

Apartment 6, Century House

52-54 Endless Street, Salisbury

Internal Alterations Proposal

Listed Building Consent, Landlord Approval and Resident Consultation Pack

Supporting Statement - Rev 5

Updated to accompany formal validation drawings CH6-001 to CH6-004

Prepared for discussion with the landlord/freeholder, block management, residents and the Local Planning Authority.

This document is not a construction drawing package or legal advice. It should be read alongside the formal application drawings listed below.

1. Executive summary

This report explains the proposed internal alterations to Apartment 6, Century House, and sets out the planning, listed-building, lease and resident-facing rationale for the works.

The proposals are deliberately limited to internal, non-structural alterations to modern lightweight partitioning and flat-only service areas. No external alterations are proposed. No works are proposed to the main stair, principal elevations, roof, windows, main structure or shared/landlord-maintained service installations.

The proposals seek to:

- return the main rear living/kitchen/dining space closer to its earlier full-room format by removing a later lightweight partition;
- reinstate a small utility room within the existing kitchen/bathroom service core;
- add a small self-contained cloakroom/WC within the same service core;
- retain the existing family bathroom and en-suite;
- modestly widen the existing dressing-room/cupboard area to create a small single bedroom/study;
- reuse existing non-original metric internal doors, door linings, surrounds and associated joinery where practical;
- make good any affected modern decorative cornice using matching plaster mouldings taken from the existing profile;
- use like-for-like materials and finishes where modern partitions or decorative finishes are dismantled and reinstated.

The key resident-facing commitment is that all works will be pursued properly: Listed Building Consent where required, landlord/freeholder consent under the lease, Building Control input where required, and a clear contractor method statement for noise, dust, access and protection of common parts.

2. Formal application drawings submitted

The following standalone drawings accompany this application and should be read together with this report:

Drawing no.	Drawing title
CH6-001	Location Plan
CH6-002	Existing Floor Plan
CH6-003	Proposed Works Plan
CH6-004	Proposed Floor Plan

These drawings supersede any informal layout plans, estate-agent plans or embedded report images for the purposes of validation and assessment.

The additional drawings and images included within the appendices of this report are supporting evidence only. They are included to explain the planning history, conversion evidence and heritage reasoning, and should not be treated as formal scaled application drawings.

3. Drawing evidence - important distinction

The drawing evidence falls into three separate categories and these should not be confused.

Drawing / evidence type	How it is used in this report
Formal application drawings CH6-001 to CH6-004	These are the standalone drawings submitted for validation and assessment. They show the location plan, existing floor plan, proposed works plan and proposed floor plan.
Pre-conversion / existing-condition drawings	These show the building before residential conversion and remedial conversion works. They are used only to understand earlier room volumes and the broad historic/modern fabric context. The relevant second-floor history drawing is undated, so it cannot prove exactly what partitions still existed at the start of the residential conversion or whether some had already been removed during the Mental Health Authority/day-centre use.
Residential conversion floor-plan drawings	These show the intended flat layouts following conversion. These drawings are the relevant evidence for the utility room, because Apartment 6 is shown with a room labelled Ut and the legend defines Ut as Utility Room.
Current/brochure plans and site inspection photographs	These show the current physical arrangement and visible fabric. They are used to assess what exists now: modern metric doors, hollow lightweight partitions, lowered ceilings and conversion-period decorative finishes.

4. Building history and planning background

Century House forms part of 52-54 Endless Street, a Grade II* listed building. The local search confirms that the building is listed and that the interior is protected. The search also records that Listed Building Consent is required for works that affect the character of the building and warns that unauthorised works may be an offence.

The Design Statement submitted with the residential conversion material records that 52 and 54 Endless Street were built as late-18th-century town houses. In the 1980s they came under common ownership and were adapted for office use on the ground, first and second floors, with residential use retained on the top floor. In 1998 the Local Mental Health Authority purchased the properties and used them largely for group therapy and consulting rooms until the operation moved in March 2004.

The planning history includes medical/day-care use, disabled access works, and the later residential conversion into apartments. The local search records planning permission S/2004/2063, approved on 30 November 2004, for demolition of a single-storey rear extension, alterations and conversion of the day centre to form nine independent apartments, garages, parking and garden/roof garden provision. The search also records a linked S106 obligation dated 8 November 2004.

