

7-9 Fish Row
Salisbury
Wiltshire
SP1 1EX

Design and Access Statement including Statement of Heritage Significance

For Listed Building Consent to
convert first and second floor
to create three apartments
(revision to PL/2023/01416)

LISTED BUILDING CONSULTANTS LTD

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project number: 184 06
Revision 00

document reference 184 06 40



figure 1: 7-9 Fish Row: photograph of 1966 when the Wheatsheaf inn
Was still trading at no 7

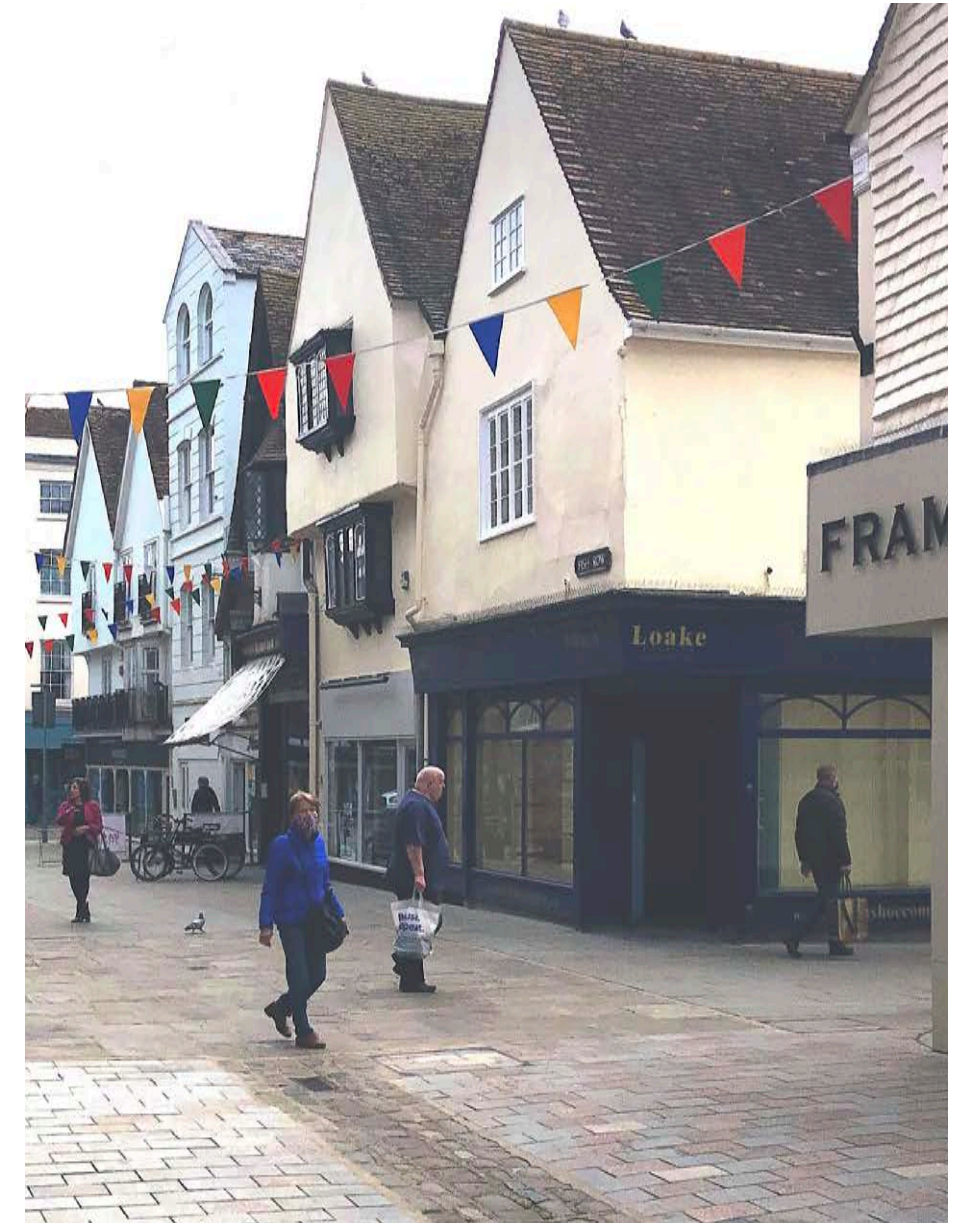


figure 2: Existing fronts 2022

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APPENDIX 1 List Description of 7-9 Fish Row
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Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date
1	0	final copy	23/01/2026

01 Introduction

01.1 Project background

The applicant proposes to repair and make internal alterations to the vacant first and second floors of 7- 9 Fish Row and return the floors to residential use for three apartments. Approvals were granted in 2023 for the works and works have commenced.

This proposal is a revision of earlier approvals (PL/2023/01172 & 01416 LBC) for a development of the same building by the same applicant and makes several minor amendments to comply with an updated fire strategy and also undertake some amendments to floor plans and joinery.

The Fire Safety Plans which supports the proposals require the habitable rooms to have 30 min fire rated door joinery. The fire strategy has been negotiated to comply with Building Regulations and agreed with the Council's surveyors.

In addition since the approvals were granted in 2023 the ground floor retail at No 7 has been occupied by Sarum Jewellers which allows some adjustments and removal of first floor modern partitions.

The buildings are significant Grade II listed buildings to the south east of Salisbury Market Place and form the east part of the pedestrianised street from the Poultry Cross in the west along Butchers Row to Queen Street at the east. It is within the prime shopping frontage and the A1 uses to the ground floor 9 Fish Row have existed since the 1940's. The upper floors once the Wheatsheaf Inn were entirely in residential use during the mid 20th century and from the planning application description of 1963 the upper floors were at the time in use for least two flats (the description in planning references (8)793/(8)497/(8)897 was for alterations).

01.2 Document structure

This statement is structured to be read in conjunction with the supporting detailed drawings, consultant's reports on structure and acoustics; and an applicants supporting statement.

This statement will look at the design issues, the heritage significance and heritage impact issues pertinent to the revised proposed development. The statement will also provide an explanation and justification for the scheme having regard to the national and local plan policy context.

The structure of this Statement is based upon the guidelines published by Historic England and the National Planning Policy Guidance notes (see Section 2.4 below).

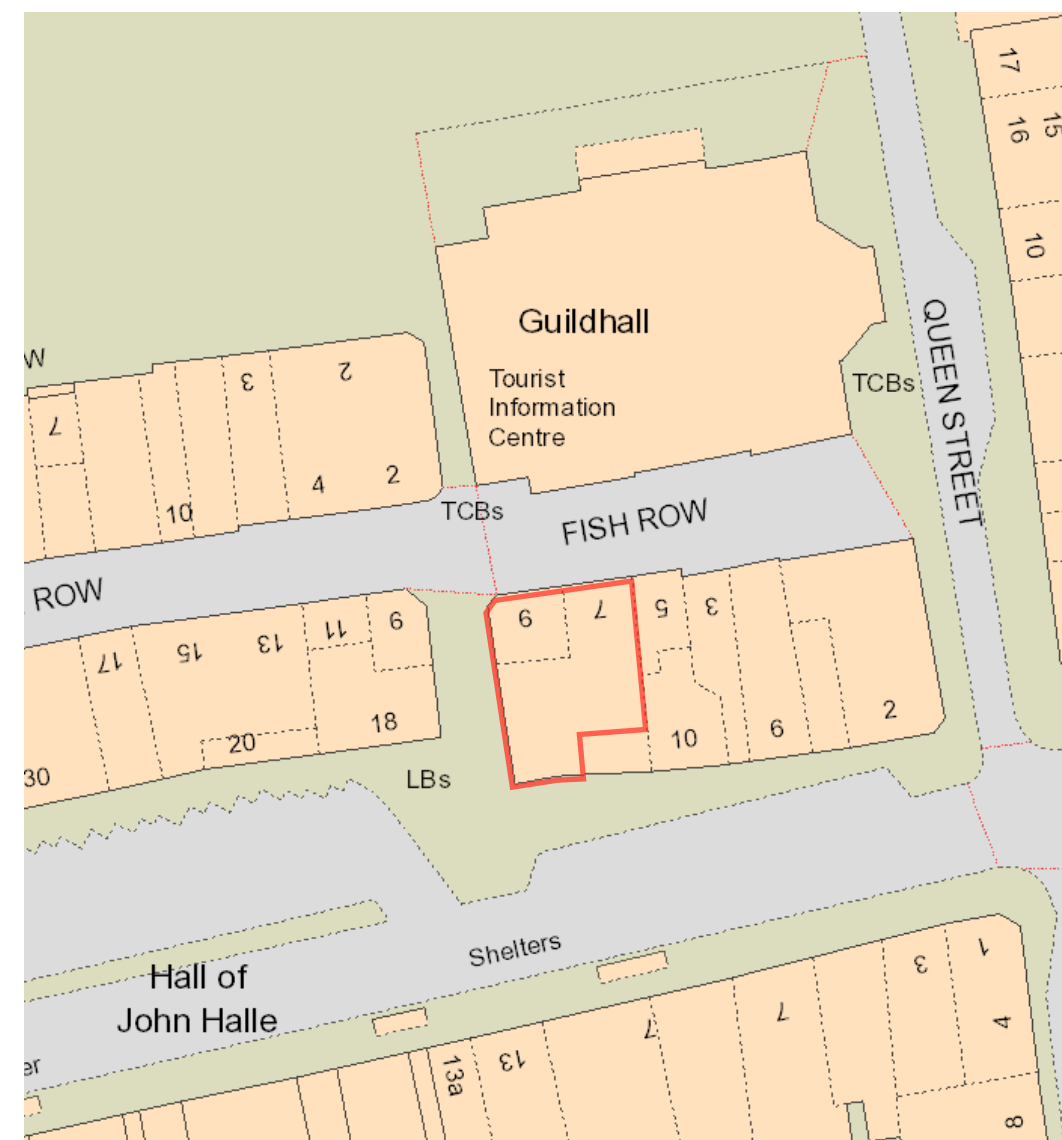


figure 3: site location as marked by red outline

02 Site context

02.1 Site description

7-9 Fish Row forms part of a significant group of medieval buildings extending from Butchers Row in the west through to Queens Street in the east.

The buildings sit within Salisbury Conservation Area with several listed buildings adjacent to Fish Row which form a group of heritage assets. See figure 4.

02.2 Location

7/9 Fish Row Salisbury Wiltshire SP1 1EX

NGR: SU 14488 29957

Local Authority: Wiltshire

02.3 Relevant Planning history

(8)793/(8)497/(8)897: INTERNAL ALTERATIONS TO FLATS AND NEW SHOP FRONTS. APPROVED MARCH TO NOVEMBER 1963

S/1985/0750: CHANGE OF USE FROM PUBLIC HOUSE TO 2 RETAIL UNITS AND THE EXTENSION INTERNALLY AT THE REAR OF THE EXISTING APPROVED 17/07/1985

S/1987/0505: ALTERATIONS TO EXISTING SHOPFRONT. APPROVED 01/04/1987

S/1987/0232: ALTERATIONS TO EXISTING SHOPFRONT. APPROVED 01/04/1987

2021/05448 AND 05852: EXTERNAL ALTERATIONS TO GROUND FLOOR JOINERY; REPLACING EXISTING MODERN SHOPFRONT; NEW FASCIA SIGNAGE AND NON-ILLUMINATED HANGING SIGN AT 9 FISH ROW

PL/2023/01172 AND 01416 LB: CONVERSION, ALTERATION AND REPAIR OF UPPER FIRST AND SECOND FLOORS TO RESIDENTIAL TO PROVIDE THREE SELF CONTAINED FLATS

PL/2023/10864: CREATION OF SECOND FLOOR CLOAKROOM TO 9 FISH ROW

PL/2025/04132: INSTALLATION OF A NEW ATTIC ACCESS HATCH

02.4 Planning Policy context

Wiltshire Council has an adopted Local Plan in 2015 and the key development management policies which apply are:

CP22 Salisbury Central Area

CP57 Ensuring high quality design and place shaping

CP58 Heritage

The National Planning Policy Framework (2021) outlines government policy, including the historic environment (Section 16). National Planning Policy Guidance provides guidance on making changes to Heritage Assets.

