



**Waterloo House,  
High Street,  
Tisbury,  
Wiltshire  
SP3 6HD**

**Design Access and Heritage  
Statement**

July 2026



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## 1.0 INTRODUCTION

Waterloo House, High Street, Tisbury is an integral part of the group of buildings along the High Street that give character to the small town.

The building is not listed but is a good example of late nineteenth century design within what is the most 'urban' part of the town

The structure is relatively unchanged and apart from some inappropriate 20th century alterations, the building survives more or less in its original form. The front facing the street has been badly treated and this application seeks to improve this element and support the character of the town centre

This application includes improvements to both the commercial and residential elements of the building and extend the property to the rear. The extension has been designed with sensitivity and with respect to the neighbours on both sides.

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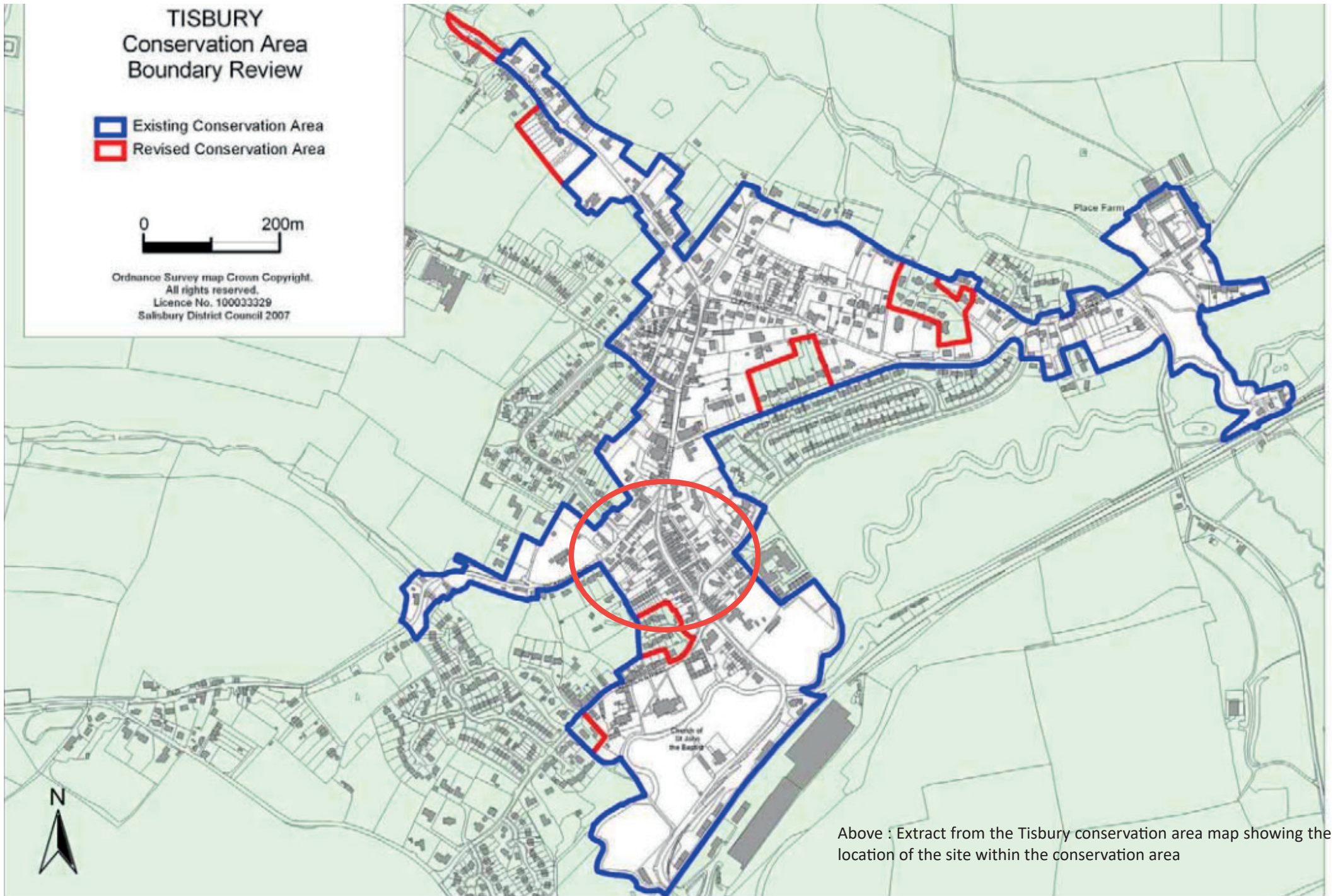
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# TISBURY Conservation Area Boundary Review