The local search does not reveal an obvious corresponding approved Listed Building Consent for the final 2004 residential conversion permission. Earlier listed-building application S/04/1333 is recorded as withdrawn. This uncertainty is noted, but it does not alter the approach proposed here: the intended works to Apartment 6 will be regularised through the appropriate Listed Building Consent and landlord approval process before any works commence.

5. Existing lease and management position

The lease demises Apartment 6 on the second floor together with the garage area. The parking space in front of the garage is not part of the demised title but is held under an exclusive right of use.

The lease defines the main structure and shared services/common parts as landlord-maintained property. Non-structural internal walls, internal plaster surfaces and service installations used solely for Apartment 6 are within the demised premises, subject to the lease covenants and consent requirements.

The lease requires landlord consent for alterations to the plan, design or elevation of the demised premises and does not permit structural alterations. The proposals in this report are framed accordingly: no structural works are proposed, no shared service installations are to be altered, and landlord consent will be sought before works proceed.

The block manager has confirmed that no further as-built drawings, service plans or drainage/waste system drawings are available. Other occupier information also suggests that some apartments differ from the original application drawings and that no complete as-built drawings are held. The application therefore relies on the available planning documents, current measured survey/site inspection, and a careful opening-up/checking process before works commence.

6. Proposed works

Area	Proposal
Main rear living/kitchen/dining space	Remove the later lightweight partition between the kitchen and living area to return the principal rear room closer to its earlier full-room format shown in the pre-conversion/existing-condition evidence.
Utility room	Create/reinstate a small utility room within the existing service core. This is supported by the residential conversion floor plan showing Apartment 6 with Ut / Utility Room.
Additional WC/cloakroom	Add a small self-contained WC within the same bathroom/kitchen service zone, retaining the existing family bathroom and en-suite.
Dressing-room/cupboard to single bedroom/study	Modestly widen the existing dressing-room/cupboard area to form a small single bedroom/study. The affected partitions have been inspected and are hollow lightweight construction.
Internal doors, linings and surrounds	Reuse existing metric non-original doors, linings and surrounds where practical. No original internal doors are proposed to be removed.
Skirtings, architraves and decorative joinery	Carefully remove, store and reuse existing modern/conversion-period joinery where practicable. Where new sections are required, they will be matched to the existing profile and finish.
Ceilings and cornices	Retain lowered ceilings unless required for investigation/service access. Make good affected decorative cornices using matching plaster mouldings taken from the existing profile.

7. Materials and finish approach

The proposed works will follow a conservative, like-for-like material approach.

Where existing modern partitions, linings, surrounds, skirtings, architraves or decorative elements are dismantled, the intention is to carefully remove and reuse them where practical. Existing metric internal doors and surrounds will be retained and reused where possible.

Where replacement material is required, it will be selected to match the material, profile, dimension and finish of the existing modern conversion-period fabric. This includes:

- lightweight stud partition construction to match the type of modern internal partitions being altered;
- plasterboard/plaster finish to match adjoining wall surfaces;
- reused existing internal doors, frames, linings and architraves where practical;
- matching replacement architrave or skirting profiles only where existing sections cannot be reused;
- making good affected cornice using plaster mouldings matched to the existing profile;
- decoration to match the existing internal finish.

The works are not intended to introduce contrasting modern details into sensitive historic areas. The aim is for the completed alterations to read as part of the existing conversion-layer interior, while avoiding identified historic fabric.

If unexpected historic fabric is found during opening-up, works in that area will stop and the design will be reviewed before proceeding.

8. Main rear space - return to earlier full-room format

The proposal to open the kitchen/living area is not presented as an arbitrary open-plan modernisation. It is presented as a return of the main rear space closer to the earlier full-room format indicated by the pre-conversion/existing-condition material.

The current kitchen/living partition appears to be a later lightweight division. Site inspection indicates that the partition interacts with the window/cill zone in a way that would not be characteristic of an original Georgian or primary historic wall. The partition also forms part of the modern conversion-layer interior, with lowered ceilings, modern services and non-original joinery. No structural works are proposed.

9. Utility reinstatement and additional WC

The utility room proposal is based on the residential conversion floor-plan evidence, not the pre-conversion drawing. The residential conversion drawing for the flat layouts shows Apartment 6 on the second floor with a room marked Ut, and the legend defines Ut as Utility Room. The current layout no longer contains a separate utility room.

