

HERITAGE IMPACT ASSESSMENT

In respect of:

**AMENDMENTS TO APPROVED LAYOUT FOR RESIDENTIAL UNITS;
PROPOSED SERVICES, STRUCTURAL REMEDIAL WORKS, FIRE
SUPPRESSION SYSTEM AND INSTALLATION OF AN AUTOMATIC
OPENING VENT FOR APPROVED RESIDENTIAL UNITS**

At:

CHURCH HOUSE, CRANE STREET, SALISBURY, SP1 2QB

On behalf of:

CLYDESDALE GROUP

Date:

JUNE 2026



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1.0 Introduction

- 1.1 Church House is a Grade I listed building of exceptional architectural and historic interest. Its significance derives in part from its well-preserved 15th-century hall house, as well as from the evidence it provides of the building's evolution over several centuries, from domestic occupation to use as a workhouse and, more recently, as offices for the Salisbury Diocese.
- 1.2 Planning permission and listed building consent were previously granted for the change of use of the offices at Church House to 7 residential units with the existing 4 residential units within the southern range of the complex being retained (references PL/2024/11636 & PL/2025/00276). A Lawful Development Certificate was issued for the established use of Flats 1A, 1B and 2 within the southern range in March 2024 (reference PL/2024/00580).
- 1.3 This report accompanies applications for amendments to the layout for the approved residential units and for proposed services, structural remedial works, fire suppression system and installation of an automatic opening vent for the units. It supplements the drawings submitted with the applications by Radley House Partnership and the supporting technical information from AWA Associates structural engineers and MSAFEFIRE Ltd fire engineers.
- 1.4 The report describes the impact of the proposals on the heritage assets and their settings to fulfil the requirements of the National Planning Policy Framework (NPPF, revised December 2024), and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.5 A Heritage Assessment (AKA a statement of significance) was produced for the site in November 2012 (updated March 2024), and this was used to inform the application proposals. That document should be read in conjunction with the current report.
- 1.6 A pre-application site meeting was undertaken with the conservation officer, Andrew Minting on 30 April 2026 to discuss the position and appearance of the proposed services for the flats (i.e., mechanical ventilation, flues and soil vent pipes) and the proposed changes to the approved layout. The current submission has taken account of the feedback provided at that meeting.
- 1.7 For the purposes of the planning submissions the site has been described in the following manner¹:

¹ See the submitted plans from Radley House Partnership.

- Tudor House – The part of the northern range to the west of the gate
- Gate House - The former porter's lodge, part of the northern range to the west of the gate
- River House – The western range
- South Block Ground Floor – The southern range, main block
- South Block Corner Flat – South-west corner of the southern range
- South New Build – Addition to the east of South Block
- Boat House – The single-storey building to the south-west of the main block.

2.0 Summary of Significance

- 2.1 The Heritage Assessment for the site explains that, as a Grade I listed building, Church House falls within the top 2.5% of listed buildings nationally and is therefore a heritage asset of exceptional significance.
- 2.2 The building comprises a good assemblage of historic buildings in a U-plan including the rare survival of a 15th century hall house within the complex's north range; as such, it is of exceptional significance for the historic, aesthetic, communal and evidential values it embodies, primarily deriving from its age, the survival of original features and historic associations.
- 2.3 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.
- 2.4 The North Range (AKA Tudor House and Gate House) is the most significant part of Church House because of its early date (15th century) and for the rare survival of features. It is described by Pevsner as '*the sensational part of the house*'². The long, two-storey element is constructed in Chilmark stone, has stone tracery and incorporates a four-centred arched entrance, creating an impressive street frontage. The medieval collar beam roof, wind-braces and timber-frame joinery survive within the open hall. Although the solar undercroft has been heavily subdivided for office use, the original plan form of the open hall and the solar remains legible.
- 2.5 The significance of the West Range (AKA River House) derives mainly from its historical value and its picturesque external appearance, particularly the west side, facing the river; however, it is much altered for office use and as the RCHME remarks in its volume for Salisbury³, retains few noteworthy features. The west elevation of the range 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 substantial rebuilding and refacing in the late 19th century.
- 2.6 The single-storey extension to the west of the West Range (AKA the Boat House) is a recent structure and not of special interest. It sits quietly within the southern end of

² Pevsner, N., *The Buildings of England: Wiltshire* (Penguin, London, 1975).

³ Royal Commission on Historical Monuments (England), *Ancient and Historical Monuments in the City of Salisbury Volume 1* (HMSO, 1980).

the riverside garden, is of muted appearance and is subservient in scale and detail to the main building.

- 2.7 The southern range (AKA South Block) comprises the 1728 rebuilding of a 17th century workhouse. From 1881, the 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 were made to the first floor with partitions added and removed and changes made to door openings. The South Block is of significance for its age, historical function and appearance, deriving mainly from the exterior, with the interior having been successively adapted to reflect the various changes of use, most notably as offices at the ground floor and flats within the first and second floors in 1969.

3.0 Policy

Primary Legislation

- 3.1 A statutory duty exists under section 16(2) 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 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.
- 3.2 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.

National Planning Policy

- 3.3 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 3.4 Paragraph 212 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.
- 3.5 Paragraph 214 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.
- 3.6 Paragraph 215 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.

- 3.7 Paragraph 219 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.

