

STATEMENT in connection with replacement of First Floor Bay window to

109 South Western Road Salisbury SP2 7RR

for

Ali and Miah Ltd

THE LOCATION

The property is located on the corner of Southern Western Road and Dews Road in the South West area of the City. South Western Road and Fisherton Street have recently undergone a major improvement to provide a 'gateway' approach to the City.

THE PROPERTY

The elevation subject to the application fronts South Western Road and comprises No's 109 Gullicks Florists and 111 with 113 'The Shah Jahann' restaurant, a three storey building, Commercial units on the ground floor and accommodation above.

The frontage within which the properties are located would appear to be of the same construction period with the first floor being reasonably repetitive under a uniform slate roof.

The ground floor frontages indicate the business use with the differing painted frontage colour to upper floors defining the 'separation'

THE PROPOSAL

The bay window requires major repair therefore the opportunity presents itself to remove the bay.

The application relates to the removal of a bay window to the first floor of No 109 and replacement with a standard flush window in UPVC. The present bay is a sash window arrangement in timber with a slate roof. Adjacent windows to 111 on first and second floors are in UPVC and it is noted that second floor windows to 109 in Dews Road are also UPVC.

The property is not a Listed Building but within the Conservation Area therefore the question is what the bay window contributes to the Conservation Area and would its removal be detrimental to the Conservation Area.

Reference to historical maps of 1844-1888 show no building where no'109 is situated but appears on the 1894-1903 maps. The corner of South Western Road and Dew's Road came into existence as we see today came about late 19th early 20th century.

Looking at the street scene on the South side of South Western Road there has been little change in structures except a new development at 121 the elevation of which is fairly featureless with no projections.

The majority of windows to the upper floors of No's 109 through to 113 have UPVC windows in original opening.

The bay window and the window above are in timber sashes. The bay window is fairly shallow in depth and serves as a window sill, not as an extension of the first floor its removal will not reduce the floor area of the room it serves.

The replacement with a flush window set is the reveals of the opening will change the façade but would not be out of character with the remainder of the elevation the inclusion for glazing bars will acknowledge the style of the window above.

The wall section above the bay, concealed by the roof, will be rendered and contrast painted, to protect the wall surface no exposed.

The North West side of Southern Road is the high retaining wall to the railway.

PHOTOGRAPHS

- 1 Opposite the property showing bay in relation to the facades to South Western Road
- 2 In South Western Road looking toward Dews Road
- 3 Outside No 113 looking East showing Bay
- 4 In Dews Road looking West showing Bay
- 5 Close up of bay window