The proposal therefore reinstates a small utility function within the existing kitchen/bathroom service core, rather than introducing an unrelated new use.

The new WC/cloakroom is also placed within that service core. This keeps plumbing, waste, ventilation and service routes within the least sensitive and already serviced part of the flat. The existing family bathroom and en-suite are retained.

10. Dressing-room/cupboard widening

The proposed single bedroom/study is created by a modest widening of the existing dressing-room/cupboard space. The existing internal width is approximately 1.4 m. The proposed final width is approximately 2.15 m, subject to measured survey and detailed design.

Item	Dimension / explanation
Existing approximate internal width	1,400 mm
Gain from slimmer partition construction	Approx. 100 mm, by replacing deeper existing partition build-up with approx. 75 mm construction: 50 mm stud plus 2 x 12.5 mm plasterboard
Move partition towards en-suite bedroom side	Approx. 300 mm
Move partition towards Bedroom 2 side	Approx. 350 mm
Total approximate width gain	750 mm
Proposed approximate final width	2,150 mm

The existing partitions on either side of the dressing-room/cupboard have been inspected and tap-tested and are hollow lightweight partitions. The internal doors are metric-sized and non-original. Accordingly, the proposed works appear to affect modern conversion-period or later fabric rather than surviving historic wall fabric.

Some undated pre-conversion material appears to show wall lines in the broader bedroom/dressing-room area. Because that drawing is undated, there is no way of knowing from the drawing alone whether those walls remained in place at the start of the residential conversion or had already been removed during the earlier Mental Health Authority/day-centre use. The current physical evidence is therefore important: the present partitions are hollow lightweight partitions and not historic masonry or original Georgian partitions.

As a safeguard, localised opening-up or borescope inspection will be undertaken before works commence. If unexpected historic fabric is discovered, the layout will be reviewed and adapted. A fall-back option would be to enlarge only around the existing door-opening areas into each bedroom, rather than disturbing any surviving historic wall line.

11. Site inspection findings

Element	Inspection finding
Internal doors	Metric-sized modern doors with modern ironmongery; not original historic joinery.
Dressing-room partitions	Hollow lightweight construction; not historic masonry and not visually/physically consistent with original walls.
Ceilings	Significantly lowered throughout the apartment, approximately 2.3 m and broadly aligned with window-head height, indicating a modern plasterboard ceiling system and likely void above.
Cornices	Decorative period-style mouldings associated with the lowered ceiling and likely modern reproduction/conversion-period work rather than original Georgian cornice.
Kitchen/living partition	Appears to be later lightweight partitioning, including construction at/around the window-cill zone.

Visible historic joinery	The only clearly visible historic joinery identified appears to be the upper door frame/surround to the entrance door from the main stair. No works are proposed to this feature.
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On the next site visit, the ceiling void depth will be measured through an existing downlight aperture. This will be recorded photographically and added to the application evidence if useful.

12. Heritage impact assessment

The proposed works are considered to have low heritage impact because they affect visible modern conversion-layer fabric and avoid identified historic features. The most significant parts of the building - the external elevations, roof, main stair, historic entrance surround, main structure, common parts and principal historic fabric - are not proposed to be altered.

- No external works are proposed.
- No structural works are proposed.
- No works are proposed to the main stair or entrance-door surround.
- No works are proposed to windows, roof, elevations or shared common parts.
- The utility reinstatement is supported by the residential conversion floor-plan evidence.
- The main rear room proposal is supported by pre-conversion/existing-condition evidence showing the earlier larger room volume, with the caveat that the drawing is undated.
- The dressing-room partitions and internal doors have been inspected and are modern/non-original.
- Existing doors, linings, surrounds and decorative joinery will be reused where practical.
- New material will match the existing conversion-period material, profile and finish.
- The works will include opening-up safeguards and will adapt if unexpected historic fabric is encountered.

13. Resident reassurance and working method

This section is included to reassure neighbours and residents that the works are intended to be properly consented, controlled and respectful of the building and its occupants.

