

# HERITAGE IMPACT ASSESSMENT

In respect of:

**INTERNAL ALTERATIONS TO THE FIRST FLOOR FLAT WITHIN SOUTH  
BLOCK**

At:

**CHURCH HOUSE, CRANE STREET, SALISBURY, SP1 2QB**

On behalf of:

**CLYDESDALE GROUP**

Date:

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ELAINE MILTON  
HERITAGE & PLANNING LIMITED  
t: 07979 942042  
e: [emilton@emhp.co.uk](mailto:emilton@emhp.co.uk)  
w: [www.emhp.co.uk](http://www.emhp.co.uk)

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## 1.0 Introduction

- 1.1 Church House is a Grade I listed building of exceptional architectural and historic interest as a good surviving example of 15<sup>th</sup> century hall house and for its evolution over the centuries from domestic living to a workhouse and most recently to offices of the Salisbury Diocese.
- 1.2 Planning permission and listed building consent were previously granted for the change of use of the offices at Church House to 7 residential units with the existing 4 residential units within the southern range of the complex being retained (references PL/2024/11636 & PL/2025/00276). A Lawful Development Certificate was issued for the established use of Flats 1A, 1B and 2 within the southern range in March 2024 (reference PL/2024/00580).
- 1.3 This report accompanies an application for listed building consent for internal alterations to one of the extant residential units, namely Flat 1A on the first floor of South Block.



*Fig.1: Front (north elevation) of South Block*

- 1.4 The report describes the impact of the proposals on the heritage assets and their settings to fulfil the requirements of the National Planning Policy Framework (NPPF, revised December 2024), and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.5 A Heritage Assessment (statement of significance) was produced for the site (November 2012 and updated March 2024), and this was used to inform the

application proposals. That document should be read in conjunction with the current report.

