

HERITAGE ASSESSMENT

In respect of:

CHURCH HOUSE, CRANE STREET, SALISBURY, SP1 2QB

On behalf of:

CLYDESDALE GROUP

November 2021 & Updated March 2024



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1.0 Introduction

- 1.1 This heritage assessment accompanies a **pre-application enquiry** relating to Church House, a Grade I listed building within the Salisbury City Conservation Area.
- 1.2 The property comprises a large courtyard group of buildings occupying a prominent position on the southern side of Crane Street, to the east of Crane Bridge, within the historic core of the city.



Fig.1 Location plan

- 1.3 The report describes the heritage significance of Church House, to inform potential development in accordance with the requirements of the National Planning Policy Framework (the NPPF, revised December 2023).
- 1.4 The report was commissioned by Clydesdale Group and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by paragraph 200 of the NPPF. Further details of the author's qualifications and experience can be found at www.emhp.co.uk. Site surveys were undertaken in late 2021, September 2023 and February 2024.

- 1.5 Information on the history of the site has been drawn from several sources including historical map regression, the Council's adopted *Salisbury City Conservation Area Appraisal* and the Royal Commission on Historical Monuments (RCHM) volume relating to Salisbury. The list of sources used in the preparation of the report is presented on **p48**.

2.0 Heritage Designations

- 2.1 Church House was added to the *List of Buildings of Special Architectural or Historic Interest* as 'Church House Incorporating Audley House' at **Grade I on 28 February 1952**. The list entry for the building reads as follows:

'A group of buildings round a courtyard dating back in part to C15. Alteration in C18 and in 1887 particularly west river front by Crickmay of Weymouth. Crane Street front of North block C15, altered. 2 storey, ashlar stone. Old tile roof. This street front is an unsymmetrical composition with a large 4-centred, moulded and splayed arch to the left hand of centre with small 2-light casement window with drip mould over. The archway has a contemporary oak double door with tracery and studding. To the right hand of the archway - 2 8-light moulded stone mullioned and transomed windows, the upper lights with tracery lighting the Hall which is the whole height of the building. To the right hand of these 1 small 2-light window on each floor with tracery and drip moulds, and a small gabled tile hung dormer over. The gabled end of the west side of the courtyard projects with overwailing 1st floor, tile hung, and a chimney shaft to the left hand. To the left hand of archway 2 C18 windows have been inserted on the 1st floor and one on the ground floor. The glazing bars of ground floor windows have been removed. South elevation of North Block. C15 with C19 restorations. Flint with ashlar stone dressings. Old tile roof. 1 3-light gabled dormer over archway. 1 2-light moulded stone mullioned windows with drip mould over at 1st floor. To left hand of archway 2 8-light mullioned and transomed windows corresponding to those on north elevations. At right angles to the Hall, C15-16, 2-storey ashlar stone wing with tile hung gabled end with one 4-light moulded stone mullioned and transomed window. On west elevation of this wing - one 4 light moulded stone mullioned and transomed window at 1st floor and one 4-centred arched doorway (C16) on ground floor. In the angle between this wing and the Hall is a 2-storey angular bay with hipped old tile roof. 5-light moulded stone mullioned, traceried window at 1st floor. 12-light moulded stone mullioned and transomed window - the top lights with tracery on the ground floor. East elevation of West Block. West side of courtyard. C15-C16. 2 storey and attic. Brick with projecting plinth and moulded stone band at 1st floor level. Old tile roof. 3 hipped dormer windows. One 3-light window with moulded oak mullions one central rectangular, one-storey bay on brackets and 2 4-light moulded oak mullioned on 1st floor. The bay has 8 lights on front and 2 on each side with moulded oak mullions. The lights in the bay and the 4-light windows have been glazed with plate glass. 5 irregular windows and 2 doors on ground floor - 4 6-light moulded oak, mullioned and transomed windows

and 1 4-light all with modern leaded lights. Both doors have modern moulded and splayed door surrounds with 4 centred arches over. West elevation of West Block Extends along the river - C15-C16, 2 storey and attic, brick tile hung gables and old tile roof. Stone mullioned windows on ground floor and half timbering, irregular windows to upper floors. All this front rehandled by Crickmay. South block - north elevation The range was built in 1728, recasing range added to house in 1637, on conversion to a workhouse. 3 storey, brick, projecting plinth. Stone bands at 1st and 2nd floor levels. Windows have stone cills and keystones moulded and coved eaves cornice. Hipped old tile roof. 9 windows on upper floors. 6 windows and 2 doors on ground floor. Double doors in moulded architrave surround - each door 3 panels with flat moulded cantilever hoods with deep mitred cove under. Audley House was originally the house of Webb, a cloth merchant. The south block was a 'hospital' for old men. Interiors: the hall has a roof with collar beams on thin arched braces, tracery above collars and 2 tiers of windbraces. Wall posts rest on stone demi-figures of angels with shields, one with merchant's mark. Reset massive chimney piece. Another reset with cusped quatrefoils in entrance room to front and again in ground floor room of west range. Only chimney piece in original position in the solar, lintel with 3 very large quatrefoils. Elizabethan ribbed plaster ceiling. Very picturesque building.'

- 2.2 The list entry notes the building's **group value** with Nos.87 to 101 (odd), which it says form an important group.
- 2.3 Church House is located within the **Salisbury City Conservation Area**, which was formed from an amalgamation of six previously designated conservation areas on 7 February 1990, and the boundaries of which were reviewed in 2014 by the local planning authority. The conservation area covers Salisbury Cathedral, The Close, and the city's historic core and landscape setting.

3.0 Description

Exterior

ASPECT	DESCRIPTION
North Range – North Front	• 2-storey frontage constructed in ashlar Chilmark stone detailing including bracketed cornice • Gabled clay tiled roofs • Wide 4-centered arch with hoodmould • Sash windows to left of archway, stone transomed and mullioned windows to right • 2-storey gabled projection to W end, 1st floor tile-hung and stone chimney stack to left 
North Range – South Front	• Flint with ashlar stone dressings • Stone transomed and mullioned windows corresponding with ones on N front • Projecting ashlar stone bay with tile-hung gable • 2-storey ashlar stone angled bay window with mullioned and traceried windows • Victorian red brick and ashlar stone stair turret to right of archway and modern flat-roofed extensions attached to rear

		
West Range – East Elevation	• 2-storey plus attic • Gabled tiled roof • Gault bricks to left, red brick in English bond to right • Oak mullioned windows • 2 doors within stone 4-centred arches • Projecting bay at 1st floor with 8-light oak window • 3 hipped dormers	
West Range – West	• Riverside frontage • Mix of Chilmark ashlar and brick • 2-storey plus attic	

Elevation	• 2 projecting bays with tile-hung gables • Stone mullioned windows ground floor • Half-timbering and irregular windows to 1st floor • Tall brick chimneys with corbelling 
South Range – North Elevation	• 3-storey • 9-bay frontage in red brick with stone banding • Multi-pane sash windows with flat gauged brick arches and keystones • Hipped, plain tiled roof with coved eaves cornice • Tall red brick chimney stacks with corbelling • Modern 2-storey addition to east and modern single-storey extension to west (perpendicular to river)



	
South Range – South Elevation	• Flemish bond brick • Multi-pane sash windows with flat gauged brick arches (no keystones) • 2 single-storey brick outbuildings attached to rear • Elements of old stone Close wall to rear boundary 