Development Plan Policy

- 3.8 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

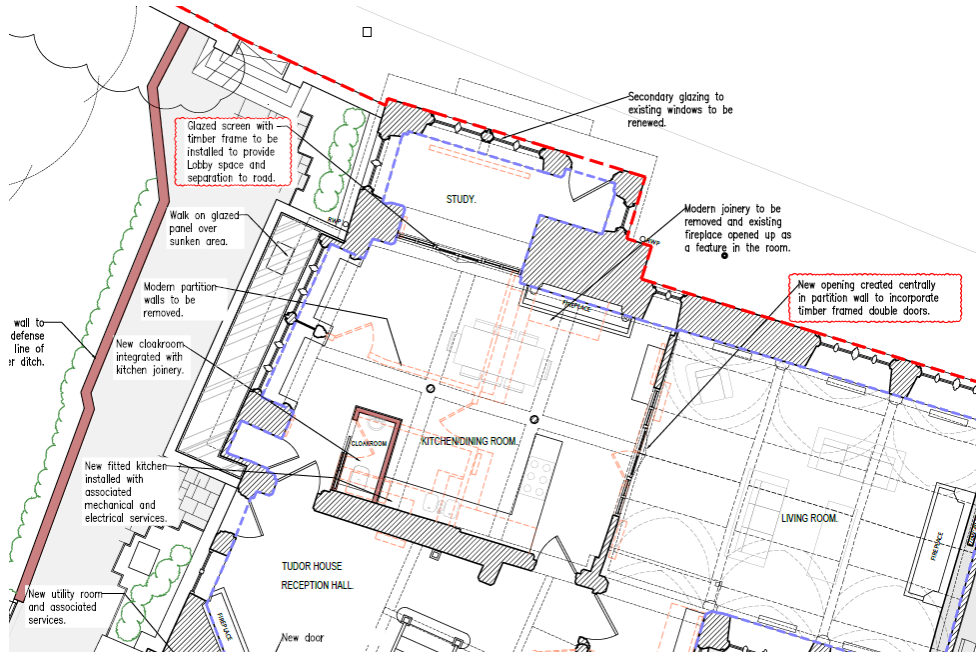
Best Practice Guidance

- 3.9 It is advisable that proposals for repair, restoration and alteration of heritage assets follow the guidance within the *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a '*reasonable and proportionate approach to owners' needs is therefore essential*'.
- 3.10 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.
- 3.11 HEAN2 also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.

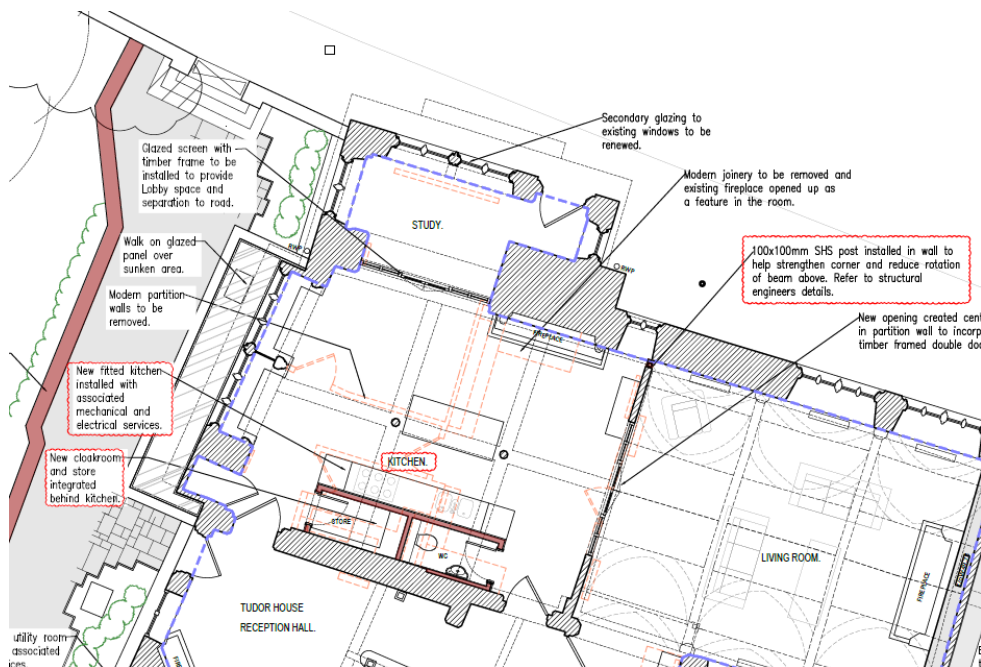
4.0 Proposals & Heritage Impact Assessment

Tudor House - Amended Layout

- 4.1 PROPOSAL: Alteration to the proposed layout for the kitchen, cloakroom and store. The proposed insertion would be narrow and linear along the back wall.