- Existing Conservation Area
- Revised Conservation Area

0 200m

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Salisbury District Council 2007



Above : Extract from the Tisbury conservation area map showing the location of the site within the conservation area



Above : Extract from the environment Agency’s interactive flood map showing the location of the site, away from any flood risk areas

## 2.0 PLANNING HISTORY

- No previous applications are listed on the Wiltshire Council planning website

## 3.0 A DESCRIPTION OF THE EXISTING BUILDING

Waterloo House is a relatively unassuming, late 19 century building originally built as one of four shops with flats above. These were originally built in a soft red brick with a contrasting grey brick and carved stone to the architectural details. The group is now all finished in a hard cement render which would prove almost impossible to remove without damaging the soft brick beneath.

The group is built with the roofs set at 90° to the High Street creating a saw tooth profile to the street. The windows were originally simple, 19th century sash windows but these have almost all been replaced with a mix of modern casement and UPVC. The architectural detailing to the window lintels remain.

The ground floor shops are all still in use although the shop fronts have been adapted and changed over the last century. The shop front to Waterloo House is particularly inappropriate and poorly designed.

At the rear, the buildings have been adapted and extended so that each has a different layout and design. Waterloo House has a rear out shot and fire escape serving the flat above. The overall character is utilitarian and unattractive. Where original window openings survive, these have been replaced with modern UPVC glazing.

The steel fire escape does provide additional means escape for the apartment above although the internal layout means that this does not comply with modern safety standards.

In all the building is tired and in a poor condition. There are significant issues with the limited means of escape, damp penetration and energy consumption. The building has little or no thermal insulation and the external walls are particularly thin to the upper floor levels.

## 4.0 ARCHITECTURAL AND HISTORIC SIGNIFICANCE

5.1 Although the building is not listed it lies within the Cranborne Chase and West Wiltshire Downs AONB. An historic landscape characterisation was completed in August 2008 and the Conservation Area Appraisal in 2009. This Conservation area designation allows for strengthened planning controls, gives protection to trees, and provides control over the demolition of unlisted buildings.

The relevant key characteristics of the Tisbury Conservation Area, identified in the 2009 document are:

- A vibrant and dynamic commercial core which manages to retain important elements of historic fabric such as historic shop fronts;
- Some very important individual buildings and groups of unlisted buildings which make positive contributions towards the character and appearance of the conservation area;
- A narrow palette of traditional materials; stone, brick, clay tile, natural slate and thatch
- A limited degree of loss of historic windows and doors;

### Policies/Legislation:

The local planning authority is required by the legislation to periodically review their existing conservation areas. An appraisal of each area is therefore required in order to identify the particular attributes that make each conservation area special. Guidance is provided to the local authority in carrying out this task in the English Heritage publication Guidance on Conservation Area Appraisals and its companion document Guidance on the Management of Conservation Areas, both published in August 2005.

There is also guidance from central government in Planning Policy Guidance Note 15: Planning and the Historic Environment (1994), which advises that the local authority should formulate and publish proposals for the preservation and enhancement of its conservation areas. This is achieved by producing management plans for each conservation area.

Salisbury District Council has encapsulated the broad principles of the government guidance in its existing local plan policies (policies CN8-CN17). Planning applications that affect the character of the conservation area should be considered on their individual merits, in the light of the local plan policies, and taking into account all other material considerations.

The Conservation Area Appraisal highlights the individual area of the town to describe the individual history and character of each. The High Street is described as follows -

*“Scale varies within the character area. There are older two storey houses, The Boot Public*

## 11 High Street, Tisbury, SP3 6HD

House and two converted chapels. The scale still remains modest and not imposing. This is juxtaposed, however, with the bookend effect of three-storey town houses with shops to the top and towards the bottom section of this part of the High Street. Buildings are set hard on to the roadside or slightly back on a raised pavement. This creates a strong positive sense of enclosure with the townscape, punctuated and enlivened by projecting bays, strong gables, raised stone pavements and low boundary walls (figure 7).

