

HERITAGE STATEMENT

In respect of:

REAR EXTENSION AND ALTERATIONS TO EXISTING DWELLING

At:

10 HIGH STREET, SALISBURY, SP1 2NW

On behalf of:

Mr R Williams

December 2025



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1.0 Introduction

- 1.1 This heritage statement accompanies applications for **planning permission and listed building consent** for alterations at the rear of 10 High Street, a Grade II listed building.
- 1.2 10 High Street is located on the west side of the street, towards its northern end, close to the junction with Bridge Street and Silver Street. The property is narrow and elongated, extending back into the plot.

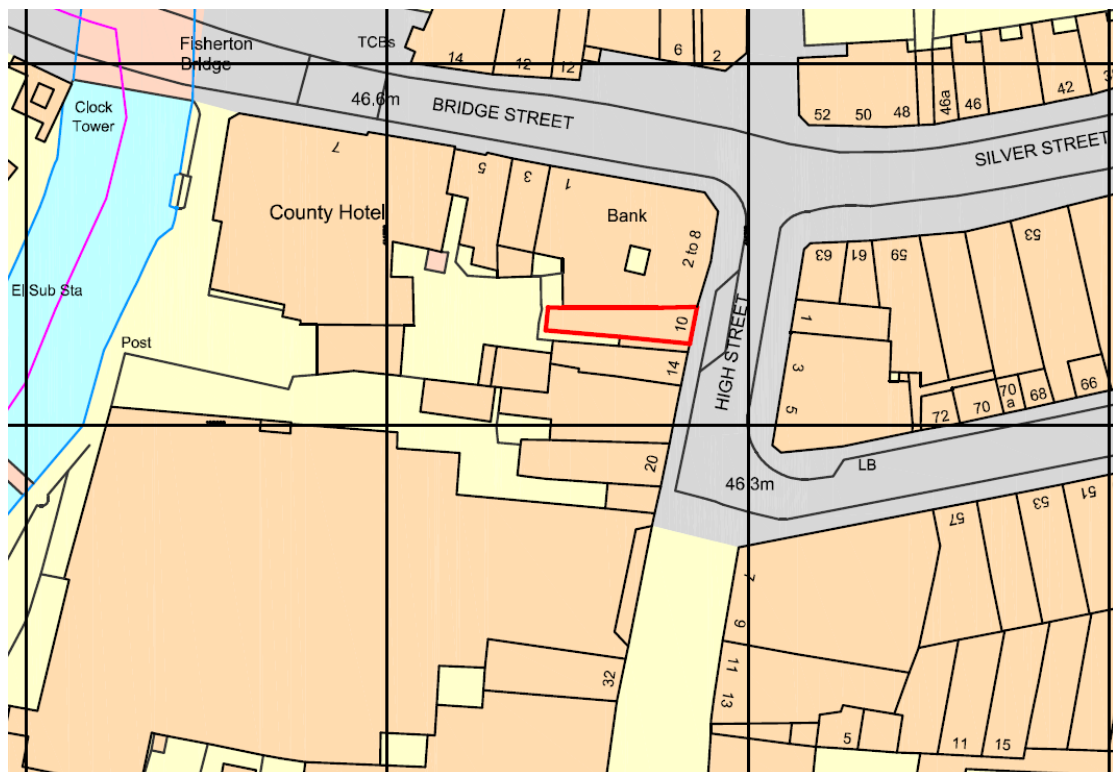


Fig.1 Site location plan

- 1.3 The report describes the heritage significance of 10 High Street and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, December 2024) and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.4 The report was prepared on behalf of Mr R Williams by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by paragraph 207 of the NPPF.
- 1.5 The significance of the site was identified using the guidance contained within the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019)