Tudor House - Approved ground floor



Tudor House – Currently proposed ground floor

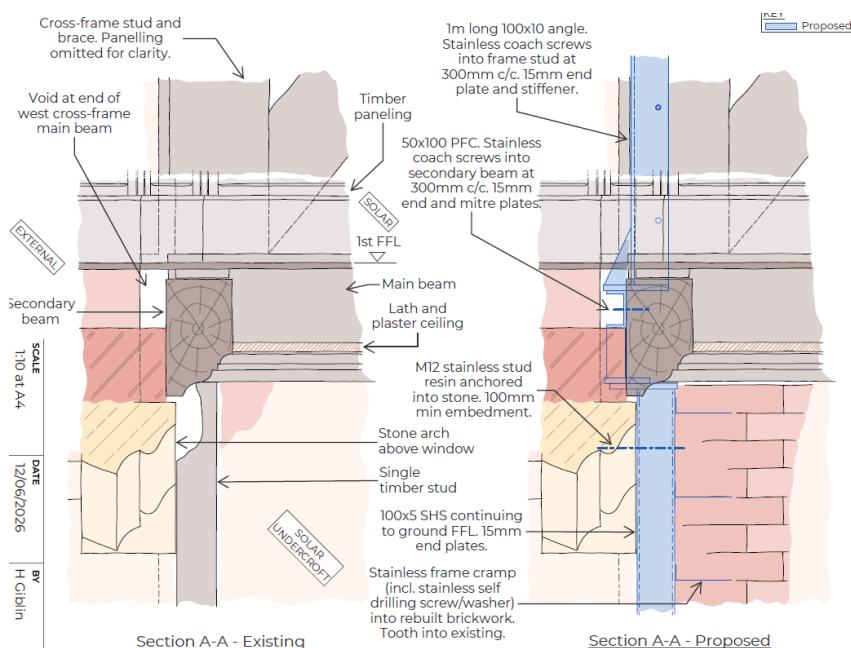
- 4.2 IMPACT: The proposed cloakroom and store would sit more comfortably along the rear wall and provide greater legibility of the original space.

Tudor House – Structural Works

- 4.3 PROPOSAL: As the technical note from AWA Engineers explains (report 15 June 2026), the beam at the base of the cross-frame at the western end of the hall has rotated significantly at the northern end where it meets the front wall, the likely caused by the insertion of the partition below the beam. A steel frame is proposed to relieve the demand on the beam, provide rotational restraint and resist lateral movement.



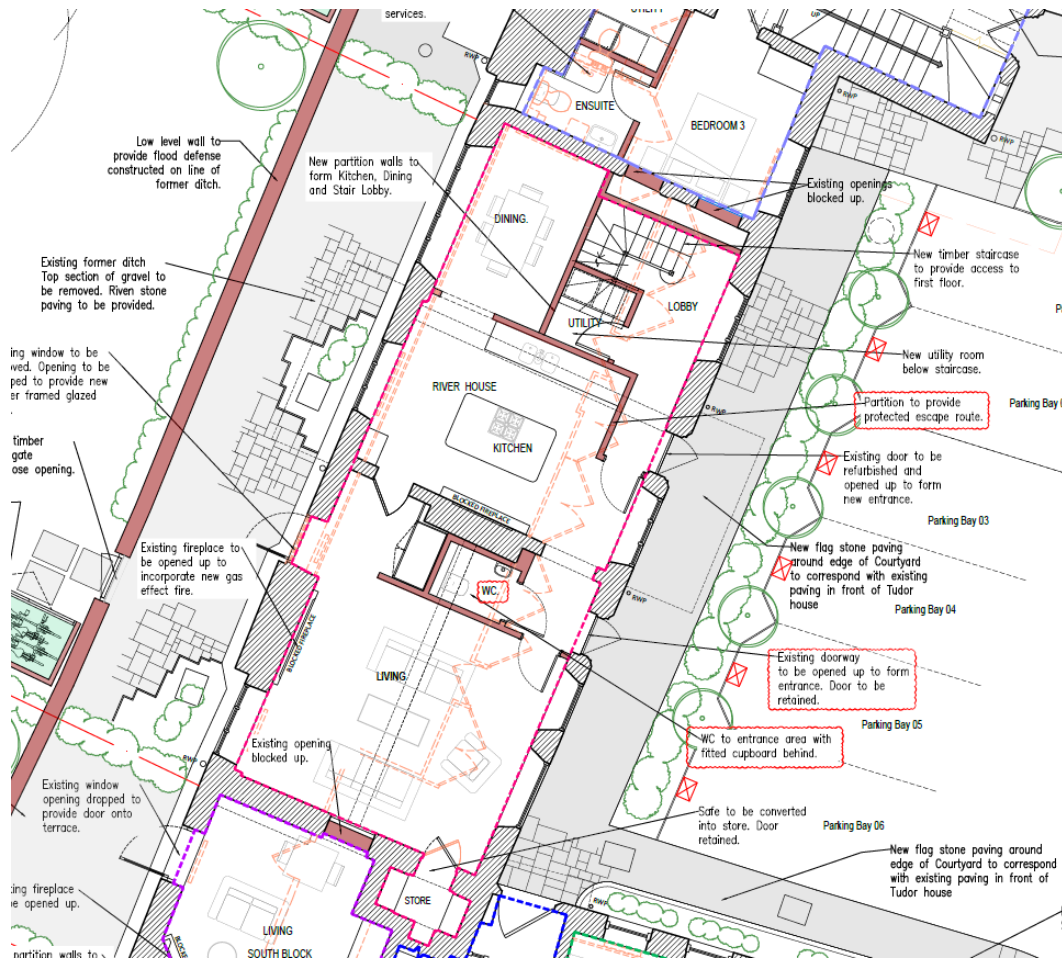
West wall of hall – position where structural is evident highlighted