- The Boot Inn and houses to the north and south form a significant group of listed buildings. The use of stone and the strong building line links these buildings. As the High Street meets The Cross, the curving façade of the terrace of houses and shops makes a very attractive group accentuated by their added height and survival of historic shop fronts. Towards the lower part of the High Street, the distinctive group of brick-built former shops and houses, with quoins and projecting bays, also forms a strong group in the streetscape. Further south, the grouping (straddling the road) of the 1901 Methodist church and village hall with the medieval Gaston Manor to the south, define this junction.

- Material use is varied with Victorian brick making a clear presence in the built form. However, stone is predominant, and where used, is well-dressed local stone. This is particularly well presented in the group fronting The Cross. This has produced some very well-detailed and crisp looking facades. There is a marked use of rubblestone (which is not so well-coursed) for side and rear elevations, some of which are very prominent in the streetscene - The Boot Inn for example (figure 8). Roofs are a pleasing mix of clay tile, natural Welsh slate and thatch (combed wheat reed)."

Waterloo House is one of the "book end " nineteenth century buildings mentioned above. The original brick is now rendered and the original sash windows and shop front are all gone. This application aims to rectify this



Above: Extract from the OS Wiltshire sheet LXIV.15 Published in 1923

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SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE COM REGULATIONS 2007 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONSTRUCTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING.



