

DESIGN, ACCESS AND HERITAGE STATEMENT

37 Silver Street,

Salisbury,

SP1 2NG

Proposed Formation of New First Floor Access

Prepared for: NEP Estate Ltd

Date: March 2026



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1. Introduction

This statement supports an application for Listed Building Consent and Planning Permission for works at 37 Silver Street, Salisbury.

The document assesses design, access, and heritage impacts in accordance with National Planning Policy Framework (NPPF, 2023) and relevant local policies.

2. Site and Surroundings

The site lies within Salisbury city centre in a prominent retail location on Silver Street.

The surrounding townscape is of high historic value and lies within the Salisbury Conservation Area.

Site Location Plan



Location Plan 37 Silver Street - Scale 1:1250

3. Statutory Designation

Grade II Listed Building (List Entry No. 1273007).

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1273007**

Date first listed: **12-Oct-1972**

List Entry Name: **37, SILVER STREET**

Statutory Address 1: **37, SILVER STREET**

District: **Wiltshire (Unitary Authority)**

Parish: **Salisbury**

National Grid Reference: **SU 14394 29930**

Late C18 altered front to Silver Street.

2 stories painted brick. Modillion wood cornice, parapet with coping.

First floor windows replaced late C19 by nearly full width tripartite display window the centre taller, in reeded pilaster frame, frieze and dentil cornice over each broad light.

Located within Salisbury Conservation Area.

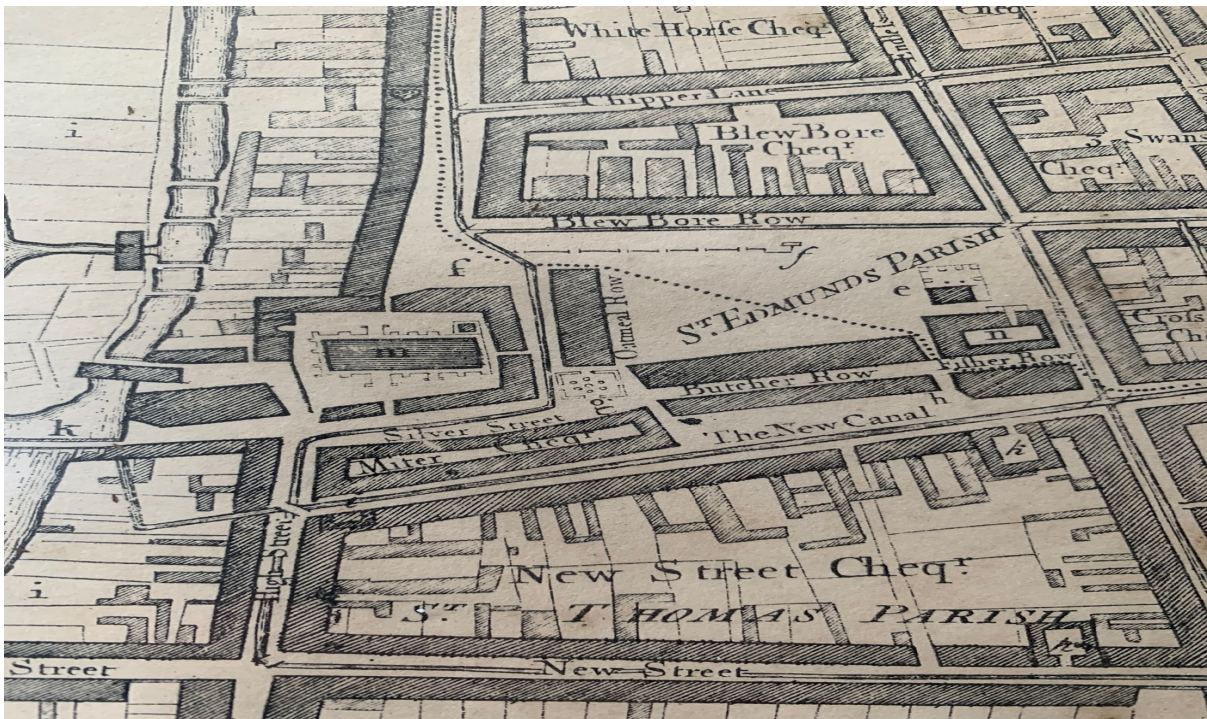
4. Significance of the Heritage Asset

The building dates from the late 17th century with later alterations.

