



Heritage Statement: Units 2, 3 and 4

47 Blue Boar Row,
Salisbury

April 2026 | Project Ref 10630A



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- App. 1 Scale of Harm table (HCUK, 2019)**
- App. 2 Phase plans from WBR Historic Building Record, 2010**
- App. 3 Room by room schedule of period features**

1. Introduction

- 1.1** This Heritage Statement has been prepared by HCUK Group on behalf of Ludlow Construction. It relates to a property in the centre of Salisbury, 47 Blue Boar Row. The property fronts to the main Market Square and is bounded by adjacent urban properties to all sides. Wiltshire Council are the local authority with decision making powers for this site.

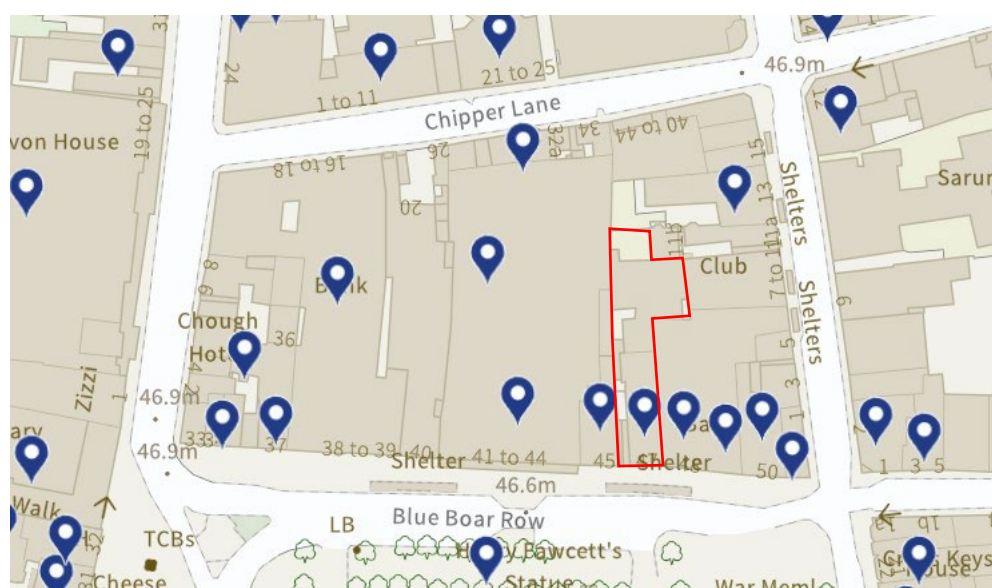


Figure 1: Site location north of the market including adjacent listed buildings (blue markers), the block shown is Blue Boar Chequer and the whole area falls within the conservation area.

- 1.2** Nos 46/47 is a Grade II listed building, adjacent buildings at nos 45 and 48 are also listed buildings. The site is also within the heart of the Salisbury Conservation Area in the primary historic core character area. This part of the conservation area is defined, in part, by the medieval division into 'chequers'; square or rectangular city blocks which reflect the unique and deliberate town planning into a grid system in the 13th and 14th centuries. The site falls within 'Blue Boar Chequer'. A Conservation Area appraisal and management plan adopted in 2014 is available and identifies the structures at the rear of 47 Blue Boar Row as 'at risk'¹

¹ Salisbury Conservation Area Appraisal, Part III: Management Plan, para.16.1 page 183

The Context

1.3 The site was previously owned by Salisbury City Council, passed to Wiltshire Council, and eventually returned to Salisbury City Council until its recent sale to Ludlow Construction. Lloyds Pharmacy occupied and used the front portion and some areas of the upper floors, leaving the rear parts unused until 2018. Council meeting minutes from 7 December 2020 reported tenants being agreed but water ingress, damp and dry rot identified to the rear of the building. The building has been underused and largely empty for at least a decade and probably considerably longer. It was purchased by Ludlow Construction from the Council in 2024.

1.4 Following detailed pre-application consultation with Wiltshire Council a submission was made for planning and listed building consent for the conversion of the front portion of the building to form a commercial space and two apartments above. Consent for this was granted in 2025 under references: PL/2025/04909/LBC and PL/2025/04542. The formal description of works was:

"Internal and external alterations and change of use to facilitate the provision of two (Use Class C3) residential units, subdivision of commercial space and associated works"

1.5 A second application for the rear parts of the site was intended from the outset, as discussed in the pre-application consultation stages, and this report accompanies that second application. Additional pre-application site meetings were undertaken prior to this submission with particular focus on the requirement for more extensive reconstruction in these areas where the structural integrity of the buildings have comprehensively failed. Though no written response was provided informal feedback provided to the design team acknowledged that

- the rearmost structure was not capable of reuse or adaptation and that a new building based upon the appearance and material qualities of the existing would be provided
- that the central structures required substantial rebuilding and that, because of the need for fire separation, new building techniques would be utilised in party and structural walls

- That reclaimed materials (bricks and panelling) would be used wherever possible.

1.6 The proposals were presented as a whole early in the process and a case made that they offer a realistic and viable proposal for the adapted reuse of this important building which, without urgent work and investment will continue its current decline and ultimately result in the loss of this historic building in the town's historic centre.

1.7 The Conservation Officer's initial Pre-application response was provided under reference ENQ/2025/00176 in early April 2025 this remains valid. In conclusion the officer stated:

"There is heritage benefit from achieving the optimum viable use of the building and securing its future maintenance. On balance therefore the impact of the proposals will be positive overall and the requirements of current conservation legislation, policy or guidance are considered to be met and there is unlikely to be any objection to the proposals.

I support the principle of the residential conversion of this building/s and I have no objection to the proposed new build element. I have known this range of buildings since 2005 and they have been in a poor condition for that time. I therefore welcome a scheme that proposes their repair and rehabilitation.

The scheme seems to be, on the whole, sensitively conceived."

Purpose of this Statement

1.8 This report utilises much of the baseline information provided for applications PL/2025/04909/LBC and PL/2025/04542. It sets out a brief history of the building, a summary of its significance and identifies key features of interest. It has been amended from the initial pre-application report inserting additional information where requested by the conservation officer through the pre-application consultation and also includes a room by room schedule of features at Appendix 3. As with the initial reporting, the baseline sections on history and significance covers the whole building including the front portions as well as the rear sections.

1.9 Section 5 of this report considers the impacts which will arise from works to repair, reconstruct, convert and update the rear portions of the site and building, these

sections have experienced the most extensive structural decline and have been empty and without use for decades.

1.10 This report has been informed by multiple site visits undertaken in relatively good conditions and access to all areas has been provided. Some areas continue to present distinct risk with limited safe access. Similarly, it was not possible to gain photographs or close inspection of some areas through the constraints of limited visibility and the presence of scaffolding which is currently in place to the rear providing urgent structural support. These limitations are acknowledged but are not thought to have prevented a sufficient understanding of the nature of fabric, or the overall interest of the buildings' various parts.

1.11 The close proximity of other listed buildings is recognised but proposals remain highly constrained to the buildings at no.46 Blue Boar Row itself and as such the unique heritage values of other listed buildings in the area do not have the potential to be affected, they are not discussed within this report. The conservation area is considered briefly, as changes to built forms within the rear yards may affect its character and appearance, however the current derelict nature of this site is detrimental to the conservation area's character – even though it is not publicly accessible in any way, and the nature of the changes proposed are considered beneficial in this respect and so discussion of the conservation area is proportionately brief.



Figure 2: Blue Boar Row from the southwest, no.46/47 the white building in the centre.

- 1.12** Acknowledgement and grateful thanks are provided to the Wiltshire Building Record who provided a copy of their historic building record and report on the site, completed in 2010. The evidence and historic background set down within that report is comprehensive and robust and has provided a useful baseline survey of information. It is recognised that their work was undertaken while the building was furnished, in use, and where various areas were not fully exposed. More recent inspection as part of this work has not suggested that the conclusions drawn in that record report are inaccurate. The applicant acknowledges the likelihood of an additional recording exercise being set through condition on any future consents and the record can be appropriately updated at that point.
- 1.13** The key consideration is whether or not the final proposals for no. 46 Blue Boar Row might be achieved without causing 'harm' to the significance of the listed building – or character of the conservation area – through the alterations proposed and the potential erosion of heritage values. The final proposals have been informed by not only heritage research and advice but also a structural survey by Andrew Waring Associates. In considering any possible harm that might be identified, it is also relevant to consider potential benefits, and these are also considered and set down here for consideration during the determination period.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.²
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** Measures being implemented as a consequence of the Levelling Up and Regeneration Act 2024 will have the effect of making the desirability of preserving or enhancing other types of designated heritage asset a statutory consideration.
- 2.4** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.5** It is noted that although there are numerous other individual listed buildings within the vicinity of this site (see Figure 1), the nature of the proposals is such that there is no potential for their unique heritage values to be eroded and as such, adjacent buildings are not covered within this report.
- 2.6** The NPPF requires the impact on the significance of a designated heritage asset³ to be considered in terms of either “substantial harm” or “less than substantial harm”

² Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

³ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

as described within paragraphs 214 and 215 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁴ The Scale of Harm is tabulated at Appendix 1.

2.7 Paragraphs 214 and 215 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁵ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 214 or 215 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.8 Paragraphs 212 and 213 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.9 One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.

2.10 Wiltshire Core Strategy (2015) remains the local planning policy document of greatest relevance. Core Policy 57 Ensuring high quality design and place shaping and Core Policy 58: Ensuring the conservation of the historic environment are of

⁴ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁵ The balancing exercise was the subject of discussion in City and Country Bramshill v CCCLG and others [2021] EWCA, Civ 320.

greatest relevance in seeking to ensure new development, and any physical changes to or around existing heritage assets are undertaken in such a way as to protect their unique character and attributes. Saved policies from the Salisbury District Local Plan 2011 also remain part of the local planning framework. These include policies CN1-15 on 'conservation' including works to listed buildings, conservation areas, and to shopfronts and signage within conservation areas. Policy S10 relates specifically to shopfronts and comes with accompanying guidance.

- 2.11** The Salisbury Conservation Area Appraisal and Management Plan (2014) is also of relevance and has been used herein to provide valuable background information on the wider history of the area and the Blue Boar Chequer. It is notable that the buildings perilous condition was acknowledged within the appraisal document where this property was identified as being at risk.

3. Background and Development

- 3.1** The building at no.46/47 Blue Boar Row was added to the statutory list in 1972 and its accompanying text reads:

"MARKET PLACE 1. 1594 (Blue Boar Row) Nos 46 and 47 SU 1430 SW 1/510 II GV 2. C17/C18 altered. 3 storeys with rendered front. Moulded band over first floor. Moulded cornice and parapet. Chamfered quoins. 4 windows to upper floors, sashes, no glazing bars in architrave surrounds with cambered heads, stepped keystones. Modern shop front. To rear of shop fine C18 staircase open string, turned balusters, swept moulded handrail. Remains of C17/C18 coffee house to rear, some panelling.