EXISTING FRONT ELEVATION

0 0.5 1 2 3  
SCALE IN METRES @ 1:50

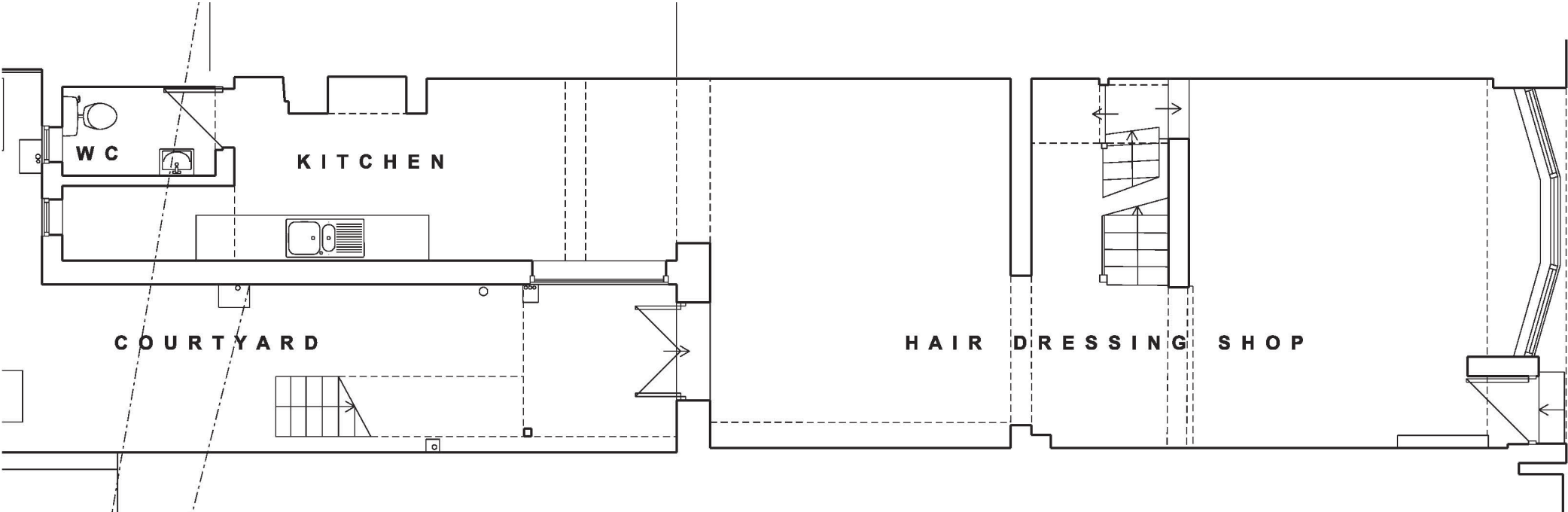


EXISTING REAR ELEVATION

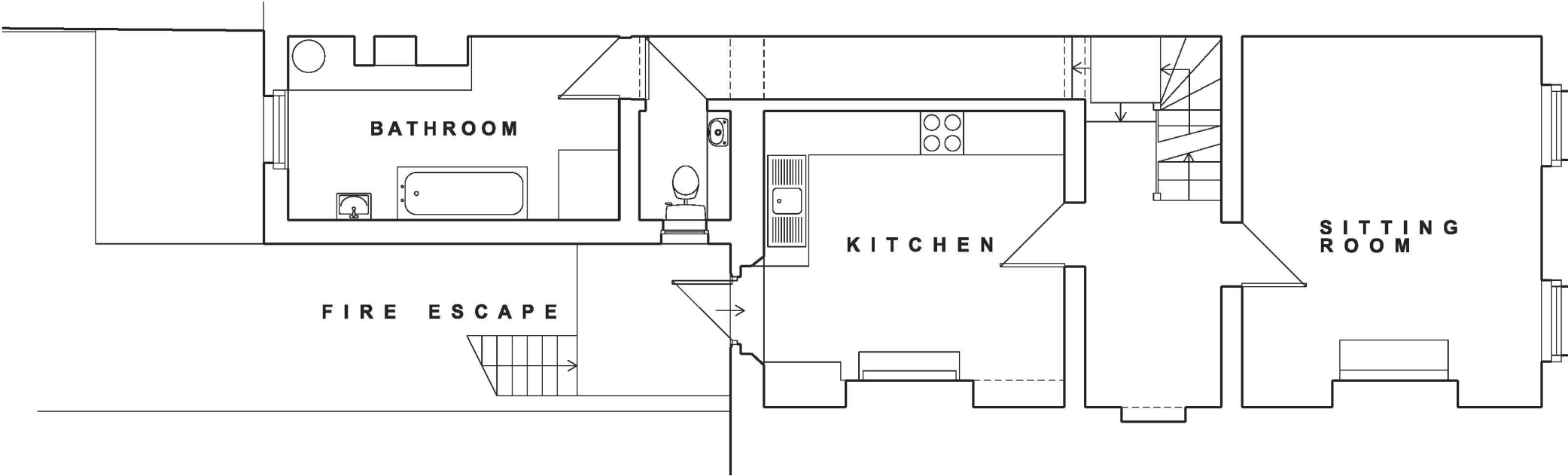
Above : existing elevations

| DRAWING TITLE                      |              |             |               |                 |          |        |               |          |        |
|------------------------------------|--------------|-------------|---------------|-----------------|----------|--------|---------------|----------|--------|
| EXISTING FRONT AND REAR ELEVATIONS |              |             |               |                 |          |        |               |          |        |
| STATUS                             |              |             |               |                 | PLANNING |        |               |          |        |
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| 05.02.2025                         | HW           | HW          | 1:100         |                 |          |        |               |          |        |
| PROJECT NUMBER                     | UNIT / BLOCK | CL/SPD CODE | TYPE & NUMBER | REVISION LETTER |          |        |               |          |        |
| 1072                               |              |             |               |                 |          |        |               |          |        |
|                                    |              |             |               | 1001            |          |        |               |          |        |

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Existing ground floor plan



Existing first floor plan



This page : The building from the rear



This page : The building from the High Street. Waterloo House is the second from the right

## 5.0 A DESCRIPTION OF THE PROPOSALS

The proposed works at Waterloo House include a refurbishment of the ground floor shop from it's current use as a hairdressing salon to a photographic gallery. At present the existing staircase terminates in the middle of the shop which causes significant issues with security and means to escape from the flat above. The new proposals include a new staircase and new side door serving the apartment above. The shop front is to be rebuilt to a more appropriate design reflecting the age and history of the building. Above the existing inappropriate modern glazing is to be replaced by finally detailed sash windows incorporating slimline double glazed units with narrow profile glazing bars. This will reinstate the nineteenth century character of the building.

To the rear proposal include the extension of both the gallery/shop and the apartment above with an improved rear access from the garden to the living accommodation. In contrast to the front this private rear side has been designed in a more contemporary manner with larger areas of glazing. The design has been carried out to avoid any issues with privacy to the surrounding properties.

## 6.0 SUMMARY

The proposal outlined in this report and included in the application documents form a sensitive and comprehensive refurbishment and extension to the existing building. The alterations to the High Street elevation have been proposed out with the aim of reinstating its nineteenth century proportions and character. The shop front design would be a significant improvement to the High Street itself.