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- The architectural drawings for 'The Village' project are organized into two columns. The left column contains four floor plans, and the right column contains four elevations. Each drawing is labeled with its name and scale.
- Left Column (Plans):**
- ROOF PLAN** 1:800 SCALE: Shows the roof layout with labels for 'CONVENTION STYLE ROOF WINDOWS', 'CLAY TILE ROOF', and 'GLAZED ROOF'.
 - THIRD FLOOR PLAN** 1:100 SCALE: Shows the third floor layout with a width of 6228 and a depth of 2332. Rooms include 'BEDROOM', 'BATH', and 'HALL'.
 - SECOND FLOOR PLAN** 1:100 SCALE: Shows the second floor layout with a width of 6228 and a depth of 2332. Rooms include 'BEDROOM', 'BATH', and 'HALL'.
 - FIRST FLOOR PLAN** 1:100 SCALE: Shows the first floor layout with a width of 6228 and a depth of 2332. Rooms include 'BEDROOM', 'BATH', and 'HALL'.
 - GROUND FLOOR PLAN** 1:800 SCALE: Shows the ground floor layout with a width of 6228 and a depth of 2332. Rooms include 'BEDROOM', 'BATH', and 'HALL'.
- Right Column (Elevations):**
- WEST ELEVATION** 1:100 SCALE: Shows the west elevation with labels for 'CLAY TILE ROOF', 'CLAY TILE FINISH', and 'GLAZED ROOF'.
 - EAST ELEVATION** 1:100 SCALE: Shows the east elevation with labels for 'CONVENTION STYLE ROOF WINDOWS' and 'GLAZED ROOF'.
 - EAST ELEVATION** 1:100 SCALE: Shows the east elevation with labels for 'CLAY TILE ROOF', 'CLAY TILE FINISH', and 'GLAZED ROOF'.
 - SOUTH ELEVATION** 1:100 SCALE: Shows the south elevation with labels for 'CLAY TILE ROOF', 'CLAY TILE FINISH', 'GLAZED ROOF', 'CLAY TILE FINISH AND CORNER', 'GLAZED ROOF', and 'PAINTED BRICKWORK'.
 - NORTH ELEVATION** 1:800 SCALE: Shows the north elevation with labels for 'CONVENTION STYLE ROOF WINDOWS' and 'GLAZED ROOF'.

Fig.2 Approved plans and elevations from 2019

2.0 Heritage Designations

- 2.1 10 High Street was added to the *List of Buildings of Special Architectural or Historic Interest* as Nos. 8 and 10 High Street at **Grade II on 12 October 1972**. It is therefore deemed by Historic England to be a building of national importance and of special interest. The list entry for the property reads as follows:

'Late C18/early C19 refronting of earlier buildings. 3 storeys. No 8 rendered with block cornice and parapet, chamfered quoins, bands between storeys. 3 windows to upper floors, recessed sashes, no glazing bars, keystones breaking up into bands. Modern shop on ground floor. No 10 has painted brick front with moulded bracketed wood cornice, brick parapet with stone coping. Hipped old tile roofed dorer. 2 windows to upper floors, flush architrave framed sashes, no glazing bars, keystones over. Thin band between storeys. Modern shop front on ground floor.'

- 2.2 Nos. 8 and 10 High Street are noted in the list entry for their contribution to **group value** with Nos. 2 to 14 (even).
- 2.3 10 High Street is located within the **Salisbury City Conservation Area**, which was formed from an amalgamation of six previously designated conservation areas on 7 February 1990, and the boundaries of which have been fairly recently amended by the local planning authority. The conservation area covers Salisbury Cathedral, and the city's historic core and landscape setting.

3.0 Description

- 3.1 10 High Street is a three-storey two-bay property with a retail unit at ground floor and a residential flat above. There is a modern shopfront and fascia at ground floor level while the upper levels are constructed in brick, which is painted up to parapet level. There are two multi-pane flush-framed sash windows to each floor with keystones above. A plat band exists between the first and second floors and there is a dentil cornice at eaves level.



Fig.3 Front of 10 High Street

- 3.2 To the left of the shopfront is a passageway providing a pedestrian right of way into a rear service yard and from there northwards onto Bridge Street.
- 3.3 A view from the rear service yard reveals the three-storey front range of 10 High Street has a hipped roof covered in handmade plain clay tiles. The walls are clad with fish-scale clay tiles.