Nos 41 to 44 (consec.) with the Blue Boar Inn and Nos 45 to 51 (consec.) form a group."

Historic Development

- 3.2** In 2010 the Wiltshire Buildings Record compiled an historic building record on the buildings, including the connected frontage and central portions, and separate structures to the rear.
- 3.3** The record report helpfully contains a description of the building at that date, as well as interpretive information on the phasing of the building. The building was occupied at the time of the investigation with a furnished shop on the ground floor spaces but HCUKs more recent inspection suggests no substantive alterations to their assessment of the overarching phasing of the building's development.
- 3.4** This section provides a discussion of the phases of building identified within that report, augmented by a broader history of the area as helpfully summarised within the Conservation Area Appraisal. In summary the site has been developed in some form since the establishment of the chequer street layout in the 13th and 14th centuries. It contains a complex of buildings which date from multiple periods, but which was certainly established in broadly its current arrangement by the start of the 19th century. The individual structures from the various phases are easiest to define and 'read' on the upper floors. Cumulative and extensive change over time

has eroded the clarity of any picture on the ground floor and has included the removal of partitions and features in the creation of retail and storage spaces.

Wider area

3.5 The grid pattern of Salisbury's historic core was established early in the 13th century. Much of it remains clearly legible in today's townscape though individual areas and buildings have been redeveloped, re-fronted, and reworked leading to the current mixed architectural character. Blue Boar chequer, close to the market square retains a high degree of historically appropriate urban density as well as remnants of early buildings behind the later facades. These survivals are important. Blue Boar Row was sometimes referred to as The Parade, reflecting its status as a fashionable place to be seen. It was the location of several coffee houses, including on the application site.



Figure 3: John Speed's Map of Salisbury, 1611. Blue Boar Chequer is circled north of the market

No.46/47 Blue Boar Row

3.6

The earliest core building is in the centre focussed around the large brick and stone stack which occupies the central eastern part of the building (See suggested phasing plans from the Historic Building Record at Appendix 2). The ground floor areas are the least well defined because of later adaptation but at first floor a substantial timber frame, an early newel stair and the early roof to the north of the stack survive along with some elements of small square panelling of typical late 16th or 17th century date. The panelling is not all in situ at present, and some fixed to the walls is clearly relocated or cut about to fit. This is not an unusual feature of panelling which is eminently moveable and adaptable as a wall finish. The Building Record report suggests that the northern part, oversailing the alley and aligned with the stair, is a slightly later addition but material quality of the framing suggests this portion is still early and is likely to be of the 17th or very early 18th century.



Figure 4: panelling fixed to the walls in the first floor room over the alley but showing clear adaptations in upper part.

- 3.7** In or shortly before 1740 a 'new house' was constructed for Thomas Cooper (Building Record Report, 2010 p.35). This is the southern part of the building which fronts to the Market Square. It includes the large main stair from ground to second floor level which with its low balustrade slender turned balusters three to a tread, and boldly moulded dado panelling is in keeping for this date. It probably also includes the projection off the half landings and various amounts of adaptation of the earlier structure to draw in and incorporate the room between the main stair and the large central stack. This central space has characteristics from both periods. Towards the front at first floor level rooms have a good range of typical 18th century panelling still in situ as well as some cornicing, doors and the position of fireplaces, though the surrounds and grates appear slightly later.
- 3.8** The free-standing rectangular building to the rear of the site is also of perhaps later 18th century date, but may perhaps be an addition of the very early 19th century along with the other structures in the northern part of the site. It is constructed of relatively light weight timber frame, usually an indicator of later periods, with a red brick infill. The walls at ground floor level are solid brick and appear slightly older in their character, at least in part. The roof is a later rebuild as are elements of the southern end (rebuilt after a fire in the early 20th century).
- 3.9** The site is identified as the Parade Coffee House through to the early 19th century. A sales notification of 1805 refers direct to the 'Parade Coffee House', but after this time it would appear the use subsided.

"The Coffee-House and Tavern consist of a very excellent coffee-room, capital dining, billiard, and other rooms, brewhouse, and other conveniences, and it has the particular advantage of a good walled garden behind it. The whole has been lately much improved and fitted up at a considerable expense. It is admirably calculated for a Tavern, has many exclusive advantages from its situation, and many years been generally the lodgings of the High Sheriff of Wilts at the Assizes. It is now in the renting of Mr. William Penny, as tenant from year to year. The large building is a very strong and roomy building, used at present as storerooms for corn and wool, having commodious stabling and arched wine-vaults. This building is capable of being converted to any purpose where large rooms or much room is wanted; at present in the renting of Mr Lovelace, as tenant from year to year." (Salisbury and Winchester Journal, 18 March 1805)

- 3.10** An early 19th century photograph shows the building with an ornate ground floor façade of deeply rusticated ashlar framing four tall openings. In the mid-19th century an additional structure was added to the north of the oldest core. This has ground, first and attic space and is currently accessed from later ladder stairs inside the building.



Figure 5: Blue Boar Row, c.1838

- 3.11** The 19th century also saw other alterations throughout the building including the replacement of windows to the front façade and 1740 house, replacement of fireplaces and surrounds, amendments to the ground floor layout are captured in an 1865 ground floor plan (Figure 6). The floor plan is helpful in illustrating elements of the internal plan at this time, the Ordnance Survey plans of the later 19th century show the extent to which the site was developed, but not specific internal detail (figure 7). Subsequent maps show little evolution in the fundamental built forms within the site.

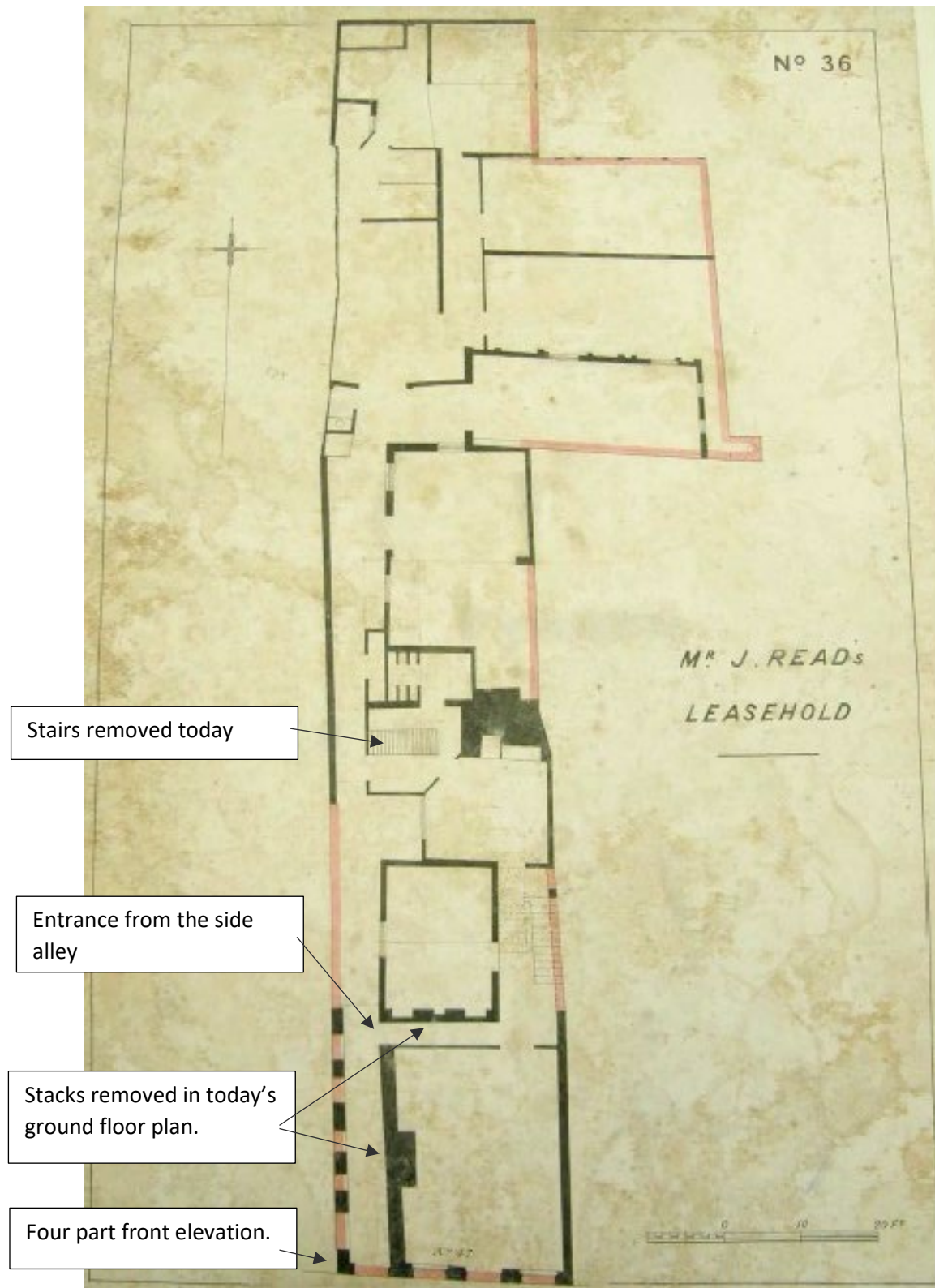


Figure 6: Mr J Read's leasehold, plan of 1865 (Wiltshire and Swindon History Centre, ref G23/150/38*). Features of interest identified.



Figure 7: Wiltshire sheet LXVI.11.24, town plan 1880.

3.12 In 1910 the site is described within the Lloyd George survey, a nationwide survey looking to establish property and land values, and also including valuable information on the condition of buildings observed. The survey records that the property was already owned by this point by Salisbury Town Council and the occupier was C W Higgins. The accommodation is described:

"Entrance into shop. Small stores at side of covered way. Side entrance into passage hall in rear.

Dining room. Kitchen. Scullery Larder and Coalhouse. 1st floor: Landing, drawing room. Bedroom and dressing room. Bathroom. WC and Bedroom. 2nd ½ space. 2 bedrooms. 2nd floor: Landing, 3 bedrooms and box room.

Stores in rear of house. Brick tile, and timber. Ground floor 1 large store. 1st floor. 5 stores. 2nd. 2 attic stores"⁶

3.13 In 1916 the rear parts of the site were seriously damaged in a fire. The two storey building was repaired with a new roof, other structures here (in the building record

⁶ "IR 121 & IR 124 to IR 135 Board of Inland Revenue: Valuation Office: Finance Act 1910, Record Sheet Plans" The National Archives

they are numbered 4 and 5) were more comprehensively changed, one now has a large flat roofed square footprint, the other is now little more than a lean to roof rather than a discrete building.

