



**Historic Building
Advisory Service**

Historic Building Development Analysis

**East end of North Boundary Wall,
35 Rollestone Street, Salisbury, Wiltshire.**



November 2025
Reference: 25990

**EAST END OF NORTH BOUDNARY WALL
35 ROLLESTONE STREET
SALISBURY
WILTSHIRE**

Historic Building Impact Assessment

Prepared on behalf of

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By

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Reference: 25990

December 2025

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EAST END OF NORTH BOUDNARY WALL 35 ROLLESTONE STREET SALISBURY WILTSHIRE

Historic Building Record

Summary



Fig: East end of north boundary to 35 Rollestone Street from the north

The Historic Building Advisory Service was commissioned by Ms E Maurin to undertake an historic building impact assessment to consider the dismantling and reconstruction of the east end of the north boundary wall to a property known as 35 Rollestone Street, Salisbury Wiltshire. This is subject to a listed building planning application to supplement approval already given to demolish this section of wall by planning application reference PL/2024/03210

The purpose of the survey was to undertake an assessment of the potential age, historic nature and character of the wall that provides some support to a building used as a kitchen showroom and office. This was undertaken by means of a visual assessment and analysis of the structure to understand its means of construction as well as the way it has been altered and adapted over time.

This assessment aims to meet the requirements of the National Planning Policy Framework (NPPF).



Fig: Boundary wall abutment to two storey section from the northwest

The wall under consideration is at the east end the north boundary of this site and which provides support to a single storey building, where this has elements that could date to the late 18th o early 19th centuries and has been subsequently altered and adapted in to the late 20th C.

Of this part the north wall is of indifferent quality brickwork possibly some two hundred years old, but where the remainder of that part has had significant changes wrought upon it in the intervening years. This boundary wall shows where it has been raised to provide support to buildings over several phases as indicated by the various stages of work that can be seen within it.

The site inspection was carried out on 4 November, 2025.

EAST END OF NORTH BOUDNARY WALL 35 ROLLESTONE STREET SALISBURY WILTSHIRE

Historic Building Record

1 INTRODUCTION

1.1 Project background

- 1.1.1 The Historic Building Advisory Service was commissioned by Ms E Maurin to undertake an historic building impact assessment to consider the dismantling and reconstruction of the east end of the north boundary wall to a property known as 35 Rollestone Street, Salisbury Wiltshire.
- 1.1.2 The examination of the boundary wall 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 was last used as offices for professional practice. 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 This assessment has been compiled generally in line with good practice to meet the requirements of NPPF.

1.3 Methodology

- 1.3.1 The methodology and development of this report and record entailed and comprises an assessment of the structure based on a measured survey provided by the contractor and photographic survey conducted by HBAS. This is augmented by documentary research to the level required by the general specification.

- 1.3.2 The survey is, as a minimum standard, to Level 3 standard as considered appropriate for the site and as set out in *UNDERSTANDING HISTORIC BUILDINGS: A guide to good recording practice (Historic England, 2016)*.
- 1.3.3 The survey was undertaken during the period of advance and initial preparation works by the contractor. Access was possible throughout the building and in many areas we were able to view areas of the underlying fabric where finishing materials had been removed to gain a better understanding of the construction.
- 1.3.4 This specified level of recording did not require additional research beyond that contained within this report. We have conducted archive research only of map regressions and reliable readily found documents. It was considered that any further research would not provide any information that would aid this report.
- 1.3.5 Drawings provided by the designer have been used to indicate room locations and subsequently building and development phases. Where necessary the drawings have been altered and adjusted to show what was seen at the time of the survey.

1.4 Survey Information

- Premises inspected: North boundary wall – east end
- Location: 35 Rollestone Street
Salisbury
Wiltshire
- Client: Ms E Maurin
- Current Use: Boundary wall to retail premises
- Reason For Inspection: Historic building assessment
- Inspection By: R J Hill MRICS, MCIfA
- Inspection Date: 45 November 2025
- Listed Building? Grade II
- Registered Park / Garden .No
- Scheduled Monument .No
- Conservation Area? Yes
- National Landscape / Park? No

2 GENERAL

2.1 Location



Fig 2.1: East end of north boundary to 35 Rollestone Street with attached shed

- 2.1.1 The wall forms the north boundary to 35 Rollestone Street, where it also provides support to single storey structure running from the back of a two storey building to the street frontage at the east end and further back along the site to the west. This wall backs on the grounds to the back of 26 Endless Street.
- 2.1.2 On the north side, against the east wall 26 Endless Street site, this wall is abutted by a small single storey structure. This has a mono pitch roof that runs from the street frontage down along the side of No 35 and then returns across the west side and closes off to the boundary wall on the north side of this site.

