

3-5 New Street, Salisbury SP1 2PH
Planning Application for Material Change of Use

Appendix to Statement of Heritage Significance – Summary Historic Building Appraisal

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1.0. Introduction

1.1. Appraisal

Although not required by the Wiltshire Council check list, this historic building appraisal of 3-5 New Street, Salisbury is included to aid understanding of the building. It is a summary written record of the building as it now stands.

1.2. Sources

Research sources are listed in Appendix 2.

1.3. Purpose of the Document

This document is intended to provide supporting information in accordance with the National Planning Policy Framework best practice to assist in determining an application for planning consent for the division of the existing building into two dwellings without alterations.

The proposed dwellings comprise the original houses, built as two dwellings in 1837 and

converted into one in the 1840s (Dwelling 1) and the extension built in 1854 (Dwelling 2). The application does not include any alterations and the two parts of the property are already physically separated, with separate entrances from New Street and no access between the two parts.

2.0 Building Listing & Heritage Significance

3-5 New Street, Salisbury was first listed in October 1972. It is listed Grade II. The full text of the listing forms Appendix 1. The pertinent details are as follows:

'3 AND 5, NEW STREET

Grade: II

Date first listed: 12-Oct-1972

UID: 444798

'Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

'NEW STREET 1. 1594 (South Side) Nos 3 & 5 SU 1429 NW 3/117

'II GV 2. Early C19. 3 storeys grey brick low pitch hipped slate roof, moulded eaves cornice. 5 windows to 2nd floor, recessed sashes, glazing bars intact. 1st floor has canted bay window to left, sash glazing bars, lights, panelled apron, moulded cornice, 3 other sash windows no glazing bars. Ground floor has central entrance and 4 sash windows, no glazing bars. 6 panel door in mid C19 stucco surround of fluted pilasters frieze and moulded cornice. Small door to No 3 at left hand.

'Nos 1 to 11 (odd) form a group. Listing NGR: SU1447429758'

In the Royal Commission on Historical Monuments of England publication "*Ancient and Historical Monuments in the City of Salisbury*" the entry for 3-5 New Street is as follows:

'(116) Houses, two adjacent, Nos. 5 and 3, formerly a single dwelling, are three storeyed with brick walls and slate covered roofs and were built c. 1840. The N. front is of five bays.'

3.0 Historical Development & Description Of Features

3.1 Historical Development

The property was in uninterrupted residential use from 1837 and it was not until 1986 that it came fully into use as offices. Planning permission was granted in December 2020 for its return to residential use.

1837

Numbers 3 and 5 New Street were built in 1837 as a single free-standing building (Dwelling 1) having no party walls with the buildings either side and comprising two semi-detached houses. The building was constructed in 12" solid brick laid in Flemish bond and the two houses were divided by a 10" solid brick wall which runs North/South starting to the West (right) of the small window adjoining the existing front door. Number 3 was the larger of the two houses.

1846-1849

The two houses were converted into a single house at sometime between 1846 and 1849. This was done by forming door openings at each floor level through the 10" brick dividing wall. The front ground floor elevation of Numbers 3 & 5 was altered by the removal of the front door to Number 5, the installation of a larger, grander, door surround to the Number 3 doorway and the replacement of the ground floor windows of both properties, one of which took the place of the front door to Number 5. At first floor level the two front windows to Number 3 were replaced by a single canted bay window.

At this time the staircase in Number 3 running North/South (front to back) was removed and replaced, or re-installed, by one running South/North (back to front).

The staircase serving Number 5 was entirely removed and the ground floor hall and upper floor stairwells and landings incorporated into the previously existing rooms, which were extended into these areas by the removal of internal stud walls. The infilling of the stairwell can be clearly seen by reference to the first and second floor floorboards and the infilling of the walls is also readily apparent.

1854

An extension was added in 1854 (Dwelling 2) at the rear of No 3 with direct access from New Street created by installing a front door and flooring to what had been the passage to the rear garden.

1964

In 1964 further major alterations took place. Single storey parts of the original rear elevations of Dwelling 1 were demolished together with large parts of the rear ground floor wall and a single storey extension the full width of the rear built. These alterations mean there is no remaining part of the original ground floor rear elevation across the whole of the main building. The rear elevation of this 1964 extension comprises a mixture of Crittall, galvanised steel, doors and wooden windows and infill brick panels. The flat roof of the extension provides a first-floor balcony with access doors created in

the rear elevation.