## 2.0 Summary of Significance

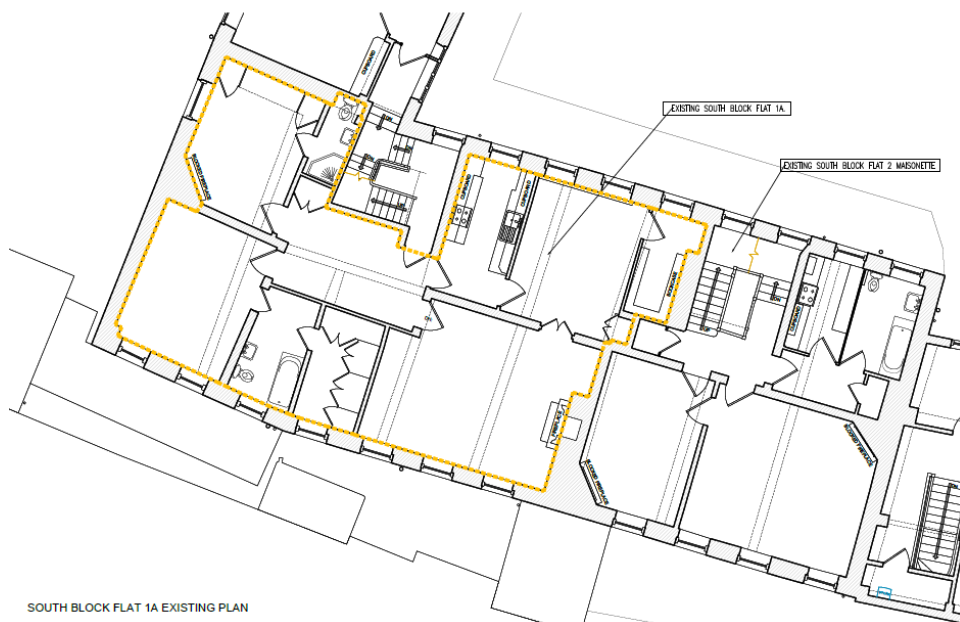
### Church House - General

- 2.1 The previous Heritage Assessment for the site identified that Church House is a Grade I listed building and therefore within the top 2.5% of listed buildings nationally.
- 2.2 The building comprises a good assemblage of historic buildings in a U-plan including the rare survival of a 15<sup>th</sup> century hall house within the complex's north range; as such, it is of exceptional significance for the historic, aesthetic, communal and evidential values it embodies, primarily deriving from its age, the survival of original features and historic associations.
- 2.3 The house occupies a prominent position within Crane Street where it contributes to group value and makes a strong, positive contribution to the character and appearance of the Salisbury City Conservation Area.
- 2.4 The North Range is the most significant part of Church House because of its early date (15<sup>th</sup> century) and for the rare survival of features. It is described by Pevsner as *'the sensational part of the house'*. The long, two-storey element is constructed in Chilmark stone, has stone tracery and incorporates a four-centred arched entrance, creating an impressive street frontage. The medieval collar beam roof, wind-braces and timber-frame joinery survive within the open hall. Although the solar undercroft has been heavily subdivided for office use, the original plan form of the open hall and the solar remains legible.
- 2.5 The significance of the West Range derives mainly from its historical value and its picturesque external appearance, particularly the west side, facing the river; however, it is much altered for office use and as the RCHME remarks, retains few noteworthy features. The west elevation is of greater significance than the east because it is a palimpsest of history, evident in the variety of materials and features. Particularly valuable are the early windows at the northern end and the surviving evidence of the Close Ditch and the privy. The east elevation is more uniform due to substantial rebuilding and refacing in the late 19<sup>th</sup> century.
- 2.6 The single-storey extension to the west of the West Range (AKA the Boat House) is a recent structure and not of special interest. It sits quietly within the southern end of the riverside garden, is of muted appearance and is subservient in scale and detail to the main building.

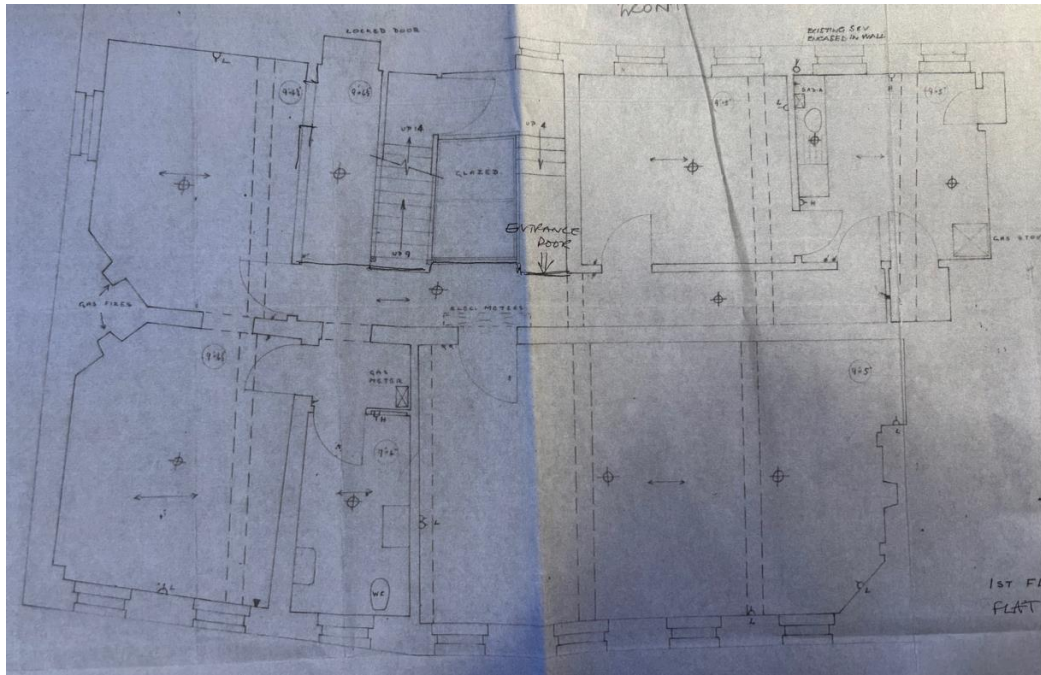
- 2.7 The southern range (AKA South Block) comprises the 1728 rebuilding of a 17<sup>th</sup> century workhouse. From 1881, the range became Archdeacon Sanctuary's residence and was divided into more cellular, domestic spaces. In 1969, separate flats were formed at first and second floor: the western stairs were replaced, and significant changes were made to the first floor with partitions added and removed and changes made to door openings. The South Block is of significance for its age, historical function and appearance, deriving mainly from the exterior, with the interior having been successively adapted to reflect the various changes of use, most notably as offices at the ground floor and flats within the first and second floors in 1969.