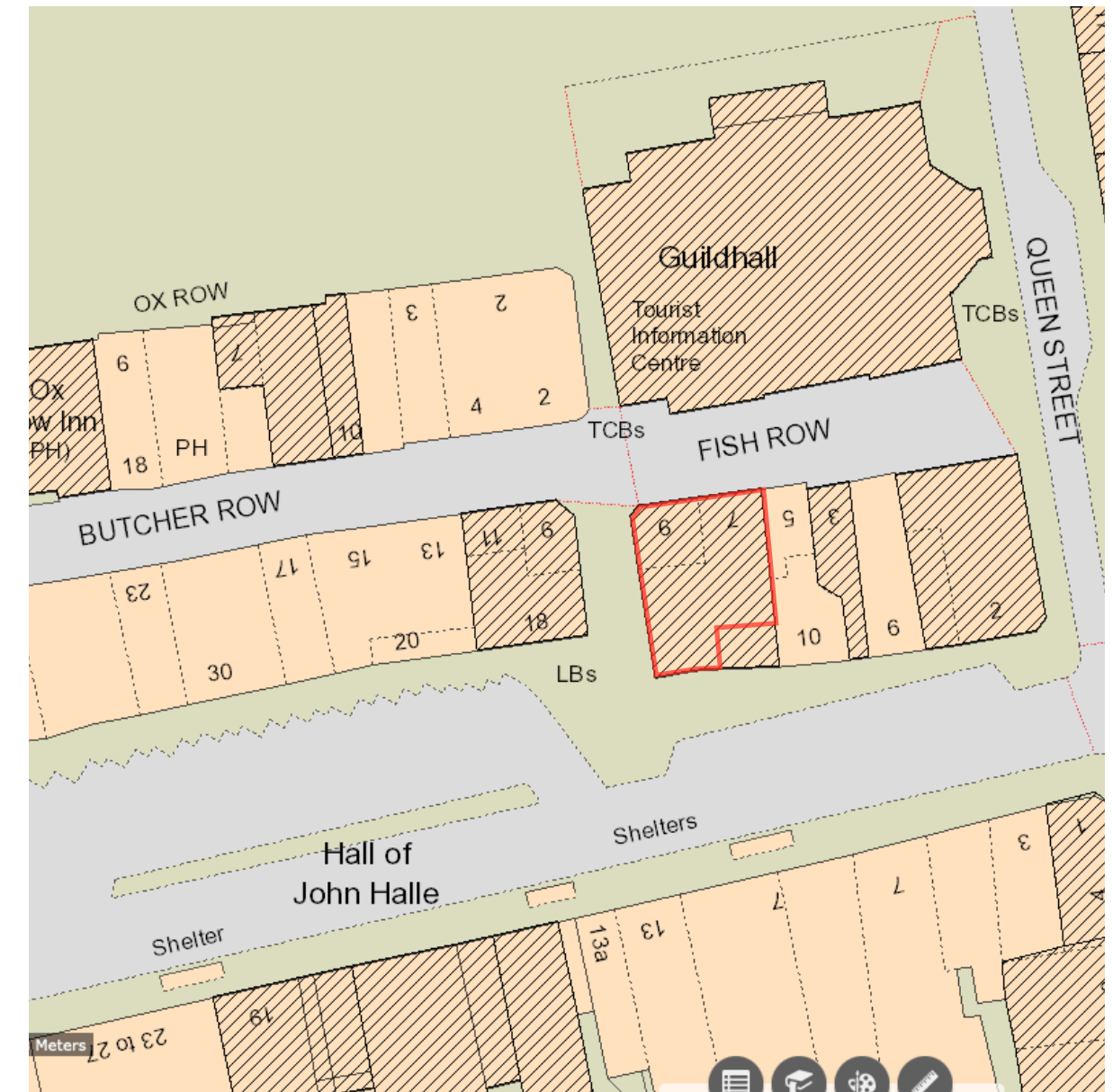


figure 4: Listed buildings within vicinity of 7-9 Fish Row denoted by hatch

02.4 Planning Policy context (cont)

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment" Advice Note 8

Additional guidance is also contained within Historic England's publications:

- Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment
- Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)
- Good Practice Planning Advice Note 12- Statements of Heritage Significance-Analysing Significance in Heritage Assets

03

03 The application proposals and design rationale

03.1 Brief description of the buildings and outline of the proposed works

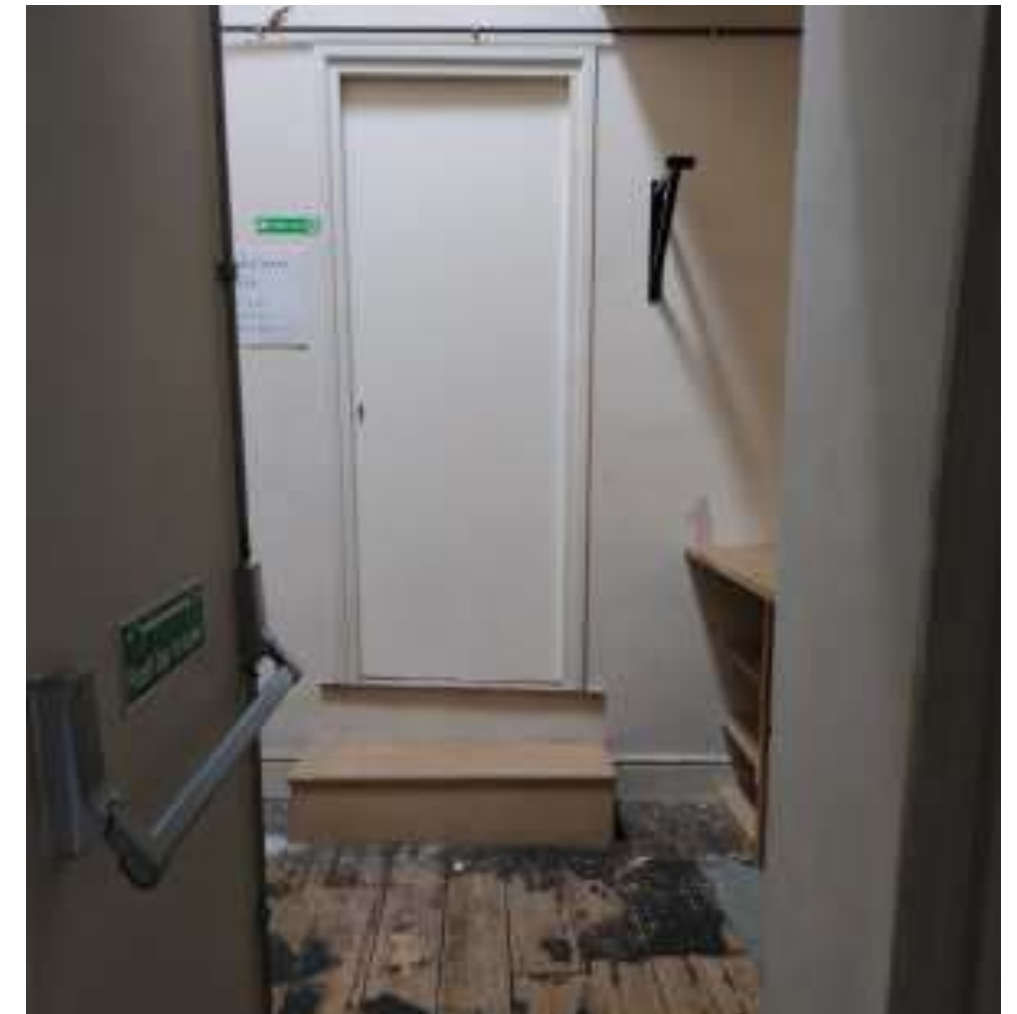
The upper second floors of 7-9 Fish Row are currently vacant spaces undergoing works of stripping out and repair as previously approved. The ground floors are now active retail frontages since the planning approval to separate the first floor of 7 Fish Row and convert it to residential. Both buildings are located in the pedestrianised zone and the primary shopping frontage.

Both buildings fronting Fish Row were built in the late medieval period; and are timber framed with clay and slate roofs. The upper floors have some 17th century plasterwork, projecting window bays and to the west flank and rear 19th century sashes. Both the fronts rendered with gables to Fish Row.

The revised proposals are to undertake conversion to 3 apartments to ensure that the units are viable and capable of beneficial use. The Building Regulation approved Fire Strategy works briefly include: (also see section 06 for a detailed description of the proposals and Appendix 2):

- Internal 30 min fire joinery to all habitable rooms which necessitate some repairs and the re-purposing of two second floor heritage doors into new partitions.
- Revisions to the fire exit routes within 7 Fish Row with new partitions and revised positions of new joinery.
- Removal of first floor modern partitions and joinery formerly part of Sarum Jewellers; resulting from their occupation of the ground floor.
- Installation of new ventilation requirements
- New residential side entrance door.

The submitted proposed drawings and applicant's statement should be read in conjunction with this Design and Access Statement. The existing interior is shown below.



figures 5 and 6 : existing interior views removing modern 1980's partition and proposed modern fire door to be removed.

04 Heritage Assessment

04.1 The Baseline Description of Fish Row and Market Place

Salisbury is an ancient cathedral city dating from 1220 and, by the 14th century, was the largest settlement in Wiltshire.

The cathedral precincts to the south are fringed by the River Avon on the west and south. The mediaeval settlement directly to the north laid out formally in a grid pattern with the large open market place in the centre of the planned new city. The market was probably first held to the west of the existing market place around St Thomas's church.

Fish Row, Butchers Row and Ox Row appear to have encroached onto the original market space. This practise appears commonplace in market towns where food stalls gradually become a permanent feature then built around. Parts of the market were named shambles reflecting the various stalls selling produce. In Salisbury market place food selling took place on the west and south sides. "The place where corn is sold" (from the corporation deeds of 1412) was in the north-west corner. Oatmeal Row to the west held the oats and vegetable market near the Poultry Cross; and Cordwainer (shoes) Row was opposite the Poultry Cross.

The two streets of Butchers Row and Fish Row are conjectured as more permanent stalls for daily use. To the east lay the 'fysschamels' (Fish Shambles) where in 1314 some shops had been built and it was intended to build others. In 1427 it was ordered that stranger fishermen should have their stalls on the common trench behind the city fishermen. The buildings on the site of the shambles to the east were called Fish Row by 1554. Near the fish shambles and on the site of the present Guildhall, stood the bishop's Guildhall. Many of the houses in Butcher Row and Fish Row date from the 15th century, as does 9 Fish Row, though most buildings have been much restored and altered. The best surviving group is the western and eastern parts of Fish Row, three-storied blocks with projecting upper floor gables, altered in the early 19th century by the insertion of sash windows. The roof lines of the buildings as shown in figure 9 with the gables to the front which give a good indication of the 14th to 16th building forms.