- Listed Building Consent will be sought where required before works commence.
- Landlord/freeholder consent will be sought under the lease before works commence.
- Building Control will be consulted where relevant, particularly for drainage, ventilation, fire safety and any partition/service alterations.
- No structural works are proposed; if any wall is later found to be structural, that element will not proceed without specific professional input and consent.
- No shared services or landlord-maintained service installations will be altered.
- A contractor method statement will be prepared covering noise, dust, waste removal, working hours, protection of common parts and resident communication.
- Common parts will be protected during the works and materials/waste will not be stored in shared circulation areas without prior agreement.
- Neighbours will be kept informed before works commence and a single point of contact will be provided.

14. Risk register and mitigation

Risk	Level	Mitigation
Unexpected historic fabric found during opening-up	Low to medium	Undertake localised inspection before works; stop and review design if significant fabric is found.
Landlord consent required	Certain	Submit this report, drawings, photos, scope and method statement with formal consent request.
Listed Building Consent required	Likely	Submit LBC application with heritage statement, formal drawing pack and photo schedule.
Shared service route conflict	Medium	Survey service routes; do not alter landlord-maintained or shared installations.
Neighbour disturbance during works	Medium	Agree working hours, dust/noise control, waste management and resident communications.
No as-built service drawings available	Medium	Use non-invasive investigation and cautious opening-up before works.

15. Checklist before works commence

1. Formal location plan and existing/proposed floor plans have been prepared and submitted as drawings CH6-001 to CH6-004.
2. Listed Building Consent application to be validated and determined by Wiltshire Council.
3. Obtain landlord/freeholder written consent under the lease.
4. Consult Building Control where required.
5. Confirm proposed drainage, soil pipe and extract routes for the new WC and utility.
6. Confirm no shared/landlord-maintained service installations are affected.
7. Measure ceiling void depth through an existing downlight aperture and photograph the result if useful.
8. Undertake cautious localised opening-up or borescope inspection before works.
9. Record any opening-up discoveries and adapt works if unexpected historic fabric is found.
10. Confirm which doors, linings, surrounds, architraves, skirtings and cornice sections can be carefully removed and reused.
11. Confirm any new matching profiles required for plaster cornice, architraves or skirtings.
12. Obtain contractor method statement and resident communication plan.
13. Protect common parts before works commence.
14. Notify neighbours/residents before works commence.

16. Conclusion

The proposed works to Apartment 6 are limited, internal and focused on modern conversion-layer fabric.

The main rear room is proposed to be returned closer to its earlier full-room format; the small utility room is supported by the residential conversion floor-plan evidence; and the additional WC is located within the existing service core. The dressing-room widening is modest and affects hollow lightweight partitions and non-original metric doors.

The only clearly visible historic joinery identified within the flat - the entrance-door upper frame/surround from the main stair - is unaffected.

The proposed material approach is conservation-led and restrained. Existing doors, door linings, surrounds, skirtings, architraves and decorative cornice will be reused where practical. Where new material is required, it will match the material, profile, dimension and finish of the existing conversion-period fabric.

The applicant intends to proceed transparently and properly, obtaining all necessary approvals before works commence and providing reassurance to the landlord, block manager and residents that the building and common parts will be protected.

Appendix A - Drawing evidence

Figure A - Undated pre-conversion / existing-condition second-floor history drawing

This undated drawing is used only to understand earlier room volumes and broad historic/modern fabric indications. Because it is undated, it is not relied upon as proof that the dressing-room partitions survived immediately before the residential conversion. Current inspection evidence indicates that the present dressing-room/cupboard partitions are modern hollow lightweight construction.



Figure B - Residential conversion floor-plan drawing showing Apartment 6 with Ut / Utility Room

This drawing is the relevant residential conversion layout evidence. Apartment 6 is shown on the second floor with a room marked Ut, and the legend defines Ut as Utility Room. This supports reinstating a small utility room within the service core.