MAPS

Map of 1844-1888 showing no development of the corner

Map of 1879-1888 no development on the corner

Map of 1894-1903 Corner no shown developed

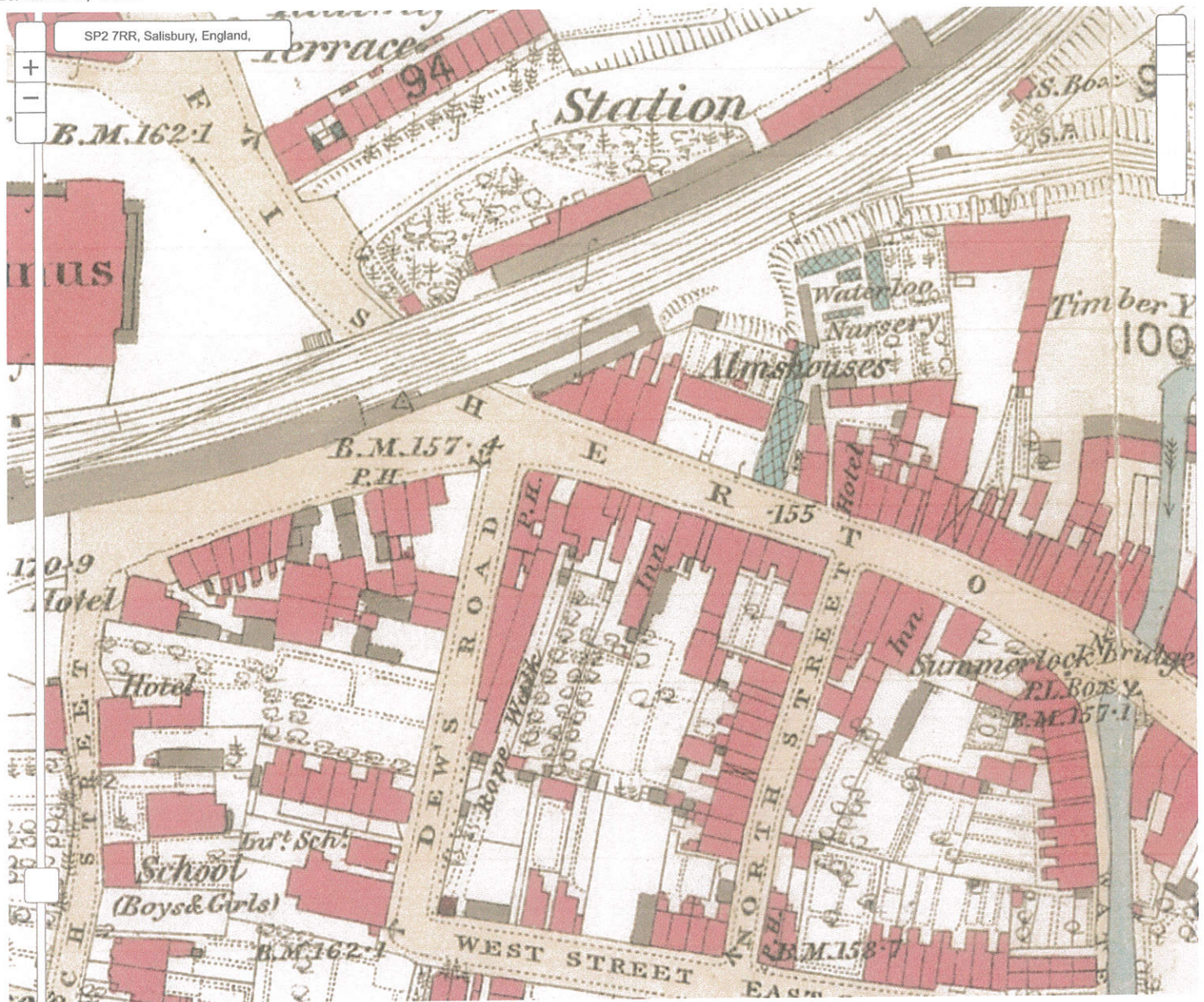




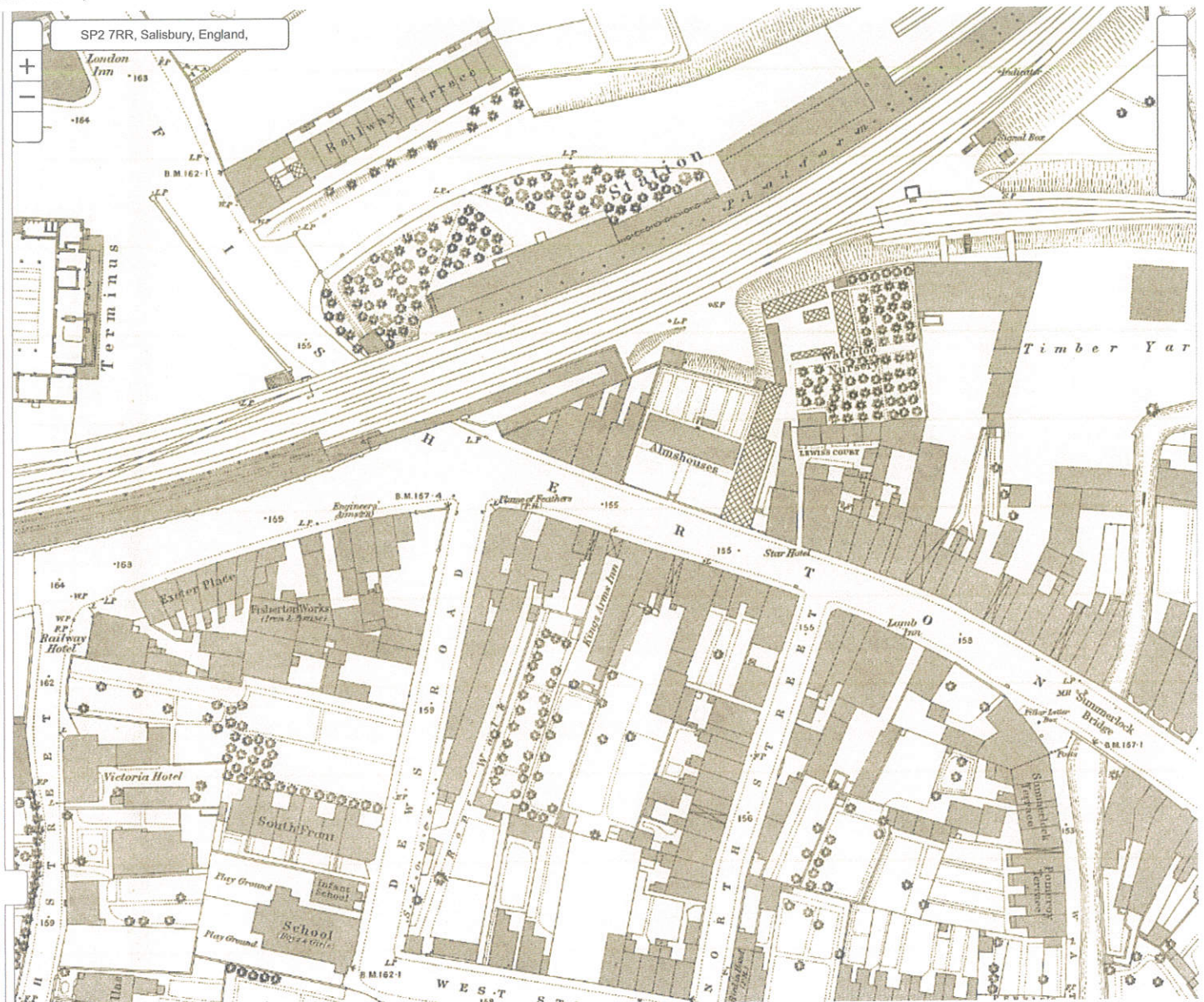