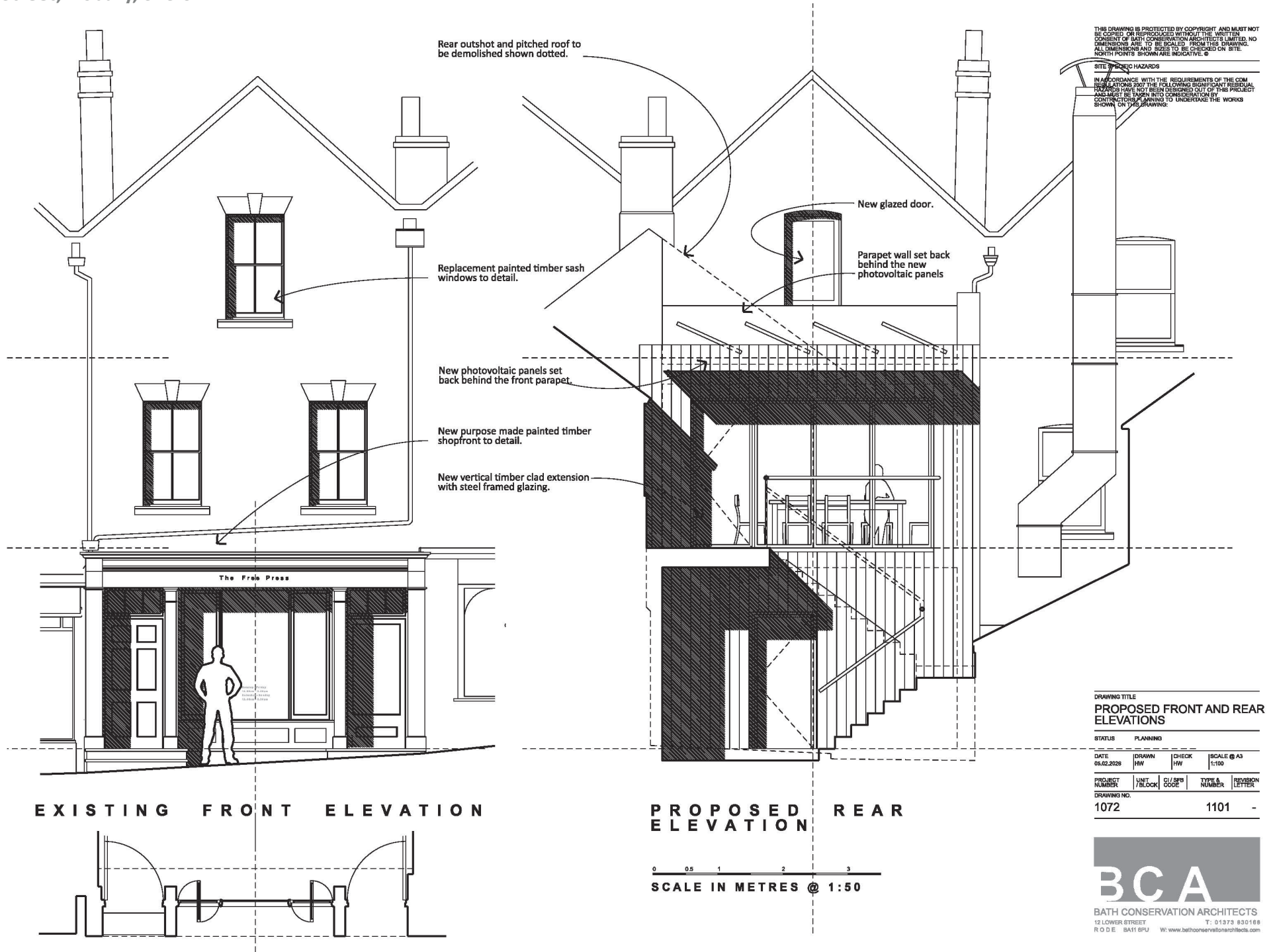
The alterations and extension to the rear form a significant improvement to the upper floors of the building providing a new access to the long, rear garden and create an attractive home to live in. This has all been designed with a level of sensitivity and subtlety and with great respect to the surrounding buildings, privacy and views, etc. The scheme supports the aim that apartments and flats above commercial premises in the centre of the town continue to be used as residential space and so encourage activity and vibrancy within the town centre.