The ground floor shopfront is modern and of limited heritage significance.

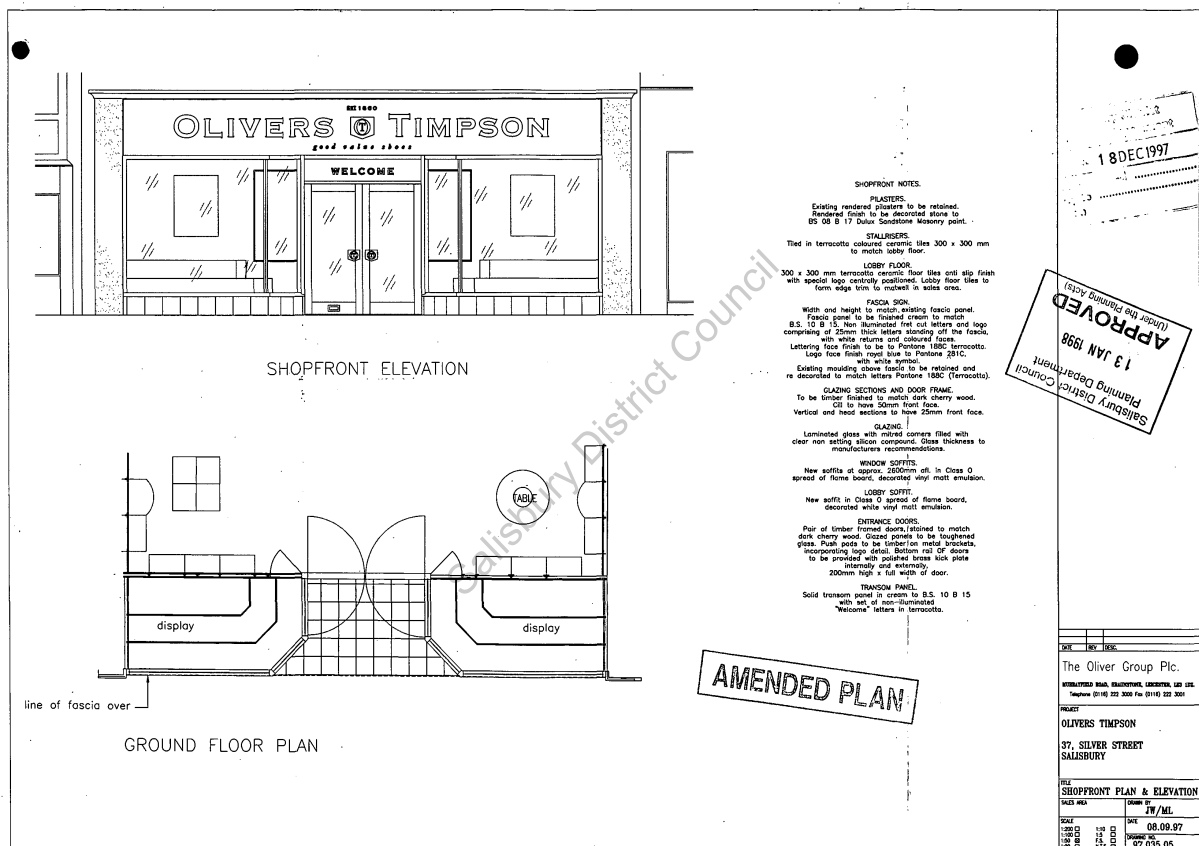


Photo 1906 Silver Street Scene



Plan dated 1751 - 37 Silver Street in front of the Poultry Cross

Modern shopfront of limited heritage significance from 1998



5. Proposed Development

Formation of a new side entrance at ground floor level providing access to the first floor.

Alterations to existing shopfront to accommodate new doorway.

6. Design Principles

The proposal adopts a minimal intervention approach.

Materials and detailing match the existing shopfront.

7. Access and Fire Safety

The proposal provides an independent escape route to Silver Street.