Fig.4 View of back of 10 High Street from rear service yard



Fig.5 Fish-scale tiles on the back of 10 High Street

- 3.4 The building extends back into its long rear plot, first with a two-storey gabled range and then with modern flat-roofed structures of one and two storeys. The gabled two-storey range has modern brickwork at ground floor level and with timber cladding and tile-hanging at first floor level. There is a diamond-lead light timber casement window in the south facade but no openings in the west (rear) facade. The

flat-roofed structures are constructed in brick with some tile-hanging. Attached to the rear are large air-conditioning units.



Fig.6 View from passageway looking towards High Street – two-storey gabled range with tile-hanging and timber cladding to left and single-storey flat-roofed structure beyond



Fig.7 South side of two-storey gabled range with timber cladding



Fig.8 Modern flat-roofed structures on rear

- 3.5 There are a number of buildings projecting to the rear of the properties on High Street. Most of these have pitched roofs covered in handmade plain clay tiles.



Fig.9 View looking south from 10 High Street over roofs of buildings to the rear of High Street

- 3.6 The interior of the front range of 10 High Street (not photographed and not affected by the proposals) contains some historic, probably 18th century features, including a quarter turn staircase with turned balusters from first to third floors. A small proportion of earlier timber-framing also survives.
- 3.7 The ground floor of the front range and the two-storey pitched roof range to the rear have been refitted internally in the 20th century in connection with the commercial uses.

4.0 History

- 4.1 The building now known as 10 High Street is mentioned in the Royal Commission volume for Salisbury¹, where it is described as an **early 18th century** property with such features as sash windows, a cornice with dentils and a remaining section of a turned baluster staircase. However, as mentioned in the listing and in common with other properties locally, 10 High Street was probably the result of the re-fronting in brick of an earlier timber-framed property - **possibly dating from the 16th century** - as were a number of others in the vicinity, e.g. Nos. 14, 32 and 34 High Street. Contrary to the listing, the building was likely re-fronted in the early-mid 18th century, as evidenced by the flush-framed sash windows.²
- 4.2 As noted by the Royal Commission³, on both sides of High Street were inns and taverns, especially on the west side where the long plots provided space for stabling and the river supplied water for the horses. The main building might have occupied the eastern end of the plot with one or two outbuildings to the rear for a kitchen, buttery, wash house or stables, i.e. ancillary buildings in a similar manner as revealed in a recent study of 47 Blue Boar Row.⁴ A building on the site of 10 High Street is crudely depicted on **William Naish's map of 1716** (see below). At that time the town ditch cut across the back of 10 High Street and its neighbours before turning east onto New Canal.

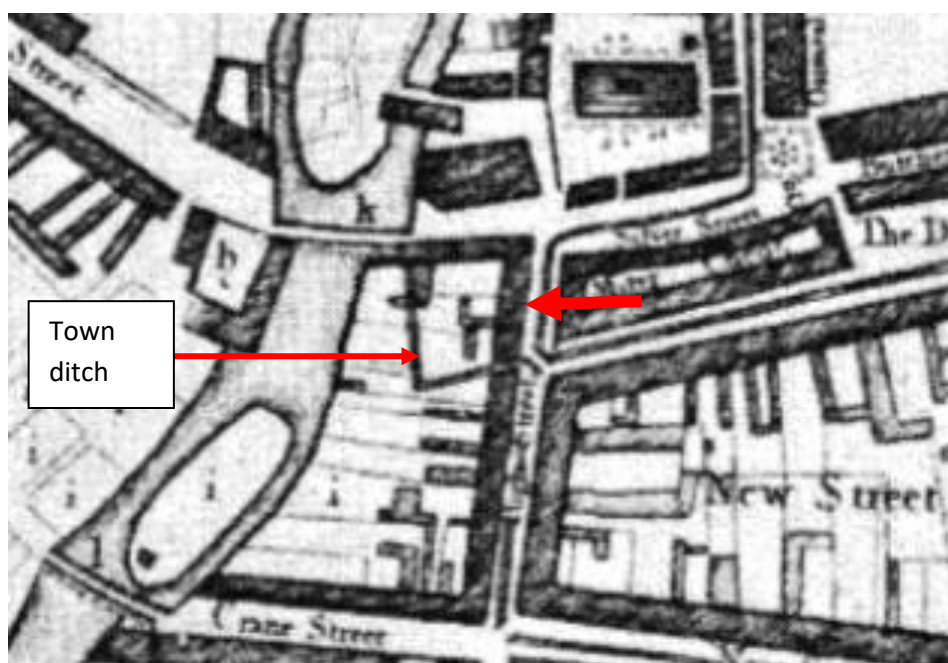


Fig.10 William Naish's map of 1716 – approximate position of 10 High Street marked

¹ Referred to as monument 74, No.12 High Street on p66.