3.14 Throughout the 20th century the ground floor was in use as a chemists or pharmacy. It appears that there remained a flat within the central part of the building for some time. Aerial photographs of the mid 20th century illustrate the dense urban grain, including this site, as well as the large store building to the rear with a wide pitched roof. This roof is no longer present, but may have been installed after the fire.



Figure 8: 1953 aerial photograph from the north west.



Figure 9: 1953 Aerial Photograph, directly overhead.

3.15 From 1990 through to 1992 there are a series of consents recorded on the planning pages for works and amendments to the shopfront and internal changes to provide staff facilities and new WCs (S/1992/0711, S/1992/1089 LBC and 1088 PP among others). From inspection of the building today, it would seem that this period of work also included reroofing the central part of the building and at least partial reconstruction of the central area of the building off the half landings, now containing WCs. The roof over this area is certainly very recent, as is part of the external walling. The shop interiors undoubtedly saw periodic renewal, all of which has been stripped out today. All later applications relate to signage⁷.

⁷ No drawings are available on the online planning portal, Wiltshire and Swindon archive catalogue also references an application from 1975. None of the original files, or drawings associated with these applications have been sourced to date.

Existing Conditions

- 3.16** The building is empty and the modern shop fittings have been removed. Recent intrusions by vandals have seen some damage done to various areas, specifically deliberate damage to some of the first floor rooms where walls and panelling were broken and smashed. The following images provide a very brief illustration of the nature of the building and site today. They are divided along the structural sections of the building. Additional images are included within the next section of this report discussing significance and particular features. Reference should also be made to the table at appendix 3 which provides a summary of historic features on a room by room basis within the front portion which is the subject of this application.

The front building

- 3.17** Building of c.1740, retail use on ground floor has eroded the integrity of period finishes, domestic character above is retained to a greater degree though fireplaces have been blocked and services inserted insensitively. Rooms to the rear are accessed from the half landings on the main stair, which has an overt and grand early 18th century character. The rooms from half landings are built within an earlier structure evidenced by elements of the floor and wall structure and relationship to the large central stack.
- 3.18** The frontage to the Market Square exhibits an entirely non-descript modern shop front. The windows above are all large plate glass sashes which must be later 19th century replacements following advances in glazing technology, the 'original' 18th century fenestration would almost certainly have been smaller paned sashes, probably 6/6 in their glazing divisions.
- 3.19** The images below are from assessment prior to the recent consent.



Figure 10: 46/47 Blue Boar Row frontage today (compare with Figure 5)

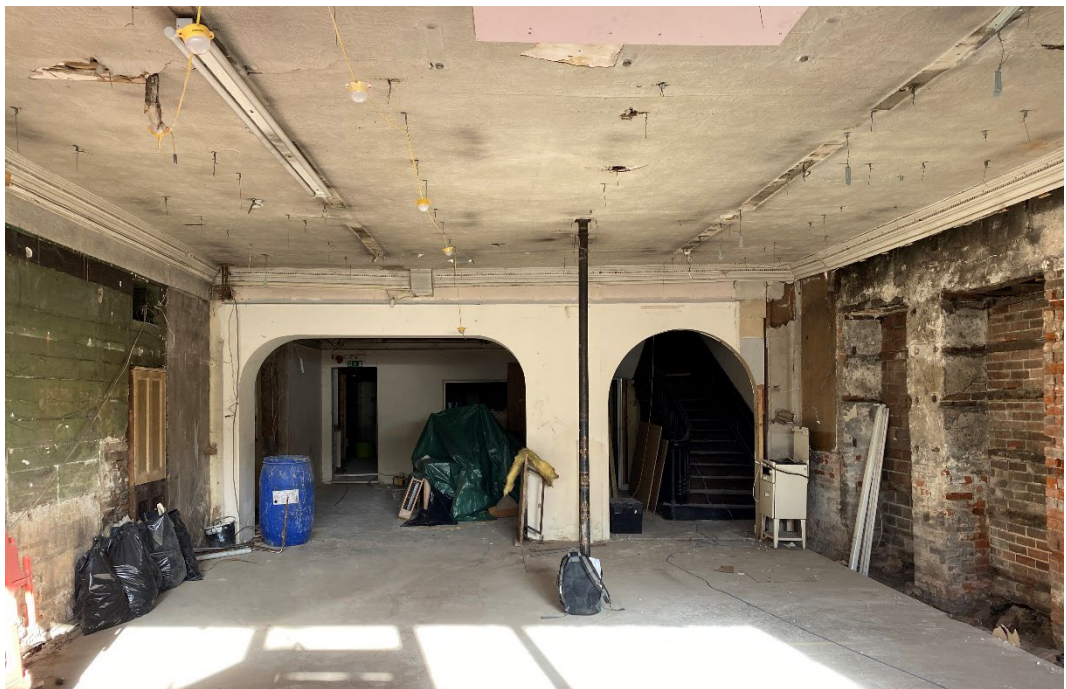


Figure 11: Ground floor retail space, modern arches to the rear.



Figure 12: Ground floor central space, blocked door lower left equates to historic entry from side alley. Mid 19th century skylight over former passage.



Figure 13: ground floor space to rear, modern partition but note early ceiling/first floor joists above reflecting overlap between earlier core building and early 18th century reconstruction.



Figure 14: the main c.1740 stair with turned balusters three to a tread and curtail step.



Figure 15: First floor central room off stair half landing with 18th century dado panelling but older timber frame visible in damaged wall (the result of vandalism).



Figure 16-17: (left) view from half landing into rear portion through arched opening and (right) view of main stair balustrade at first floor level.



Figure 18-19: first floor spaces, retained fireplaces, panelling, joinery and cornices but run down with unsympathetic later insertions of services.



Figure 20: Second floor room overlooking the market. Simpler character but with retained fireplaces and some modest joinery details.

The central building

3.20 The earliest core, to the northern side of the large central stack and adjacent 19th century store. Accessed either externally, or through damaged structure in the front portion. This building is described and illustrated here for completeness and an understanding of the significance of the building but it does not form part of the proposals at this stage, though the repair of this part of the building is part of the holistic approach to the site's redevelopment as a whole.

3.21 During design work additional investigation in the area beneath the newel stair revealed reused treads, repurposed as floor boards, and a continuation of the curved wall in the side of the substantial stack and plastered soffit that clearly indicated an original continuation of this form down to ground floor level. This early stair must have been removed and reworked to the straight form illustrated in Figure 5, which has also now been removed.



Figure 21: ground floor area under older and 19th century structures. Some historic flooring survives but partitions and structural lines eroded.



Figure 22: Central area and location of historic stair – ancient newel stair retained above this area.



Figure 23: Room in central structure, historic panelling stacked an in situ. Early 18th century window, modern stair down to side alley in centre.



Figure 24: 16th/17th century roof structure, frequent later bracing of several periods suggests long structural issues.



Figure 25-26: Newel stair from first to attic level; (right) stone fire surround with Tudor arched opening, blocked, in central area.

The northern structures

- 3.22** A free standing structure of perhaps the later 18th or early 19th century, perhaps stables and store in the north west corner with a flat roofed building in the north east which incorporates some elements of earlier brick wall from a wide warehouse structure illustrated in the mid 20th century aerial photographs (Figures 8-9) this structure was substantively rebuilt to its current form in early 20th century after a fire and aside from the fragments of older brickwork, which exhibit little to no characteristic features or evidence of past function or building arrangement.



Figure 27: the late 18th century structure to the rear, 19th century store on the right.



Figure 28: Ground floor space in the late 18th early 19th century store/stable.



Figure 29: first floor area, a single space with 20th century roof structure and covering, post 1916 fire.



Figure 30: The north east structure, heavily altered and rebuilt with flat roof.



Figure 31: the side alley looking towards the market square.

4. Statement of Significance

Assessment of Significance

- 4.1** This chapter of the report sets out the significance of the listed building at no46/47 Blue Boar Row with a brief assessment of its role within the conservation area first. The discussion of the conservation area is proportionately brief as it is clear that the application proposals do not seek to fundamentally change the way that this building and site sits within the conservation area, nor the structural forms. A comprehensive discussion of the wider character and appearance of the conservation area is not necessary to provide a proportionate discussion to inform decision making at this site.

Salisbury Conservation Area

- 4.2** It is acknowledged and recognised that the building forms a central part of the Blue Boar Chequer within the core of the Salisbury conservation area and with an important relationship to the historic market square. As a traditional building and densely developed part of the urban grain, the site makes a positive contribution to the character and appearance of the conservation area. In retaining an ancient structural core, and elements of alteration and adaptation over the 18th, 19th and 20th centuries it makes an important contribution to the architectural, evidential and historic illustrative values of the conservation area. The multiple layers of history and retained potential for further understanding of this city centre block also adds to archaeological interest.
- 4.3** It is relevant to note that no.47 Blue Boar Row is identified within the conservation area appraisal as being a listed building at risk – one of five such buildings identified within the appraisal document.
- 4.4** It is also noted, that although the building on this site contributes to some key characteristics of the conservation area (pavement back build line, larger scale reflecting city centre hierarchy, mix of uses, retained stables and stores with some yard areas to the rear) in aesthetic terms the modern shop frontage, dating to the 1990s, is in no way a positive feature of the streetscape, even discounting the extended period of vacancy which has curtailed the sense of an active street scene

the design and materials of this late 20th century installation is poor and is considered to detract from the conservation area (see Figure 10).

- 4.5** Though the structures within the rear and inner parts of the site are not publicly visible from anywhere, they are considered to make a small contribution to the sense of a densely urban environment and the early layouts of this core city 'chequer'. The flat roofed building, and corrugated lean to structures detract from the traditional architectural qualities of the area. The surviving older structures with traditional roof forms and material palette make a more positive contribution but their active decline and need to be propped with scaffolding is not positive – ongoing dereliction presents an imminent risk of further loss of character if they were to collapse.

46/47 Blue Boar Row – Grade II listed building

- 4.6** The building's national importance is reflected in its inclusion in that statutory list. This significance is considered to derive particularly from the combination of its historic, architectural and archaeological values.
- 4.7** The early core structure of the timber framed building is considered of high significance in terms of architectural and historic illustrative and archaeological evidential values, as the earliest fabric in the building these structures have an innate rarity. They reflect traditional building techniques and technologies as well as early trends for interior finishing and style in terms of panelling, fireplaces and areas where ornament, even if simple, may have been applied as part of structure to beams, wall framing or other structures. There is innate archaeological potential for this area to provide additional information on the earliest history of this building. A small investigation into the area beneath the newel stair has already established that it once continued down to ground floor level, and that the old treads were used to make up the floor when the stair was altered.
- 4.8** The building has historic interest as a multi-phase and multi-functional building which contains evidence in layout, fixtures and fittings of the various uses employed here, and in the changes to the layout to effect new or alternate uses. The areas which were at one time or another domestic are understandable as such, and these are also areas where the 'coffee house' probably functioned. Simpler areas with a more robust material character and finish speak to the warehousing,

storage and potentially stable functions. The ground floor space at the front, evidences commercial use on the Market Square, though much of this evidence is now rather non-descript being largely later 20th century in date – the shop front is a prime example of where the later changes, while reflecting the history of uses has not enhanced its architectural or aesthetic qualities.