2.2 Description

- 2.2.1 The part of the boundary that is under consideration is at the east end of the site where, as previously mentioned it abuts the outbuilding to the north in the grounds

of 26 Endless Street. This wall comes in from the west side and finishes against the west wall of the two storey structure in the northeast corner of the site and which also support the roof of a single storey wing that projects out from that part.



Fig 2.2.2: Single storey building against the north boundary wall

- 2.2.2 The single storey section, that also continues to the west along the north boundary of the site. This is all a modern mono pitch structure, this being former bathroom and kitchen showrooms, that extend back from a set of show room type windows in the street end of the block at the back edge of the pavement.
- 2.2.3 Planning permission for the demolition and rebuilding of this section of the north boundary wall was approved under planning application reference PL/2024/03210.

3 EXTERNAL INSPECTION

3.1 Walls



Fig 3.3.1: Boundary wall abutment to the two storey block

- 3.1.1 At the east end of the boundary wall it abuts to the west side of the two storey structure that sits to the back edge of the pavement to Rollestone Street. This has walls that are a mixture of construction, being solid brick on the north side and the west side being a mixture of brick and vertical timber cladding.
- 3.1.2 The brickwork on the west and north side, where visible, is in clay bricks of an orangey brown colour that are laid in a light buff lime mortar with flush jointing. The brickwork, style and form is laid in a nominal Flemish garden wall bond, is of a size and character to suggest a dating to the late 18th C or early 19th C.
- 3.1.3 The north boundary wall to the back of the single storey showroom has, from what can be seen from the 26 Endless Street side, flint and rubble brick and stone panels between brick bands and is approximately 1.8 m high. This is laid in lime mortar of a pale grey colour, is topped with a course of brick on edge and use bricks that appear to be of an early – mid 19th C type.



Fig 3.3.9: North boundary wall abutment to two storey block from west

- 3.1.4 At the east end of the north boundary wall, where it abuts the west side of the two storey part of N° 35 there is a straight joint showing this is a later construction. At this end it can also be seen where the wall head has been lifted to the higher eaves height with brickwork of an early 20th C style and form. Then to the west of this part the wall has been raised behind to form the back of the modern showroom and which is finished with render that has been scribed to resemble ashlar masonry.
- 3.1.5 On the north side is the abutting roof of the outbuilding in the grounds of 26 Endless Street where this has had flashings crudely cut in to the face to 'weather-in' the roof coverings to that structure. The west wall to this structure has also been cut and bonded in to the face of the wall, causing further disruption.
- 3.1.6 As there was no access to the interior of this north side shed permitted it was not possible to determine how much further this structure has impinged on the fabric of the boundary wall.

5 DESK TOP STUDY

5.1 Map Study

- 5.1.1 There are several small scale maps of Salisbury that are readily available and amongst these are those produced is one by John Speed in circa 1600 and the other is by William Naish of 1716. These are both of a very small scale and largely representational in how and what they show, rather than being to modern cartographic standards. As a result neither show the location of this site with any great detail so as to be able to distinguish any identifiable structures.
- 5.1.2 On the Naish map there is an area to the south side of the properties on the south side of Bedwyn Street that would correspond to the open ground to the north of 35 Rollestone Street and to the east side of 26 Endless Street, with the listed boundary wall to the back of the pavement, as well as the north boundary wall to this site.



Fig 5.1.2: Extract from William Naish map of Salisbury

- 5.1.3 Running down from the north to the south, across the rear of 26 Endless Street and then this plot, is what would appear to be one of the Salisbury City conduits, shown green on this map. That appears to run through the north side wall of this site,

possibly where there is a low and narrow doorway, with a stone surround, seen on the other side of this.

- 5.1.4 The first large scale and accurately surveyed map of this area is the Ordnance Survey (OS) town map of Salisbury, drawn at a scale of 1 – 500 and published in 1880. This shows the site at that time quite clearly and amongst those is a small rectangular block at the Rollestone end of the wall to the north side of this site. It has a slight overlap of the north side boundary wall in to the rear part of 26 Endless Street. There is another, almost comparatively sized building, of the west side of this within the grounds of 26 Endless Street in the position of this part of the boundary wall.



Fig 5.1.4: 1880 OS town map series extract

- 5.1.5 The next large scale OS map is the 1900 edition of the 25" to the mile scale map, which still show the building in the northeast corner of the site, but that on the south side of the boundary has change noticeably. The small building against the north side of the boundary wall is still shown as part of the overall structures in this area.

