



THE CATHEDRAL HOTEL, 7-9 MILFORD
STREET, SALISBURY, WILTSHIRE, SP1 2AJ

HERITAGE STATEMENT

- A report regarding the potential impact of proposed development (internal and external alterations) on the significance of the Grade II listed Cathedral Hotel, the setting of designated heritage assets and the character and appearance of the City of Salisbury Conservation Area
- October 2024
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THE CATHEDRAL HOTEL, 7-9 MILFORD STREET, SALISBURY, WILTSHIRE, SP1 2AJ

Heritage Statement

1.0 Background

- 1.1 Forum Heritage Services have been commissioned by the owner of The Cathedral Hotel, 7-9 Milford Street, Salisbury, Wiltshire, SP1 2AJ (NGR SU 14555 29970) to provide a Heritage Statement for an application for internal and external alterations to facilitate the refurbishment of the hotel with new rear extension, including fire escape and rooftop bar (see **Appendix A** for Location Plan), hereafter referred to as 'the Site'. This statement has been prepared in accordance with the advice and requirements of the National Planning Policy Framework (NPPF) and its accompanying practice guide and the National Planning Policy Guidance and the local planning guidance of Wiltshire Council.
- 1.2 This statement should be read in conjunction with architect's drawings prepared by Bright Space Architects, planning statement by Ken Parke Planning and archaeological desk-based assessment by Wessex Archaeology.
- 1.3 This Heritage Statement has been prepared by James Webb BSc (Hons) MSc (Hist Con) PG Dip UD IHBC, Director of Forum Heritage Services. The Statement will provide a summary of the history and development of the building, identify the principal elements of historical and architectural significance relevant to this application, including matters relating to the setting of the building and other heritage assets.

2.0 Introduction

- 2.1 The Site is situated within the historic core of the medieval city of Salisbury. Its site is derived from the 13th century laying out of the city on a series of grids known as chequers. The hotel sits within the Cross Keys Chequer. The origins of the city date to the 13th century when the town was laid out on a grid street plan and a new cathedral constructed. Archaeological evidence for settlement activity within Salisbury prior to the medieval period is scarce. Salisbury continued to prosper and much of the historic core of the city continued to develop during the post-medieval period, with much of the surviving buildings dating to the 18th and 19th centuries but often incorporating earlier fabric and often defining early plot divisions and amalgamations.
- 2.2 The Cathedral Hotel is a brick-built (with painted stone and plaster dressings) mid-terraced three story property with flat roof comprising a public house and restaurant on the ground and first floor and hotel with 22 bedrooms on the second and third floors. The property sits within a plot of approximately 0.16 acres (0.064 hectares) with a patio garden to the rear. The property closed to the public in July 2022. The overall condition of the building is fair but requires significant investment to bring the building back into beneficial use commensurate with its important city centre location.
- 2.3 The site is probably an amalgamation of a number of medieval plots possibly up to three or more and this division is still seen presently within the building's core although it is much eroded and altered and there is no above ground historic fabric that is earlier than the second half of the 18th century.
- 2.4 The hotel was added to the National Heritage List for England in 1972 at Grade II. The following is an extract of the list description. A copy of the official list entry can be found at **Appendix E**:

Cathedral Hotel SU 1429 NE 4/527 II GV 2. C18 altered C19. 4 storeys red brick, stone bands between storeys, stuccoed ground floor. Moulded stone cornice, brick parapet with dividing

piers and stone coping. 9 bay front, extended to west early C19. The 2 right hand bays project with chamfered stone quoins. In 3rd bay from left superimposed mid C19 canted bays through height of building, cornice carried over in wood. 2 left hand bays have recessed sashes, no glazing bars. Other windows have camber headed architraves to 3rd and 2nd floors, flat headed 1st floor with consoles to sills. Elaborate C19 cast iron balcony between canted bay and 2 bay projection on 1st floor. Ground floor windows sashes, one with architrave, full length plate glass round headed windows to centre. Remains of pilaster frame to entrance. The round headed windows articulated by later pilasters. Moulded cornice over. Interior has some C18 panelling.

Cathedral Hotel and Nos 11 to 17 (odd) form a group.