4.9 The building is of innate architectural and historic interest with the multi-phase nature of the building being a core part of its special interest, illustrating the complex evolution of this urban area over time and including discrete structural elements from several of these phases over the past four centuries.

4.10 The following is not an exhaustive list of features but a consideration of the types of fixture and fittings observed within the building which contribute to its unique heritage values and enable an understanding of the various phases of adaptation of the building. Refer to the room by room tabulated schedule in Appendix 3. It is acknowledged that, in many cases, the condition of these features is sometimes poor – a product of the long lack of use as well as insensitive later changes – and so there may well be a need for repairs which include comparatively extensive replacement of fabric and materials. This information on the value of elements within the buildings has informed the proposals presented in the next section of this report.

4.11 It is noted, however, that the structures in the centre and rear of this building are in exceptionally poor condition after many years of no use, water ingress and lack of maintenance. Though the fabric retains architectural and historic values, it is in many instances no longer viable as structure, elements of timber frame crumble at the slightest touch, the structure's walls are only held up by scaffold and props, there is exceptionally little structural integrity within the building. Andrew Waring's Structural report details this. For any degree of future function a substantial proportion of the building's historic fabric would be replaced and thus the historic authenticity of any fabric would be impacted. While condition is not normally a consideration of significance, it is relevant when that condition has proceeded to the point of near collapse such that the evidential and illustrative values are lost through active decay and timber details, or finishes are corroded and rotted away.



Figure 32: Detail from exposed timber frame showing complete loss of structural detail at joint – the architectural evidence and illustration of this structural element is gone, the timber shown here has since collapsed fully out of the wall. Other similar examples of this level of decay are found throughout the central building.

Stairs

- 4.12** There are two historic stairs within the building which are of high significance contributing to historic illustrative values and architectural interest pertaining to the

vertical circulation through these buildings. The earliest is the traditional newel stair rising from first to attic level in the core of the building. It is traditionally set adjacent to the massive chimney stack and evidence shows it once descended to ground floor level.

4.13 The second is the well preserved Georgian stair of c.1740 which serves the entire front part of the building, including the parts to the rear retained from an older building and incorporated into the Georgian rebuilding by utilising half landing levels. This is an ornate decorative feature that in combination with the panelling which runs up its length, spacious ceiling heights and landings, and bespoke windows to provide light is a strong feature within the building's architectural values, and illustrates the status of the building at this time in terms of its historic interest.

4.14 There are a series of ladder stairs which provide access up through the northernmost part of the building, including into the panelled room from the alley. These do not appear to be of any great antiquity. Their simple nature is appropriate for the more ancillary uses of these areas through the later 19th and 20th centuries, but they are of a lesser architectural interest. Several appear to be much more recent insertions.



Figure 33: recent ladder stair inserted in the 19th century stair. Note also extensive propping of northern floor structure linked to adjacent façade decline and collapse.

Floors

- 4.15** Externally the access passage retains a good set of historic flagstones, as well as areas of cobble and engineering brick. Brick floors seen in workshop and former stable areas are generally relatively uneven but reflect a robust practical flooring material.
- 4.16** Various areas in the main buildings feature what appear to be period floor boards in various conditions. A contrast between the older wide boards seen in the centre, and the narrower 18th and 19th century boards in the front part of the house illustrates differing styles and construction techniques as well as the different timbers and conversion technologies that were available in different periods.



Figure 34-35: flag stones within the side passage, well squared and set; wide floor boards, perhaps oak or elm, within the central structure.

Walls/Ceilings

4.17 There is much historic lath and plaster, almost all of it in apparently poor condition and potentially 'live' that is without adequate connection back to the supporting laths. It contributes a unique 'soft' and historic character to the spaces, but will undoubtedly need careful assessment to determine whether any of it can be retained without repair. It is clear that some of the attic spaces over the older portions were once finished in lath and plaster though now removed or collapsed.

4.18 Historic panelling is seen in two types both of which are of interest and reflect changing architectural styles and approaches to internal décor and wall finish. The earlier small scale panelling is referenced in the list description but is in exceptionally poor condition. Whilst condition is not innately relevant to significance, it does become a factor when condition is so bad that it effectively represents loss – or the restoration would involve so much new fabric as to negate the authenticity of the features. It does not appear to be 'original' to the rooms (where it remains in situ) but such features were not unusual to buy in, or relocate as a wall finish. These features are of high value and ideally their repair and reinstatement within the central part of the building would offer a distinct heritage benefit.

- 4.19** The second form of panelling is the 18th century large format panelling seen along the 18th century stair and in the first floor rooms in particular, in one corner room it survives at full room height, around the stair it forms a low dado level. These features are also important survivals and illustrate the status of this house/coffee shop in the 18th century.

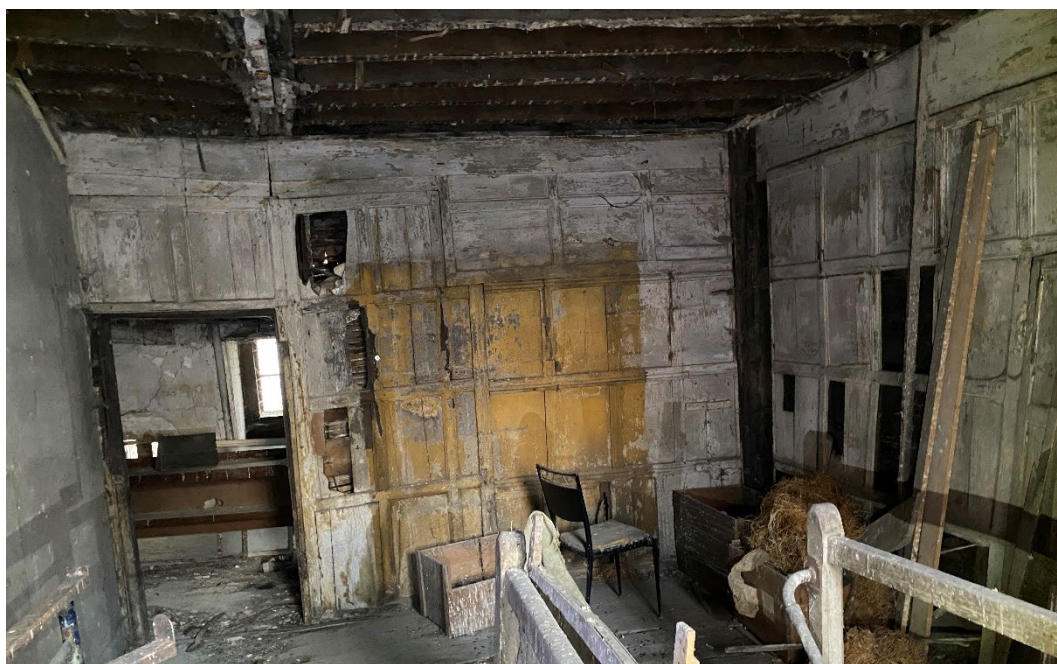


Figure 36: Panelling in situ, but much cut about to fit this wall suggestive of it not being made for this space originally.



Figure 37: Dado level panelling on first floor landing, note narrower floor boards.

4.20 Ceilings frequently also exhibit retained lath and plaster materials and there are some examples of moulded cornice within the front rooms at first floor level.

4.21 The retail space had a small dentil moulded cornice and ceiling with pressed paper finish. This is suggested as an early 20th century finish. It is much damaged by later features which were inserted over and through it. It was also observed on site that the cornice sits within the older brick walled envelope, which retains elements of retained lath and plaster finish, and that the fragments of walling directly associated with cornice are a plaster board product, fixed to timber battens which drew in the wall and room footprint from the older brick envelope, this is suggestive of a later finish rather than an early example. The large arches in the rear of the retail space are certainly modern construction and have no material value at all.



Figure 38: Embossed paper ceiling and small dentil cornice of timber profile in former retail space. Note inset alignment from brick wall on the right, and fragment of early sheet plaster board just in from the corner

Windows/doors

4.22 There are a wide variety of period windows and doors. Windows to the main front part of the building are mainly later 19th century in date with large plate glass sashes (Figures 10 and 17). The early 19th century photograph suggests windows with a six over six pattern at that time, though indistinctly (Figure 5) but earlier 18th century windows do remain in the rear part of the building, notably an 18 over 36 sash in the central part (Figure 10). Where windows are period examples they will be important to retain as indicators of technological and architectural interest. There is a notable lack of windows at ground floor level in the rear part of the

building indicating in part the storage functions though signs in the brickwork within the alley suggest windows may have been blocked. Dormer windows in the attic spaces are 20th century in style and construction, gable windows to the eastern elevation are devoid of any frames or glass.



Figure 39: Dormer in attic of oldest core, dormer frame may be 19th century but window has been replaced in the 20th.

- 4.23** Like windows there are a variety of doors present including some large formal panelled doors to the front portion relate well to the panelled finish and 18th century character here. More vernacular style plank and batten doors remain in the oldest core, again clearly indicating this earlier period. The mix and variety of doors (and windows) is a part of the interest reflecting perhaps the ad hoc use of older doors or relocation of doors or windows to the rear when the front portions were updated.

Fireplaces and other fixtures

- 4.24** The building retains a series of fireplaces which illustrate past heating technologies, as well as the way in which they were updated as technology improved – the fireplaces within the Georgian front block are, for example, all 19th century examples rather than 18th century. Blocked fireplaces within the ancient core and

the massive central stack, are compromised in terms of their blockages and later enclosure and concealment but which retain archaeological value and the potential for better revealing within a future scheme. The four centred stone fireplace in the northern room is an important feature of some status, reflecting early styles and domestic provision.

- 4.25** At first floor level in the smaller western room within the front was an unusual bath, probably tin or zinc, sunken into the floor. The drainage routes for this must run through the covered walkway which lies beneath, with the depth of the bath accommodated within the floor void.



Figure 40: Sunken bath in first floor.

Building material

- 4.26** The underlying building fabric is also of interest. Different materials – timber framing, brick, stone – give evidence different craftsmanship and architectural technologies over time, all contributing to special interest. The finish of the buildings, including plain traditional lath and plaster is also of interest. Historic fabric is recognised as 'finite' and for early material in particular its loss is to be avoided wherever possible.