Interior - North Range – West End - Ground Floor

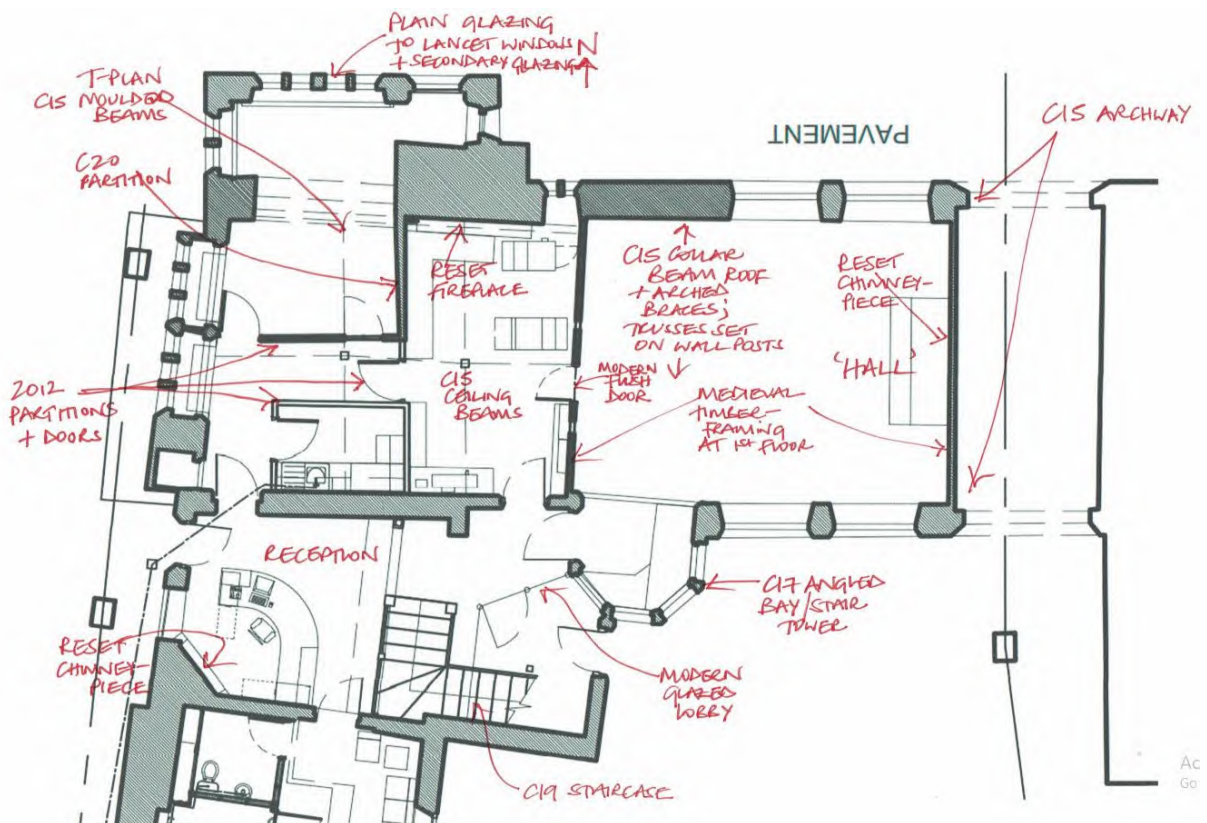


Fig.2 Annotated N Range (west) ground floor plan



Fig.3 Hall roof



Fig.4 Hall chimneypiece (at E end)

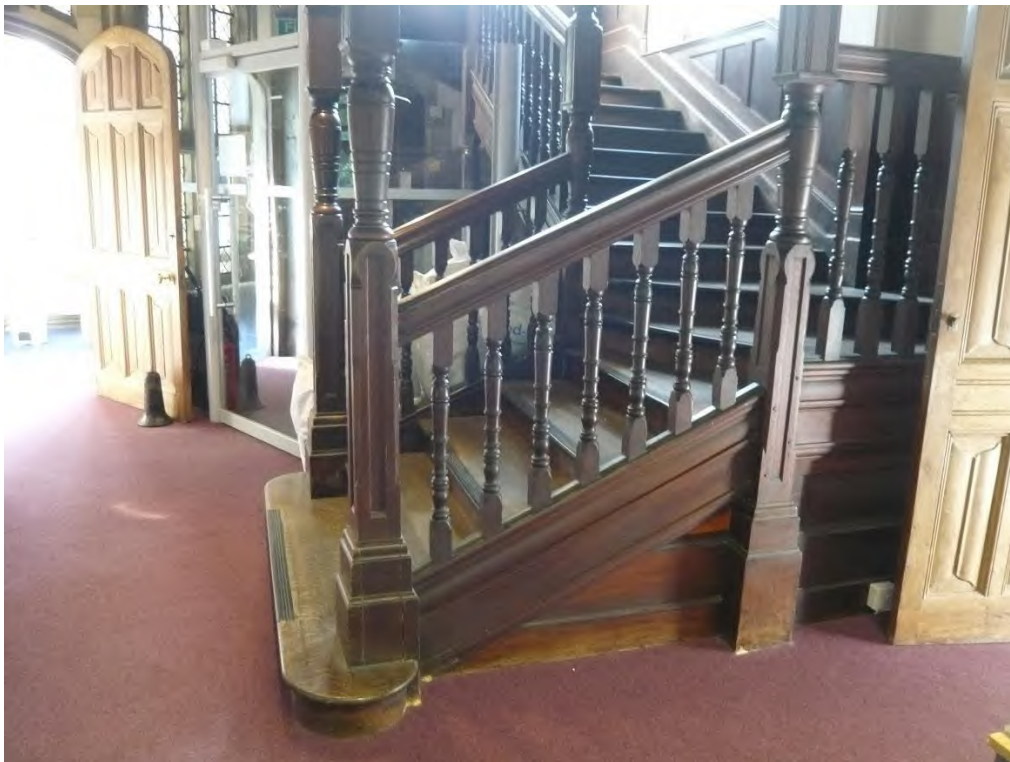


Fig.5 Late C19 staircase



Fig.6 Chimney piece in room to west of hall



Fig.7 Bay window at S side of hall

Interior - North Range – West End - Ground Floor

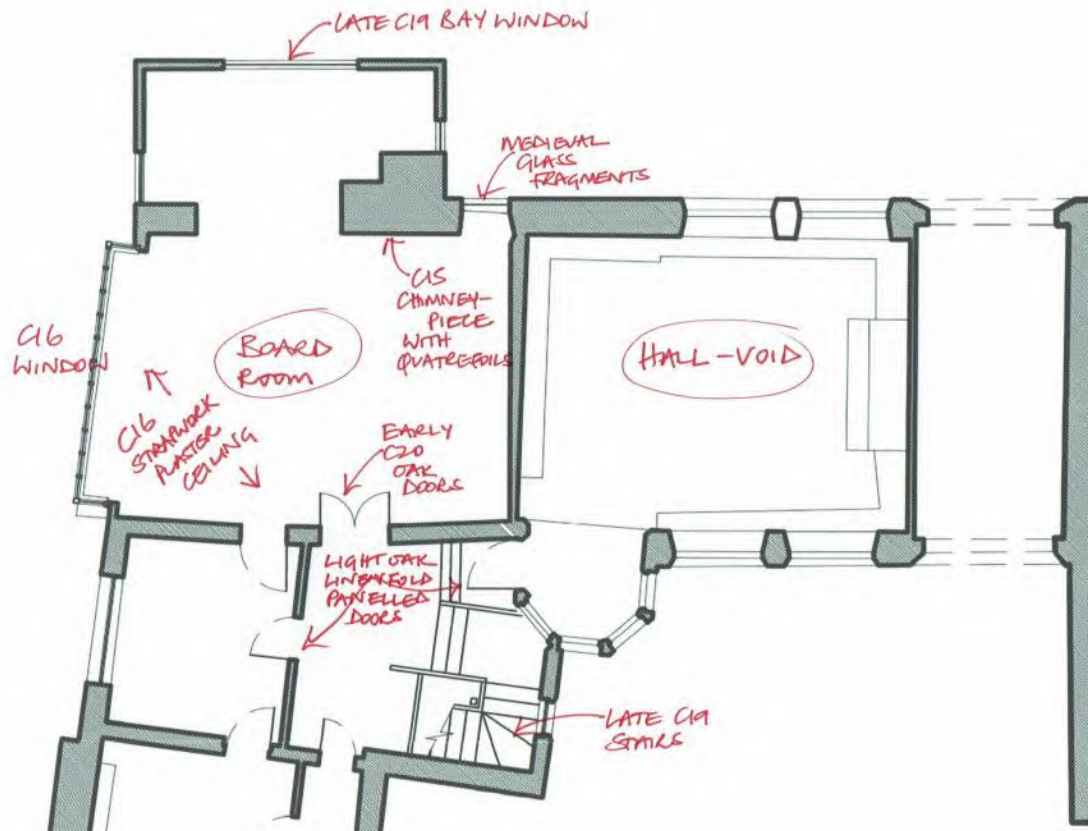


Fig.8 Annotated N Range (west) first floor plan



Fig.9 C15 chimneypiece in board room (former Solar)



