

DESIGN, ACCESS AND HERITAGE STATEMENT

Replacement Roof Panels – 37 Silver Street, Salisbury, SP1 2NG

Prepared in support of a Listed Building Consent Application



1.0 Introduction

This Design, Access and Heritage Statement accompanies an application for Listed Building Consent for the replacement of the existing roof covering at 37 Silver Street, Salisbury.

The property is a Grade II listed building located within the Salisbury Conservation Area, occupying a prominent retail position close to the historic Poultry Cross.

The building currently comprises a two-storey commercial retail premises, presently occupied by Shoezone PLC, who are due to vacate the property shortly.

Due to the age and condition of the building, the existing roof covering has deteriorated significantly and now requires replacement in order to prevent further water ingress and deterioration of the building fabric.

The proposed works relate solely to the replacement of the existing deteriorated roof covering with a modern insulated roofing system.

The works are located behind the parapet façade and the roof is not visible from Silver Street. The proposal does not alter the building's form, scale or appearance and there will be no change to access arrangements.

2.0 Site Description

37 Silver Street is located within the historic retail core of Salisbury city centre and sits within the designated Salisbury Conservation Area.

The building occupies a prominent retail location close to the historic Poultry Cross. The property comprises a ground floor retail unit with upper floor accommodation and rear servicing access from New Canal.

The existing roof structure is concealed behind a painted parapet façade, meaning it is not visible from the public realm along Silver Street.

3.0 Condition of Existing Roof

The existing roof covering consists of aged asphalt felt which has reached the end of its serviceable life.

Over a number of years the roof has been subject to multiple patch repairs, however these repairs are no longer effective and the roof is now experiencing water penetration, localised deterioration and poor thermal performance.

Traditional felt roofing systems typically have a lifespan of approximately 20 years and the existing roof has exceeded this expected life. Replacement of the roof is therefore considered necessary maintenance to safeguard the building fabric.

4.0 Proposed Works

The proposal is to replace the existing failing roof covering with Kingspan QuadCore insulated roof panels (150mm thickness) finished in anthracite grey metal profile.

The new roof panels will retain the existing roof profile, be installed within the existing roof structure, and will not alter the building's external appearance. The works will improve insulation and weather protection.

Because the roof sits behind the parapet façade, the replacement panels will not be visible from Silver Street or the surrounding conservation area.

5.0 Proposed Roof System

The proposed roof material is the Kingspan QuadCore KS1000RW insulated roof panel, a high-performance roofing system designed for commercial buildings.

Key characteristics include:

- Through-fix profiled insulated roof panel
- Suitable for roof pitches of 4 degrees or greater
- Standard width of 1000mm
- Manufactured lengths from 1.8m to 14.5m
- Integrated insulation core

Benefits include rapid installation, improved thermal efficiency, reduced construction risk and long service life.

6.0 Energy Performance Considerations

The UK Government has introduced revised Energy Performance Certificate (EPC) standards for commercial properties.

Current and proposed requirements include:

- 2023 – Minimum EPC rating E
- 2027 – Minimum EPC rating C
- 2030 – Minimum EPC rating B

Buildings failing to meet these standards may become unlettable. Replacing the roof with an insulated system will significantly improve the building's thermal envelope and assist in achieving improved EPC performance.

7.0 Photographic Record of Existing Condition



Photo 1 – Overhead view roof structure



Photo 2, 3 – Roof area and previous repair work



Photo 5, 6 – Evidence of water ingress

8.0 Heritage Impact Assessment

The proposed works have been assessed in accordance with the National Planning Policy Framework (NPPF) and relevant heritage policies.

37 Silver Street is a Grade II listed building contributing positively to the character of the Salisbury Conservation Area.

The proposed roof replacement will not alter the form or structure of the building, will not be visible from the street and will not affect historic fabric visible externally. The proposal will therefore preserve the character and appearance of the building and the wider conservation area.

The works will also protect the building fabric and improve the long-term sustainability and usability of the property.

9.0 Planning Policy Context

The proposal has been prepared with regard to the National Planning Policy Framework (NPPF), the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant local planning policies.

Given that the roof is not visible within the public realm, the proposal results in no harm to the significance of the listed building.

10.0 Conclusion

The existing asphalt felt roof covering has deteriorated and is no longer performing effectively.

The proposed replacement roof panels will repair and protect the building fabric, improve energy efficiency, assist compliance with future EPC regulations and have no visual impact on the building or conservation area.

The proposal therefore represents a sensitive and necessary maintenance improvement that will preserve the long-term use and viability of this Grade II listed building.