Extract from AWA Engineers report showing the proposal for the insertion of structural supports (coloured blue in the right-hand drawing)

4.5 PROPOSAL: Minor changes are proposed to the approved layout of River House. A new partition wall would provide a protected escape route. The two currently blocked doors on the east elevation are to be reopened and used as entrance doors. The layout of the proposed guest WC and cupboard is to be altered. At first floor, a ceiling hatch is to be provided outside Bedrooms 3 and 4 for maintenance access to the attic, and a boiler cupboard is to be fitted. A lowered (flat) ceiling is to be inserted within the first-floor bathrooms at a height of c2.4m, with ceiling and fixings below the timber wall plate and above the window head. Reconstruction of the existing plasterboard office partitions on the first floor to meet fire and acoustic regulations, with the new partitions in the same position as the existing ones.





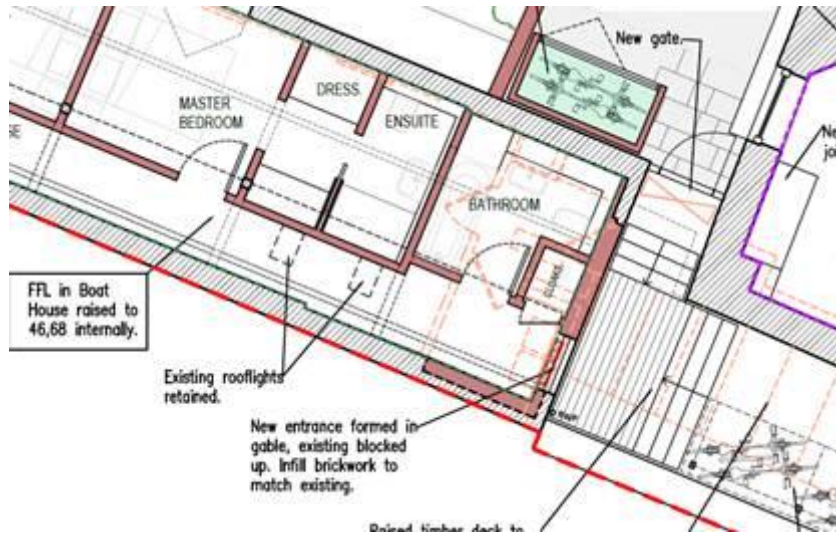
River House – Currently proposed ground floor

- 4.6 IMPACT: No loss of historic plan form. Improved legibility from the restoration of the blocked doorways onto the courtyard. No harm internally from the insertion of the lowered ceilings – minimal and light-touch fixing, no disruption to historic features; benefits from more comfortable bathroom space, enables service runs and provides additional useful storage (NB the principal habitable rooms on the first floor would be open to the underside of the roof to enable a general appreciation of the historic height and proportions. Like-for-like replacement of modern stud partitions to meet the fire and acoustic regulations.

Boat House – Alteration to Steps/Deck Area, Proposed Rooflight & Window

- 4.7 PROPOSAL: In the consented scheme the stepped entrance to the Boat House was taken full width across the rear passage. It is currently proposed for the size of the steps and timber deck up to the Boat House to be reduced to enable level access with the rear garden area. The position of the bike store would consequently need to be adjusted slightly. A small window has also been introduced on the Boat House front elevation (to the Bathroom). An additional rooflight is proposed on the

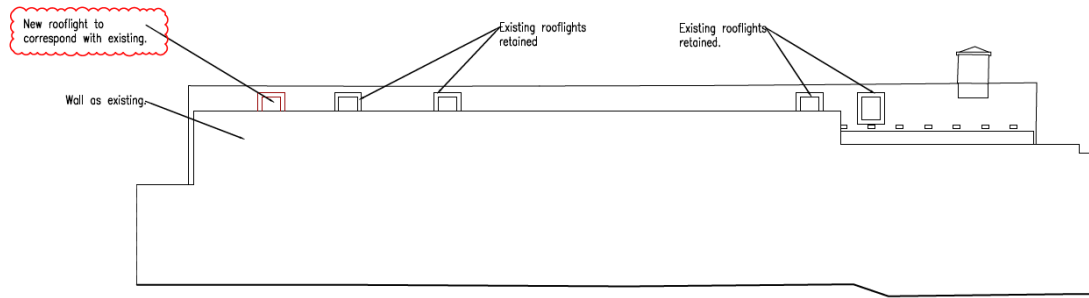
southern roof slope (see images below). Minor structural changes are proposed affecting the internal layout of the building.