Fig.10 C16 ribbed plaster ceiling in board room



Fig.11 C16 transomed and mullioned window in board room

Interior – North Range – East End – Ground Floor

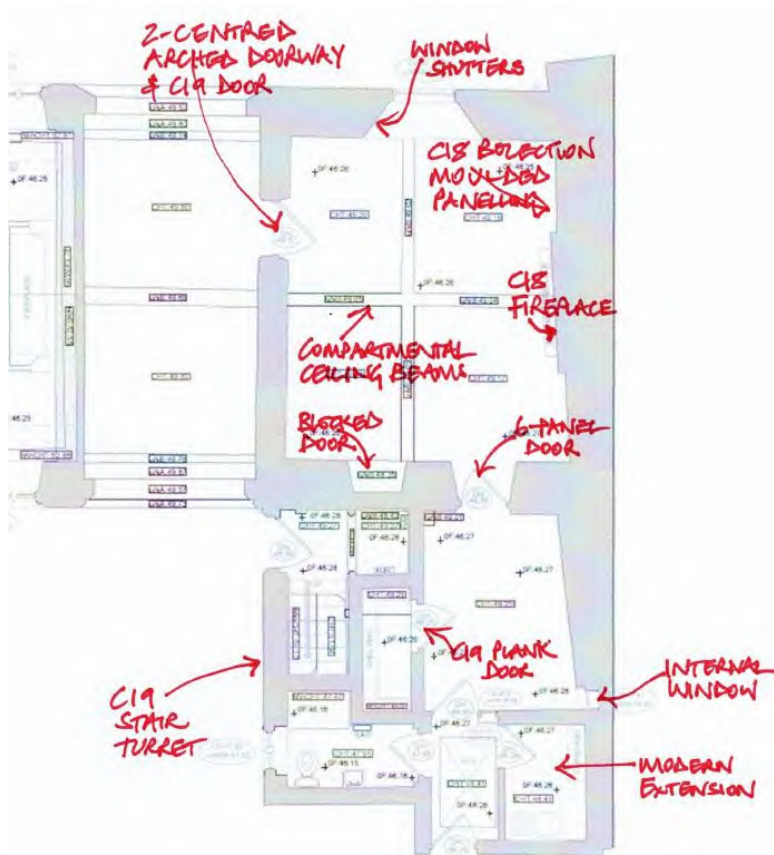


Fig.10 Annotated N Range (east) ground floor plan



Fig.11 Ground floor front room with full-height C18 panelling



Fig.12 Fireplace on east wall of ground floor front room



Fig.13 Rear ground floor room



Fig.16 Remnant of a C15 stone window



Fig.17 First floor front room looming through to the rear

Interior - North Range – East End – Second Floor

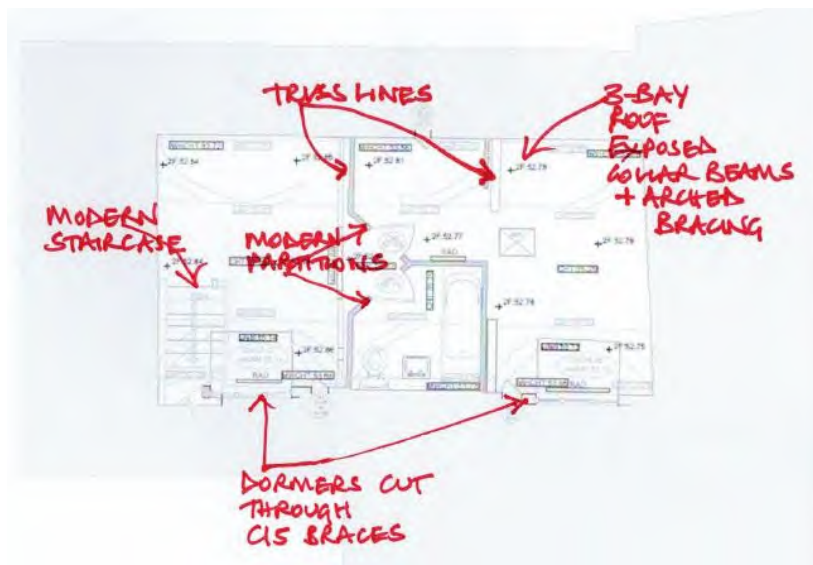


Fig.18 Annotated N Range (east) second floor plan



Fig.19 Doorway formed through western C15 truss, modern bathroom partitions beyond



Fig.20 Dormer cut through C15 arched braces at western end



Fig.21 Modern staircase serving the second floor

Interior - West Range – Ground Floor

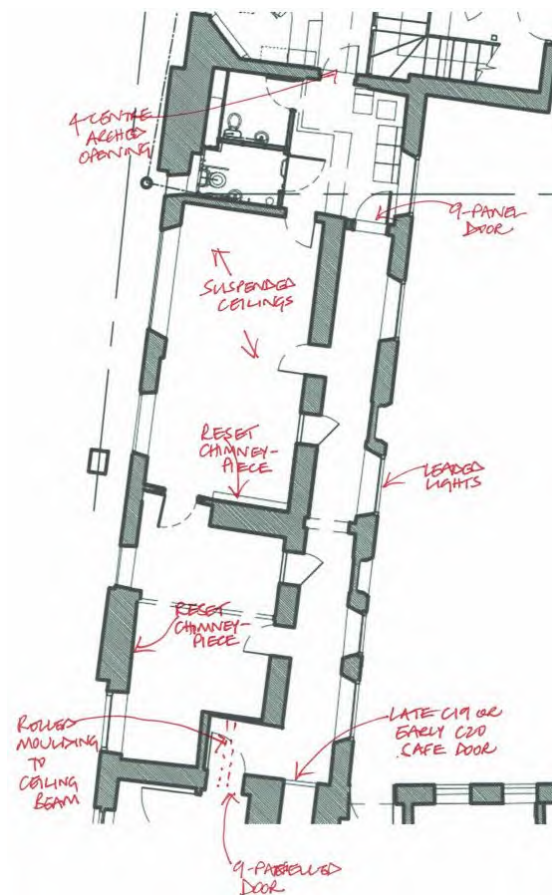


Fig.22 Annotated W Range ground floor plan



Fig.23 Corridor within W Range looking north



Fig.24 One of the two imported fireplaces within W Range ground floor



Fig.25 Suspended ceiling and strip lighting in W Range

Interior - West Range – First Floor

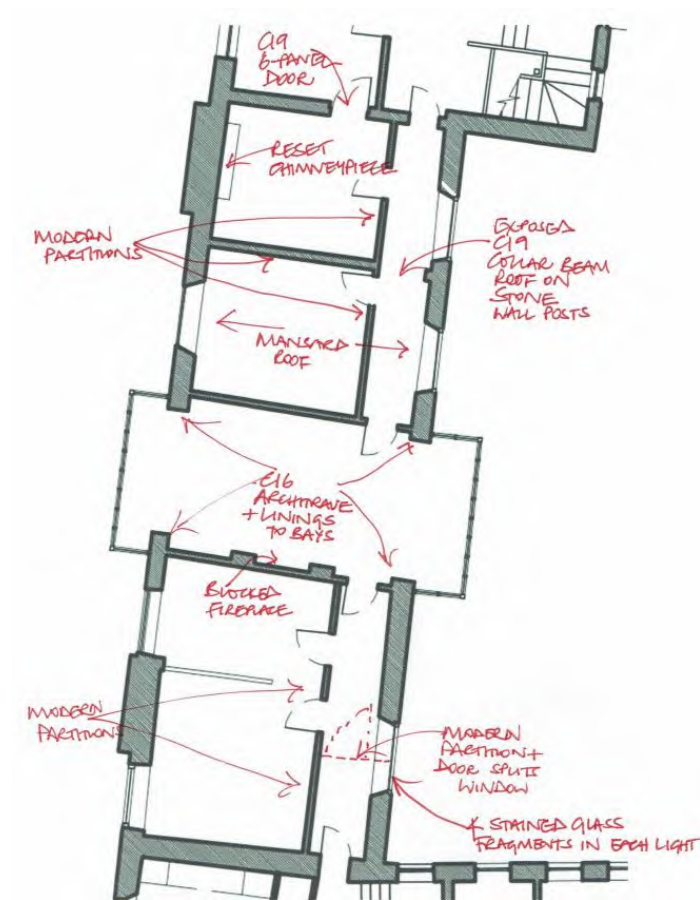


Fig.26 Annotated W Range first floor plan



Fig.27 Exposed collar beam truss on stone wall posts within W Range



Fig.28 C16 architrave and linings to bay projection in centre of W Range



Fig.29 Stained glass fragments within leaded window first floor (east side) of W Range

