

Statement of Heritage Significance

Preface

The Wiltshire Council Validation Checklist of requirements for Planning Applications states that a Statement of Heritage Significance is required for: '*All applications where there are impacts on heritage assets*'. [Emphasis added]

In the case of this planning application there are no alterations whatsoever, so there is no impact on the heritage asset. Nonetheless, as it may be helpful the following is an appropriately proportionate Statement of Heritage Significance, enabling an understanding of the building. Although not required, A summary Historic Building Appraisal is also included for the same purpose.

Contents

- 1.0 Introduction**
 - 1.1 Purpose of the Statement**
 - 1.2 The Nature of the Proposal**
 - 1.3 Designation records for the heritage asset**
 - 1.4 Reference(s) in the local Historic Environment Record**
 - 1.5 Archaeological Potential**
 - 1.6 Planning History**
- 2.0 The Building and its Significance**
 - 2.1 Understanding of the form and history of the Building**
 - 2.2 Assessment of the significance of the Building**
 - **Archaeological interest**
 - **Architectural and artistic interest**
 - **Historic Interest**
- 3.0 Impact on the Significance**
- 4.0 Avoidance of Harmful Impacts**
- 5.0 Justification for Harmful Impacts**
- Summary**

1.0 Introduction

1.1 Purpose of the Statement

The form and content of this document follows the guidance given in Historic England Advice Note 12: 'Statements of Heritage Significance' (the "Advice") which covers the National Planning Policy Framework requirement for applicants for heritage and other consents.

The Advice states at numbered paragraph 34:

‘As the level of detail in a statement of heritage significance should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance (see paragraph 5), such statements will differ in length and treatment. The approach should therefore be proportionate according to circumstances. The following examples indicate how the material in a statement of heritage significance differs depending upon the significance of the asset and the scope of the proposal.’

Because there are no alterations involved in the proposal, there should not be any impact on the heritage significance of the property. Therefore, this Statement of Heritage Significance provides only the information necessary to understand the history of the property.

1.2 The Nature of the Proposal

In summary, the proposal provides for two dwellings to be formed comprising the original 1837 property, as converted to a single dwelling in the 1840s (Dwelling 1), and the extension built in 1854 (Dwelling 2), together with their respective 1964 extensions. Therefore, the proposal itself is a recognition of the origin and history of the building.

Dwellings Already Physically Separate with Own Entrance to New Street

It should be noted that no changes to either property are required to physically separate the dwellings. They were separated by reason of Listed Building Consent (PL/2022/06040, copy attached). This was granted in November 2022 for alterations that included the closing off of the doorway between the east rear room of the main building and the 1854 extension. The two dwellings have separate entrances from New Street, that for Dwelling No 1 having been constructed in the 1840s and that for Dwelling No 2 in 1854.

1.3 Designation Records for the Heritage Asset

Listing

The building is designated Grade II, the listing dating from October 1972, and the listing details are contained in the Historic Building Appraisal. It is readily apparent that the listing was based solely on an external inspection from New Street and refers only to the architectural details of the frontage. This means, in fact, that the existence of the 1854 extension was unknown to those listing the building.

1.4 Reference(s) in the local Historic Environment Record

It is a requirement of the NPPF (paragraph 189) that, as a minimum, the relevant Historic Environment Record is consulted and reference is also made in the Advice to records potentially held by the local planning authority.

Accordingly, these records have been consulted, and, unsurprisingly, they contain no reference to the property.

Other sources have also been consulted, as suggested in the Advice. These, and the results, are as follows:

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.'

[As explained in the Historical Building Appraisal, these presumptions are incorrect]

Pevsner Architectural Guide for Wiltshire

- No reference to the building is made in the Guide.

Wiltshire volume of the Victoria County History

- No reference to the building is made in the History.

OS map of Salisbury 1844-1888

- Having been altered in 1846 and 1854, the property is shown as a single property on this map.

1.5 Archaeological Potential

The proposal does not involve any disturbance to ground, being confined to the existing building footprint.

Historic Environment Record

In the event, the two records in the Historic Environment Record that relate to New Street serve only to demonstrate the paucity of archaeological remains in the area; the two items having been all that was unearthed during the extensive redevelopment of the area which is now the George Street Mall and multi-storey carpark.

1.6 Planning History

A detailed list of planning applications and approvals relating to the property is attached to the Historic Building Survey.

The majority of applications were for change of use, including that for the change to the current residential use in December 2020. Three applications relate to physical alterations: in 1959 for '*new sanitary accommodation*', in 1964 for the '*extension at rear* [of both the main building and 1854 extension] *forming studio, storage and work areas*', and in November 2022 for various alterations by the applicant, mainly to provide bathroom and lavatory accommodation.

2.0 The Building and Its Significance

2.1 Understanding of the form and history of the Building

This is dealt with in detail in the Historic Building Appraisal.

2.2 Assessment of the significance of the Building

Archaeological interest

It is apparent from the source review covered in section 1.5 above that there would be little likelihood of archaeological discoveries, even were any ground being uncovered, which there is not. In summary, there is no opportunity of expert investigation and, if there were, nothing or nothing of note would be likely to be uncovered.

Architectural and artistic interest

The Historic Building Appraisal details on a room-by-room basis what remains of the 1837/1840s building. These features are generally doors and covings.

It will be seen in the Historic Building Appraisal that the 1854 extension (Dwelling 2) has had all its original features stripped out including all partitions and floors together with all internal architectural features, i.e. doors, coving and skirting. It is believed this was undertaken at the time of the 1964 single storey extension being added. Externally, the original windows were removed and a variety of galvanised steel, Crittall, windows and wooden framed windows of differing sizes were installed. Except for the roof and a few square metres of brickwork nothing of the original remains.

Historic Interest

The property has no history other than at a residential/domestic level, save for the use of one room as a dental surgery from the 1840s until 1981

3.0 Impact of The Proposal on the Significance of the Building

It is not believed that the proposals have any impact on the significance of the building because there are no physical alterations.

4.0 Avoidance of Harmful Impacts

It is not believed that any harmful impacts arise from the proposed split because there are no alterations and the two dwellings are already physically separate.

5.0 Justification for Harmful Impacts

The applicant believes the proposal has no harmful impacts either on the building or the historic environment in which it sits.

Summary

In summary, it is not believed there is any effect on the Heritage Asset because there are no alterations to the building and the two dwellings are already physically separate.