At the same time a similar single storey extension was also added to the 1854 extension which involved considerable demolition to the rear of the original extension leaving no remaining part of the original ground floor rear elevation. As with the main building, the flat roof created a first-floor balcony accessed from the first floor. A timber and brick semi-glazed sun room with an extended roof canopy was also constructed on the eastern side of the balcony.

It is believed that it was during these alterations that the interior of the 1854 extension was stripped of all internal partitions, floors and staircase together with all internal architectural features, i.e. doors, coving and skirting to leave an empty shell. The original windows were removed and a variety of galvanised steel, Crittall, windows and wooden framed windows of differing sizes were installed, none in the position of the originals. Internally, the shell was repartitioned and re-floored and a new staircase installed. New, flush hardboard-faced doors were installed together with modern plain skirting and no coving. It is this 1964 form of the extension that currently exists. The 1964 extension also created bathroom, lavatory and kitchen accommodation.

Post 1964

After 1964 and at some time during the period of the change to office use the first-floor layout of Dwelling 1 was changed to create lavatories. These are located where the 1837 stairwell and landing were before removal in the 1840s.

2022

Listed Building Consent PL/2022/06040 was granted in November 2022, copy attached. These approved alterations are as summarised in the Consent:

Particulars of Development:

‘Internal alterations to ground floor – alterations to form under stair WC to hall and replacement floor tiles, close off doorway to rear room, fitting out existing rear extension to kitchen. Internal alterations to first floor – stud partition to rear bedroom to create en suite, close up existing doorway and creation of replacement plus stud partition for en suite to rear bedroom. Stud partition with doorway to front middle bedroom and fit out front west room to bathroom. External extraction for kitchen and bathroom.’

The works for which this consent was granted on 7 November 2022 were commenced on 10 December 2022.

Planning History

Appendix 3 is a full list of Planning applications.

3.2 Description of Features

As is apparent from the historical development given above, the three elements of the building, i.e. the original numbers 3 and 5 and the 1854 extension, have been subject to differing degrees of alteration since construction in 1837. This section provides, dwelling by dwelling, a room by room description of the current condition of each.

Summary of Original Historical Features Remaining in No 3 (Left-hand side of Dwelling 1)

In summary the following 1837 or 1840s features remain:

Front Door/Doorcase

1840s

Windows

1837 - 1 No. first floor rear 3 No. Second-floor front, 2 No. Second floor rear

1840s - 2 No. Ground floor front, First floor bay

Doors

1837/1840s - 7 No. doors

Fireplaces

1837/1840s - 4 No. openings (with modern mantelpieces)

Cornice

1840s - Hall, 2 No. Ground floor rooms, 2 No. First floor rooms and landing.

1960s or later – All second-floor rooms and hall

Ceiling Roses

1846 – Hall, 2 No. First floor rooms

Stairs

1840s - Original

Alterations arising from the current proposal

There are no alterations arising from the proposed material change of use.

Summary of Original Features Remaining in No 5 (Right-hand side of Dwelling 1)

In summary the following original (1837 or 1840s) features remain:

Front Door/Doorcase

None

Windows

1837 First-floor front 2 No., Second-floor front 2 No., First-floor rear 1 No,
Second-floor rear 2 No.

1840s Ground floor front 2 No

Doors

1837/1840s 6 No. doors

Fireplaces

1837 1No. ground-floor front room original

1840s 1No. second-floor front room (with modern mantelpiece)

Cornice

1837 Ground-floor front room only

Ceiling Roses

None

Stairs

None

Alterations arising from the current proposal

There are no alterations arising from the proposed material change of use.

1854 Extension (Proposed Dwelling 2)

History of Alterations

The historical development set out in section 3.1 above for the 1854 extension establishes that it was subject to what amounted to destructive alterations in 1964, such that none of the original interior remains and only the roof and some 49% of the original external walls remains.

Summary of Original Features Remaining in 1854 Extension (Proposed Dwelling 2)

In summary there are no original (1837 or 1840s) features remaining in the 1854 Extension.

Windows

The windows were all installed in 1964. That in the main reception room is a galvanized steel Crittall window. The second reception room/study has 2 windows; both wooden framed, one with a top-hung casement and the other side-hung.

Floor

The upper floor is wooden, installed in 1964.

Skirting

The skirting is plain and dates from 1964.

Fireplaces

There are no fireplaces.