Interior - South Range – Ground Floor

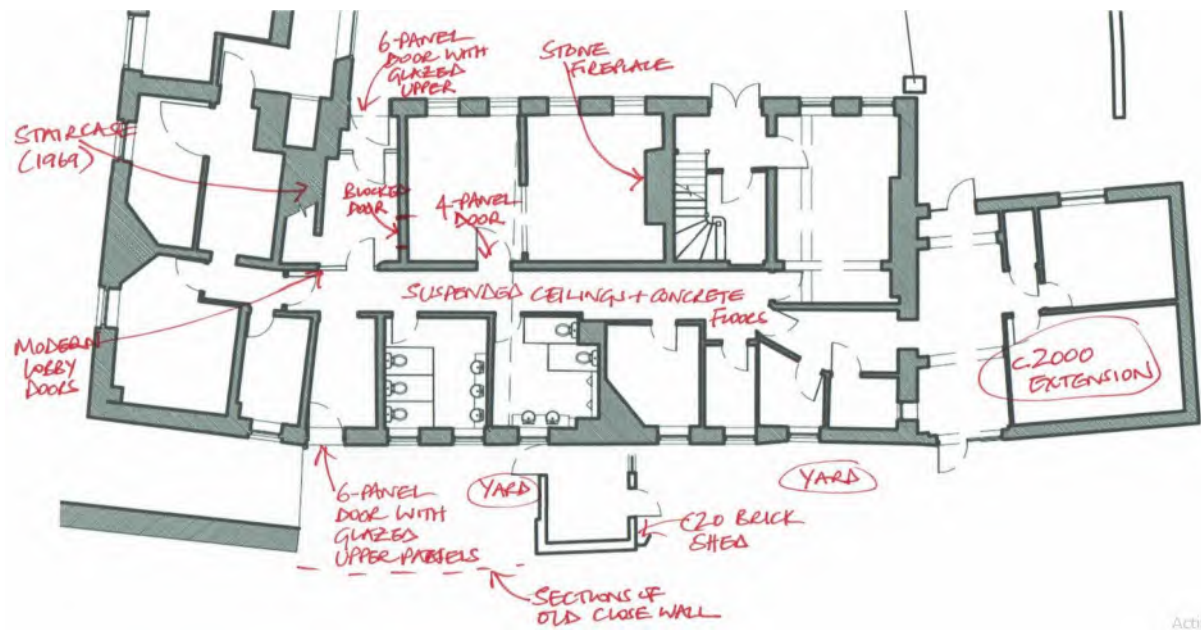


Fig.30 Annotated S Range ground floor plan



Fig.31 Reset stone fireplace within S Range



Fig.32 Corridor within W Range ground floor



Fig.33 Yard to south of S Range

Interior - South Range – First Floor

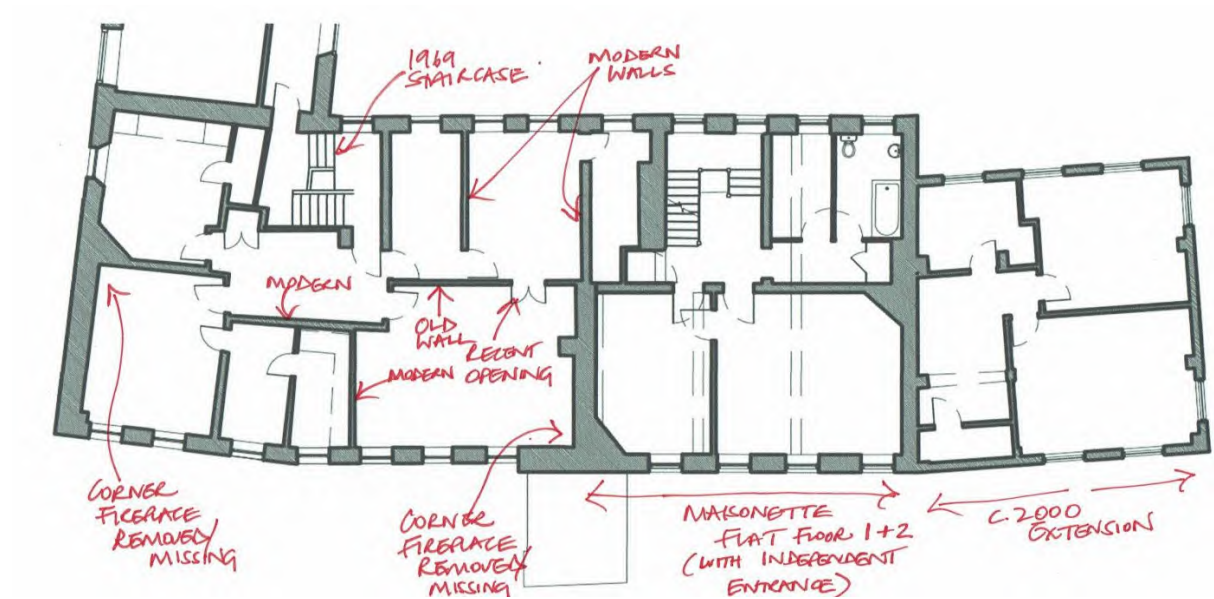


Fig.34 Annotated S Range first floor plan



Fig.35 Stairwell within maisonette (at the eastern end of the S range)



Fig.36 Living room to maisonette (rear of first floor)



Fig.37 Rear living room of western flat

Interior - South Range – Second Floor

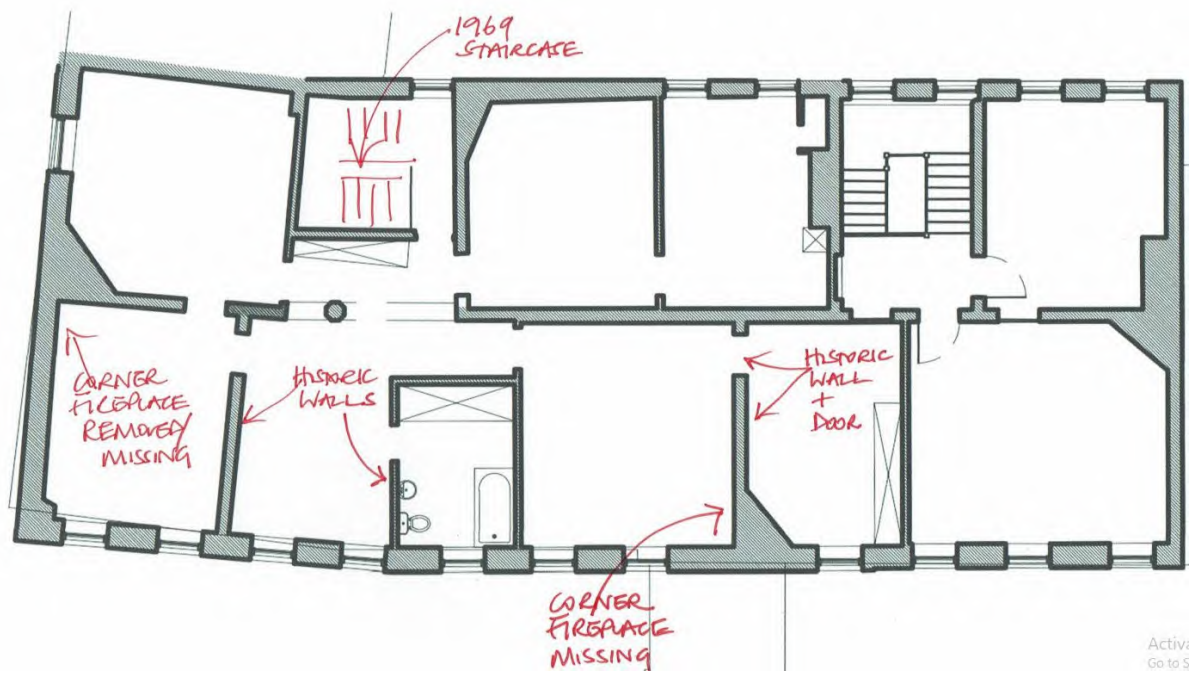


Fig.38 Annotated S Range second floor



Fig.39 1969 staircase to second floor flat



Fig.40 Entrance hall within second floor flat



Fig.41 Living room within second floor flat

4.0 History and Development

4.1 The history of Church House is well documented by the Royal Commission volume for Salisbury (RCHME, 1980), the comprehensive list entry and the site's planning history records. The key phases in the development of the building are:

- The North Range was constructed c.1455, probably the house known as 'le Faulcon' owned by William Lightfoot, wool merchant
- The West Range is believed to date from 1523 when the house belonged to Thomas Coke
- Early in the C17 the hall was floored over and a stair tower was constructed between the two ranges
- In 1634, the building was acquired by the City and it was used as a workhouse until 1881
- In 1881, the building was secured for the Diocese of Salisbury by the Venerable Thomas Sanctuary, Archdeacon of Dorset, and adapted to form the administrative centre for the Diocese; restoration was carried out by Crickmay and Son Architects
- The South range was built in 1728, re-casing a range that had been added in 1637.