- 4.27** Modern materials observed within the building are of no innate interest at all. These include gypsum stud plasterboard, softwood standardised framing timbers (particularly in the central portion that appears to have been rebuilt in the later 20th century), concrete blockwork, unremarkable services in terms of plumbing and electrical wiring – most surface mounted. While the surface mounting of wiring and plumbing allows for reversibility and has, ostensibly, not perhaps physically impacted historic underlying fabric, it is visually highly intrusive and detracting from the period character of spaces, in several instances actively blocking and obscuring historic features from being experienced.
- 4.28** Though the rear structure with the flat roof contains some elements of historic brickwork within the exterior walls, the rest of the structure is heavily compromised and of no particular historic merit other than in indicating the position of a building over time. The retained areas of historic brickwork do not enable an understanding of the overall form or function of this past building and do not retain features or openings of interest or merit.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter namely the listed building and the conservation area in which it sits. As such, the proposals discussed here are innately acceptable within the context of the conservation area. The proposals are drawn up by Russell Lock Architects with detailed structural analysis and proposal commentary by Andrew Waring, readers are directed to the full application drawing alongside this section.

5.2 The application presented here concerns the central and rear portions of the site. Works affecting the rear portion continue the overarching aim of the project as a whole to rejuvenate and refurbish the building to provide retail space on the ground floor with residential units on the upper floors and to the rear. The front portion was consented early in 2026; this was described as units 1, 6 and 7.

5.3 Since the initial pre-application advice, and submission of the first scheme it has become clear that for reasons of amenity, overlooking and daylight and flood risk that there can no longer be a unit provided on the footprint of the flat roofed structure (see planning statement, Atlas Planning); this was to be Unit 5. Instead the space will be utilised for amenity space for the other units.

5.4 In brief the proposals, by new proposed unit, are as follows:

Unit 2 (central portion of the main building, north of the main stack and spanning the side alley)

- Subdivide entrance from alley from Unit 3 to the north.
- Install spiral stair in ground floor entry to rise and meet historic stair above.
- Raise flat roofed portion to enable functional headroom, retain low doorway between hall and adjacent room which will become a WC/utility room
- Take down central part of partition dividing first floor rooms to allow light into eastern space.
- Unblock, repair and restore fireplace.
- Rebuild structural envelope.

- Repair and relocate 16 over 32 pane window so that it is not overlain by adjacent structure.
- Remove, repair/restore and refit small panelling within the kitchen and lounge areas.
- Rebuild newel stair to match with levelling and sound timber/structure.
- Remove extra studs and props to roof structure, line with diagonal boards to minimise and prevent future racking.
- Install bathroom at western end.
- Repair/replace/reinstate damaged and missing later windows

Unit 3 (northern end of the main building)

- Provide internal partitions to create kitchen living room, utility and downstairs WC.
- Install hard flooring in main spaces, utilise reclaimed brick flooring in entry.
- Remove modern ladder and install stairs on southern side of unit.
- Create bedroom with small ensuite on first and second floors.
- Reconstruct northern wall to structural soundness and insulated cavity wall construction.
- Utilise reclaimed historic bricks to define amenity space to the north.

Unit 4 (rebuilt partly on footprint of late 18th century stable/store building)

- Demolish late 18th/19th century store building.
- Recreate new dwelling utilising footprint and form of the old building. Position to be set in to the site to enable sufficient space for maintenance and repairs.
- Materials to be inspired by stable/store nature of historic building, brick base layer with timber clad upper storey and hipped clay tile roof.
- Provide additional ground floor flat roofed structure opening into amenity space to the east, partly on footprint of existing flat roofed structure.

General

- Repair and restoration of features and structure

- Provision of electrical and plumbing services (none currently present in these areas)
- Appropriate insulation: sound, fire and thermal.

General works

Repairs

- 5.5** The structural survey undertaken has identified that the rear portion of the building has seriously decayed with major elements having failed completely.
- 5.6** While traditional timber or brickwork repairs are likely possible in some places, other areas will require complete reconstruction. Some areas in the central portion may be able to see structural support of older floor decks and roof structure by the creation of modern structure within the older envelope, retaining the old structure but removing all structural loading.
- 5.7** The separate rear building is not structurally sound being of a very light weight construction with single brick thick walls and undersized timber framing. Damage to the roof has led to water ingress and decay to roof, wall and floor timbers. Substantial parts were reconstructed in the post 1916 period including both end gable walls and the entire roof. This structure will be reconstructed (discussed further under the discussion of Unit 4).

Retained historic features

- 5.8** The previous section has identified a series of types of historic fabric, fixtures and materials which are identified throughout the building to various locations, and in varying degrees of condition or repair.
- 5.9** In general though the aim of the project is to retain as much period character and material as possible, the extent of decay in these rear parts of the building mean that substantial parts of the building are beyond reasonable salvage and repair. Floor boards, stairs, wall timbers are in many instances completely rotten.
- 5.10** A substantial stone fireplace survives in the brick stack in the first floor room 1.10. This will be repaired and reopened.

- 5.11** Room 1.9 also retains a significant early multi-pane window and, along with room 1.10 a substantial quantity of small square panelling which is typical of the 16th century. This panelling is, for the most part, not in situ but stacked loose against the walls. It will be removed from the building, cleaned and dried out prior to being assessed for repair and reinstatement within the building. The multipaned window will also be restored, Georgian wired glass removed, and the whole frame relocated so that it is no longer overlapped by the adjacent structure.



Figure 41: Multi pane 16 over 32 sash to be repaired and relocated so that it is not overlapped by the adjacent brickwork and drainage.

Insulation

- 5.12** Thermal enhancements will be provided through an upgrading of the buildings' insulation within the existing attic spaces. Appropriate guidance on the provision of cold roofs will be followed with a focus on the provision of conservation appropriate insulation material and the provision of adequate ventilation so that roof structures and the rooms below do not fall to risk of condensation build up. This approach is not harmful to heritage values and will not impact upon the historic roof structures

themselves. In improving the overall longevity and viability of the building, it secures future use and the long term preservation of its heritage values.

5.13 Secondary glazing on period windows capable of repair will enhance both thermal and sound performance within the building and will be provided to all period windows capable of repair. Secondary glazing is an innately sensitive conservation approach to improvement of historic buildings. Many of the windows in this portion are, like the surrounding structure, in a perilous condition, some are missing entirely. Carefully designed timber casements will be provided within Units 2 and 3 to match the existing patterns where the current frames have rotted.

5.14 Fire and acoustic compartmentalisation will be achieved through:

- Wall lining in the partition between units 6/7 and unit 2 where the party wall line follows the stair. This wall is already partly removed and modern in construction.
- The wall between Units 2 and 3 is one of the most damaged and decayed structures due to failed valley gutter. This wall will be reconstructed beneath the valley to meet the relevant requirements and provide suitable support for retained structures in the roof and floor decks.



Figure 42-43: areas of extant fabric removal in modern period where fire rated partitions will be installed between units 6/7 in the front of the building and unit 2.

- 5.15** Fire and acoustic insulation is necessary for building control to sign off the proposals as the building's use will change. The drawing package illustrates the proposed location of wall linings in the new units and change here is actually constrained to areas already affected by consented works to the front half of the building, or to the most damaged area of wall which requires comprehensive reconstruction in any case and can thus be fire rated from the outset.
- 5.16** The nature of the panelling within Unit 2 is already separate and off the walls. Any reinstatement can be over the newly repaired and insulated walls without further detriment or harm arising. Insulation within the roof structures can be provided in a conservation appropriate manner whilst still retaining some legibility of the traditional structures.
- 5.17** Considered over the listed building as a whole any effect on heritage values arising from the insulation for fire, sound and thermal enhancement will be barely noticeable alongside the extent of general repairs and reconstruction in this part of the building. Wherever possible, the material qualities and the positive features will be retained and the designs have sought to replicate and retain period character in the new spaces whilst also addressing the necessary fire and sound compartmentalisation. In this part of the building, the works to insulate the building will be undertaken as a holistic part of the repairs and are not considered to give rise to harmful effects. The extent of physical intervention already required means that the necessary work can be fully integrated. Period fixtures and fittings – particularly the panelling are already off the walls and so can be carefully re-installed after the insulation without noticeable effect.
- 5.18** There are considerable heritage benefits coming forward within these areas which can be considered in the balancing exercise laid out in paragraph 215 of the NPPF. These include:
- Restoration and re-exposure of period fireplace in Unit 2.
 - Restoration and reinstatement of small square panelling in Unit 2.
 - Halting of structural decline and collapse which is currently active and imminent.
 - Provision of viable use for the whole site.

- Minimising of risk from ongoing neglect and active repair of extant structural issues.

5.19 Additional public benefits which can also be factored into the balancing exercise for this identified less than substantial harm are set out in the Planning Statement from Atlas Planning.

Impact Assessment Unit 2

5.20 Unit 2 will see very few changes to planform, and no major alteration to the external appearance. Sustaining architectural contribution to overall significance of the building's form and external aesthetic. The slight raising of the flat roofed portion will affect a later probably 19th century adaptation but maintain the overall type of structure and flat roofed form. It is justified by the need to create additional headroom which is currently exceptionally limited. The partition will remain, as will the plank and batten door. The route of the stair case will be retained, and its full height reinstated with a traditional newel form against the stack.

5.21 At first floor level the spaces will be structurally repaired and the fire place and chimney stack repaired. Historic panelling will be repaired and reinstated so that the period aesthetic in this area will be maintained.

5.22 The Historic structure where it is capable of repair will be repaired using traditional methods. Additional structural support may be provided in some places by lining walls with new structural studs so that the structural load is displaced away from the historic structure. New structure in the north and eastern walls is necessary in these areas where the historic timber frame has completely rotted away and decayed. The stairs will be rebuilt as their structure has also rotted away but the form and material maintained. At attic level, the roof and corridor wall which have significantly racked away from vertical alignment will be repaired but their misaligned nature will be retained, continuing to reflect the story of the buildings decline, as well as its structural nature.

5.23 This unit will retain as much of the historic structure as can feasibly be managed. The retention of period features including doors, panelling and the stone fireplace will sustain key historic period features. The removal of modern ladder stairs will not affect historic features but will slightly change circulation and evidence of historic connection between spaces and the various floor levels. The current stairs

are not the 'original' arrangements and the subdivision proposed does follow logical structural lines which preserves the sense of historic structural evolution.



Figure 44: second floor passage from stair to attic, floor will be repaired and levelled, and stair rebuilt, but the misaligned walls will be retained and repaired without straightening to vertical.

5.24 The works to repair the structure will see physical loss and removal of historic fabric which has decayed beyond the point of reasonable repair. This is justified by the need to halt the decline of the building which is considerable, and provide the building with a viable future use for the future.

Impact Assessment Unit 3

5.25

Impact Assessment Unit 4

5.26 Unit 4 will be created as a new building which replicates the overall form and general aesthetic of the current two storey structure on a slightly different footprint and which involves the removal of the existing structure.