Boat House – Approved layout at eastern end



Boat House – Currently proposed layout with raised timber deck and steps, and a new bathroom window

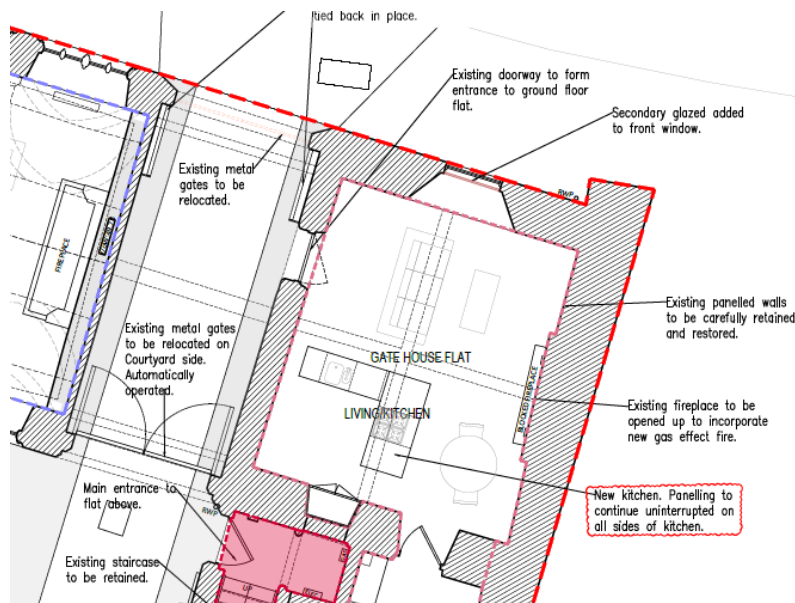


Boat House – Currently proposed east elevation showing additional rooflight

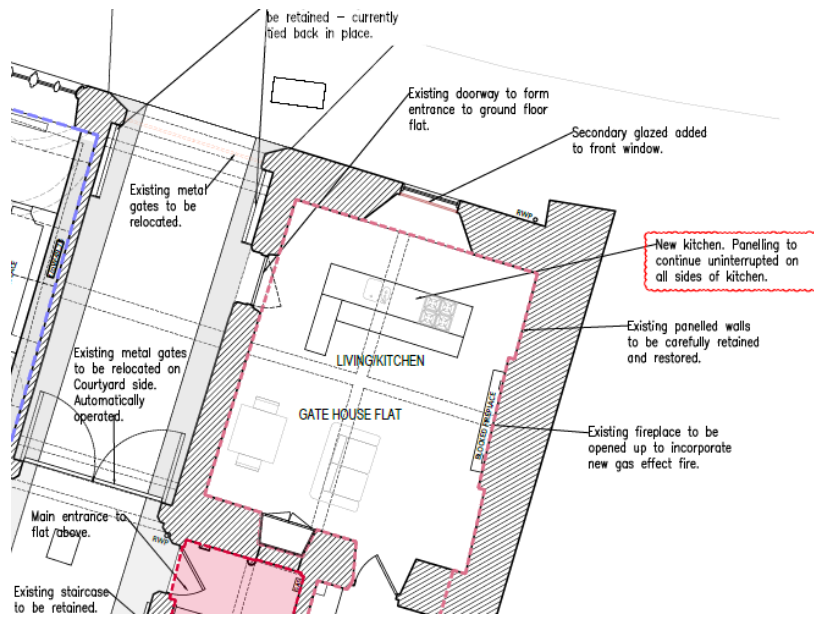
- 4.8 IMPACT: The proposals would be sympathetic to the building and its setting. There would be a negligible impact from the proposed amendments to the Boat House and entrance area. The rooflight would be in a concealed location. The interior is not of special interest therefore no harm from alterations to the internal walls.

Gate House - Amended Layout

- 4.9 PROPOSAL: The position of the proposed freestanding kitchen unit is to be adjusted so that it is positioned nearer the window.