### Church House – Flat 1A

- 2.8 The current application relates to the interior of the first floor flat within South Block. Comparing the current layout with a plan of the property for its conversion to a flat in 1969, various changes have clearly been made (see marked up plan below). The interior has been heavily modernised and there is limited survival of historic features – these include some cornices, joinery to arch and cupboards in the NW bedroom ('Bedroom 2') and some 4-panel doors.



*Fig.2: Flat 1A as Existing*



*Fig.3: First Floor in 1969*

Doorway formed  
in 1969

Former corridor

Walls removed  
post 1969

Position of  
current  
partition

Position of  
current built-  
in bookcase

Position of  
architrave to  
former doorway  
to corridor

Note, section of  
spine wall –  
removed post-  
1969

Position of current  
interconnecting  
door

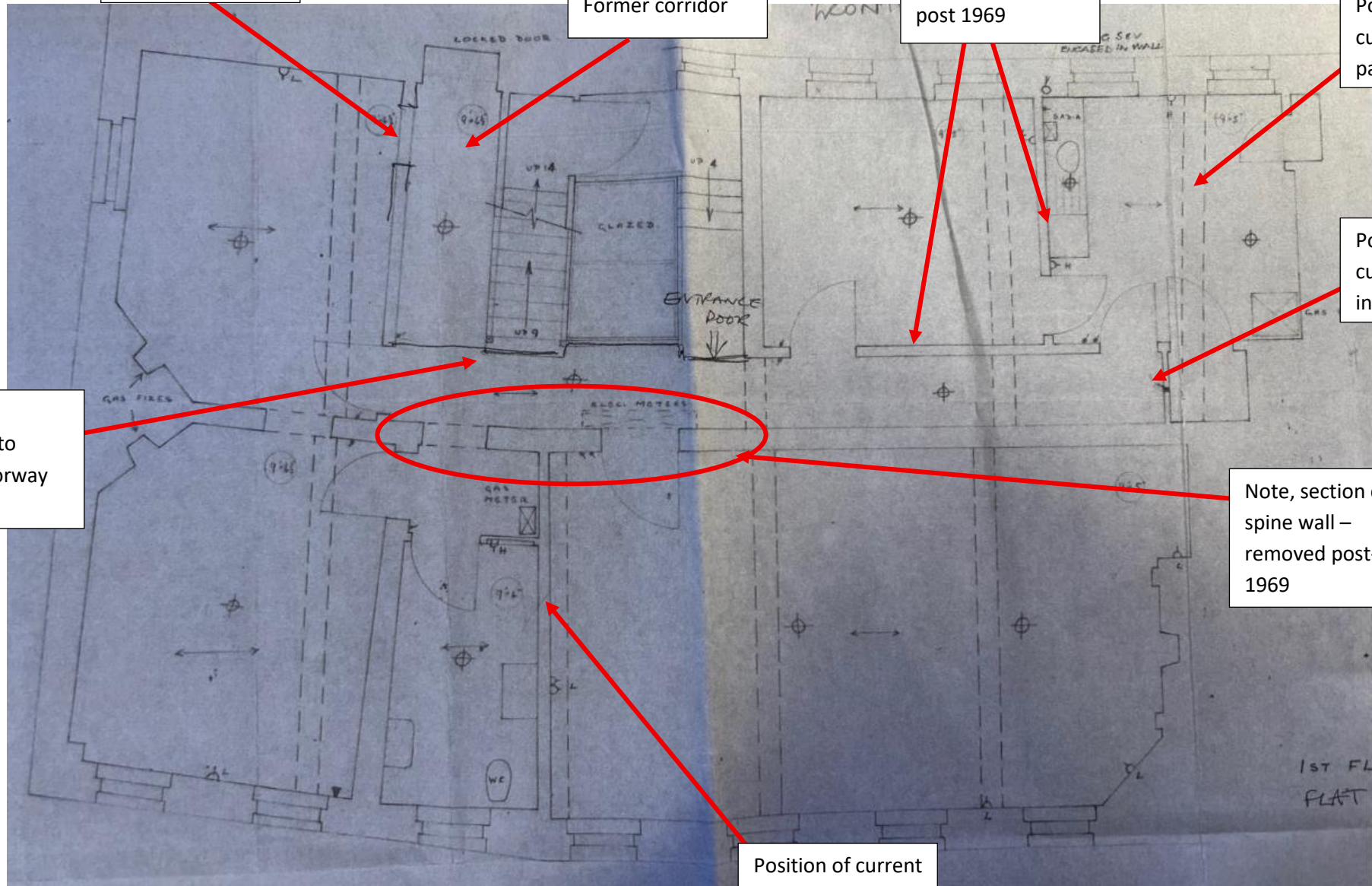


Fig.4: 1969 plan showing alterations that have been made since