5.27 The existing structure is not viable to adapt, It is a structure of only modest interest in the overall spectrum of the listed building. It is heavily altered with substantial areas of reconstruction dating to the 20th century post fire period (see Appendix 2), the later fabric is not of innate interest. It retains some late 18th century brickwork, and likely more substantial areas of 19th century brick and timber frame of only a single skin thickness. Though assessed as forming a stable there are no surviving stalls, mangers or troughs that directly illustrate this use, it is simply an open structure with some traditional fabric. Adjacent buildings have been built hard against its western wall making it impossible to easily maintain or observe one of the longer structural sides placing it at further risk.



Figure 45: the ground floor possibly 18th century brickwork much corroded and fragmenting with almost no pointing surviving. Note concrete/cement inserted door on the right, and later brickwork in slender timber frame above – probably 19th century.



Figure 46: northern end of the structure, modern additions and modern next door structure hard against the slightly older building with its hipped roof. Timber siding visible on the long elevation.

- 5.28** The flat roofed structure to the east is of no particular heritage interest and even though there are stretches of fragmentary 19th century brickwork in the north and south walls hinting at older structures in this area, there is nothing in this structure which illustrates or gives evidence to historic function.
- 5.29** The limited contribution to heritage values made by these more altered structures might be captured during an historic building record prior to works commencing.
- 5.30** The proposals have sought to take inspiration from the form and material quality of the existing building, and to base the design of the new building on the historic form, more practical and agricultural aesthetic and the material qualities. The flat roofed portion of the proposed sits on part of the existing flat roofed footprint. Reclaimed bricks will be used wherever possible, particularly in the provided garden walls which will echo the footprints of older buildings within the site.
- 5.31** The loss of this building will cause some less than substantial harm to the listed building's historic values in the loss of a part of the listed building. This harm is

minimised because this structure is already heavily altered and its contribution to significance eroded. The design has sought to maintain the current architectural aesthetic and material palette to further minimise harm as well as to preserve the character and appearance of the conservation area.

Summary

- 5.32** The scheme will see the halt of structural decline to these parts of the building and the introduction of high quality heritage inspired city centre apartments two of which will be provided with amenity spaces. In combination with the already consented rejuvenated commercial space and two urban residential units in the front part of the building the proposals will complete the work to bring this historic listed building out of considerable risk and provide it with a viable future use. **This is of meaningful and substantial heritage benefit.**
- 5.33** The extent of structural decline at this site means that a high degree of reconstruction and rebuilding is necessary and there is no way to avoid some degree of loss of historic fabric and fabric authenticity through this work to halt the decline of the building. Because this work will be done around and alongside retained historic structures, traditional timber framing techniques will not physically work – a complete demolition and re-erection of an entirely new frame would be required. Fire compartmentalisation is also required between units, and in combination with the financial viability of the project as a whole, modern techniques are proposed for those portions which require greatest reconstruction.
- 5.34** The subdivision of the building does erode to a small degree the sense of this as a singular historic property. However, it is clear from the history and census returns that the site held numerous different tenants, functions, and families over time. Separate structural units are clearly recognisable within the site that reflects these different uses and occupants. Though today's requirements are for more physical separation between living spaces the proposal is considered to maintain and sustain historic values and the legibility of the evolution of the site and its component parts. The design of the proposals has created a sensitive plan for the proposed division which is considered to preserve heritage values and is based on an historic analysis of the building.

- 5.35** The site has accommodated, and indeed at least in part originated with residential uses and thus the proposed works are innately in keeping with the general historic function and interest on this site. These rear parts of the building were storage and stabling more than domestic and there will be a change as they are converted to provide residential use. The addition of domestic features such as bathrooms and kitchens can be achieved whilst retaining the general material characteristics, a contrasting general character, and fenestration patterns of the overarching building envelopes. The subdivisions and domestic insertions into former functional and storage buildings is considered to give rise to the lowest possible level of less than substantial harm. This harm is minimised through design choices which will maintain a distinct contrast between these areas and those to the front which have a more formal domestic and commercial character.
- 5.36** Less than substantial harm is also considered to arise through the demolition and replacement of the two storey store/stable structure at the rear of the property. This structure is part of the historic evolution of the site, and provides evidence of other uses within the site, but its structure and authenticity has been compromised by 20th century rebuilding after a fire. Its structure is also unsuitable to easy or financially viable adaptation to provide a safe, warm and useable new dwelling. The loss of the building will cause less than substantial harm through the erosion of architectural and historic values. This harm has been minimised by the proposed design which seeks to replicate much of this structure's general aesthetic and material qualities.
- 5.37** There are considerable heritage benefits coming forward within this project which are considered to balance this less than substantial harm, not least the provision of a long overdue viable use which will see the repair of the building after a long period of neglect and declining condition. Without such works in the very near future there is distinct risk that the building might be lost entirely through uncontrolled collapse as major elements of the structures have now failed completely.
- 5.38** The proposals will preserve the sense of a densely developed urban property within the Blue Boar Chequer. It preserves the areas of historic yard areas and the overarching building forms.

- 5.39** The proposals include for the reuse of historic materials, and the repair of as much historic structure as possible, based on advice by a qualified conservation engineer. Specific features of particular interest – the panelling and stone fireplace in the central first floor – are restored and reinstated, sustaining their important contribution to evidential and historic values. All of these provide a high degree of heritage benefit to offset the identified less than substantial harm.
- 5.40** Mitigation of the loss could also be provide through completion of a suitably detailed historic building record prior to works beginning to augment that already completed by the Wiltshire Building Record in 2010.

6. Conclusions

- 6.1** The proposals considered here are based on a close understanding of the heritage values and significant fabric within the building at 47 Blue Boar Row. It has taken account of independent heritage advice and detailed pre-application discussions with the local authority which established that the principle of the scheme is acceptable and that the local authority are welcoming of the opportunity to see this building brought back into active and viable use. The proposals for these rear parts of the building at 47 Blue Boar Row have also been informed by detailed analysis of the structure, such as is possible without physical intervention, by conservation accredited Andrew Waring Associates.
- 6.2** The scheme will see subdivision of the building but those divisions proposed are based on an understanding of the building's historic planform and functional areas seeking to offer the most logical points of division both vertically and horizontally. A holistic approach has been taken in regard to the whole site, with this application developed in tandem with an earlier application for the front part of the building to secure a sensitive approach to the whole site. With appropriate detailing the subdivisions are considered sensitive to the architectural and historic values of the building, and which make logical use of the structural divisions and different structural units present in the site.
- 6.3** The proposals have sought to maintain historic room envelopes and the unique features which survive in these spaces, creating unique city centre residential units. The rear structures are generally more open, and feature fewer fixtures and fittings. The subdivision of these spaces will see a somewhat greater effect but not one which will prevent or completely erode a sense of the building and its different parts.
- 6.4** The heavily deteriorated condition of the building, particularly to the rear, is a clear factor of need. The scheme for both front portions (already consented) and rear parts presented in this application has been considered as a whole with consideration given from the outset as to the most sensitive way to provide additional units and new uses alongside the necessary repairs.

- 6.5** It is acknowledged that the loss of historic structural elements with modern construction methods, and the replacement of the rear stable/store building alongside the subdivision of some of the currently open spaces will give rise to some harm in heritage terms through erosion and loss of historic fabric. The harm is considered to be less than substantial. However, it is immediately apparent to anyone who inspects the building, that without intervention soon, the building, particularly the area of current proposals, is at imminent risk of an uncontrolled collapse and complete loss.
- 6.6** There are distinct heritage benefits proposed which, alongside other public benefits discussed within the planning statement, should be capable of balancing the less than substantial harm identified in line with the requirement of paragraph 215 of the NPPF.
- 6.7** The primary character and appearance of the conservation area will be preserved, and even though the rear structure will be a reconstruction, the careful design secures that its contribution to the conservation area will be equal to the current contribution. The conservation area will be enhanced through viable uses, the removal of risk to an important building within one of the town's most historic urban areas, and the improvement of structural appearance and aesthetic within the block.
- 6.8** With the comprehensive suite of benefits arising, and the careful design to minimise and address potential harm it is considered that the statutory duties set out in sections 16, 66 and 72 of the Act can be met and that this proposal offers a positive application in heritage terms which will secure the future of this important site in the heart of historic Salisbury.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 207 and 208, and guidance on NPPG).⁸

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁸ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

Suggested phasing Plans (Wiltshire Buildings Record, 2010)

The following plans were included within the Historic Building record and observation more recently suggests that they are broadly correct. It is acknowledged that greater inspection of fabric which was not exposed to view in 2010 may well offer refinements to this understanding.

47 Blue Boar Row,
Salisbury

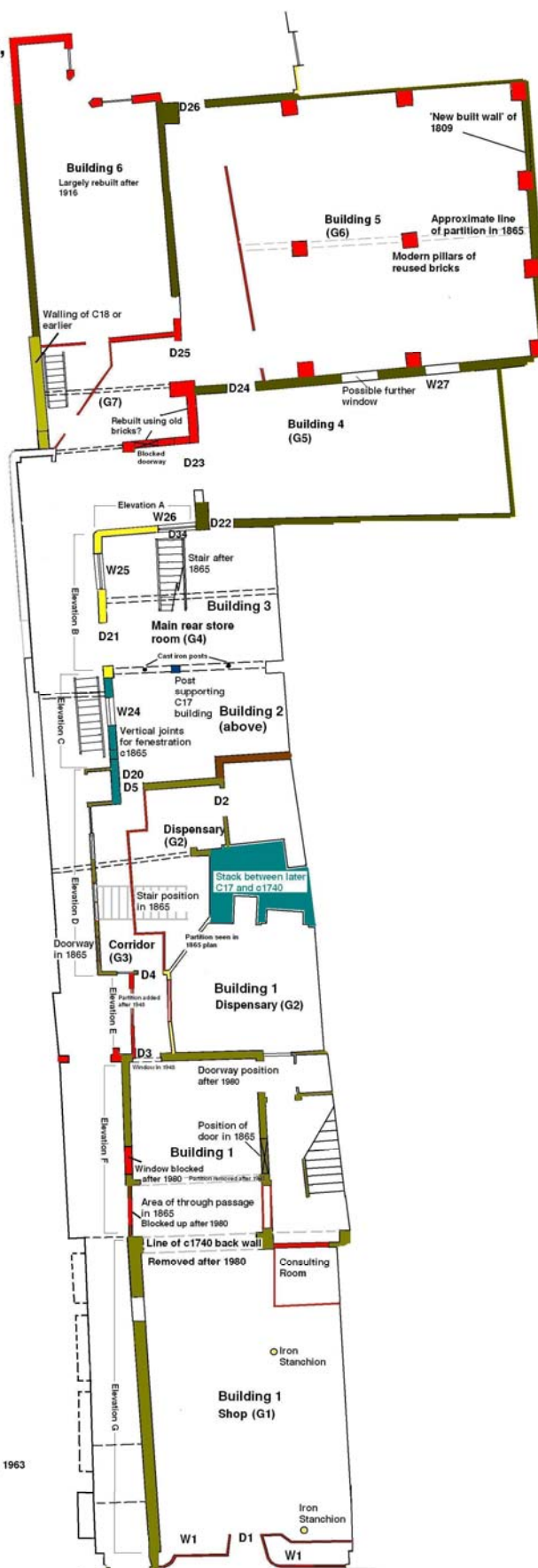
Ground Floor



Tentative Dating

- Early-mid C17
- Later C17 - early C18
- C1740
- C1800
- Mid - C19
- C19, after 1865
- Modern
- Unknown