4.2 The historical development of each of the building's ranges is outlined below.

North Range

4.3 The North Range retains the C15 stone archway of the original screens passage for the hall house that later became a carriage entrance through to the courtyard. The elements to the east of the archway were the 'lower end' service rooms. The element to the west of the archway accommodated the open hall (west end) and solar undercroft (at the 'high' east end), and a solar at first floor. The moulded beams within the solar undercroft ceiling and the ribbed plaster ceiling within the solar are of the late C16. In the early C17 the hall was chambered over and the transom windows removed, but in 1881 the hall and windows restored to their former state. The stair tower was added in the early C17 with the stairs being rebuilt in 1881. The chimney pieces throughout the range were imported (reset), including

the one in the existing photocopy room. A plan of 1742 (RCHME, Plate 12 – reproduced below) within the possession of the Diocesan Board of Finance illustrates within the North Range a 'Meat Loft' within the former hall, a Kitchen within the solar undercroft and a narrow pantry between. Two privies are shown projecting at the west end of the frontage, over the Close Ditch. The phasing of the North Range is annotated by a plan displayed within the building (reproduced below).

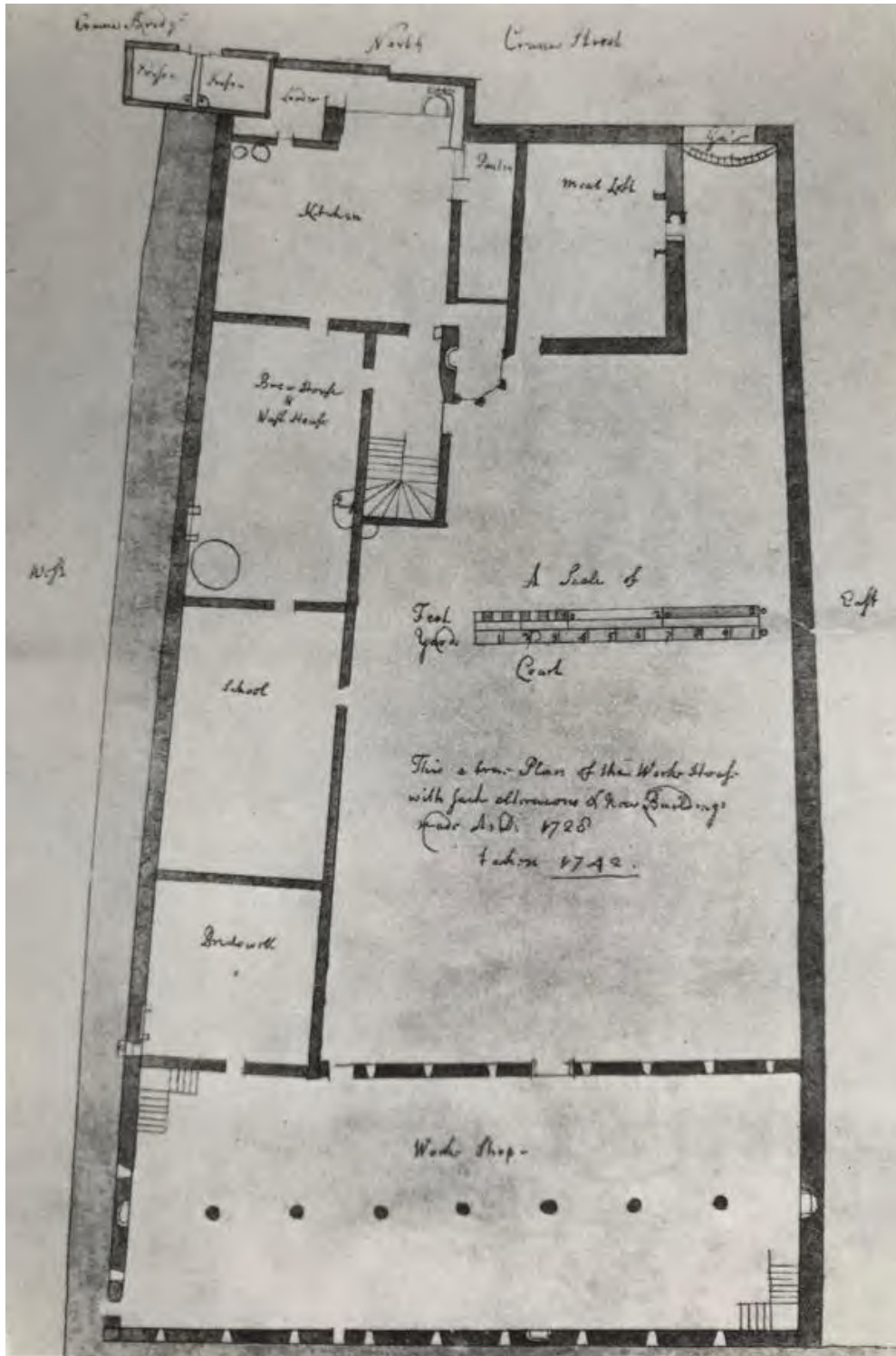
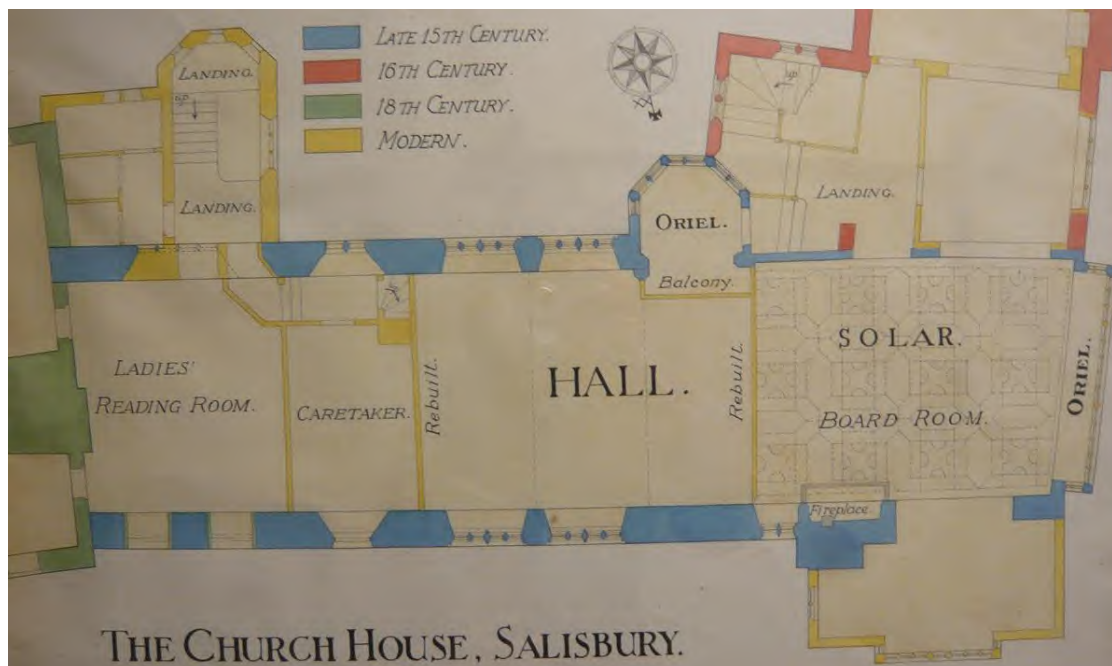


Fig.42 Plan of 1742 (from the RCHME volume, Plate 12)



West Range

- 4.4 The early C16 West Range was extensively remodelled in 1881 and the RCHME notes it 'retains few noteworthy features'. The changes are evident by comparing the 1742

plan above with the c.1880 Crickmay & Son Architects plan (see below) and the current layout. A short section remains of the former Close Ditch under the (C16 transomed) solar bay window at the N end of the W elevation. The E and W elevations were extensively rebuilt in 1881, however there exist at the S end of the W elevation a C15 stone-built privy projection (below the solar bay of the N Range) and two C16 brick and stone chimney stacks on the W elevation. Internally, C16 moulded oak lintels and jambs survive within the central first floor projecting bays and C19 roof trusses are visible, but otherwise the interior is modern following subdivision and alterations to form offices and corridors in the 1970s.