The application seeks to enhance the character of this corner of the conservation area and provide an attractive place to live and work

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SITE SPECIFIC HAZARDS

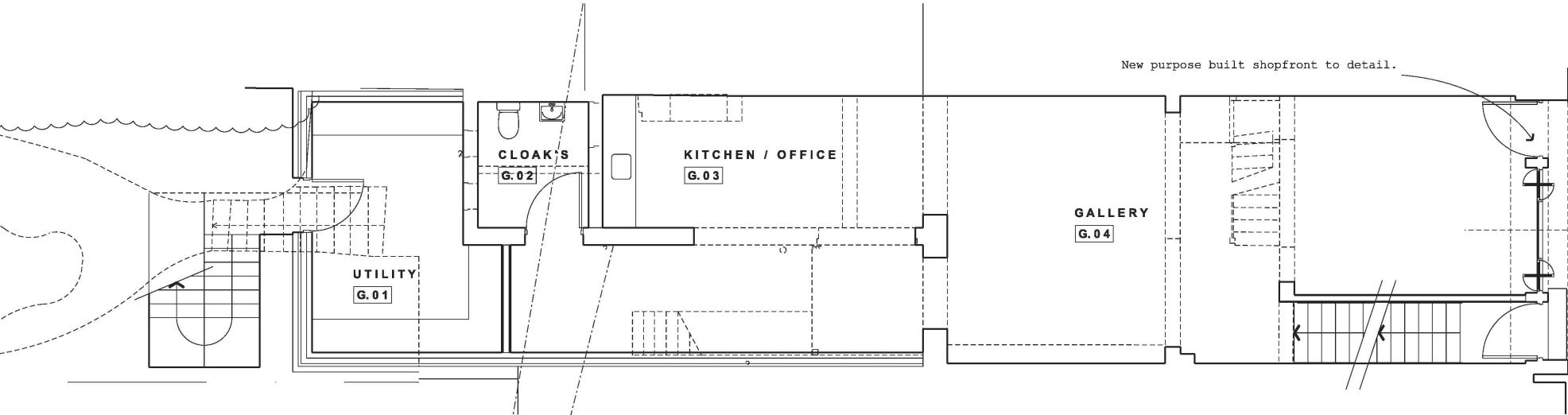
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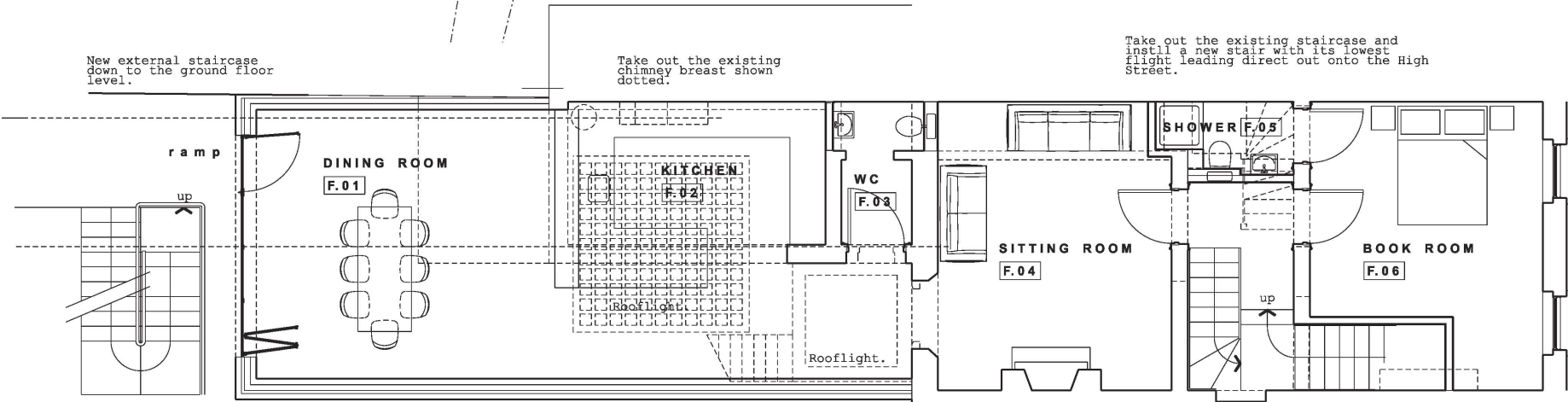
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**PROPOSED FRONT AND REAR ELEVATIONS**

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| 05.02.2020     | HW           | HW            | 1:100         |
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| 1072           |              |               | 1101 -        |

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PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

0 0.5 1 2 3  
SCALE IN METRES @ 1:50

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1104

**DRAWING TITLE**

PROPOSED GROUND AND FIRST FLOOR LAYOUTS

**DATE** 15/12/18

**DESIGNER** JAW

**CHECKER** JAW

**SCALE** @ 1:50

**PROJECT** 1104

**1072**

**1104**

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