Gate House - Approved ground floor

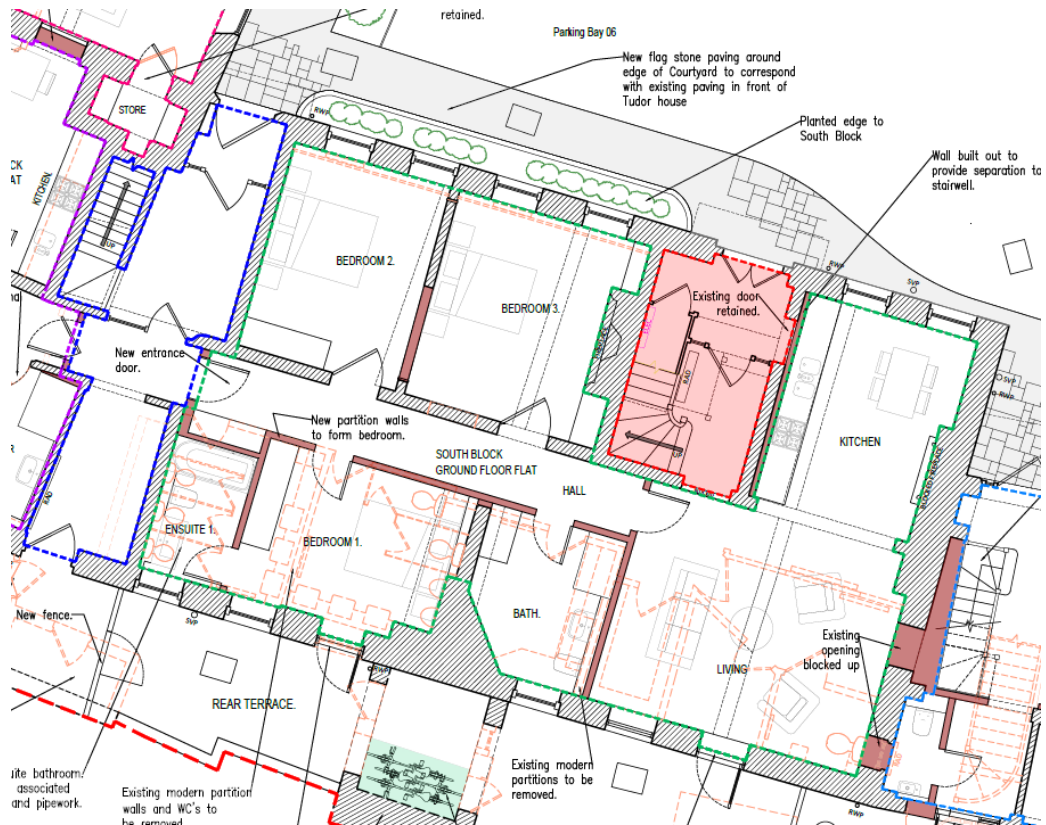


Gate House – Currently proposed ground floor

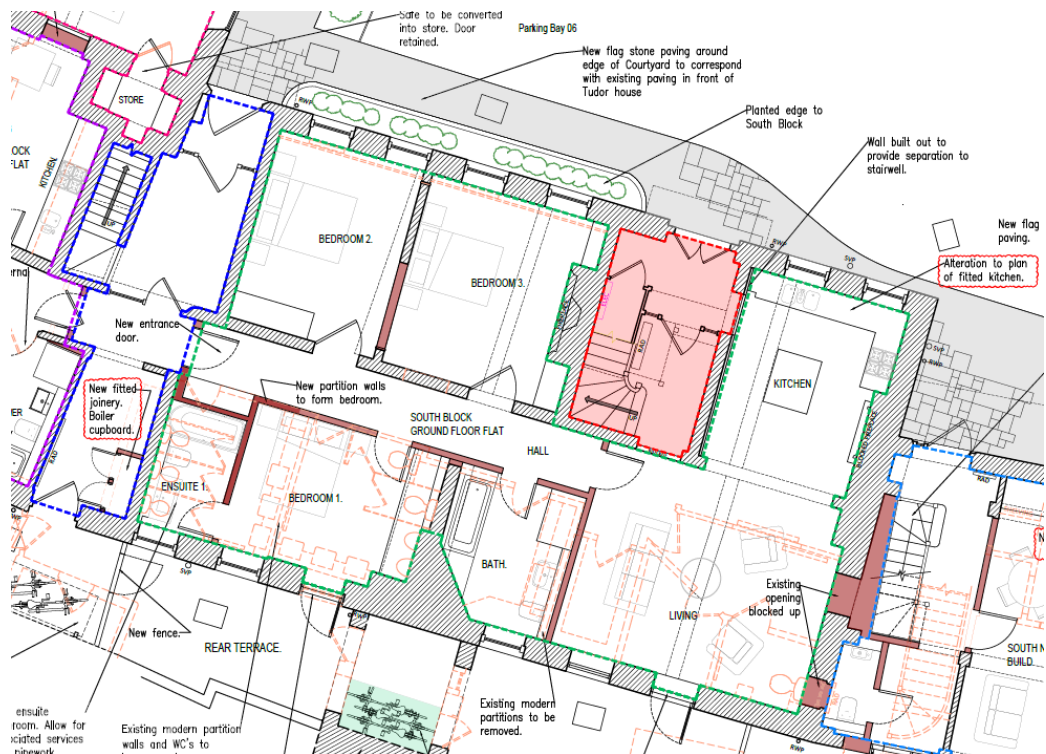
- 4.10 IMPACT: Minor change to the proposed layout and as before, no impact on internal joinery.

South Block – Amended Layout & New Boiler Cupboard

- 4.11 PROPOSAL: The position of the proposed fitted kitchen units is to be adjusted so that they are positioned by the window.