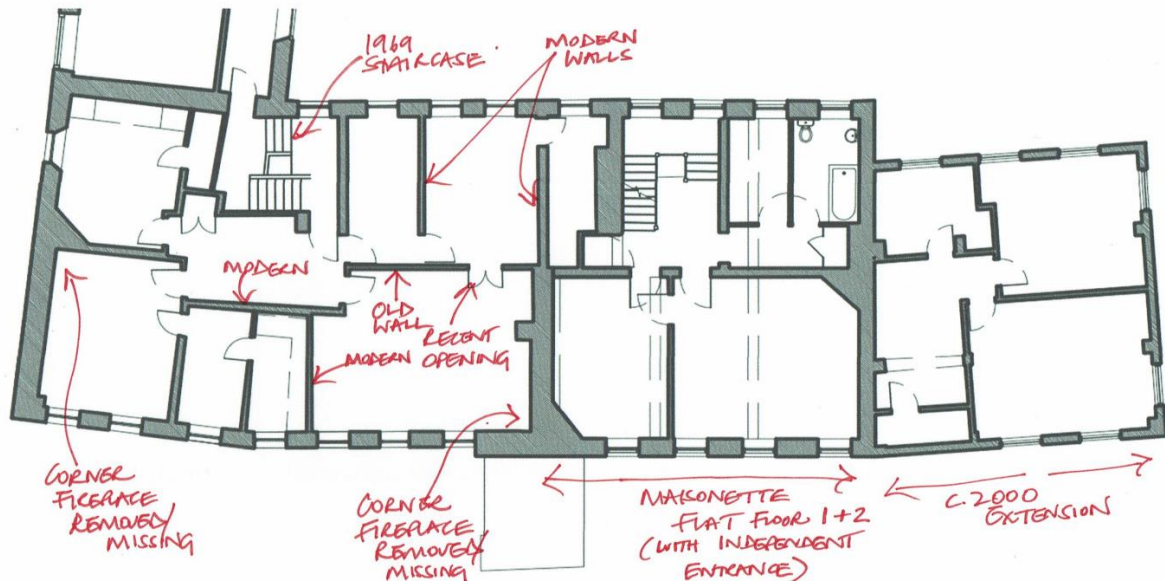


Fig.5: Existing plan of Flat 1A annotated to show the key changes that have been made

### 3.0 Policy

#### Primary Legislation

- 3.1 A statutory duty exists under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent 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.
- 3.2 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

- 3.3 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.
- 3.4 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.
- 3.5 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.
- 3.6 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.

- 3.7 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

- 3.8 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

### Best Practice Guidance

- 3.9 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*'.
- 3.10 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.
- 3.11 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.