Existing Access Arrangements

The property is currently accessed via two glazed entrance doors on Silver Street, with a rear service door leading to a service corridor. Upper floors lack independent access and rely on internal circulation through the retail unit.

At upper level, escape is via rear doors into a shared corridor connecting to neighboring premises at 50 and 52–54 New Canal. This arrangement requires passage through third-party properties to reach safety.

i) Existing Fire Strategy and Constraints

The current arrangement presents significant issues:

- Reliance on third-party access
- Restricted availability outside trading hours
- Security risks
- Non-compliance with modern fire safety expectations

ii) Proposed Access Strategy

The proposal introduces a new independent access onto Silver Street via:

- New side front door
- Internal staircase
- Protected escape route with FD30/FD60 fire doors

iii) Fire Safety Improvements

The proposal:

- Removes reliance on neighboring properties
- Provides direct escape to the public highway
- Improves safety and compliance

iv) Accessibility

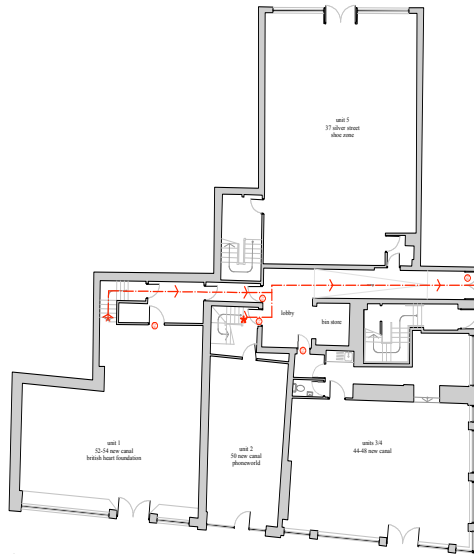
The design maintains level access and does not impact pedestrian movement.

Design integration proposal matches existing materials and detailing, ensuring minimal visual impact.

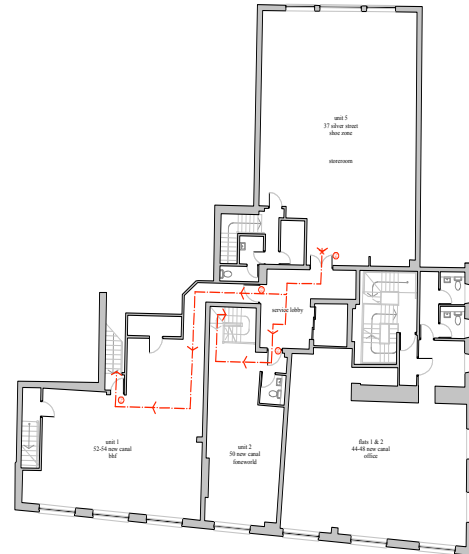
v) Summary

The development provides a safe, independent escape route and improves building functionality.

A supporting plan illustrates existing and proposed escape routes, demonstrating improved safety and clarity.



Ground Floor Plan
1:250 scale
Fire Escape Route



First Floor Plan
1:250 scale
Fire Escape Route

Key:

- - Fire rated door
- - Fire escape route

37 Silver Street
Existing First Floor fire escape plans
1:250 scale when printed @ A4



Site location plan
1:1250 scale @ A4

37 Silver Street
existing first floor fire escape plans

Scale	Date	Drawn
1:250, 1:1,250	12/9/24	BD

056-1 rev: m

This improves safety and removes reliance on adjoining properties.

8. Planning Policy Context

The proposal accords with the NPPF (2023).

Wiltshire Core Strategy Policies CP57 and CP58 are satisfied.

9. Heritage Impact Assessment

The works affect a modern shopfront element only.

Impact is assessed as negligible or very low less-than-substantial harm.

10. Heritage Impact Matrix

Element	Significance	Impact	Harm Level	Mitigation
Shopfront	Low	Alteration	Negligible	Matches existing
Elevation	Medium	Minor change	Low	Maintains character
Historic Fabric	High	None	None	Preserved
Setting	High	Minimal	None	No visual harm

11. Planning Balance

Public benefits include improved fire safety and building usability.

Benefits outweigh any minimal harm.

12. Conclusion

The proposal preserves the significance of the listed building.

It complies with policy and should be supported.