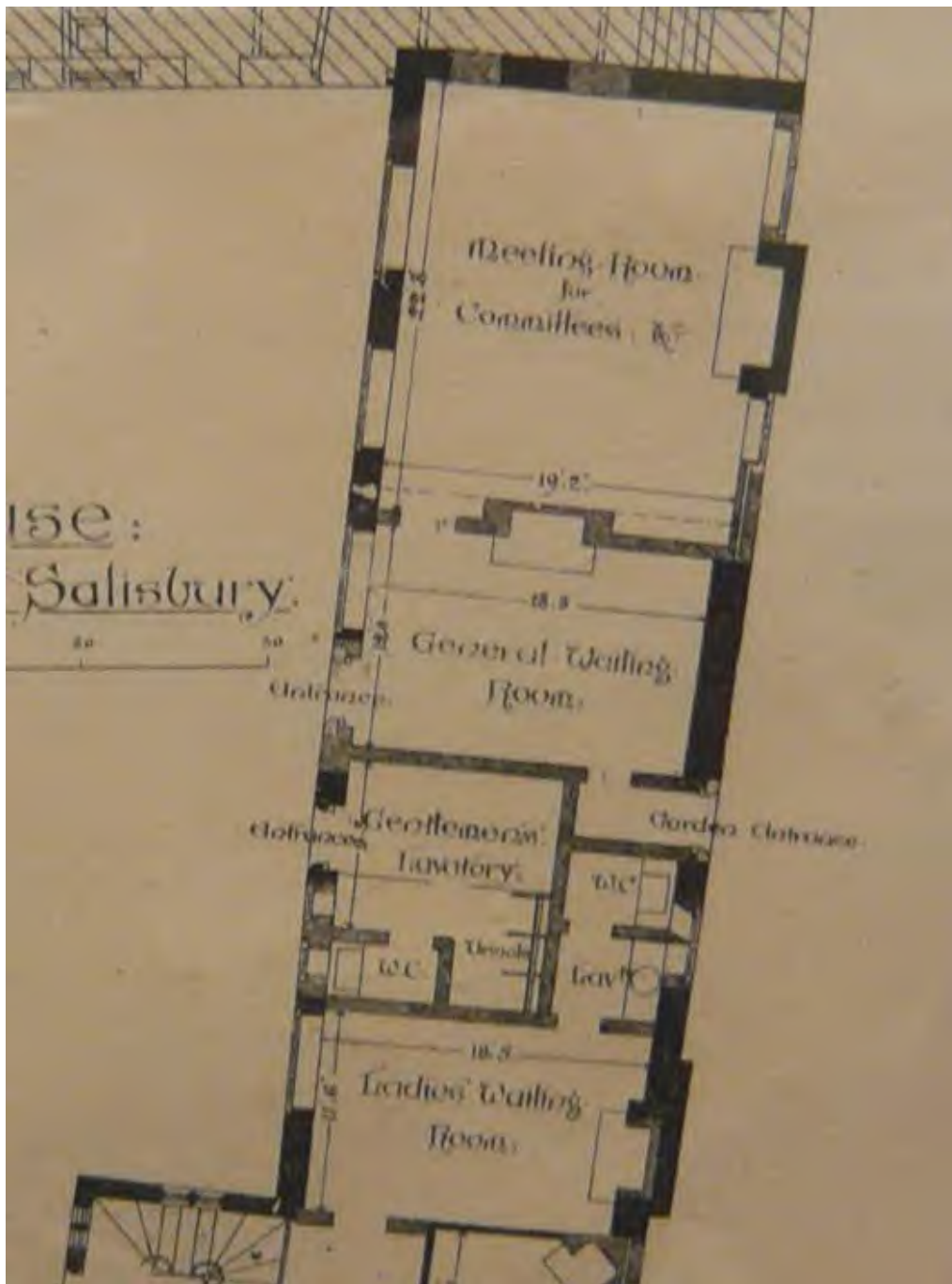


Fig.45 Crickmay & Son ground floor plan of West Range c.1880

South Range

- 4.5 The original early C17 workhouse block was rebuilt in 1728 and is shown on the plan of 1742 as Workshop with an open-plan layout. The South Range appears to have been subdivided by the time of a plan of 1879 (see below) when it was in use as Lumber Room, Women's Day Room and Workshop. From 1881, the South Range became Archdeacon Sanctuary's residence and was divided into more cellular, domestic spaces. In 1969, separate flats were formed at first and second floor. The western stairs were replaced and significant changes made to the first floor (partitions added and removed, changes made to door openings). The second floor layout was relatively unaltered.