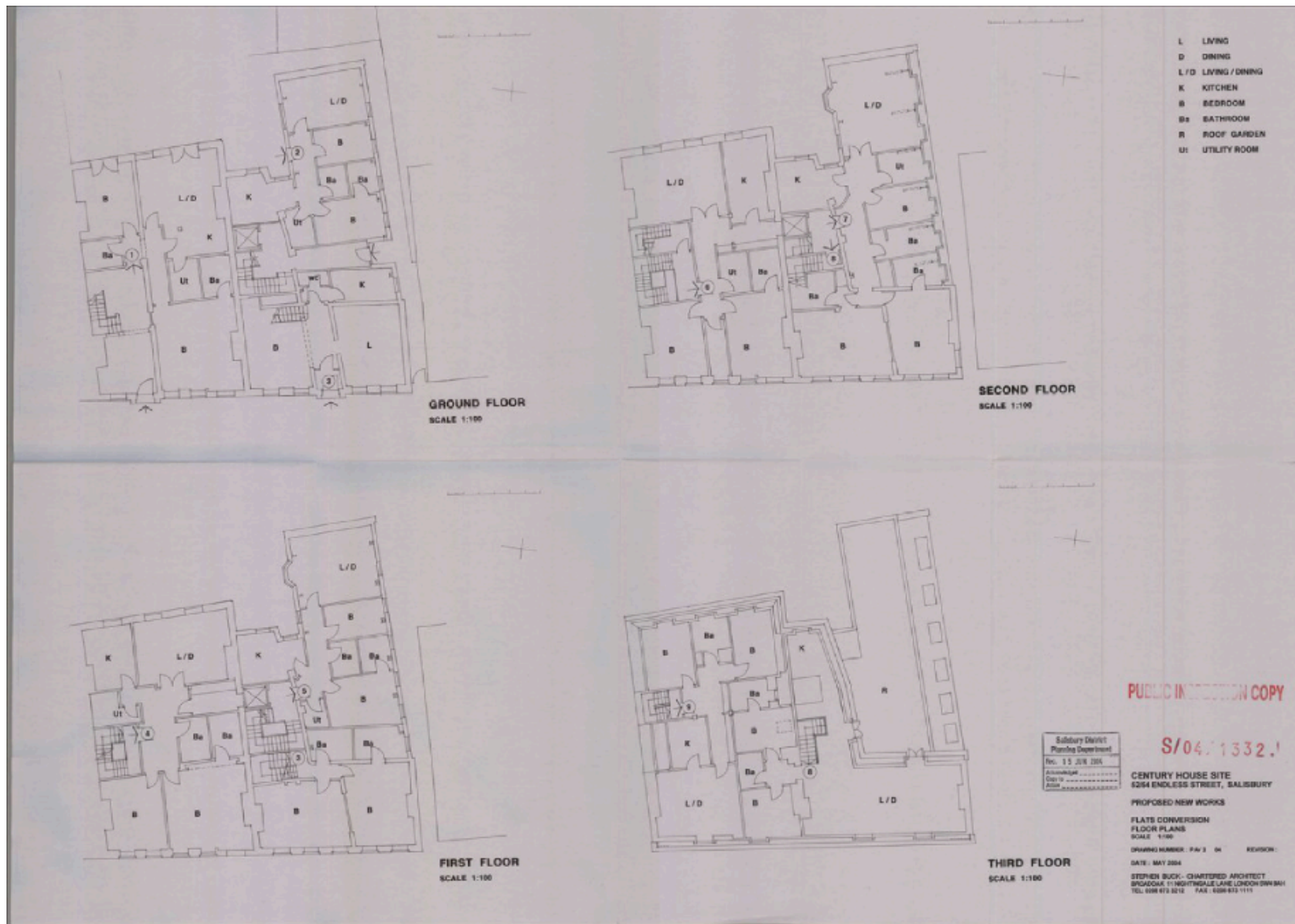
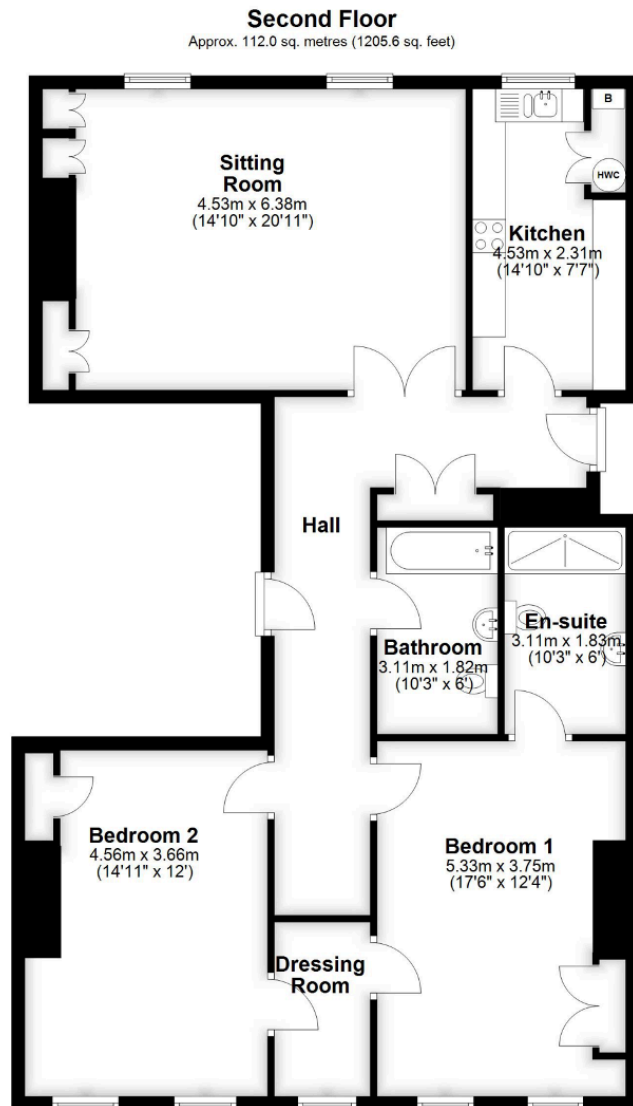