Doors

The internal doors date from 1964 and are flush, hardboard faced. The door to the 1964 extension is half-glazed and the french-doors from the extension to the garden are fully glazed.

Ceiling

The ground floor ceilings are 1964 modern plasterboard.

Cornice

There is no cornice.

Lighting

Lighting is by modern pendant light fittings.

Stairs

The staircase is fully enclosed and was installed in 1964.

First Floor

Windows

The windows were all installed in 1964. The window in the main bedroom is a galvanized steel Crittall window. The 2 windows in the second bedroom are both wooden framed; one with a top-hung casement and the other with none.

Floor

The floors in the 1854 extension are wooden floorboards installed in 1964. The floor in the 1964 extension is concrete.

Skirting

The skirting is plain and dates from 1964.

Fireplaces

There are no fireplaces.

Doors

The internal doors date from 1964 and are flush, hardboard faced.

Ceiling

The ceiling is 1964 modern plasterboard.

Cornice

There is no cornice.

Lighting

Lighting is by modern pendant light fittings.

Balcony

The balcony is formed by the roof of the 1964 extension. It is of timber construction with an asphalt covering over which wooden deck panels have been laid. The 1964 sun room is brick on the eastern boundary and timber and glazing to the west and south. The extended roof canopy is of corrugated plastic.

Alterations arising from the current proposal

There are no alterations arising from the proposed material change of use. In any case no original historical features remain.

4.0 The Planning Application

This Historic Building Appraisal deals only with the existing features of the building.

There are no alterations whatsoever included in the application.

Attachments

The following appendices form part of this document:

- Appendix 1 - Listed Building Entry
- Appendix 2 - Planning applications and Consents

APPENDIX 1

LISTED BUILDING ENTRY

List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List entry Number: 1258327

Location

3 AND 5, NEW STREET

The building may lie within the boundary of more than one authority.

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 12-Oct-1972

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 444798

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

County District District Type Parish

Wiltshire Unitary Authority Salisbury

Legacy Record - This information may be included in the List Entry Details.
Details

NEW STREET 1. 1594 (South Side) Nos 3 & 5 SU 1429 NW 3/117

II GV 2. Early C19. 3 storeys grey brick low pitch hipped slate roof, moulded eaves cornice. 5 windows to 2nd floor, recessed sashes, glazing bars intact. 1st floor has canted bay window to left, sash glazing bars, lights, panelled apron, moulded cornice, 3 other sash windows no glazing bars. Ground floor has central entrance and 4 sash windows, no glazing bars. 6 panel door in mid C19 stucco surround of fluted pilasters frieze and moulded cornice. Small door to No 3 at left hand.

Nos 1 to 11 (odd) form a group.

Listing NGR: SU1447429758

Selected Sources

Legacy Record - This information may be included in the List Entry Details

APPENDIX 2

PLANNING APPLICATIONS AND CONSENTS

No 5

YEAR	APPLICATION REFERENCE	DETAILS	DECISION
1981	S/1981/0709	From dental surgery and photographic studio to antique showroom	No online record
1981	S/1981/0890	From dental surgery to professional office	No online record
1984	S/1984/0464	First floor and part second floor to offices and retention of part second floor for [residential?]	Approved 16/5/84
1985	S/1985/1558	Part of second floor from residential to office	Refused 8/1/86 Appeal 19/3/86 Approved 17/9/86
1999	S/1999/1963(FUL)	From offices to offices and school	withdrawn

No 3

YEAR	APPLICATION REFERENCE	DETAILS	DECISION
1977	S/1977/0036	Change from residential to office	Refused
2004	S/2004/1612	Change from offices B1 to alternative medicine, training and office use D1	Approved with conditions 9/9/04

3 and 5

YEAR	APPLICATION REFERENCE	DETAILS	DECISION
1959	S6549	New sanitary accomodation	Approved 26.3.59
1964	9233	Extension at rear forming studio, storage and work areas	Approved 16.7.64
1971	0555	Change of use from upholsterer's workshop to picture gallery	Approved with conditions 9.2.71
1977	77/36	From residential to office	Refused
1981	81/709	From dental surgery and photographic studio to antique showroom	Approved with conditions 15.7.81
1981	81/890	From dental surgery to professional office	Approved with conditions 28.8.81
2020	20/07168/FUL	Change of use from B1 (offices) to C3 (residential)	Approved 03.12.2020
2022	PL/2022/06040	Listed Building Consent for internal alterations	Approved 07.11.2022