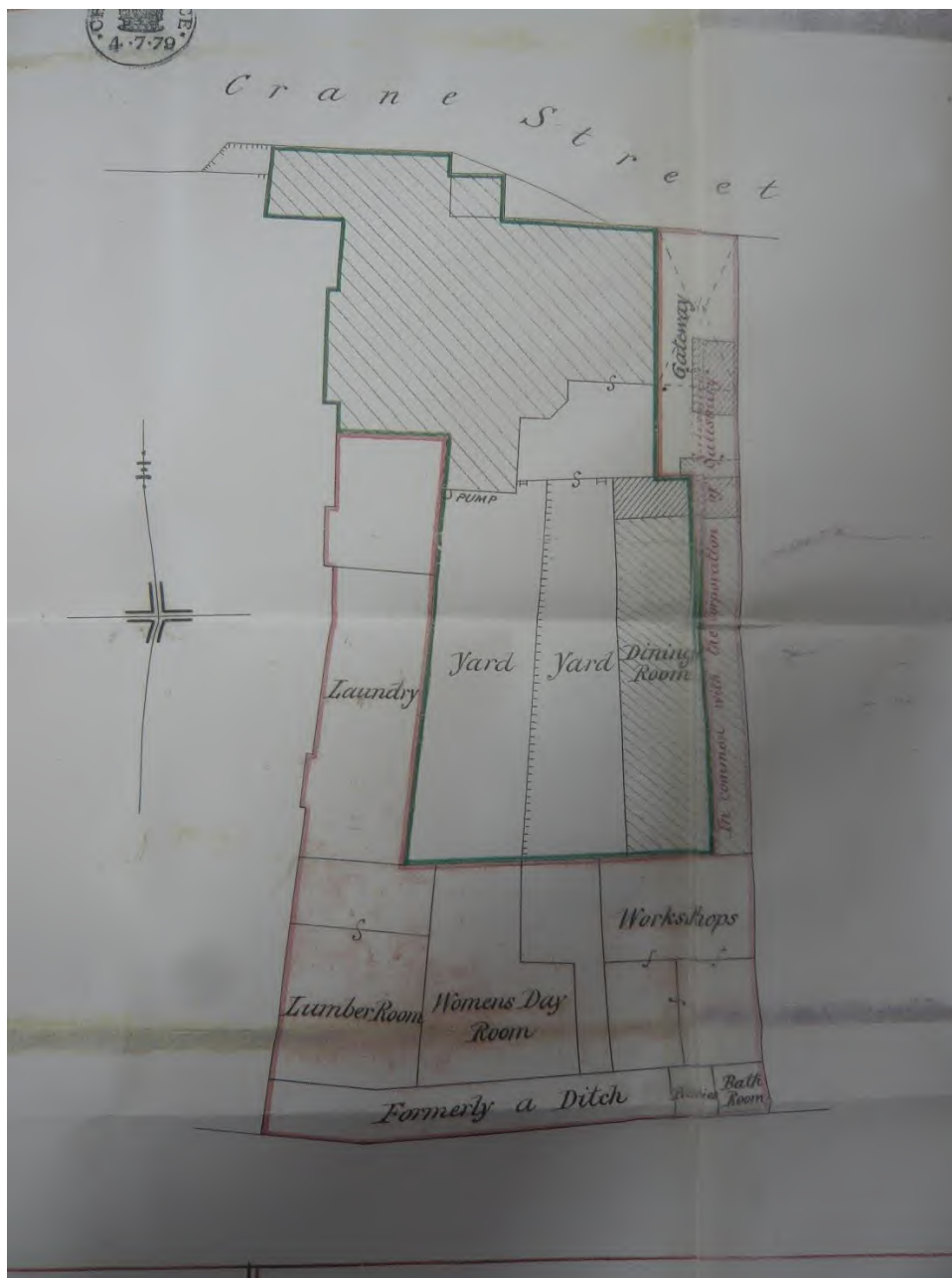


Fig.46 Plan accompanying deeds of 1879

- 4.6 A search of the recent planning history identifies approval in July 1987 for the single-storey extension to the west of the South Range to create offices and a boiler room (references S/87/879 and S/87/880).
- 4.7 Part of the ground floor of the South Range was in residential use until 1999. In February 2000, permission was obtained for 'Change of use of existing vacant area formerly ground floor flat to office accommodation' within the eastern end of South Range (reference S/1999/2105).

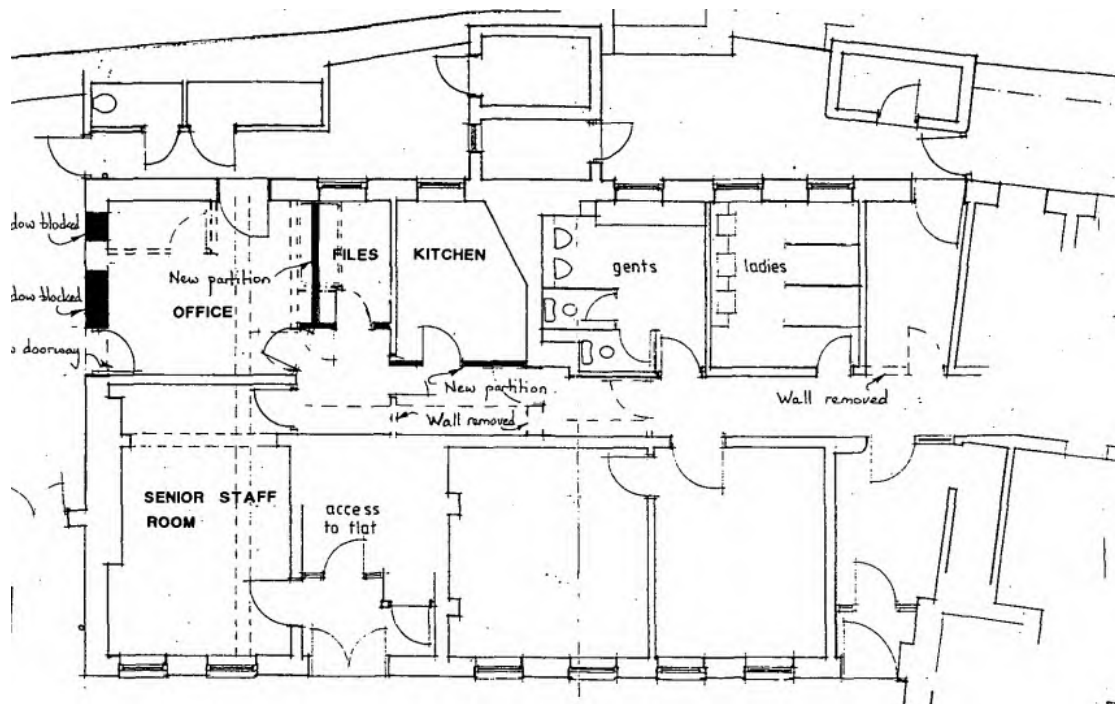


Fig.47 Proposed ground floor plan of S Range in 2000 – N courtyard frontage at bottom

- 4.8 In November 2000, permission was obtained for 'Two Storey Extension to Form Offices' to the east of the South Range (ref S/2000/0210).
- 4.9 Further alterations to the South Range were granted permission in June 2000 to provide an office store and kitchen (reference S/2000/0328)
- 4.10 In September 2002, permission was granted for 'Construction of Independent Fully Glazed Security Screen in Entrance Lobby' (reference S/2002/1357).
- 4.11 Permission was obtained in November 2012 for changes to the layout of the North Range with 'Alterations to provide ground floor meeting space within original medieval hall together with ancillary rooms. Alterations to offices in the central wing by removing 1970's partition' (reference S/2012/1319). New stud partitions and doors were added.

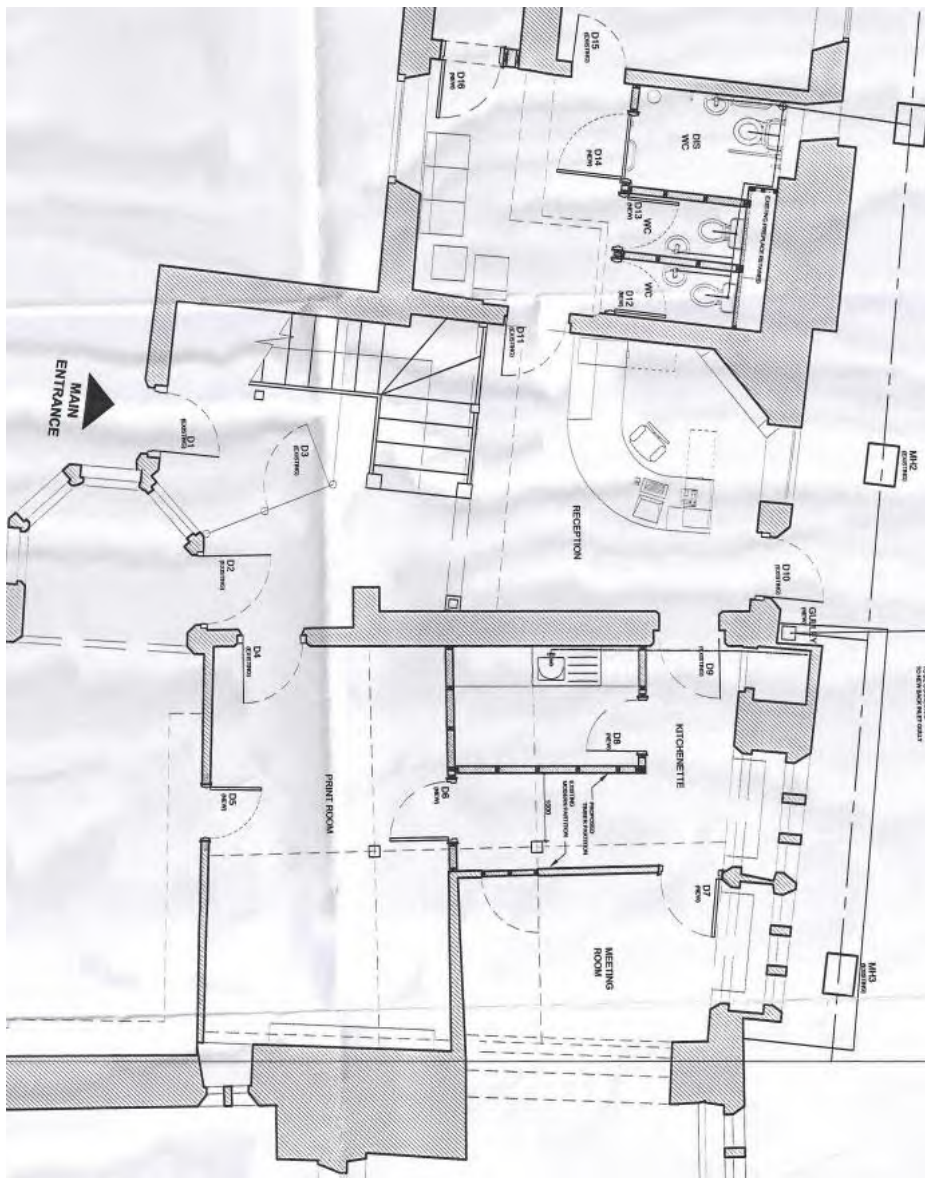


Fig.48 Approved ground floor layout of N Range in 2012 showing modern partitions and doors in former Parlour Undercroft