Besides the usual staples of butchers' meat, vegetables, poultry, corn, and cheeses, all of which had parts of the market-place appropriate to their sale, Salisbury market was famous for fish and Leland (visiting in 1542) stated that most fish taken between the Tamar and Southampton Water were sold in Fish Row.

In the 15th century there was an extensive import trade, especially in wine, fish, fruit, and dyestuffs. Fish from Iceland also came in quantity through Bristol and may have been transported to Salisbury.

On the north side of Fish Row is the Council House first referred to in the early 15th century. The present building was erected in 1795. It is of cream brick with stone dressing and vermiculated quoins, and was designed by Sir Robert Taylor.

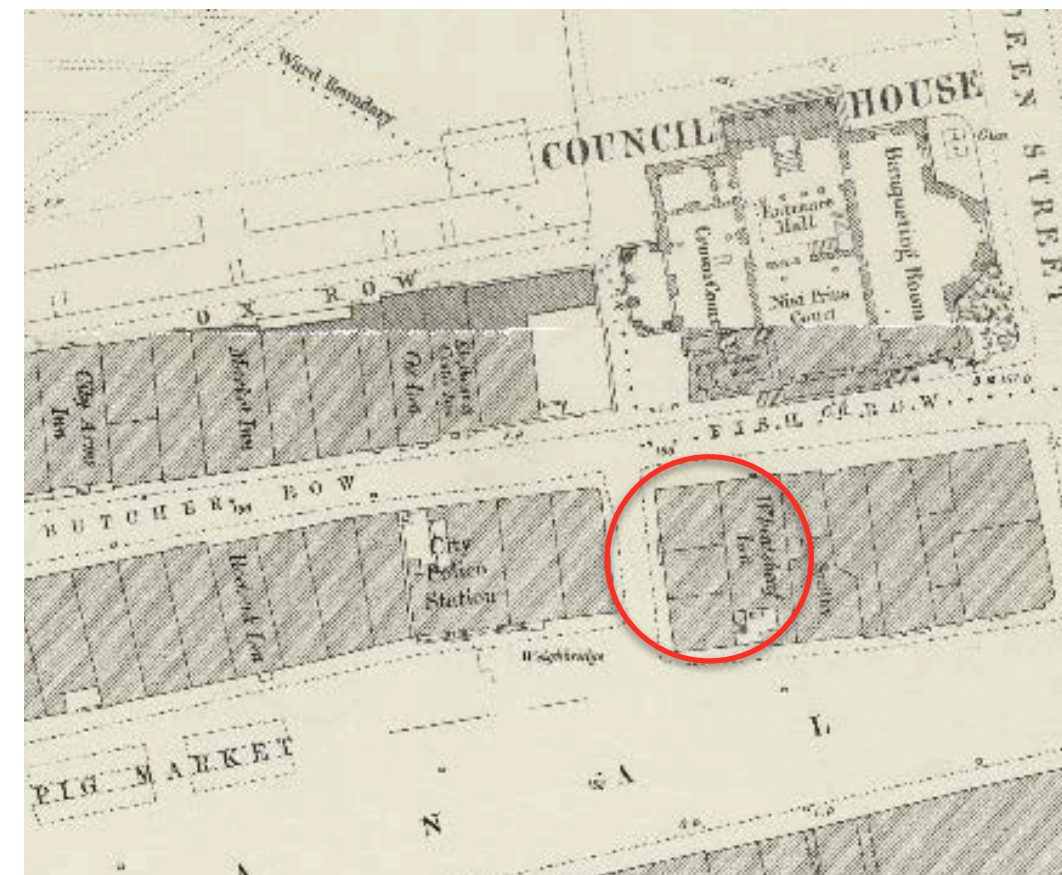


figure 7: Town Plan of 1881

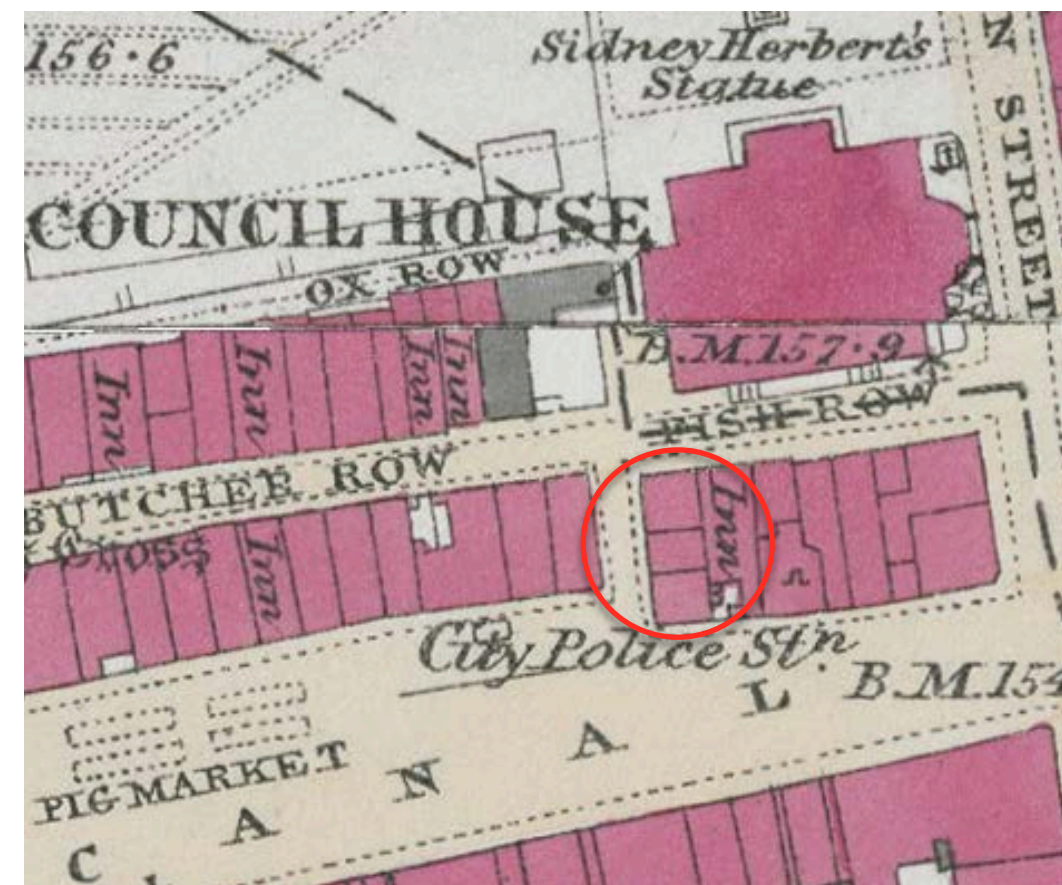


figure 8: Extract from a plan of 1885

04 Heritage Assessment (cont)

04.1 The Baseline Description of Fish Row and Market Place (cont)

Nos 7 and 9 are listed as one item (see Appendix 1). Built as two houses with the ground floor for trading in fish. No. 9 has two storeys, cellar and an attic and is of the 14th century; No. 7 is three storeys with attic and cellar of the 15th century. An extension on the south of No. 9 is of c.1800 with a grey slate double hipped roof and clearly seen in the aerial view in figure 9. They were combined to form The Wheatsheaf Inn; probably by the late 17th century and until the mid 1980's when altered for ground floor shops and residential flats on the second floor. (ref Planning Permissions (8)793/(8)497/(8)897).

Description of 7 Fish Row:

No. 7 has first and second-floor jetties in the gabled north front and restored bay windows in the first and second storeys. A third storey window in the attic appears to have been blocked-in as the visual survey shows infill timber stud work. Inside No 7 the partitions of the rooms in the two lower storeys have now gone during the 1960's conversion works to form a "Steak Bar". The floor beams to the first floor originally defined three principle bays which were partitioned for bedrooms. (See figure 12).

Up until 1963 No 7 comprised the ground floor bar running front to back of the Wheatsheaf (see figure 11) with accommodation on the first and second floor running over both no 7 and 9 Fish Row (see figures 12 and 13 which are extracts from the planning permission). There were stairs to the third attic floor in no 7 and although no floor plan has been found in the attic level there is newspaper lining to the wall paper which is dated January 25th 1966 (figure 14) indicating its continuing use.

The mid 1960's alterations removed a fireplace in the approved planning drawings as "chimney breast removed". Also as part of the works the first floor partitions were entirely removed with a new staircase from the ground floor. The dado panelling of the 19th century retained. It appears that a central oak post was later inserted to support one of the floor beams after removing the partitions.

The first floor front rooms to 9 Fish Row and north second floor room to 7 Fish Row has ornate plaster casing to two beams and winged beasts which are continued in the frieze. The rooms to 7 Fish Row also have early roll and ogee mouldings to beams. All appears to be around the 17th century. (cf below date on fire place of 1664)

The roof to 7 Fish Row has its original 15th century braced collared rafters with a purlin, wind braces and inserted collar ties for a false ceiling.

The date 1664 was punched on the bressummer of the first-floor fireplace in 7 Fish Row; but the retro-staircase from ground to first floor is circa 1964.



figure 9: 7 and 9 Fish row ringed. The 19th century extension to 9 Fish Row clearly identified with the hipped slate roof.

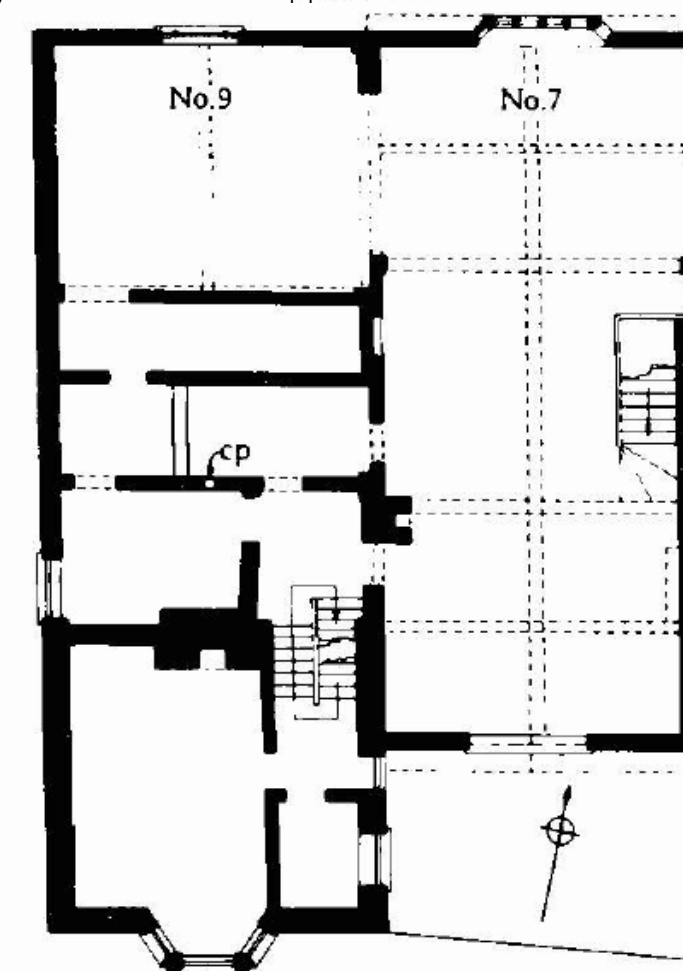


Figure10; first floor of 7 and 9 Fish Row showing former room divisions and connection at the front when it was the Wheatsheaf Inn. Drawing circa 1977