## 4.0 Proposals & Heritage Impact Assessment

4.1 The proposals consist of five items identified as Nos. 1-5 on the plan and described in detail below.

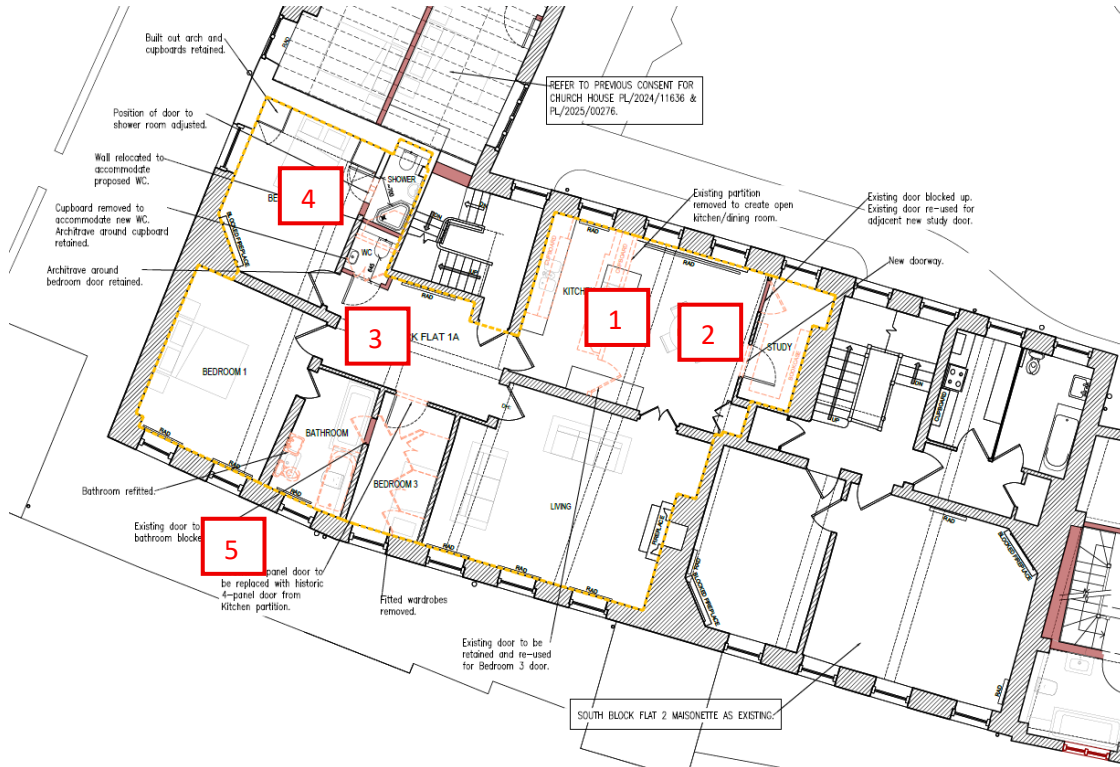


Fig.6: Proposed plan for Flat 1A

### Item 1 - Kitchen

**Proposal:** Removal of the partition between the Kitchen and Study to create an enlarged Kitchen/Dining room; the existing 4-panel door within the partition to be salvaged for reuse in Bedroom 3 (as a replacement for the existing modern 4-panel door)

**Impact:** The existing comprises a modern plasterboard and stud partition that was added post-1969 (see Fig.5). There would be no loss of historic fabric or plan form of significance. A suitable reuse would be given to the historic 4-panel door that was clearly relocated previously.