² Windows were required to be recessed following the Building Act of 1774.

³ On p.xli.

⁴ Unpublished report by Wiltshire Buildings Record, August/September 2010.

- 4.3 The earliest available map showing 10 High Street in any detail is the **1880 Town Plan for Salisbury**. The map shows a number of buildings extending to the rear. It also indicates a 'way through' (denoted in standard fashion by a cross) to the south on High Street and another to a yard to the north where the 'middle' two-storey section now exists, suggesting the first floor existed at this stage and the 'way through' was filled in later at ground floor (with the modern brickwork).



Fig.11 1880 Town Plan of Salisbury

- 4.4 Later Ordnance Survey plans show a significant reduction in the buildings to the rear and the creation of a large yard. No detailed plans have been found showing the changes to the building in the 20th century, which appear to have been extensive at ground floor and rear.

5.0 Assessment of Significance

Introduction

- 5.1 Significance is defined within the Glossary to the NPPF as the value of a heritage asset to this and future generations because of its heritage interest. It says the interest may be archaeological, architectural, artistic or historic. The accompanying online Planning Practice Guidance (PPG) provides the following interpretation of the categories of interest:

Archaeological Interest:

As defined in the Glossary to the National Planning Policy Framework, 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 arise 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 decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, 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.

Significance of 10 High Street

- 5.2 10 High Street is a Grade II listed building and therefore deemed of special interest and of national importance. The significance of the building primarily derives from its interest as a timber-framed building, possibly dating from the 16th century but re-fronted in brick in the 18th century reflecting the fashion of the day and in common with a number of other properties within the City. The property contributes positively to the group of which it forms a part, i.e. Nos. 2-14 (even) High Street.
- 5.3 Indicative of the 18th century re-fronting is the symmetry of the upper floors, the sash windows with keystones, and the eaves with its dentil cornice and brick parapet

above. There is some attractive fish-scale tile-hanging on the rear elevation of the main building of aesthetic merit.

- 5.4 While the ground floor has been modernised, the upper floors preserve elements of the 18th century plan form and features, such as a quarter-turn staircase with turned balusters that exists between the first and third floors.
- 5.5 Some of the original timber-frame survives internally, making a strong contribution to the building's historic value for its constructional interest and for its potential to yield evidence of the building's original form and use.
- 5.6 The two-storey gabled projection to the rear was probably added in the 19th century, originally as a first-floor structure with a 'way through' underneath that was subsequently filled in. The structure seemed to have formed part of a once larger range projecting back into the plot. Given its more recent date and the degree of alteration, it is of lesser architectural or historic interest. It does however illustrate the historic pattern of development on the plot, which is likely to have comprised the main timber-frame building at the east end (i.e. the part fronting High Street) with projecting ancillary ranges to the rear for a kitchen, buttery, wash house or stables. The greater importance of the front range in comparison to the ancillary rear buildings is illustrated by the descending hierarchy in character and appearance from the front to the back of the site.
- 5.7 The **modern flat-roofed additions to the rear are not of special interest**. They appear as incongruous and unattractive elements that are clearly visible from the pedestrian right of way and rear service yard. The redundant structures give this part of the site a rundown appearance. The air-conditioning units on the rear of the buildings are prominent, unsympathetic additions.

Contribution to the Salisbury City Conservation Area

- 5.8 The part of the conservation area covering High Street is described on pp 63-66 of the *Salisbury City Conservation Area Appraisal and Management Plan* (Wiltshire Council, September 2014) where it is characterised as consisting of two or three-storey properties having unbroken frontages, constructed in brick or render. The properties on the west side of High Street are in commercial use at ground floor and either residential or ancillary commercial uses in the upper floors, giving the area a vibrant feel. The properties are arranged in tight-knit terraces with many buildings having one, two or three-storey projecting ranges extending back from the rear into long narrow plots. The rear ranges have a mix of different roof types presenting a

varied roofscape, although most are covered clay tiles giving some homogeneity. The rear ranges are unseen from the public domain.