04 Heritage Assessment (cont)

04.1 The Baseline Description of Fish Row and Market Place (cont)

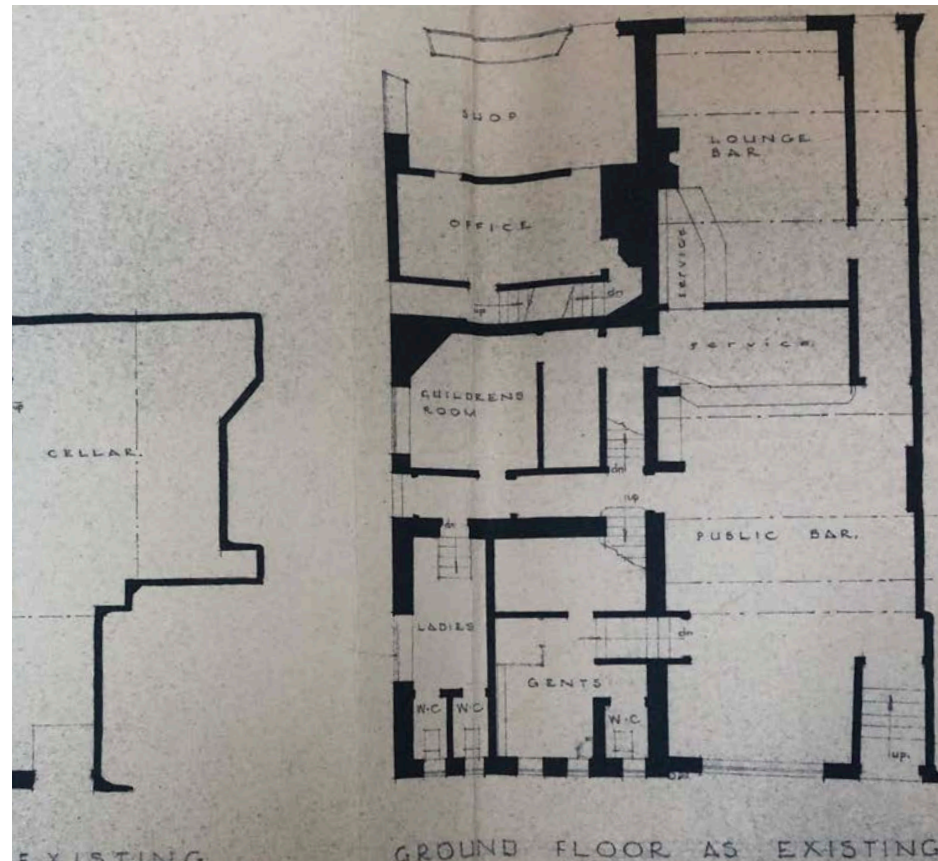


figure 11: 1960's ground floor for Wheatshaf Bars to No 7 and 9



figure 12: 1960's existing first floor layout of the Wheatshaf

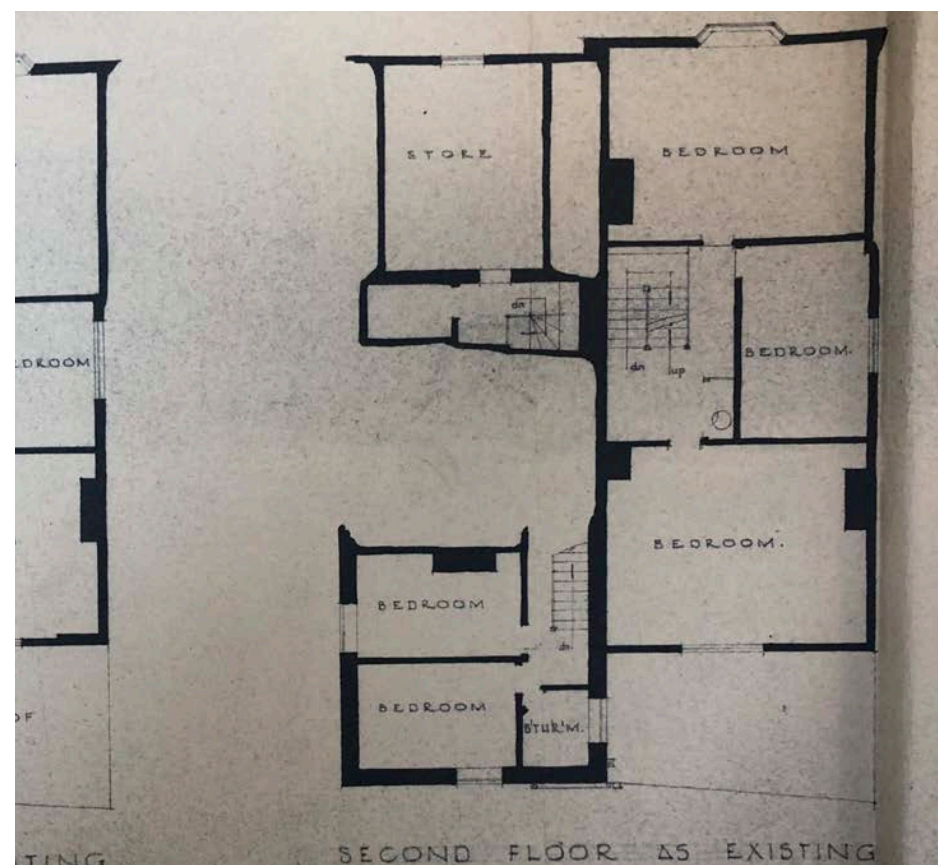


figure 13: 1960's existing second floor layout of the Wheatshaf

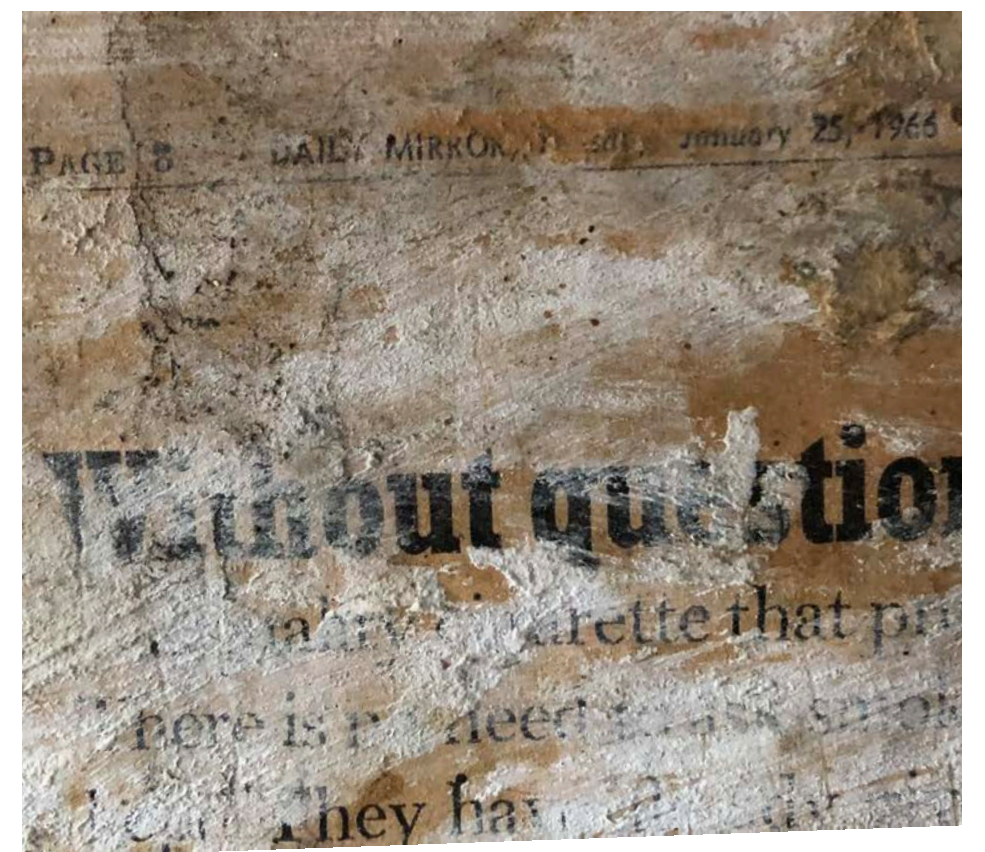


figure 14: 1966 wall lining of Daily Mirror newspaper dated 25th January 1966 at third level attic over no 7 Fish Row

04 Heritage Assessment (cont)

04.1 The Baseline Description of Fish Row and Market Place (cont)



figure 15: plaster inscribed graffiti by earlier residents to attic over No 7 Fish Row



figure 16: 15th century roof construction of No 7 Fish Row



figure 17: early 19th century fireplace to second floor extension to rear of No 9 Fish Row

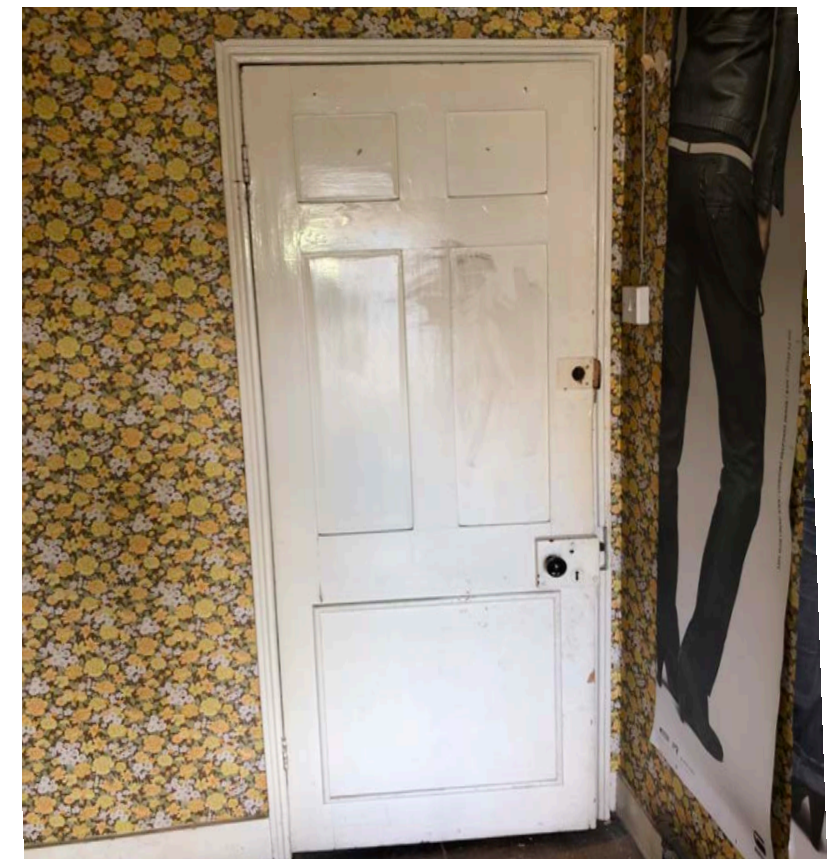


figure 18: early 19th century door to second floor extension to rear of No 9 Fish Row

04 Heritage Assessment (cont)

04.1 The Baseline Description of Fish Row and Market Place (cont)

Description of 9 Fish Row:

No. 9 has a gabled and jettied north front. The jetty obscured by the modern fascia. No 9 originally built with a first floor open hall and floored over in the 17th century or earlier. Some blackened rafters evident on the unaltered mid attic range which has been partitioned off where access is now limited.

