 The proposals require the provision of new services to various rooms. No detailed assessment of the fabric or floor voids has been made to date to examine the potential routes for pipework or to assess the likely impact of service runs but with the use of Saniflow systems the need for large soil pipes is avoided and it should be possible to accommodate the new service provision to a building which does not have adequate toilet and bathroom provision.

Replacement of the single-storey elements to the rear

- 6.13 The single-storey elements to the rear make no contribution to the special interest of the listed building. Their removal and replacement with a new building will not harm the significance of the heritage asset.
- 6.14 The proposed replacement building will provide a family room off the kitchen and will be marginally wider than the present buildings but shorter in length. The simple flat-roof structure with a parapet to the west elevation is considered to be an appropriate form of replacement building in this location. The increased width will not impact any features of interest on the rear elevation.

7.0 CONCLUSION

- 7.1 It is considered that the proposed alterations to No. 84 Crane Street will not cause harm to the significance or 'special architectural or historic interest' of the designated heritage asset or the character and appearance of the Salisbury City Conservation Area. The change of use from office to residential will return this building to a domestic dwelling, as it was intended to be when the timber-framed building was divided into two town houses in c.1800.
- 7.2 The changes internally relate to modern fabric and will not harm the significance of the building. Some changes may be considered to be positive and so represent a public benefit.
- 7.3 The outbuilding range to the rear is a low quality probably late 19th century or later range that is in poor condition and does not contribute to the special interest of the listed building. The replacement of this range with a new, suitably modest and subservient structure will not harm the significance of the listed building.
- 7.4 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.