

East End of North Boundary – 35 Rolleston Street, Salisbury

Design & Access Statement

(A) Understanding the impact of the works on the significance of the heritage asset

1. For applications for development in a conservation area, explain what impact the proposal will have on the character and appearance of the area or heritage asset;

The proposal is to dismantle a section of boundary wall, which also forms the side wall of a building, so as to allow it to be reconstructed as the side wall of a new house, where it will have the same appearance by using materials that were set-aside for this purpose when it was taken down. This length of wall is of mixed ages of construction, where dating this by the materials used within has suggested build phases from the mid 19th to the mid 20th C. On completion this wall will have the same appearance as it had previously and so will have minimal adverse impact on the heritage asset and effectively no adverse impact on the conservation area where it is positioned.

2. For applications for listed building consent, explain what impact the proposal will have on the special architectural or historic importance of the building. Where any part of the fabric of the building is being removed or altered, explain the significance of that part of the fabric in relation to the special interest of the building and why it is necessary to remove or alter it.

The boundary wall is listed in association with the main building positioned at the furthest extent of this structure from the house and where the two are not readily seen together. This part of the boundary already forms the side wall of a building. It is constructed of fairly low quality materials and overall build standard is as could be expected for a garden wall that has been altered and adapted over many decades, while at the same time not having been adequately maintained.

As explained above the proposal is to dismantled this short length of the wall and rebuild it to form the side of a new house, where this requires a higher structural standard than does the present building. The work will incorporate materials set-aside and for it to be rebuilt to achieve the general appearance it has at the outset, but with the use of new lime mortar for its reconstruction it will look as if it has been repointed.

3. For applications for development in the World Heritage Site, explain what impact the proposal will have on the setting and appearance of the World Heritage Site and on any archaeology likely to be disturbed by the works.

Not applicable

4. Please explain the principles behind the design of the proposal -what are you trying to achieve and how does the layout, floor space and scale of the development relate to the site and its surroundings? Where an application relates to an extension to a listed building, explain how the design takes account of the setting of the listed building.

Planning consent has been given to demolish this section of wall, together with the attached building, and build a new two storey house under approval planning ref: PL/2024/03210. This application seeks listed planning approval to dismantled and reconstruct this wall as granted by the other application. In making this application it is not proposed to make any change to the layout, floor space and scale of the development relate to the site and its surroundings as previously approved will not be altered. This is purely to seek listed building planning approval for this work to part of a listed structure.

5. What materials and design features are proposed and how do these relate to those used on the existing property and its surroundings?

The materials to be used for the reconstruction of the wall will be reclaimed as part of the dismantling of this section of the wall and be built off new foundations that will be utilised by the planning approved new house. There will be a carefully prepared and toothed together junction between the rebuild and the retained existing structure so that no straight joint is seen. It will all be laid and pointed in lime mortar of a colour and texture to match the existing, including joint finish. This will have a brick plinth band, a central band and one to the head with the infill panels in a mix of flint, rubble stone and brick in rough coursing. The horizontal course of brick on edge to the top of the original wall will be maintained and above that the wall will be rebuilt as a brick panel laid in stretcher bond with another band of headers as a capping to the main part and continued to the return to the front part of the new house.

6. Are any landscaping features (walls, hedges, fences) being removed, altered or provided? If so, please provide details (and ensure that these are shown on the plans submitted with the application)

Not trees or hedges will be removed as part of this work.

(C) Consultation

7. Have you consulted any of your neighbours or any other interested parties about your proposals? If so, please give their details and a summary of their comments and how you have addressed these in the final design of the proposal

Yes, the owner of the adjoining property has been consulted and an agreement under the Party Wall Act is in place.

(D) Access

8. What changes to the existing access arrangements to the property are proposed and will these facilitate access for the disabled? Where the works affect the exterior of a listed building, please explain how the special architectural or historic importance of the building has been taken into account in the design of any alterations to the access to the building.

This work will not involve any changes or alterations to any access to the property or the planning approved proposed house