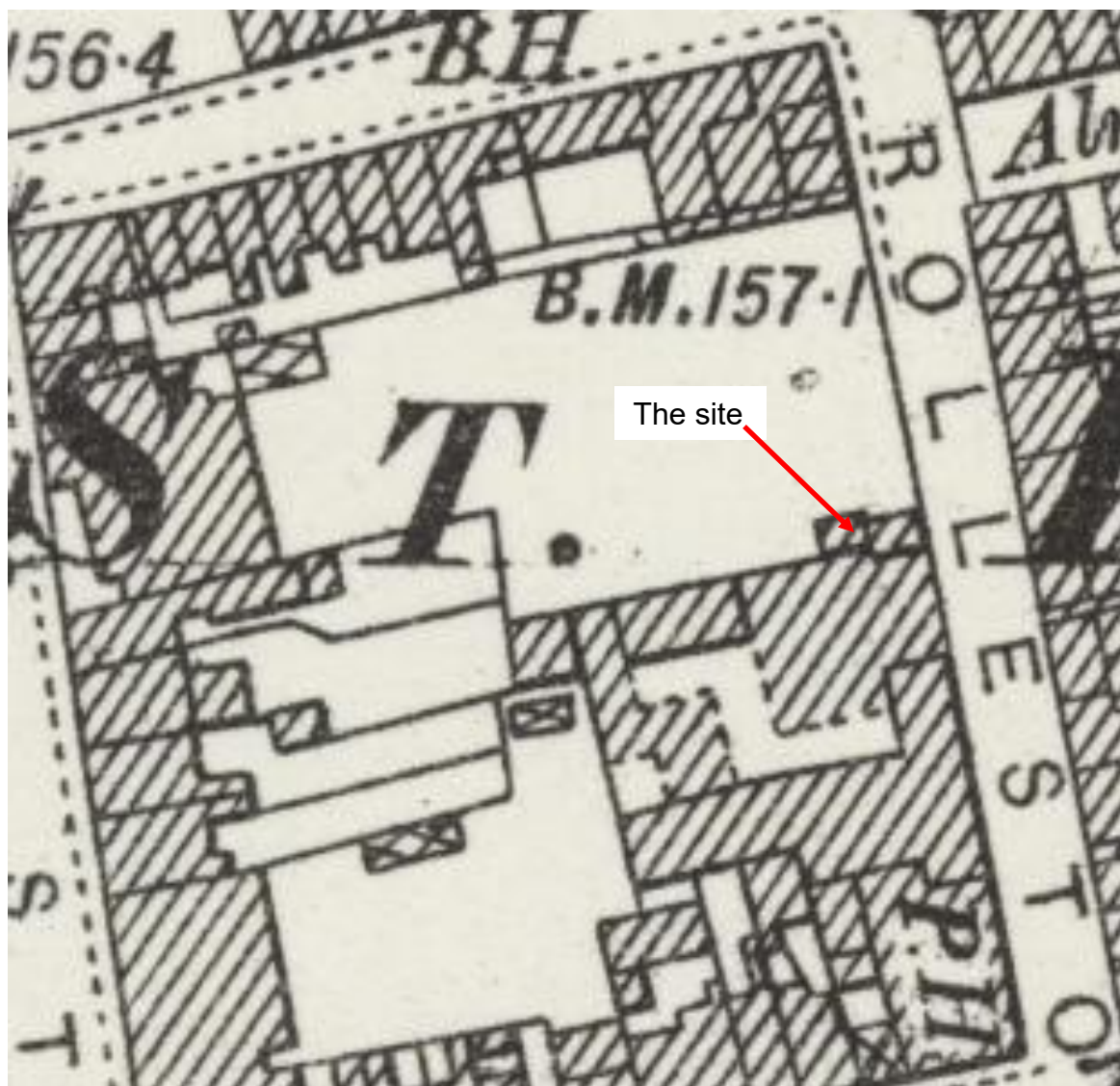


Fig 5.1.6: 1900 OS 25" scale map extract

- 5.1.6 On the following 25" scale OS map of 1926 the large adjoining south side building has been removed and the street front block restored to that seen on the 1880, including the arch from the road to the yard at the back. The building on the west side, in the garden of 26 Endless Street, is still seen.



Fig 5.1.7: 1926 OS 25" scale map extract

- 5.1.7 By the time of the 1939 edition of the 25" scale map, the northeast corner buildings, adjacent to 35 Rollestone Street, are much the same as seen on previous maps, apart from that of 1900. However, the building on in a comparative position in 26 Endless Street has been removed and there is a much larger block wrapping around from the west to the north sides.



Fig 5.1.8: 1939 OS 25" scale map extract

5.2 Documentary Material

- 5.2.1 As with many small and secondary status sites there is no historical documentary material available for this particular part of 35 Rollestone Street.