The original south front is masked by the 19th century (circa 1800) extension of the Inn which is now in separate use as Sarum Jewellers. The west elevation has no notable features except first floor 19th century windows.

The interior of the 1800 rear extension at second floor level was clearly built for domestic purposes, possibly for the the Inn's proprietor, containing a Sitting Room fireplace (figure 17) and retains most of its original joinery such as the 6 panel door and architraves (see figure 18)

A small basement cellar showing a remnant of the oak post to the east wall but internal stair access removed from the other rear cellar.

On the ground floor it is entirely modernised and opened up for retail use from the 1940's. Also on the ground floor is an original 15th century ogee window salvaged and perhaps part of the original south wall.

On the first floor 9 Fish Row also has ornate plaster casing to two beams and in the frieze which are the same as in No 7 Fish Row (see figure 16) and 17th century. No 9 and 7 were connected through at the front first floor which resulted in the original chimney breasts being removed.

On the second floor the original crown-post remains in the roof at the position indicated at figure 10 (noted as "cp") and the arched roof shown in figure 15. However, the front north range has a completely modern roof re-construction and new boarded floor which was formed prior to the 1960's when both the first and second floors are noted as a store rooms on figure 12 and 13 and which appears to be connected only to the retail unit below on the ground and first floor.

The rear stair access from the west flank street level is a modern opening and door. The ground passage has some dado panelling probably late Victorian. The rear wood stair access to the first floor shared with no 7 is probably of the 1940's when the front part of the Wheatsheaf Inn became a separate retail unit. (See figure 17).

The stairs were again altered and extended in the 1960's (see section 4.2 below)



figure 15: concealed medieval roof structure to 9 Fish Row



figure 16: First floor 17th century ornate plasterwork to beams and ceiling

04 Heritage Assessment (cont)

04.2 The building changes in the 20th and 21st centuries

The ground floor of no 9 was tenanted by Nutbeem tobacconists in the 1940's (see figure 20) and later changed its name to Lewis tobacconists during the 1950's and continued to operate through the 1960's. From the planning survey drawings of (8)793/(8)497/(8)897 Lewis appeared to lease all the three floors as it was not physically inter-connected into no 7 (see figures 12, 13 and 17).

The Wheatsheaf continued to occupy the first, second and attic floors and part of the rear ground floor and had approval for a sherry and steak bar on the ground and first floor in 1963 (planning reference P(8)793). The Wheatsheaf took back the store rooms over no 9 Fish Row and converted the steak bar at first floor level.

The proposal also included alterations to the existing first second floor flats and the creation of the Managers residential accommodation at the second floor with a new partition at the second floor level (see yellow shaded partition on figure 18). The approved planning drawing also shows the removal of the the earlier stairs serving the second and third level of No 7 as shown in figure 13.

In 1982 no 7 and 9 Fish Row was further altered internally and had a new shopfronts for Yves Rocher beauty centre at no 9 (planning reference 82 92 and 63). (See figure 22).

In 1985 (planning reference S 85 750 and 751) approval was granted for change of use from the Wheatsheaf public house to form 2 shop units and new shopfronts at nos 7 and 9 Fish Row. This included 3 new shopfronts replacing 3 existing windows Internally removing some partitions to ground and first floor.

During these works it seems that much of the joinery and interiors were removed and altered including doors, blocked windows, some partitions removed at no 9 and chimney breasts to Nos 7 and 9 Fish Row removed. However a significant number of historic original partitions and plasterwork remain to No 7 Fish Row at the second floor level; and the roof structure is partially intact to No 9 and the 3 bay division and roof is complete to No 7.

No 9 was more comprehensively altered throughout with removal of staircases and most of the original partitions in the late 20th century. (See figure 21).

Nearly all the existing lime plaster stud walls to No 7 Fish Row at second floor level have been overboard with timber sheets and or gypsum plastered over. Where sections of the boarding were lifted it appears that lime plasterwork over the lath exists.

The 1800's south addition to No 9 Fish Row retains most of its domestic character and joinery but has been unused in most of the 21st century .

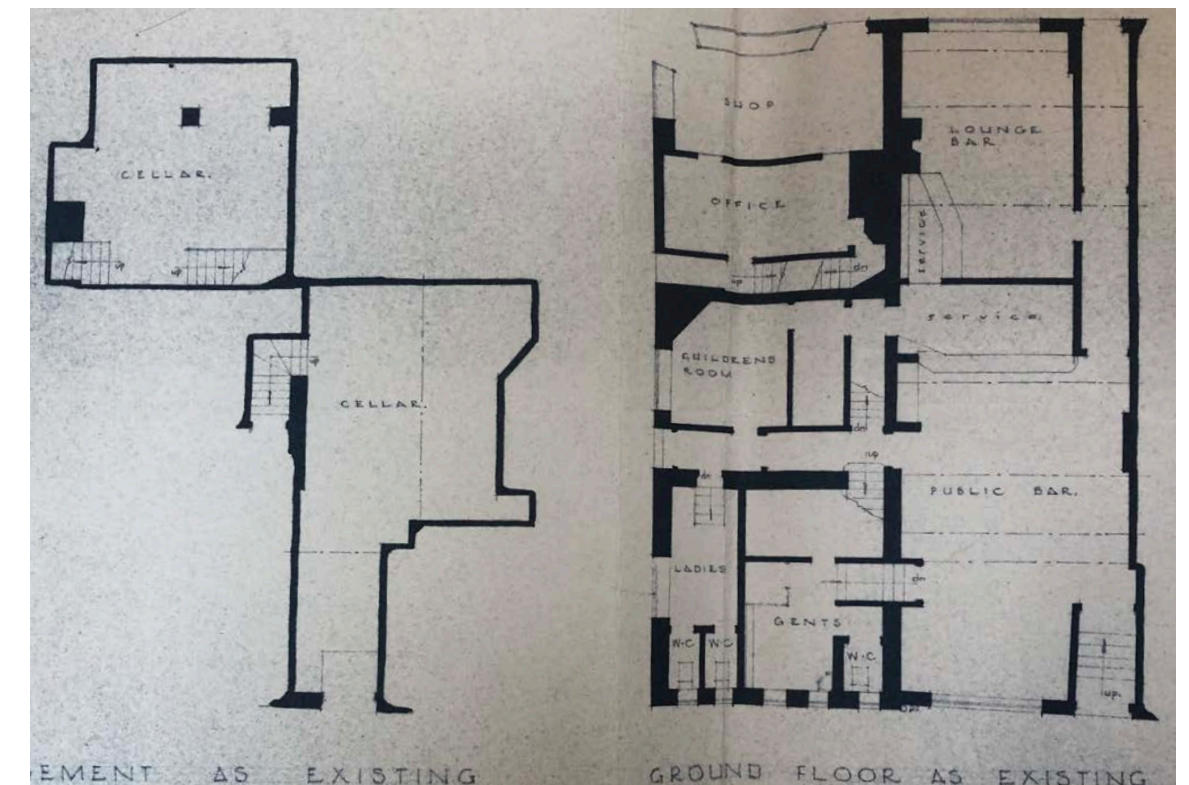


figure 17: 1960's layout of ground floor. Shop at front of 9 with retained Wheatsheaf Inn to No 7 Fish Row.

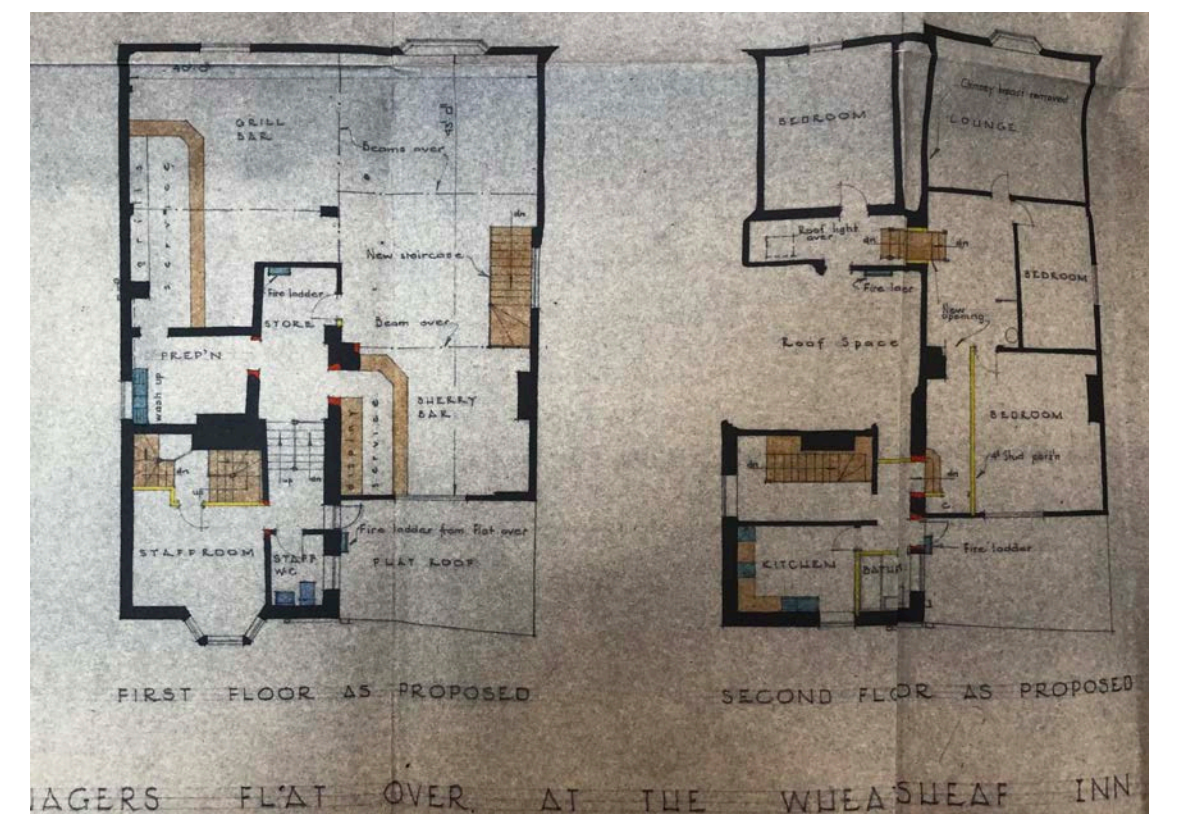


figure 18: 1963 planning proposal for the Berni Inn at first floor level and Managers flat at second floor level over both 7 and 9 Fish Row. New partition and stair alterations at rear west side of No 7 Fish Row