- 5.9 10 High Street shares common characteristics with the prevailing character and appearance of the conservation area through its form, scale, materials and footprint. As such it makes a positive contribution to the character and appearance of the Conservation Area.

6.0 Proposals

- 6.1 Planning permission and listed building consent are sought for alterations to the rear projections of 10 High Street to enlarge the residential accommodation at first floor level and to improve access to the property.

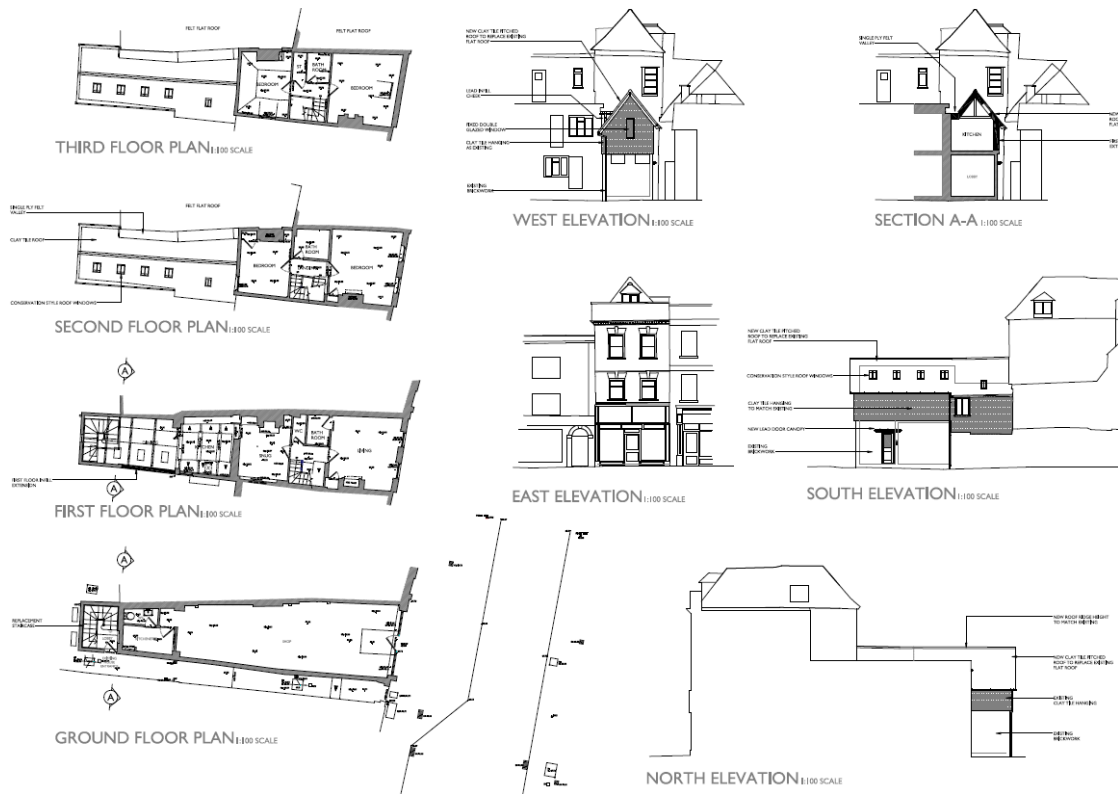


Fig.12 Currently proposed plans and elevations

- 6.2 The flat roof on the existing rear two-storey extension is to be replaced with a gabled pitched roof that sits in line with the 19th century gabled roof. It would be covered in plain clay tiles to match the older roof. The southern roof slope of the new roof would incorporate 4 conservation style rooflights. A plain, fixed window would be created within the gable end.
- 6.3 At first floor level within the rear projection, the flat-roofed corridor link is to be widened (with the formation of an infill extension) to provide a rear dining room. The new external (south) wall onto the passage would be clad in clay tile-hanging to match the opposite wall. The existing external return wall (modern wall fabric) is to be removed to create a wide internal opening between the dining and the kitchen.
- 6.4 The existing rear stairwell is to be retained but the staircase itself would be replaced with an open-well staircase of similar dimensions but with a different configuration to make more efficient use of the space.