Figure C - Estate-agent / brochure plan

The brochure plan is useful context for the current marketed layout, but should not be relied upon as a measured survey. It shows the current two-bedroom layout and absence of a separate utility room.



Total area: approx. 112.0 sq. metres (1205.6 sq. feet)

Appendix B - Site inspection photographs

Photo 1 - Metric internal door and modern latch/ironmongery

The internal door and ironmongery are modern and metric. This supports the position that the internal doors proposed for reuse are not original historic joinery.



Photo 2 - Dressing-room/cupboard partition junction

Inspection/tap testing indicates hollow lightweight partition construction. This supports the position that the current dressing-room/cupboard partitions are modern conversion-period or later fabric.



Photo 3 - Lowered ceiling aligned with window-head height

The ceiling line sits at approximately window-head height, around 2.3 m, consistent with a lowered plasterboard ceiling rather than original Georgian room proportions.



Photo 4 - Kitchen partition and window-cill relationship

The kitchen/living partition appears to interact with the window/cill zone in a way consistent with later partitioning, rather than original historic room formation.



Photo 5 - Entrance door and upper frame from main stair

This appears to be the only clearly visible historic joinery feature identified within the apartment. No works are proposed to this entrance door surround or the main stair interface.



Photo 6 - Decorative cornice and lowered ceiling detail

The cornice is period-style decorative work associated with the lowered ceiling. Where affected by partition adjustment, it can be carefully removed where required, retained where possible, and made good using matching plaster mouldings taken from the existing profile.



Appendix C - Supporting documents reviewed

Document / evidence	Relevance
CH6-001 Location Plan	Formal location plan submitted for validation and assessment.
CH6-002 Existing Floor Plan	Formal existing floor plan submitted for validation and assessment.
CH6-003 Proposed Works Plan	Formal proposed works plan showing retained, removed and new internal partitions.
CH6-004 Proposed Floor Plan	Formal proposed floor plan submitted for validation and assessment.
Local Authority Search (CON29R + LLC1), 18 May 2026	Confirms Grade II* listing, interior protection, planning history, S/2004/2063 approval, S/04/1333 withdrawn and listed-building obligations.
Official Copy Lease dated 24 July 2006, title WT251428	Confirms leasehold demise, garage inclusion, exclusive parking right and lease consent requirements for alterations.
S/04/1332 and S/04/1333 drawing packs	Show residential conversion sequence, withdrawn application material, floor plans, garage strategy and utility room evidence.
Pre-conversion / existing-condition second-floor history drawing	Undated; used for broad historic/modern fabric and earlier room-volume context only.
Residential conversion floor-plan drawing	Shows Apartment 6 with Ut / Utility Room.
Current site inspection photographs	Show metric doors, hollow partitions, lowered ceilings, modern decorative cornice and retained entrance-door surround.