04 Heritage Assessment (cont)

04.2 The building changes in the 20th century (cont)



figure 19: The Wheatsheaf at 1910

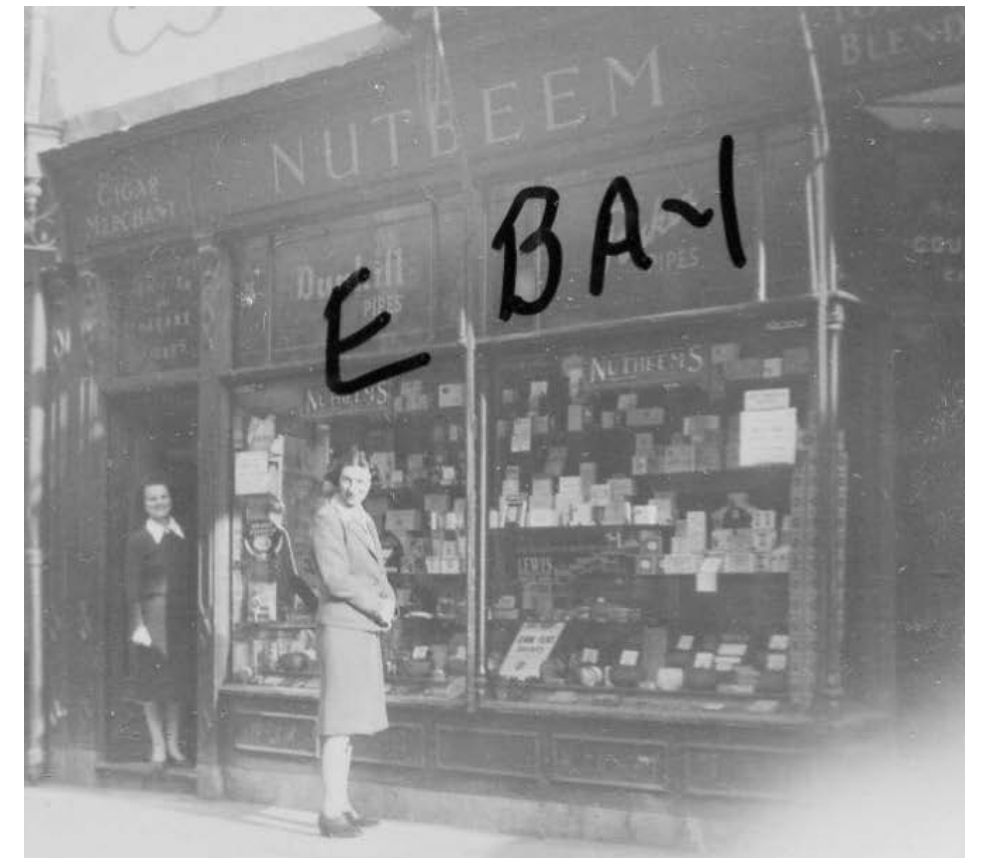


figure 20: Nutbeem tobacconists at circa 1940 at no 9 Fish Row

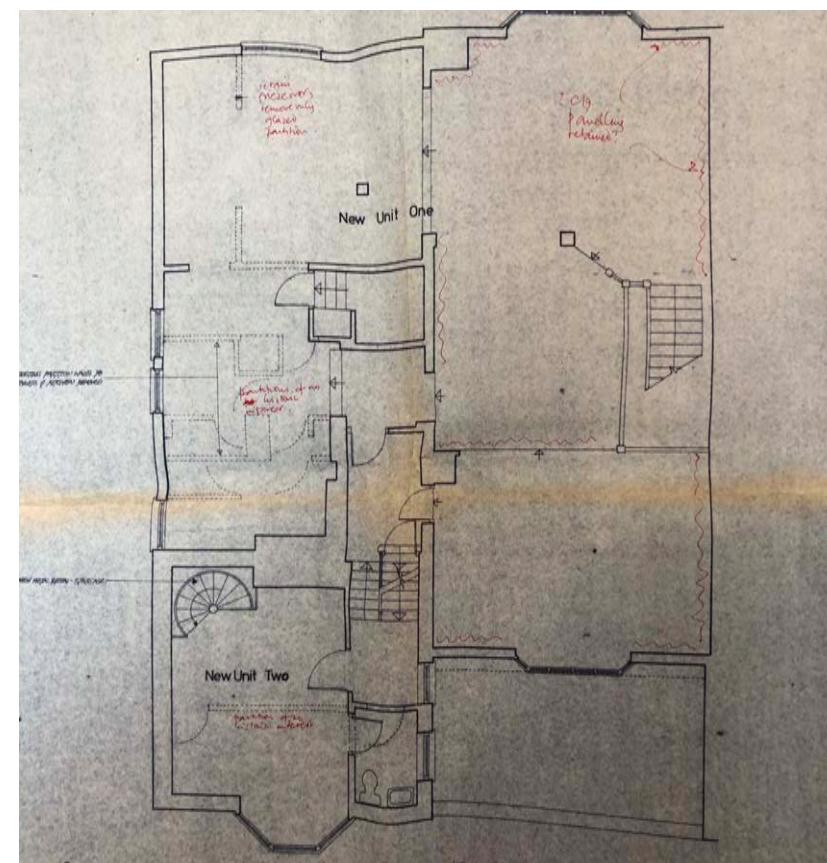


figure 21: First floor proposals 1985



figure 22: 7 and 9 Fish Row proposed new shopfronts 1985

05 Heritage Significance

05.1 The significance of the heritage asset

The character and setting of the surrounding area is mostly dense historic town houses and retail premises. They form a continuous frontage with a variety of ground floor uses and variously upper floor alterations. No 9 Fish Row is situated within a significant and rare surviving group of late medieval listed buildings all of generally high heritage value and architectural interest being constructed from a variety of timber framing, hanging tiles, render and brick under clay or slate roofs. The eastern parts of Fish Row comprise the best examples, three-storied blocks with very visible projecting upper floor gables. They are considered to be at the upper spectrum of their Grade 2 designations.

The historic development of the market place and this south side forming Butchers Row and Fish Row has a fascinating long history and has created an attractive and active street frontage forming one of the most important streets within Salisbury's primary shopping frontage.

Any change to the setting or character of these buildings can also have a great impact on the appearance and historic value of Salisbury Conservation Area.

The key significance of no 7 and 9 Fish Row and its context is:

1. Two of the distinctive surviving mediaeval buildings with double frontages to Fish Row and New Canal.
2. The upper floor and gables which fronts the south side of Fish Row is important within the context of similar gables and roofs of both Fish Row and Butchers Row (see figure 23).
3. Externally some surviving 17th and 19th century window joinery to both first and second floor levels.
4. Internally the surviving 14th and 15th century roof structural joinery to the attic levels and externally the plain clay tile roof coverings.
5. Evidence of open hall first floor to No 9 Fish Row with heavy section arch bracing and blacked roof timbers to the surviving mid-section.
6. First and second floor ornate plasterwork and remnants of some dado panelling of c17th century which continues across in both Nos 7 and 9 Fish Row.
7. Some early timber framing evident at first and second floor levels of No 7 Fish Row with exposed jowl posts and chamfered cross ceiling beams.
8. Lime plastered stud wall partitions particularly to the second floor of no 7 Fish Row.
9. 15th century fireplace to ground floor of No 7 Fish Row (see figure 24)
10. 19th century dado panelling to first floor of No 7 Fish Row.
11. To the 1800 rear section of 9 Fish Row retains its original slate roof and timber roof King post structure and internally 4 and 6 panel doors and fireplace to second floor.



figure 23: No 7-9 Fish Row in the centre looking east and forming part of an important collection of historic buildings in a prime frontage identified in the local plan



figure 24: 15th century fireplace to 7 Fish Row ground floor

06 The proposals and design

The proposal is to create 3 apartments to reuse the vacant second floors of 7 and 9 and the first floor which sits over no 7 Fish Row. The whole of the second floor is vacant but was formerly the managers flat to the Wheatsheaf Inn until at least 1985. The proposed 3 apartments will be accessed from the west flank of no 9 using the existing fire protected stairway which already serves as a fire exit to the existing three retail units at first floor level.

The works approved under the 4 previous applications have commenced. Following Building Control's recent negotiations and approval of the updated fire safety plans for the whole building and ventilation compliance, a small number of minor changes are proposed. These are detailed below and also included in the Applicants Statement:

Communal Staircase

The first floor landing to No 9 has two modern partitions and an emergency exit from the retail unit. These modern partitions and modern flush board fire doors are no longer needed and the proposal is to remove these and create a small service room.

On the second floor over the top of the stairs an existing Velux rooflight on the rear roof slope, within the later roof structure, will be replaced with an automatic conservation style Velux smoke vent in the same position. This does not alter the visual character of any heritage fabric.

7 first floor layout (drawing 184 06 20)

The proposed apartment at first floor level comprises two bedrooms, kitchen and bathroom. The new partitions will follow the original layout with divisions under the existing ceiling beams to avoid any disruption to the ornate 17th century plasterwork ceiling and the later 19th dado panelling. The timber stud partitions will be faced in natural wood wool natural fibre boarding and lime plastered.

An inserted door FD-13 is proposed between the bedrooms with a fire rate lobby now proposed within the Sitting Room to avoid exiting through the kitchen in case of fire.

All proposed doors will be four panelled to reflect the later 19th century period of doors two of which exist on the second floor. These can be constructed as 30 min fire resistant and are detailed as shown in drawing 184 06 34 and in the typical detail shown in drawing 185 06 32.

Within the existing retail unit the modern stairs between the ground and first floor retail areas installed in 1985 has already been modified as previously approved.

7 and 9 second floor layout (drawing 184 06 20)

The single flight of stairs from the first floor and serving the second floor were established or altered in the late 20th century when the early or probably the original dog leg stairs serving the first, second and third floors were removed. This is shown removed in the 1963 planning approvals. (see figure 13)

The existing rear second floor stairs are proposed to be reset to provide an adequate landing area to serve the two proposed apartments. Two separate fire door entrances also proposed with new joinery.

The layout of rooms are only slightly modified from the previous three approvals: PL/2023/01172 and 01416 LB (Conversion, alteration and repair of upper first and second floors to residential to provide three self contained flats), PL/2023/10864 (Creation of second floor cloakroom to 9 Fish Row; and PL/2025/04132 (installation of a new attic access hatch)

The communal space to create a separate store Room 10 which contains the new re-located attic access hatch and the addition of a compact, permanent access stair to enable safe maintenance access. The general dimensions as previously shown in the applicant's Heritage Impact Statement.

At second floor level there are 4 heritage doors which are to be salvaged and reused in the scheme layout. The reasoning for salvaging and repurposing is described in figures 25-28 (below). D-16 (figure 25) and D-18 (figure 26) reused with D-16 proposed to be upgraded with intumescent paint for fire resistance to Room; however there is some doubt about the works and whether it will receive a fire certificate. Existing D-20 (figure 27) is a late 16th or 17th century plank door of some heritage value. It would be damaging to attempt its upgrading and leaving it in position creates an unsafe situation contrary to the approved fire strategy plan. It is therefore proposed to move it from Room 3 to Room 8. D-27 (figure 28) was previously approved to be re-sited. It needs considerable repair and is unsuitable for upgrading as a fire door and is therefore now proposed for the bathroom Room 8B.