D Treasure & N Walker, Sept/Oct 2010
Do Not Scale
Based on plans by PD Higgins, January 1963

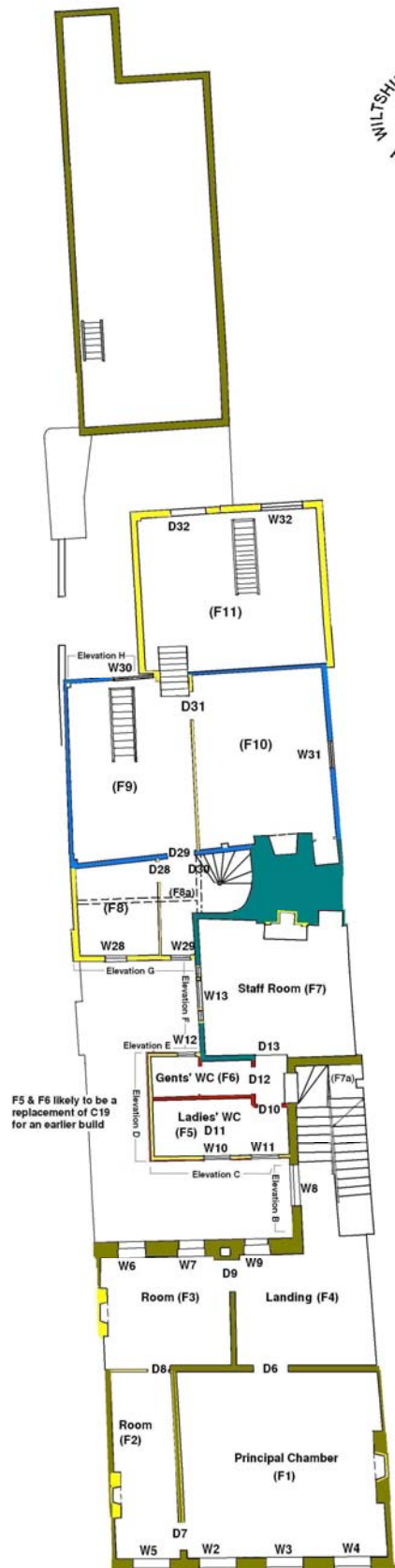


47 Blue Boar Row,
Salisbury
First Floor



Tentative Dating

- Early-mid C17
- Later C17 - early C18
- C1740
- C1800
- Mid - C19
- C19, after 1865
- Modern
- Unknown



D Treasure & N Walker, Sept/Oct 2010
Do Not Scale
Based on plans by PD Higgins, January 1963

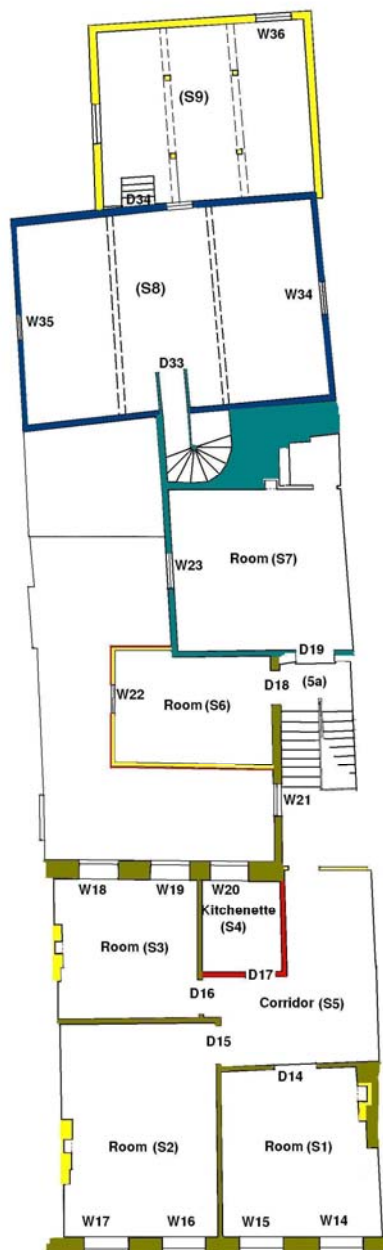
47 Blue Boar Row, Salisbury

Attic Floor

Tentative Dating

- Early-mid C17
- Later C17 - early C18
- C1740
- Mid - C19
- C19, after 1865
- Modern
- Unknown

D Treasure & N Walker, Sept/Oct 2010
Do Not Scale
Based on plans by PD Higgins, January 1963



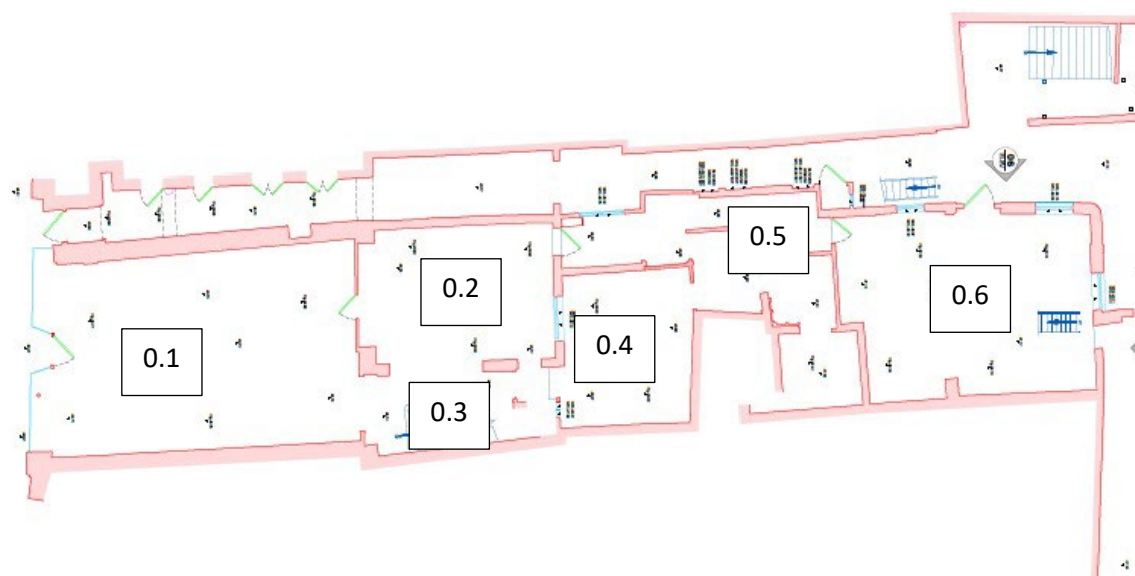
Appendix 3

Room by Room period feature schedule

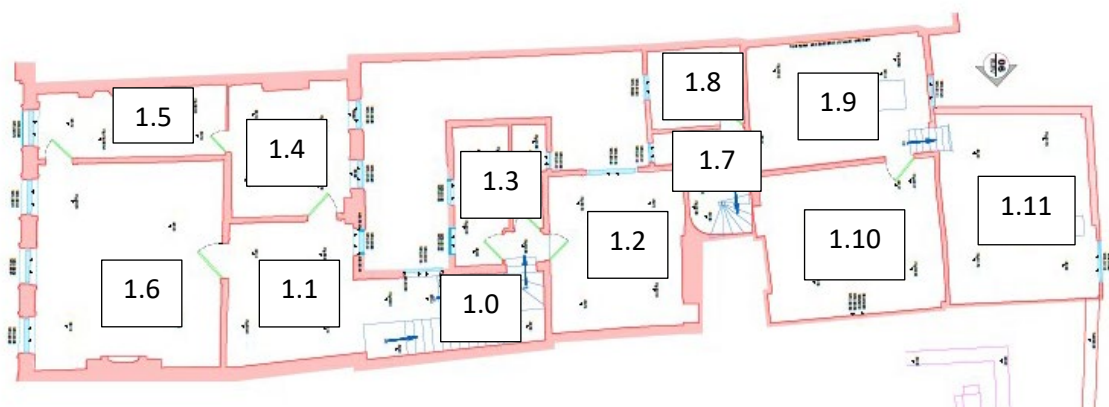
The following table provides a room by room schedule of period features observed within the building during initial site visits. It did not involve measured survey and did not involve investigation directly into fabric. It seeks to summarise and quantify the type, date and quality/condition of period features within 47 Blue Boar Row, in this report features are identified only for the main front part of the building accessed from the historic 18th century stair. The rear part of the building is covered by a separate application and detailed reporting.

This table aims to identify period features, fixtures and fittings. Where elements are overtly modern or of no interest they are not recorded. It also does not provide comment on the date of underlying structure which is assessed and identified more broadly in the former plans.

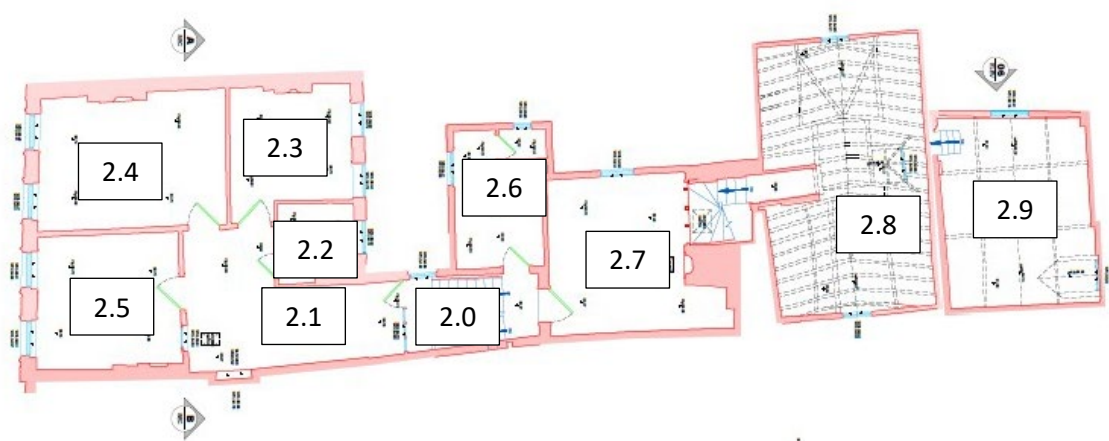
Figures identifying room numbers are provided at the start, they are based on the as existing survey not the proposed drawings and have been rotated so north is to the right hand side.