South Block – Approved ground floor layout

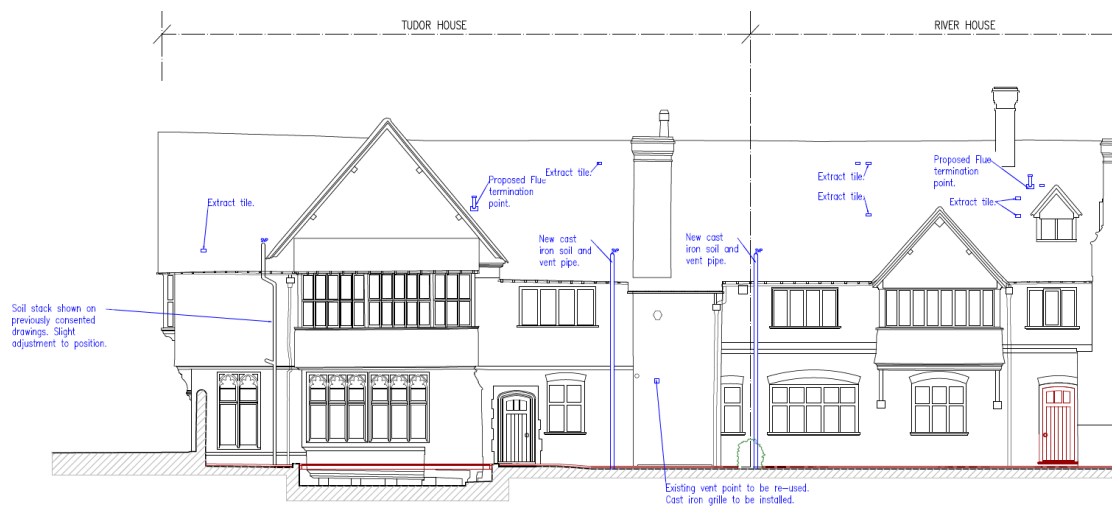


South Block – Currently proposed ground floor layout

4.12 IMPACT: The windows would remain unimpeded, and the layout would be easily reversible.

Proposed Vents, Flues and SVPs

- 4.13 PROPOSAL: It has been determined that additional extract vents, boiler flues and soil vent pipes (SVPs) are required to serve the proposed flats. The servicing is principally proposed on the west elevation of Tudor House and River House and the south elevation of South Block. Two additional SVPs are required on the west elevation; these are to be cast iron. The approved SVP on the south elevation of South Block is to be adjusted. An additional grille is proposed on the west elevation for kitchen extract; this is to be cast iron. Bathroom ventilation would be provided via extract tiles vents in the western roof slope. 2No. boiler flues are to be taken up for discharge through the roof in the western roof slope. 4No. cast iron grilles for extracts and 2No. boiler flues are proposed for the south wall of South Block. An extract grille and a boiler flue extract are proposed on the south wall of Gate House.



Tudor House & River House – Currently proposed west elevation with new services highlighted in blue

- 4.14 IMPACT: The Mechanical and Electrical consultant's advice is that the additional servicing is necessary for the functioning of the flats and to avoid the build-up of moisture, the creation of damp and harm to fabric. In line with Historic England's advice on installing new services⁴, the proposed servicing would be in positions of low prominence, kept to a minimum and would avoid architectural features resulting in a low impact on fabric and appearance. The visual impact would be mitigated by using roof vent tiles and suitably coloured cast iron pipework and grilles.

⁴ <https://historicengland.org.uk/advice/technical-advice/building-services-engineering/installing-new-services/>

Proposed Fire Suppression

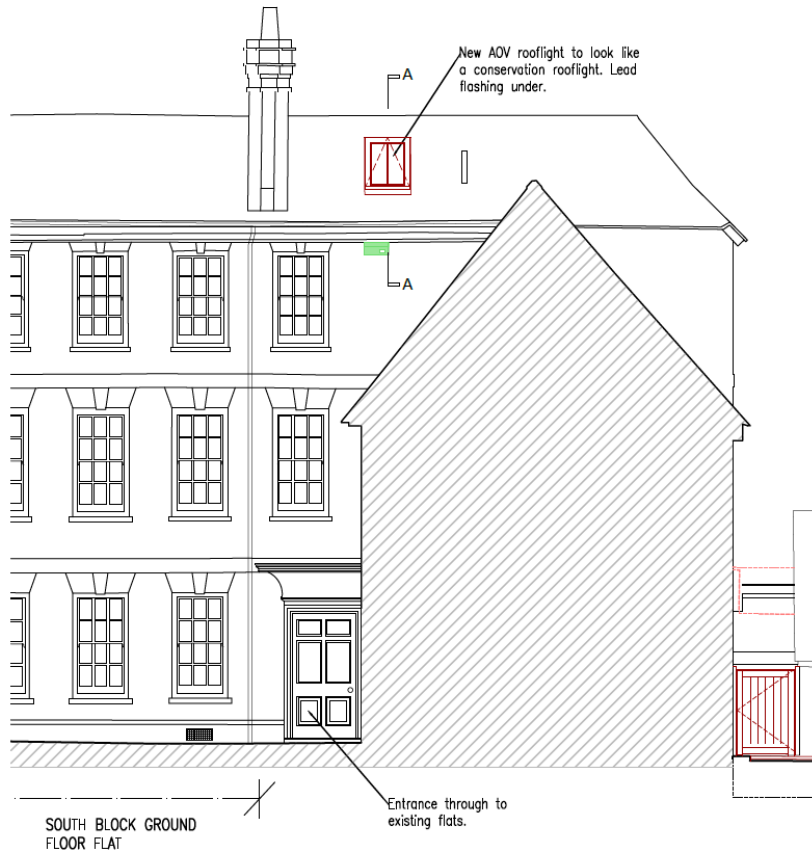
- 4.15 PROPOSAL: The fire strategy produced by MSAFEFIRE Ltd has identified that a sprinkler or misting system should be installed in Tudor House, Boat House, the new South Block flats and the South Block New Build to cover the habitable spaces and means of escape. The need in Tudor House arises from the difficulty in providing a protected means of escape (compartmentalisation or fire-rated secondary glazing would be unduly harmful). The sprinkler or misting system is to be carefully designed to minimise disturbance to historic fabric and to be as visually unobtrusive as possible. In addition, Part B of the building regulations and BS9991 requires that structural elements in dwellings should achieve a minimum of 30 minutes fire resistance, therefore, in conjunction with the proposed sprinkler/misting system, some additional protection may be required to the exposed primary timber structural elements in Tudor house, that support critical floors and walls. This is subject to careful analysis of timber sizes and charring rates to identify any vulnerable elements of timber structure. In the event of any elements requiring additional protection, the intention is to apply a clear, breathable intumescent coating (Envirograf-42). This will be carried out on a localised basis and only where strictly necessary. The intention is to reduce the risk of structural failure in the event of a fire and ensure that there is sufficient time for occupants to escape and for the fire to be suppressed.
- 4.16 IMPACT: Historic England advise that automatic fire suppression systems are highly effective ways of protecting historic buildings.⁵ In the case of Tudor House the proposal for the sprinkler or misting system would offer the least impactful solution to fire safety. In respect of the proposal for the localised use of Envirograf-42 on an as needed basis, the manufacturer's literature says that it is an invisible, breathable treatment that has been successfully used on numerous historic buildings. The proposals would form part of a holistic fire strategy for the buildings. The intention would be for the system to be minimally invasive and to avoid loss of historic fabric. On balance the low level of impact would be outweighed by the benefits from fire protection of the highly significant fabric.