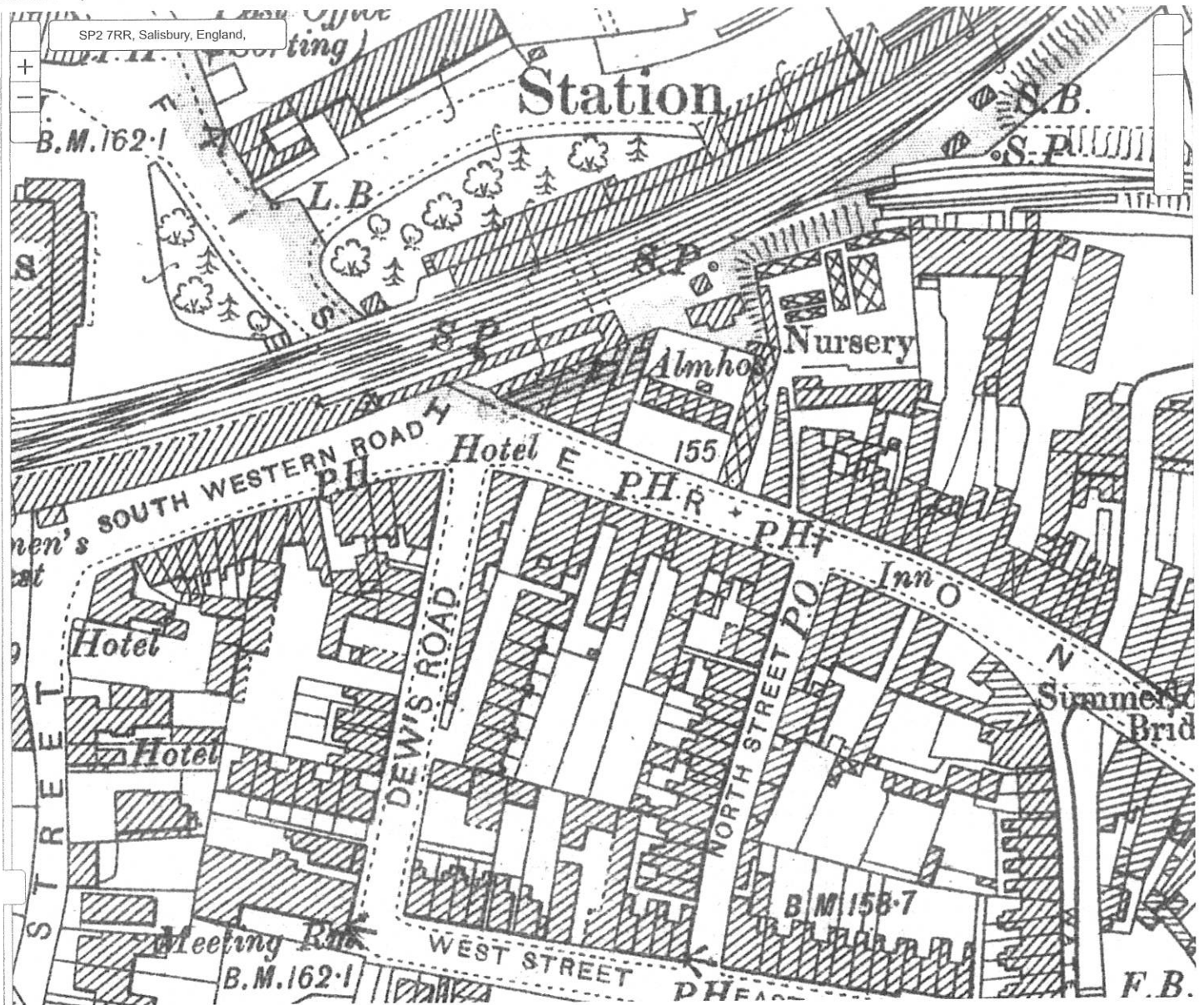
1844-1888



1879- 1888

Know Your Place 

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1894 - 1903.

Know Your Place

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