Ground floor (north to right)



First Floor (north to right)



Second floor (north to right)

Ground floor			
Room number	Feature	Suggested Date/period	Heritage comment
0.1	Shop frontage Floor Walls, brick arches and recesses on eastern side of space, evidence of fragmentary lath and plaster in some. Unknown purpose Cornice, fine small scale dentil cornice made up of timber sections, embossed paper ceiling.	Modern timber floor Original construction, brick, likely 18th century. Part along eastern wall a later replica probably 20th century, potentially older Victorian sections elsewhere but difficult to tell without removal of paint.	Archaeological interest, additional analysis may give greater understanding. Mixed dates, eastern section certainly later.
0.2	Concrete screed floor. Blocked door to west Ceiling over boarded, traces visible in one place of a reeded moulding on ceiling. Skylight with margin lights	Modern Door to alley, 1740s Victorian, possibly older. Victorian	No value Archaeological interest pertaining to Georgian phase Poor condition cornice, not enough exposed.

			Skylight of some interest indicating past layout and period solution to internal space.
0.3	Stairs, dado rail. Curtail step, three turned balusters to each tread	c.1740	High significance and core features within the building
0.4	Concrete floor Two blocked openings in main stack, possibly fireplace and adjacent oven? Historic ceiling structure exposed, large square section joists.	Modern Early, potentially 17 th century, perhaps enlarged or amended 18 th century Early, 16 th /17 th century	None Archaeological value, potential for enhancement. Structure important, illustrates early structural core adapted and included in 18 th century rebuild.
0.5	Open area without partitions. Former location of stair, removed at unknown date. Side elevation of main stack. Floor combination of concrete slab and brick	In ancient historic core, c. 16 th century but comprehensively altered 19 th century onwards.	Moderate importance at core of historic building but features at ground floor level comprehensively eroded and lost.
0.6	Open storage space. Patches of brick flooring, subsided and uneven, other patches of concrete and bare earth. Walls red brick, timber workbench. Modern ladder stair to FF.	Structure mid to later 19 th century. Ladder stair modern.	Modest significance as ancillary storage space.

First floor			
Room number	Feature	Suggested Date/period	Heritage comment
1.0, stair	Main stair. Arch headed window lighting stair, 18 panes, broad ovolo moulded glazing bars, tilts open at bottom, painted shut	1740, Window probably 19 th century in older opening	High significance, principal feature within building
1.1, landing	Evidence of beam, possible early partition line at head of stair. Dado panelling, fielded panels, ogee moulding. Round headed window on N. deep recess, angled sides, chamfered frame.	Dado differs slightly in moulding to 1.4, suggested 19 th century replica. Window 19 th C	Open space with indeterminate function, features lack some authenticity but are important to retained sense of period finish on this floor.
1.2	Dado panelling with fielded panels beneath dado rail. Matched to room 1.4 Four panel door to landing. ogee surround Fireplace, wooden mantel with console brackets and shelf. Timber cupboard built into recess right of fireplace, panelled doors, one turnbuckle catch	1740s Door 19C Fireplace, 19C in older stack. Probably 18 th century with doors rehung	Modest room with mix of period features, early dado and cupboard important. 19 th century additions add to interest and maintain modest domestic quality.

	Tri-partite 1/1sash windows, horns, lifting hooks. Right section adapted to casement.	19 th C	
1.3	Modern WCs	Mid 1990s	No interest, exposure of fabric reveals much rebuilding in this area
1.4	Floor boards Good survival of full height fielded panelling, larger upper, smaller lower panel beneath dado rail. Large overmantel panel disrupted by vent, between windows and behind later cupboard right of FP. Fireplace, boarded over, arched grate. Painted closed shutters/panelled window reveals. Six panel fielded door in deep moulded architrave Deep cornice, two run halves divided by 'drip'	No reason to suspect not historic Largely 1740s room finishes, skirting, panelling, cornices. 19C fireplace and later cupboard, perhaps later door.	Well preserved historic room finish, later services have disrupted coherence including sink and boxed in pipework concealing skirting boards and window aprons.
1.5	Fireplace, part blocked by boiler equipment, no mantel. Deep cornice to S and W walls. Partly disrupted by boxing and services. Bath set in floor 1/1 sash window, reeded architrave, panelled reveals, possible 18th century blind mounting to one side. Also recorded in HBR	19C Cornice at least part 1740s, other later sections not perfect match. Bath 19C	Much altered room with little period coherence beyond planform, position of stack and some elements of cornice and joinery around window. highly disruptive set of services.

	Door to N four horizontal panels within stud partition with over light Door to 1.6, four panel quadrant mouldings	1930s Door mid 19th C	
1.6	Floor boards Fireplace with grey veined marble surround, plain mantel on console brackets. Art nouveau floral tiles around cast iron grate. Tiled hearth. Call/service bells survive either side of FP Moulded skirting board, door and window architraves reeded with fleurons at corners. Plain board dado bar, not historic, Picture rail, slim, looks late Six panel fielded Georgian style door to hall (room 1.1), Plaster run cornice with ovolo mouldings and extension to recessed band on ceiling.	Reasonable interior with surviving features from 1740s mainly the cornice. Wall finishes, architraves and FP probably early to mid 19th century.	Principal room on the first floor, lacking panelling but retained cornice and period joinery at doors and windows.
1.7-1.8	Stairs and hallway. Newel stair rising to attic. Old wide board floor. Plain shelving	17th century structure to stair in side of early stack, hallway likely a 19th century addition	Important historic structure and area in ancient timber framed building adapted and extended later, decline has led to serious structural issues.
1.8	Small store room beneath flat roof, 8/8 Sash window	Likely within 19th century addition. 20th century shelving	Exceptionally low head height, author is 168cm tall and has to duck.

	Flat shelving on metal brackets		
1.9	Historic room lined with 16th/17th century panelling 16 over 32 sash window, partly obstructed by 19th C structure to north. patched board floor, evidence of older boards beneath, evidence of past levelling. Plain ladder stair in floor leading to alley and in corner up into 2.9, attic of adjacent structure	Late 17th century frame with possibly older panelling, partly cut about and reset. Older historic core of building divided from space to east (1.10) with 19th century partition	Panelling stored in area. Stair to alley of limited interest, also stair into adjacent 1.11
1.10	Historic timber framed structure. Square panels with Brick infill, much exposed and all in perilous condition Single window high in east wall, no frame or glass Brick stack with Tudor arched stone fire place, blocked in S wall. Loose stored small panelling, possible mounted in this space, now taken down	16th/ 17th century timber frame and stack. 19th century alterations. Panelling 16/17th century, no longer in situ.	Historic core room, damaged and heavily decayed with substantial loss of framing and evidential value. Stack of importance, remnant timber frame important but seriously compromised with loss of jointing, fabric and structural integrity.
1.11	Open store room accessed from ladder stair from ground floor below. Board floor no other features.	19th century.	Northern brick elevation collapsed and unsafe. Propped

Second floor			
Room number	Feature	Suggested Date/period	Heritage comment
2.0	Stairs	1740s	Core feature within building, survives well at all levels.
2.1	Landing. Stud partition, plain skirtings. Apparent boxed in beams, may represent earlier partition or structural lines? Casement window lighting stair Possible blocked window recess on E wall.	Modern partitions and joinery 19C	Low key space, little period integrity. Roof form visible over stair.
2.2	Kitchenette of modern stud partition walls and modern fittings. Crittall steel window	Modern Window mid 20th century, probably in earlier opening	No particular interest or contribution.
2.3	Floor boards, somewhat patched, probably elm. Plain skirting, no cornice, four panel door. Casement windows, to left timber frames, mismatched fixtures. To right, single timber mullion, fixed leaded light on left, opening metal frame hinged to top on right.	Generally 19th century with some much later. FP 19th, quadrant stay and fixed leaded light may be older. Timber casements probably early 20th C	Typical simpler attic/upper room. Retained FP important as is contrasting window style. Fixed and leaded lights indicative of likely earlier finishes at this level.

	Expressed stack with arched metal register grate, timber surround and mantel on consoles		
2.4	Plain skirting boards, elm floor boards. Narrow picture rail quite high. 4 panel door with Bakelite handle to corridor. 1/1 sash windows with horns, architraves. Slate surround with outlined rounded incised panels, iron grate, tile hearth, and art nouveau tiled sides.	Generally mid to later 19 th century.	Room layout probably Georgian, fittings appropriately simple for upper floor. Retained FP and panelled doors important.
2.5	Elm boards. Torus skirting board. High picture rail. Cast iron grate, mantel and surround with columns and swag detail, green tile slips. 1/1 sashes with architraves. Four panel door to landing.		Room layout probably Georgian, fittings appropriately simple for upper floor. Retained FP and panelled doors important
2.6	Modern structure, former WCs Modern windows	modern	Much rebuilt, including walls and roof. Exposed during recent visit.
2.7	Bloor boards, plain board skirting. Six panelled door to half landing.	Potentially early/1740s structure, with notable later rebuilds.	In historic core of building, partitions to north part rebuilt. Period fireplace and

	Plain timber surround, internal cast iron hob grate with ornate moulded arch. windows	18 th century fireplace.	panelled door most important survivals here.
2.8	Attic room in roof space, wide board floor, irregular. Many props and additional support to primary roof structure which comprises high collar trusses divided by two tiers of butt purlins. Common rafters notched over purlins. Additional later timbers over common rafters to raise roof, to prop beneath purlins, to create dormer window, to provide lateral support beneath rafters. Dormer window frame possibly 19th century, window is early 20th century or later.	Late 16 th or early 17 th century, reasonable quantity of original fabric, and early wide floor boards	Historic racking has been addressed with multiple rounds of propping. Water ingress has led to decay at ends of timbers, in valley, to joint ends. Considerable decay throughout.
2.9	Attic room over mid 19th century brick structure. Tie beam sits below wall heads with tall queen post truss jointed at collar height with additional bracing to wall head. Common rafter roof laid over more irregular purlins which ride on the top of the short principal rafter between wall head and queen post. Rought timber workbench on eastern wall. Dormer window in north eastern corner.	Mid 19 th century store building. Access from adjacent structure likely a later addition, presumably early access through floor by way of ladder now not present.	Northern wall structurally compromised, roof in poor condition. Modest interest only as storage building with few fixtures.

	6inch floor boards. Ladder stair in south west corner leading down into 1.9		
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