5.0 Assessment of Significance

5.1 Church House is a Grade I listed building and is therefore deemed by Historic England to be a designated heritage asset of exceptional interest and sits within the top 2.5% of listed buildings nationally. The building is a rare survival of a 15th century hall house within the historic core of Salisbury and is of exceptional significance for the historic, aesthetic, communal and evidential values it embodies, as outlined below:

- It is a highly significant building in Salisbury in terms of its architectural and historical interest
- It is an attractive U-plan group of buildings constructed in local materials, described by Pevsner as ‘picturesque’
- It retains a good level of C15 fabric and plan form
- It contains historic interiors, namely the C15 hall with medieval collar-beam roof and the solar with its C16 ribbed plaster ceiling and original chimneypiece
- Numerous noteworthy architectural features exist including windows, chimneypieces and joinery
- It provides a good illustration of a medieval hall house within Salisbury and for its historic associations with notable figures
- Its conversion to a workhouse in the early C17 is of value in the history of the city
- It is of historic value for its long-established connections with the Diocese
- The single ownership and entity of the site contributes to an appreciation of the building’s history and functions
- The distinct phases of the building reflect the evolution of the house and its functions through the centuries
- It makes a strong contribution to the street scene and the group value of the properties on the south side of Crane Street

Contribution Made by Setting

- 5.2 The setting of the property within one of the primary streets within the historic core of Salisbury, and the relationship of the buildings with the road and river contribute to significance.
- 5.3 Parts of the old stone Close wall survive within the boundary to the rear of the South range.
- 5.4 The parking within the courtyard detracts from an appreciation of the buildings and their group value.
- 5.5 The significance of each of the three ranges of the building is described below.

North Range

- 5.6 The North Range is the most significant part of Church House because of its early date and the rare survival of features. It is described by Pevsner as '*the sensational part of the house*'. The original plan form is evident in the open hall and the solar. The medieval collar beam roof, windbraces and timber-frame joinery survive within the open hall.
- 5.7 The interior of the solar displays good levels of intactness with its 16th century strapwork plaster ceiling, original stone chimneypiece, deeply moulded ceiling beams and quatrefoil windows.
- 5.8 The west side of the ground floor has been impacted by the subdivision of the former solar undercroft, which has reduced the legibility of the plan form. Moulded ceiling beams provide some evidence of the original room proportions.
- 5.9 The secondary glazing to the front bay window is quite intrusive and detracts from an appreciation of the historic stone transomed windows.
- 5.10 The glass lobby and reception desk are light-weight features that do not significantly impede appreciation of the original plan form and features.

- 5.11 The part of the north range to the east of the archway, although contiguous with the range to the west, presents an 18th century appearance to the street on account of the sash windows. The red brick Victorian structure dominates the rear, alongside which are unsympathetic modern flat-roofed addition. The interior is cellular and plainer reflecting its status as service rooms for the medieval hall house. The ground floor has an 18th century panelling of historic and aesthetic value. The first floor rooms and rooms above the archway have been much altered, although part of the medieval roof survives and is of high significance.

West Range

- 5.12 The significance of the West Range derives mainly from its historical value and its picturesque external appearance, particularly west side facing the river, but it is much altered and as the RCHME remarks, retains few noteworthy features.
- 5.13 The west elevation is of greater significance than the east because it is a palimpsest of history, evident in the variety of materials and features. Particularly valuable are the early windows at the northern end and the surviving evidence of the Close Ditch and the privy. The east elevation is more uniform due to its substantial rebuilding in the late 19th century.
- 5.14 Within the West Range, the 16th century bay linings (first floor), the late 19th century roof structure and the relocated medieval fireplaces are of interest, but otherwise the interior is lacking. The modern office subdivisions are unsympathetic to the building's architectural features and proportions.

South Range

- 5.15 The South Range is of significance for its age, historical function and appearance, deriving mainly from the exterior, with the interior having been successively adapted to reflect changes of use, most notably as offices at the ground floor and flats within the first and second floors.
- 5.16 The imposing north elevation, the regularly spaced multi-pane sash windows with gauged brick lintels and keystones, and eaves cornice provide an indication of its early 18th century date. The high number of windows reflect its former institutional use, however the interior lacks evidence of its original function as a workhouse, having been altered when converted to residential use in the late 19th century and subsequently when converted to offices and flats. While some fireplaces and joinery

survive, the interior has been substantially remodelled. The character of the South Range today is primarily residential.

- 5.17 The single-storey extension to the west is a recent structure and not of special interest. It sits quietly within the southern end of the riverside garden, is of muted appearance and is subservient in scale and detail to the main building. Likewise, the extension to the east is modern and not of value.

6.0 Conclusion

- 6.1 Church House is a Grade I listed building of exceptional architectural and historic interest as a good surviving example of 15th century hall house and for its evolution over the centuries. The significance of the building primarily derives from its age, survival of original features and historic associations.
- 6.2 The house occupies a prominent position within Crane Street where it contributes to group value and makes a strong, positive contribution to the character and appearance of the Salisbury City Conservation Area.
- 6.3 The building has until recently been owned by Salisbury Diocese but had been underutilised because of changing work patterns, calling its viability into question. In addition, challenges were faced in meeting modern office requirements and Building Regulations. The building was sold with alternative uses in mind.
- 6.4 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.5 Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.6 National planning policy relating to the historic environment is provided within section 16 of the NPPF. Paragraph 205 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 6.7 Paragraph 207 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to

achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.

- 6.8 Paragraph 208 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.
- 6.9 Paragraph 209 advises the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.10 Paragraph 212 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.
- 6.11 The setting of a heritage asset is defined within the NPPF as ‘the surroundings in which a heritage asset is experienced’. The NPPF advises the extent of setting 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.
- 6.12 Best practice guidance for assessing development affecting the setting of heritage assets is provided within Historic England’s *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (GPA3, December 2017). The document advises (on p8) that assessment of setting is best undertaken using a staged approach, including identifying the assets that could be affected and the degree to which the settings contribute to significance, before proceeding to determine the effects of the proposed development on significance.
- 6.13 It is advisable that proposals for alteration to heritage assets should follow the guidance within *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue, including maintaining the building in its optimum viable use.

- 6.14 HEAN2 also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and new work should not dominate the existing in terms of scale, material or siting. The guidance advises an assessment of the asset's significance will usually suggest an appropriate form of any new development.

Guidelines for Redevelopment of Church House

- 6.15 Given the outstanding interest of Church House, reflected in its Grade I listed status, it is extremely sensitive to change and proposals for reuse would need to be very carefully considered and robustly justified.
- 6.16 If proposing a future use for the building, it should be demonstrated that this represents the optimum viable use for the building in heritage terms having considered and discounted alternative uses (including its present use) as required by the NPPF.
- 6.17 Ideally a use that enables the building to operate as a single, managed unit, and one that requires minimal intervention to meet the Building Regulations, would be the most appropriate use, as this offers a reasonable prospect of maintaining the unity of the site and resulting in least harm to historic plan form and fabric. The preservation of the entity of the individual ranges would also help with the legibility of the site, i.e., proposing a single use solely within a range.
- 6.18 Given its exceptional significance, it would clearly not be appropriate to subdivide the medieval hall within the North Range, and proposals for the space would need to be carefully handled. The opportunity could however be taken to reduce the partitioning that sits adjacent within the western end (former solar undercroft) to restore the plan form and reveal original features.
- 6.19 Due to the degree of alteration and lower significance of the West Range, this part of the building is less sensitive to change. The existing subdivisions and cellular arrangement offer the potential for a variety of uses.
- 6.20 The South Range lends itself readily to residential use due to its current and historic use as flats within the upper floors. Alterations have been made in the recent past to in connection with the flats.
- 6.21 Proposed subdivision should be mindful of the consequential requirements under the Building Regulations and where possible minimise instances where acoustic

insulation or fire separation needs to be provided 'horizontally', as this could unduly harm ceilings or floors. This is particularly critical in the North Range where the ceilings are intact and are highly significant.

- 6.22 Reduction or removal of the car parking from within the courtyard would improve the setting of the buildings and help with an appreciation of their group value. The space, and in turn the setting of the listed building, could be improved by the introduction of soft landscaping.

Sources Used in the Report

Publications

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Mapping & Photographs

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Ordnance Survey maps: 1881, 1901, 1925, 1939, 1953.