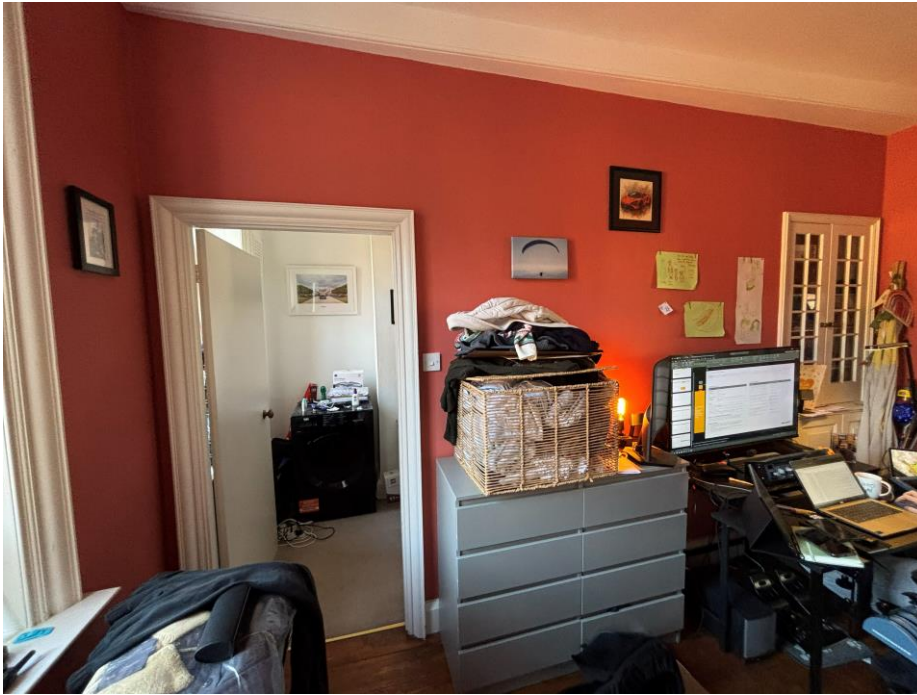


*Fig.7: Modern eastern partition wall of Kitchen proposed for removal; 4-panel door to be salvaged for reuse within the flat*

## **Item 2 – Door to Study**

**Proposal:** Blocking up of the existing doorway between the Study and the Storeroom and the doorway formed further south within the partition

**Impact:** The partition between the existing Study and Storeroom is a modern plasterboard and stud insertion that was added post-1969 (see Fig.5). Under the current proposals, the storeroom is to be repurposed as the study, and relocating the door would enable the northern part of the room to benefit from natural light and views, making it more usable. There would be no loss of historic fabric or plan form of significance.



*Fig.8: Modern partition and door to the Storeroom*

### **Item 3 –Cupboard in Entrance Hall**

**Proposal:** The cupboard within the NW corner of the Entrance Hall is to be enlarged (extended southwards into the hall) and converted to a WC. A new 4-panel door is to be inserted. The modern partition at the back of the cupboard is to be shifted northwards to give the WC additional space. Historic door architrave to be retained for reuse around the extended walling.

**Impact:** Historic plans show the cupboard and the en-suite to the north were created in the position of a former N-S corridor. The changes have been such that the corridor is no longer legible and the connectivity has been severed. There is only fragmentary evidence from part of a historic door architrave along the top and on the right-hand side of the cupboard door that provides some clue to the corridor doorway: this piece of architrave is proposed for reuse around the extended walling of the new WC so would not be lost.



*Fig.9: Cupboard within the north wall of the Entrance Hall*



*Fig.10: Architrave along the top and right-hand side of the cupboard doors*

#### **Item 4 – Door to Bedroom 2 En-Suite**

**Proposal:** The position of the existing door to the en-suite bathroom in Bedroom 2 is to be shifted northwards to accommodate the reduced en-suite; the arched recess and adjacent cupboards at the northern end of Bedroom 2 to remain intact.

**Impact:** The new doorway represents a minor shift from the existing door opening northwards to the approximate position of a doorway proposed in 1969. There would be minor or no impact on historic wall fabric. The arched recess and adjacent cupboards would not be impacted.



*Fig.11: Bedroom 2 – existing door to en-suite bathroom*

### **Item 5 – Bedroom 3**

**Proposal:** The historic 4-panel door proposed for removal from the Kitchen to replace the modern 4-panel door to Bedroom 3; the interconnecting door between Bedroom 3 and the Bathroom to the west to be blocked up (NB. Blocking up already undertaken so the proposal would be for retention of the infill).

**Impact:** The proposals would see the replacement for a modern door off the Entrance Hall and appropriate reuse of the salvaged 4-panel door; the interconnecting doorway was a recent opening and its blocking up has restored the plan form.



*Fig.12: Bedroom 3 – modern panelled door*



*Fig.13: Bedroom 3 – interconnecting door blocked up*

## 5.0 Conclusion

- 5.1 Church House is a Grade I listed building comprising a U-shaped complex of buildings, with parts of the North Range dating from the 15<sup>th</sup> century and of exceptional significance.
- 5.2 The current application relates to the first floor of the less significant 18<sup>th</sup> century South Block, the interior of which has been significantly altered, not least as part of its conversion to flats in 1969.
- 5.3 The proposals are minor in scale and nature and would affect 20<sup>th</sup> century fabric and plan form. As such, no harm would be caused to the significance of the listed building.
- 5.4 Given the proposals relate to the interior of the flat the character and appearance of the conservation area would remain unharmed.
- 5.5 The proposals would satisfy the requirements of the adopted local plan and would be in accordance with national policy and guidance.