06 The proposals and design (cont)

15



figure 25: possibly early 19th century 6 panel door D-16 is proposed to be upgraded for 30 min fire protection and remain in situ.

Reason: this is an early heritage door in its original location and it's potentially possible to upgrade it with intumescent paint and with intumescent card in the panels. It will also require intumescent strips in the original frame. However there is some doubt about whether a surface mounted intumescent smoke/fire seals bonded to the frame rebate will be successful and receive a satisfactory fire certificate. The alternative will be to re-locate the door to the proposed first floor bathroom room 15.

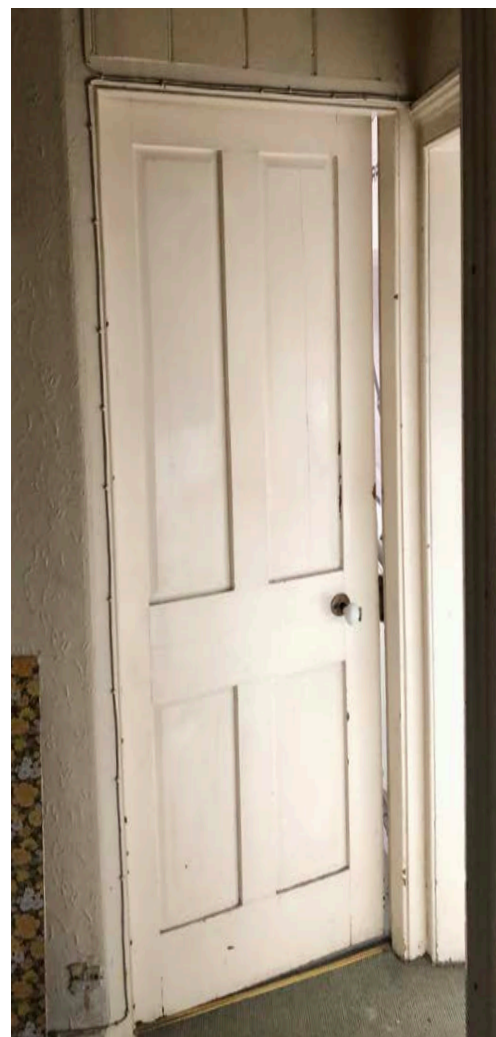


figure 26: D-18 mid- late 19th century door repositioned in Bathroom room 7. No alteration required.

Reason: the partition is being altered to allow the sanitary ware to be re-positioned to avoid the bath causing water damage to the 19th century sash window and its repair and accessibility as an escape window. The door does not require upgrading to REI30.



figure 27: D-20 appears to be a 16th or 17th century reused door. It will be salvaged, repaired and re-purposed with its ironmongery.

Reason: it lies in a protected lobby and the door should comply with REI30 standards. The thin panels and open but planks would not meet fire resistant standards using just intumescent paint and intumescent strips in the frame. The intention is now to re-site it to room 8 en-suite bathroom as it does not then require upgrading to REI30



figure 28: D-27 appears to be a mid to late 19th century door. It will be salvaged, repaired and re-purposed.

Reason: It has been previously approved to be removed to enclose room 4 on the second floor. Because it is poor condition the intention is now to re-site it to room 8B bathroom as it does not then require upgrading to REI30

06 The proposals and design (cont)

Proposed apartment 1 (see drawing 184 06 21 rev J)

At second floor level apartment 1 will occupy the existing bathroom, kitchen and two bedrooms (rooms 5, 6 and 7). The room no 4 facing New Canal to be repurposed as kitchen/ living space. There are few changes to the previous approved scheme (PL/2023/01172 & 01416 LB: Conversion, alteration and repair of upper first and second floors to residential to provide three self contained flats). These are:

- The existing modern gypsum partition to the west side of the proposed kitchen/living space (room 4) is slightly reduced in length to move the entrance to apartment 2 and as previously will need to be upgraded as an acoustic compartment wall to separate the two apartments. As previously this involves removing the existing modern 4 panel door to room 4 (D-27) and reusing it in the new bathroom Room 8 in apartment 2.
- Door FD-24 has been relocated to room 4 to avoid further removal of part of the timber stud wall under the roof valley beam.
- Fire Doors installed to all habitable rooms

Proposed apartment 2 (see drawing 184 02 21 rev E)

This proposal at second floor level involves retaining all the existing rooms 1, 2 and 3 unaltered except where modern flush doors are to be replaced with the timber 4 panel doors as detailed in drawing 184 06 34. Changes from the previous approvals are:

- At the head of the stairs from the ground to second floor an existing vellum roof light is replaced with an automatic conservation style Velux smoke vent in the same position.
- Within the wide communal lobby area Room 10 is created for the services (electrical and storage) and also the construction of a new attic hatch and access via a compact stair will be made of timber as approved under reference PL/2025/04132.
- Room 3 is now proposed as a Bedroom with new soundproof window and wall acoustic vents, The change also being the subject of as yet undetermined planning application reference PL/2025/09740 2 (Discharge of Condition 3 (Public Protection) for PL/2023/01172)
- As mentioned above on page 14 the existing D-20 door is a late 16th or 17th century plank door of some heritage value. To comply with the fire strategy and occupants safety it is proposed to move it from Room 3 to Room 10 which is a prominent visual position and avoids any heritage fabric lose.
- Room 8 bathroom is modified to extend part into the bedroom landing to gain 1 sq metre of floor area and natural light under an existing roof light. This is an amendment to approval to PL/2023/10864 (Creation of second floor cloakroom to 9 Fish Row.

Proposed apartment 3 (see drawing 184 02 20 rev E)

This first floor proposal involves converting the former retail space and closing off the stair access from the ground floor. The ground level retail works have been completed. To the first floor existing rooms 11,12, 13 and 14 have been formed with new partitions which will follow the original layout with divisions under the existing ceiling beams to avoid any disruption to the ornate 17th century plasterwork ceiling and the later 19th dado panelling. Changes from the previous approvals are:

- An inserted door FD-13 is proposed between the bedrooms 12 and 13 for fire exit with a fire rate lobby now proposed within the Sitting Room to avoid exiting through the kitchen in case of fire.
- All proposed doors have been revised to be four panelled to reflect the later 19th century period doors which exist on the second floor. These can be constructed as 30 min fire resistant and are detailed as shown in drawing 184 06 34 and 185 06 32.
- On the first floor landing two modern partitions and an emergency exit from the retail unit at no 9 are being remove. These modern partitions and modern flush board fire doors are no longer needed and the proposal is to remove these and create a small service room.

07 Design and Access Statement

This brief D&A Statement provides an outline description of the design approach for the proposed works.

Previous approved schemes have accepted the change of use of the first floor retail area of 82 sm to residential and the proposed conversion works of the building has been carefully considered with regard to the identified heritage significance and minimal disruption to the building. This has been reviewed in the light of current building regulation requirements for fire safety and ventilation requiring the revised design proposals as detailed in section 6 above in conjunction with the proposed floor plans. The only external alterations involve a new entrance door, vents (both shown in the Applicants Statement) and a roof light within the inner slope which is being exchanged for a Velux smoke vent.

The revised proposals for 3 apartments are balanced against objectives of providing viable reuses and the public benefits of investment by repairing these neglected upper floors.

Wiltshire Core Strategy CP57 - Ensuring high quality design and place shaping:

"A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings."

The proposal to provide three small apartments remains sympathetic to its context in terms of the limitation of the building and location.

The proposals avoid any external major changes to the building appearance and the proposed layout and works minimises the loss of heritage fabric and the use of a limited palette of traditional materials will tie in with the existing property and improve its condition. The current proposals also take an opportunity to remove or enhance some poor existing internal modern fabric and reintroduce to the first floor it's former sub division.

The proposals have already provided a beneficial re-use and the release of the ground retail space which has been more attractive to rent and occupied after three years of vacancy. This benefit the streetscene and shopping vitality (see figure 29).

Wiltshire Core Strategy CP41 - Sustainable construction and low-carbon energy:

New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. The development will be well insulated between the floors to also improve acoustic and fire risk. These are compatible with the heritage fabric; and traditional repair methods, natural materials and re-use of heritage fabric such as doors and other joinery (skirtings, architraves and floor boarding) meets the best standards of sustainable construction.

The 3 apartments will only be accessed by stairs and have no external space. Within a town centre this is a common situation and here is no opportunity to provide a lift or make the entrances more disability compliant without having a significant and adverse impact on the heritage fabric.



figure 29: No 7 Fish Row forming part of an important historic buildings in a prime frontage left vacant for 3 years



figure 30: Sarum Jewellers recently occupied the ground floor of no 7

08 Heritage impact Analysis

08.2 The heritage impact analysis

The proposals are as outlined in the set of drawings and section 6 and 7 above. The proposals have now been comprehensively reviewed and have attempted to create minimal disruption to all the heritage fabric. There are supporting reports on the structural investigation and acoustic implications which indicate strongly that the works if carried out would have no overall adverse impact on the heritage fabric.

The revised proposals for re-purposing the upper vacant floors results mainly from implementing fire safety regulations; but there will be little adverse heritage impact on the layout nor any further loss of heritage fabric. The proposals will continue to bring the building up to a good condition and better reveal its significance. The works will not be highly visible but the preservation will have a positive impact on the heritage value and therefore have a public benefit.

Description of the heritage Impact in detail

7 Fish Row First Floor

The previous planning approvals in 1963 relating to the first floor have methodically removed all partitions and any heritage joinery details. Fireplaces have been removed and two changing room cubicles inserted. The chamfered ceiling beams, dado panelling and wall posts remain. The revised proposals continue to removing the modern changing cubicles, restoring the stud partitions on the lines of the floor beams and to reinstate along the alignments as shown in the survey existing drawings as shown in figure 12. The proposed scheme allows the formation of two bedrooms, kitchen and bathroom reinstated in the existing staff bathroom creating an apartment of 82 sm. (See proposals on drawing 184 06 20). The details are shown on drawing 184 02 32 with new door joinery set in timber stud partitions with natural wood wall panels and with lime plaster to avoid flat precise gypsum finishes. The 19th century wall panelling retained undisturbed.

Modern partitions and the existing fire exits from Premier Fish and Sarum Jewellers are now capable of being removed from the landing area resulting from the occupier now moving to the ground floor retail unit. The adjustment has heritage benefit ripening up the landing area.

Overall there is considered to be no adverse impact on the heritage fabric resulting from the revisions. The inserted partitions along the traditional alignment under the ceiling beams will be evocative of the earlier divisions and visually more appropriate than the current open floor. This proposal will make a positive contribution to the heritage asset and will provide a beneficial re-use.



figure 31: 7 Fish Row first floor dado panelling reported as 19th century requires some repair and removal of modern rails,



figure 32: 7 Fish Row blocked access from first floor to be re-opened with a traditional door and modern doors also removed.

08 Heritage impact Analysis (cont)

08.2 The heritage impact analysis (cont)

7 & 9 Fish Row Second Floor

The second floor over Nos 7 and No 9 is proposed to be re-purposed as residential accommodation comprising two apartments each of two bedrooms with bathroom and kitchen areas.

The two apartments are 50 sm and 76 sm and formed within the existing rooms without substantially altering the existing historic partition alignments. (See drawing 184 06 21 for the revised layout). Room 4 has an existing modern stud and gypsum plaster partition on its west side which with the 4 panel door was inserted in 1963 works to allow the access from the second floor stairs (see figure 18).