5.3 HER Data Summary

- 5.3.1 Wiltshire heritage environment record does not show any evidence for finds on this site, with the nearest being medieval foundations revealed during excavations to properties fronting to Bedwyn Street to the north.

7 HISTORICAL ANALYSIS

7.1 Wall Construction



Fig 7.1.4: Varied build phases to north boundary wall

- 7.1.1 The north boundary wall to the rear part of 26 Endless street is of solid brick a flint construction that from its overall style and form suggests it is of early to mid 19th C date. However at the east end it has evidently been raised in the early 20th C in plain brickwork and then further to the west it has been raised in rendered blockwork in the late 20th C to support the top of the single storey showroom roof.

7.2 Building Development

- 7.2.1 When the standing structural form that is seen is compared to the evidence from historical mapping the progression of the development seems to be fairly evident. As seen on the Naish map, the corner of this site seems to have been the north end of any street frontage development on the west side of Rollestone Street.
- 7.2.2 The empty space on the side of this would explain the east side garden wall to 26 Endless Street that runs off from the northeast corner of the two storey part of this site. Similarly the north face of the boundary wall between these two sites does not show any development against it, apart from the structure wrapping around the corner block of 35 Rollestone Street.

- 7.2.3 The footprint and position of the two storeys section of the building, as seen on the 1880 OS town map, remains much as it is to the present day in its general size and shape. However, the changes of buildings on the north side of the boundary show where the wall may have been altered and adapted to accommodate the changes occurred before that of the mid – late 20th C single storey additions. It is possible that it has been the manner in which the north side buildings have been added and removed explains the mixed nature of construction to this part.
- 7.2.4 Whilst there is historic evidence in the form of what is seen on mapping, the north boundary wall appears to have been subject to rebuilding and adaptation of the centuries so that the structure to this east end section is of largely 19th C construction to the lower part and mid – late 20th C build to the upper part. Careful dismantling, with the recovery of usable material would allow this section of the structure to be used to form the side wall of house number 1 as approved under planning application reference PL/2024/03210, without undue detriment to the wall as a whole or in part.

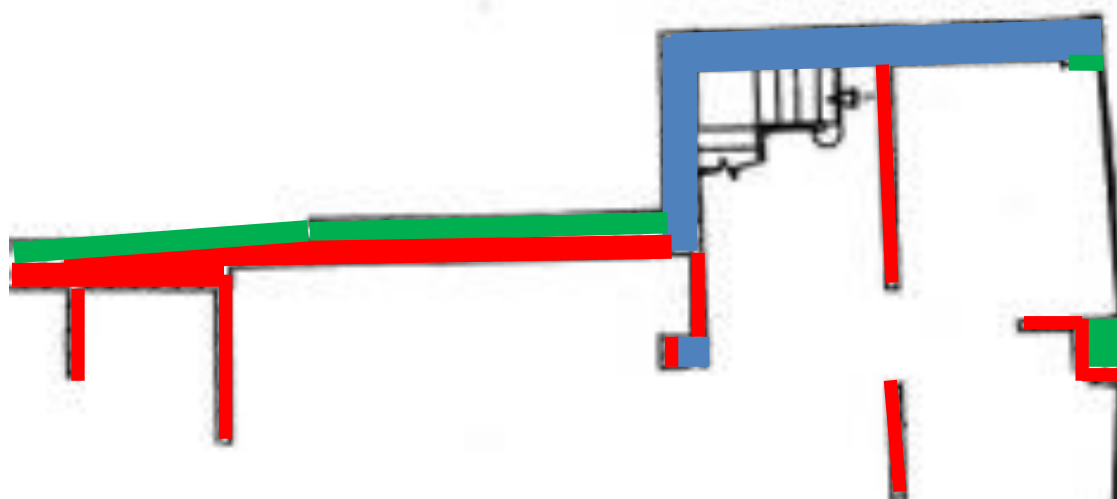


Fig 8.2: Building phase plan

Key

Late 18th – early 19th C

Early – mid 19th C

Mid – late 20th C



8 CONCLUSION

- 8.1.1 The earliest part of the structure to the northeast corner of 35 Rollestone street site is the remains of the two storey building together with the north boundary wall where this abuts it on the west side. Whilst the larger structure is mostly built in brickwork, the boundary walling has been much altered or rebuilt so has lost much of its historic integrity.
- 8.1.2 All the enclosing structure on the south of the boundary wall within this site, is of mid to late 20th C construction and of a very indifferent quality and standard of build.
- 8.1.3 Planning permission has been granted to demolish and rebuild a section of the site's boundary wall at the east end. The proposed work will aim to maintain the appearance of this part as it is presently seen and where it will be incorporated in to the side wall of a new house and so is not considered to result in any noticeable loss of historic character or significance to this heritage asset.