Proposed Automatic Opening Vent (AOV) - South Block

- 4.17 PROPOSAL: The fire strategy produced by MSAFEFIRE Ltd has identified that a roof opening for smoke ventilation at the head of the communal stair is essential to satisfy part B1 of the Building Regulations (see MSAFEFIRE report dated 18 June

⁵ Ibid.

2026). The consultants advise that this is the only viable option with the report commenting that a vent is ‘a statutory life-safety requirement that cannot be avoided if the upper-floor flats are to remain in residential use’ and that the vent ‘is unavoidable if the conversion is to proceed safely and lawfully’. The proposal is for an automatically opening conservation-style rooflight within the northern roof slope, western end. The proposed metal-framed unit would measure 780mm X 1178mm and would sit flush with the tiles (see Radley House Partnership drawings 8307_D053 and extract below).



South Block – North elevation showing proposed AOV rooflight



South Block north elevation, position of proposed AOV highlighted

- 4.18 IMPACT: The proposal would entail the loss of a small area of historic fabric (parts of roof rafters and battens). The visual impact of the rooflight would be mitigated by using a rooflight that is a conservation-style one set flush with the tiles, of modest size and being in position of low prominence at high level, adjacent to a chimney and close to the junction of the roof of River House.

Proposed 60-Minute Fire Separation – Tudor House and River House

- 4.19 PROPOSAL: The fire strategy produced by MSAFEFIRE Ltd has identified that a 60minute fire rated wall is required between Tudor House and River House. To achieve this, it is proposed to take the built-out wall lining that was previously approved to full-height in River House. The existing high-level hatch would be retained, brought forward, and fitted over the new lining.



4.20 IMPACT: The previous consent included a new lining on the River House side, so the main difference is that this will be taken full height and the position of the existing access hatch adjusted. In terms of appearance, this would provide a level surface from floor to ceiling height and therefore an improvement over the original proposal.

5.0 Conclusion

- 5.1 Church House is a Grade I listed building complex of exceptional architectural and historic significance, with the North Range retaining important 15th-century fabric and forming the most sensitive part of the site. The building also makes a strong positive contribution to the character and appearance of the Salisbury City Conservation Area.
- 5.2 Planning permission and listed building consent have previously been granted for the conversion of the former office accommodation to residential use, with the existing residential units in the southern range retained. The current applications seek amendments to the approved layouts, together with associated services, structural remedial works, fire suppression measures and the installation of an automatic opening vent.
- 5.3 The proposals have been informed by the established assessment of significance, the approved scheme and specialist advice from the project team. They have also taken account of pre-application discussions with the Council's Conservation Officer, including at two site meetings, particularly in relation to the siting and appearance of proposed services and the treatment of sensitive internal spaces.
- 5.4 The amended layouts are modest in scope and would not result in any material loss of historic plan form or important fabric. In several instances, including the revised arrangement within Tudor House kitchen and the reopening of blocked doorways in River House, the changes would improve the legibility and appreciation of the historic building.
- 5.5 The proposed structural works within Tudor House are justified by the need to address existing movement and to protect significant medieval fabric from further deterioration. The works would follow sound conservation principles, involving minimal intervention, concealment of new structural support and retention of the historic cross-frame and associated fabric.
- 5.6 The proposed vents, flues and soil vent pipes are necessary to serve the approved residential use and to prevent moisture-related harm to the building fabric. Their locations have been selected to minimise visual prominence and avoid architectural features, with the use of appropriately coloured cast iron pipework, grilles and roof vent tiles helping to mitigate their appearance.
- 5.7 The proposed fire suppression system would provide an appropriate and proportionate response to life-safety requirements while avoiding more harmful interventions such as compartmentalisation or intrusive secondary glazing. Subject

to detailed design, the system would be capable of being installed in a minimally invasive and reversible manner.

- 5.8 The proposed automatic opening vent in the South Block would involve a limited loss of roof fabric; however, the intervention is required to satisfy Building Regulations and enable the safe residential use of the upper-floor flats. Its conservation-style form, modest size and discreet position within the roof slope would minimise its visual impact on the listed building and its setting.
- 5.9 The proposals represent a careful and proportionate package of amendments and associated works that would support the approved residential use of Church House while conserving its special architectural and historic interest. Any harm arising from the works would be limited and less than substantial in NPPF terms. The harm would be outweighed by the public and heritage benefits of securing the reuse of the building, safeguarding important fabric, improving fire safety and ensuring the long-term conservation of this highly significant heritage asset.