The whole of this second floor level has been previously in use for residential purposes and latterly the Managers Flat until probably around the late 1980's. Since occupation ceased the condition of the fabric on this floor had deteriorated.

At the top of the second stairs an enlarged opening through into No 7 Fish Row will be formed under the valley gutter as previously approved. This leads to the "communal area" and the revised Room 10 which will contain as existing the services meters, electric fuse boards and maintenance access to the attic. Heritage door D-20 is proposed to be relocated to room 8B. As a required fire door it would be damaging to upgrade it; therefore its salvage with its ironmongery into a new opening allows it to be both visible and protected.

A bathroom is proposed (room 8 on drawing 184 06 21). This was the former area which had the original stairs removed in 1963. The floor boarding and the joists are all modern and the ceiling must also have been replaced as the former stairs accessed the attic. Door D-27 will be relocated in the revised proposed works.

The stud wall between rooms 3 and 4 is a historic lath and lime plaster partition and over boarded in timber sheeting on room 4 side. The boarding is being removed and replaced on the room 3 side with an approved fire protection and acoustic board.

The other revisions proposed are to modern or new partitions and therefore the heritage impact is negligible.

Works have commenced under the previous approvals and discharge of conditions relating to the previous approvals have been agreed for pre-commencement conditions 5, 6, 8, 9 & 11 of application PL/2023/01416 LB and condition 3 of PL/2023/01172 on acoustics recently submitted but not yet determined.



figure 33: second floor 17th century plasterwork and distorted beam which the Structural Engineer advises on investigation



figure 34: 16th or 17th century door with original strap hinges to be retained and repositioned to avoid more intrusive fire upgrading.

09 Additional Technical Reports

09.1 Acoustic and Ventilation Reports

The second and first floors of 7 and 9 Fish Row were surveyed for sound tests to establish the existing insulation levels between the separation floors at first and second levels and between Rooms(R)3 and (R)4 at second floor level where there are proposed separate apartments.

The Acoustic proposals by Venta have been required to meet the noise transmission testing on completion of the conversion; and the report has recently been submitted to the Council for determination in compliance with Condition 3 of PL/2023/01172 but not yet determined. Nevertheless on the basis that the neighbouring restaurant Chick-O-Land, has replaced their kitchen extract system which reduces noise level outside the first and second floor windows then with revised ventilation requirements are shown within this revised Listed Building Consent application and the changed use of Room 3 as a bedroom.

09.2 Structural Engineer's Report

The Structural Engineer's report reference 15337/EO/RPT/02 is included in the application submitted documents.

The report commences with the following statement :

"In general, the building is in reasonably good condition. The proposals for conversion to residential use are practically achievable within the existing building envelope. However, the building requires some attention in the form of minor remedial works indicated within the report."

The survey avoided any intrusive investigation at the stage and was subject to a visual recording. The observations indicated a few areas of likely timber repairs to the attic areas and floor beams which are all detailed in the Structural report at Section 5 and the recommendations at Section 6 confirm that the remedial works are technically achievable within the building envelope; but some elements will need detailed investigation and further specification once better access can be achieved and provided the ".... works are carried out by a competent contractor, we believe the building is suitable for re-use as indicated in the Architectural design proposals"

09.3 Fire Strategy

A fire strategy report has been commissioned by the owners to cover the whole of the buildings at 7 and 9 Fish Row and including the existing occupiers in the two lower floors of 9 Fish Row as both have fire exits within the building and full repairing obligations of their building. The fire Strategy in the form of two floor plans are included at Appendix 2 and have holistically assessed the fire risks. The majority of the works to comply with the New regulations relating to fire safety in buildings which commenced January 2023 to October 2023 and amended the Regulatory Reform (Fire Safety) Order 2005. However the changes affects the proposed doors which now must be in efficient working order and in good repair in accordance with British Standards. Most of the internal doors are either modern or do not exist and will be replaced with FD 30 min (REI30) fire resistant joinery. However there are 4 historic doors which the applicant is advised do not have sufficient structural integrity to be upgraded with intumescent paints or card within the panels. Therefore advised that the fire engineer would be unable to issue a "Certificate of Conformity by Assessment". The details of the re-location of these doors to ensure they are placed in locations which do not require FD30 standard are detailed above in pages 14 and 15.

10 Planning Policies

10.1 The Development Plan policy context

The Development Plan for Wiltshire comprises the Wiltshire Core Strategy WCS (Adopted January 2015) and the saved policies of the Salisbury District Local Plan (SDLP).

WCS Policy CP57 *Ensuring high quality design and place shaping* states that a high standard of design is required in all new development..... Whilst there are no external alterations proposed in this scheme, the re-use of the upper floors for residential purposes will improve the use of the building and add some diversity and valuable residential accommodation within the city centre.

WCS Policy CP58 Heritage aims to ensure built heritage assets are protected and enhanced. The HERS record has been investigated and these are identified in the Heritage Section (see section 4 above and Appendix 1). The results have revealed that the sequential alterations and re-use have already removed some intrinsic interest which has limited the opportunity for commercial reversion which would restore the upper floors. The proposals will re-instate the original first floor partitions to No 7 Fish Row and investment in repairs to No 9 Fish Row. The proposed alterations will therefore enhance the heritage significance of these designated assets.

Salisbury Saved Policies:

SDLP D4-6 Salisbury Townscape. The proposed re-use and improvements will maintain the activity of the urban spaces of Butchers Row and Fish Row, which connect to provide a variety of businesses and in turn contributing to the essential character of the city

10.2 Other material considerations

The National Planning Policy Framework and Guidance (NPPF and NPPG) describes three dimensions to sustainable development – the economic role, the social role and the environmental role. Of particular relevance are:

Section 7 Ensuring the vitality of town centres

Section 12 Achieving well designed places

Section 16 Conserving and Enhancing the historic environment

The NPPF at Annex 2 describes “Heritage Asset” as a building, monument, site, place or landscape having a degree of significance meriting consideration in the planning process because of its heritage interest.

This Statement argues that the impact of the proposals are considered in accordance with paragraph 90 f in section 7 and that residential development often plays an important role in ensuring the vitality of centres

The design quality of the proposal is sympathetic to the heritage asset and local character by using traditional joinery and finishes and the minimal change optimises the use of the building providing a viable alternative to it remaining underused and vacant.



figure 35: No 7-9 Fish Row in the centre looking east and forming part of an important collection of historic buildings in a prime frontage identified in the local plan



figure 36: Fish Row in the 1950's looking west. No 7 in middle with either a banner on a bracket or hanging sign. The bracket still in place in 1966.

11

11 Conclusions

Taking all the above factors into account it is concluded that this revised proposed scheme for the residential units on the first and second floor would be a development and alteration which preserves the essential heritage character and both enhances and better reveals its significance by the removal of modern cupboards, modern doors and reforming the original or early partitions to the first floor of No 7 Fish Row.

The revised proposals are considered to be small scale and the adverse impact on the heritage fabric is minimal and necessary in order to create the apartments; and overall the improvements will have a substantial positive heritage impact on the reuse of these underused buildings and bring them both into beneficial re-use by providing housing accommodation and enhancing the condition of the building. The impact of the works in causing harm to the heritage fabric is less than substantial and at the lower spectrum of harm; but it is counter-balanced in favour of the proposals by the public benefits of providing beneficial residential uses and urgently needed repairs.

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. When assessed against the policies in the NPPF and Development Plan as a whole; it is considered that the proposals would result in an improvement and secure a better use of the building which is in keeping with the character of the surrounding area and meets the requirements of the NPPF Para 215 which states *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

Appendix 1

List entry Number: 1023666

Date first listed: 28-Feb-1952

SU 14488 29957

7 and 8 Fish Row. Salisbury

FISH ROW Nos 7 & 9 Grade 2. The Wheatsheaf Inn, New Canal. West range (No 9) two storeys gabled mid C14. The east range (No 7) two (three) storeys and attic gabled, first half of C15. Timber framed. Both have jettied stuccoed upper floors, the overhang concealed on No 9. No 7 has restored shallow wood frame bays, windows, six lights first floor, five lights second floor, the moulded sills are original. Ground floor modernised with door and large bar window as Wheatsheaf Inn. No 9 has small two light attic casement and on first floor early C19 small, tripartite, flush framed sash window, glazing bars intact. Modern shop front on ground floor partly returned to west. On this front No 9 has irregular flush framed sashes on first floor. The rest of ground floor painted brick with tall C19 recessed sashes, glazing bars intact and glazed door. All this part and the front to New Canal is now property of the Wheatsheaf Inn. Three storey block to New Canal, early C19 rebuilding. Hipped tiled roof. One sash window glazing bars to second floor. First floor has large canted bay window, sash lights, glazing bars, reeded surrounds, cornice, weatherboarded apron. Five small camber headed windows on ground floor. C20 single storey block to right. Interiors: No 7 has exposed wall posts on first floor and chamfered ceiling beams. Second floor has C17 plaster casing to two beams, and winged beasts, continued in frieze. C15 fireplace. The roof retains purlins and windbraces. No 9, west range, mid C14 has remains of crown post roof. Nos 7 & 9 form a group with Nos 9 & 11 Butchers Row. 2-storey section with four large tension braces and glazed lean-to along full-length. Interior: two full cruck trusses to former open hall with some blackened rafters. Dormer gable probably added when hall was floored. Heavy chamfered spine beams.

Date first listed: 19-Oct-1984

Appendix 2

Fire Safety Plans (for information only not to scale)

**IMPORTANT MIXED EVACUATION STRATEGY**

- Residential flats use a stay-put strategy and do NOT evacuate unless fire affects their own flat.
- Commercial ancillary areas on this floor evacuate immediately via their internal shop staircase only.
- The protected residential staircase on this floor is NOT an escape route for commercial occupants.
- Routes are fully separated and must remain free of cross-use at all times.

RESIDENTIAL FIRE PROCEDURE

- IF A FIRE STARTS INSIDE YOUR FLAT**
- Stay inside your flat.
 - Close the flat entrance door behind you.
 - Use the protected residential staircase to exit the building and go to the assembly point at Guildhall Square.
 - Call 999 and state your address.
- IF A FIRE IS NOT IN YOUR FLAT**
- Stay inside your flat.
 - Close all doors.
 - Do NOT use the staircase unless smoke or heat enters your flat.
 - Call 999 for advice.
 - Wait for the Fire & Rescue Service to give instructions.

This flat operates under a stay-put evacuation strategy. The fire alarm in the common areas does NOT sound inside flats.

COMMERCIAL FIRE PROCEDURE EVACUATE IMMEDIATELY

- If you discover a fire, activate the nearest fire alarm call point.
- Evacuate immediately using the internal shop staircase.
- Do NOT use the residential staircase.
- Do not stop to collect belongings.
- Proceed outside and go to the assembly point at Guildhall Square.
- Call 999 once outside and safe.
- Do not re-enter the building until authorised.

ASSEMBLY AREA

The assembly area is located on the Guildhall Square in front of the Guildhall entrance.

**MAP KEY**

Assembly Point	Primary Exit
Emergency Light	Secondary Exit
Smoke Alarm	30 min (minimum) Fire rated partition
Heat Alarm	30 min fire resistance on the ceiling below
Fire Alarm Call Point	60 min Fire rated partition

Appendix 2

Fire Safety Plans (for information only not to scale)