7.0 Policy Context

Primary Legislation

- 7.1 A statutory duty exists under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.2 Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy

- 7.3 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 7.4 Paragraph 212 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 7.5 Paragraph 214 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 7.6 Paragraph 215 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed

against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

- 7.7 Paragraph 219 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

Development Plan Policy

- 7.8 The statutory duties are reflected in the following policies of the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015:

- Core Policy 57 of the WCS seeks to ensure high quality design and place-shaping
- Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

Supplementary Planning Policy

- 7.9 The *Salisbury City Conservation Area Appraisal and Management Plan* was adopted as supplementary guidance by the council in June 2014. The document provides generic guidance for new development within the conservation area.

Historic England Guidance

- 7.10 It is advisable that proposals for repair, restoration and alteration of heritage assets follow the guidance within the *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a '*reasonable and proportionate approach to owners' needs is therefore essential*'.
- 7.11 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.

- 7.12 HEAN2 also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.

8.0 Heritage Impact Assessment

- 8.1 The proposals would retain and enhance the residential accommodation at first floor level of the building, maintaining the vibrant mix of commercial and residential uses within High Street and preserving the character of the conservation area.
- 8.2 The applications propose modest alterations to the building. They would relate to the 20th century rear extension and would not affect the 19th century of the rear range or indeed any of the older building fabric.
- 8.3 The proposals would see the removal of the incongruous and unattractive flat roof at the rear of the building and its replacement with a traditional pitched roof, more sympathetic to the setting of the listed building and to the conservation area.
- 8.4 The rear range would be of improved design and materials resulting in an enhancement to the listed building and conservation area.
- 8.5 The gable end window would provide the stairwell with natural light. It would be in a position of low prominence within the rear yard and would be of simple design causing no harm to the setting of the heritage assets.
- 8.6 The proposed rooflights would only be seen from a rear second floor window of the property and would not be visible from ground level or from High Street. The conservation type rooflights would be of traditional design and detail commensurate with the property and its context.

9.0 Conclusion

- 9.1 10 High Street is a Grade II listed building the significance of which mainly derives from its historic value as a medieval timber-framed property that was re-fronted in the early-mid 18th century.
- 9.2 The original building occupied the easternmost section of the plot (on High Street) with outbuildings to the rear for ancillary uses, in a similar vein to those recently revealed at the nearby 47 Blue Boar Row. An extensive range of outbuildings are shown to the rear in the late 19th century maps, which had gone during the 20th century, partly to have been replaced by unsympathetic flat-roofed structures.
- 9.3 Part of the current scheme would see the removal of the flat roofs and their replacement with a more appropriate pitched roof covered in plain clay tiles.
- 9.4 The other external and the internal changes would not affect the building's historic core or fabric.
- 9.5 The scheme is much more modest than the one approved in 2019, with the upward extension of the rear ranges and associated alterations no longer being proposed.
- 9.6 The proposed development would be more sympathetic to the setting of the listed building, the surrounding group and the conservation area.
- 9.7 The proposals would cause no harm to significance and therefore would satisfy the policies contained within the NPPF and local plan policies and would follow the Historic England guidance on making changes to heritage assets.

Sources Used for the Report

Publications

Conservation Principles, Policies and Guidance (English Heritage, April 2008).

Historic Environment Advice Note 2: Making Changes to Heritage Assets, Historic England, February 2016.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Historic England, December 2017.

Statements of Heritage Significance: Historic England Advice Note 12, Historic England, October 2019.

Salisbury City Conservation Area Appraisal and Management Plan, Wiltshire Council, September 2014.

Royal Commission on Historical Monuments (England), *Ancient and Historical Monuments in the City of Salisbury Volume 1* (HMSO, 1980).

Historic Mapping Consulted

William Naish's 1716 map of Salisbury

1880 Town Plan of Salisbury

Ordnance Survey maps of 1881, 1901, 1936-7, 1963-82

Goad Plan of Salisbury of 1969