- 2.5 The hotel differs somewhat from this 1972 description and initial inspection would suggest significant change took place during the raising of the building c1929 with the entire third floor added at this date. At this time, it would also appear that the secondary stair (or possibly the staircase to a separate house – amalgamated to form the hotel) was removed and replaced with circulation space and lift, the entire east side of the hotel was constructed (and has since been heavily altered) and significant internal change, not least at ground floor took place. The rear of the hotel was also substantially rebuilt at this time and only fragmentary fabric to the rear dates from pre-1929.
- 2.6 The Cathedral Hotel sits within a townscape of very high architectural, historic aesthetic quality. The hotel would fall within the immediate setting of a number of Grade II and Grade II* (nos.8 and 14 Queen Street) and the Grade I listed cinema (former medieval hall) John Halle's Hall to the south side of New Canal Street and the Grade II* listed Guildhall to Market Place. The remaining buildings to this part of Milford Street within which the hotel lies form a group of considerable townscape quality and are all Grade II listed (with the exception of Nos 1,3 Milford Street and 5 Queen Street - these are identified in the conservation area appraisal as buildings making a positive contribution to the character and appearance of the conservation area (non-designated heritage assets).
- 2.7 The Site, in terms of proposed development has the potential to impact upon a wider setting of significant high graded buildings within the city such as the cathedral church of St Mary (Grade I), the church of St Thomas (Grade I) and the Congregational Church, Fisherton Street (Grade II).
- 2.8 The site falls within the City of Salisbury Conservation Area. This large conservation area extends to include much of the city and its suburbs. The Cross Keys Chequer townscape is described as follows (p60) in the City of Salisbury Conservation Area Appraisal and Management Plan (2012):

Buildings are mostly three-storey but with varied roofscape; some parapets and some gables set on to the street, providing much variation in the street scene. This is especially the case on the Queen Street elevation. The building line is strongly defined and consistent throughout with buildings to the back of pavement.

- 2.9 The archaeological significance of the site, despite its extensively developed character is likely to be very high. Salisbury is one of a small number of planned medieval cities that rapidly grew to fill most of its grid of streets, and consequently the archaeology of the city is considered to be of national importance. Please refer to a separate report on the potential for archaeological remains by Wessex Archaeology (The Cathedral Hotel, Salisbury, Wiltshire Archaeological Desk Based Assessment Doc ref.297390.01 August 2024)

3.0 Policy background

National policy

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

- Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.”
- Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.”
- In relation to Conservation Areas, Section 72(1) reads: “Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National Planning Policy Framework (2021)

- 3.2 The revised National Planning Policy Framework (NPPF) was published on 20th July 2021, replacing the previously-published 2012, 2018 and 2019 Frameworks. With regard to the historic environment, the overarching aim of the policy remains in line with philosophy of the 2012 framework, namely that “our historic environments... can better be cherished if their spirit of place thrives, rather than withers.” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 3.3 Chapter 16 reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “manner appropriate to their significance” (Paragraph 195).
- 3.4 The NPPF directs local planning authorities to require an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting” and the level of detailed assessment should be “proportionate to the assets’ importance” (Paragraph 200).
- 3.5 Paragraph 200 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.
- 3.7 Paragraph 205 requires 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction, or development within its setting, should require, “clear and convincing justification” (Paragraph 206). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the highest significance such as scheduled monuments, Grade I and grade II* listed buildings or registered parks and gardens as well as World Heritage Sites.

- 3.8 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 207 states the following: “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a. the nature of the heritage asset prevents all reasonable uses of the site; and
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.”
- 3.9 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “less than substantial harm”, paragraph 208 provides the following: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”
- 3.10 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.
- 3.11 In the case of non-designated heritage assets, Paragraph 209 requires a Local Planning Authority to make a “balanced judgement” having regard to the scale of any harm or loss and the significance of the heritage asset. The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.
- 3.12 With regard to Conservation Areas and the settings of heritage assets, paragraph 212 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a Conservation Area will necessarily contribute to its significance, this paragraph states that “proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”

Planning Practice Guidance (PPG) (2021)

- 3.13 The Planning Practice Guidance (PPG) was updated on 24 June 2021 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. It is planned that this document will be updated to reflect the revised NPPF in due course however the following guidance remains relevant.
- 3.14 In relation to the possibility of harm of a proposal on the significance of a heritage asset, the PPG explains the following: “Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply..” This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a “high test”.

Historic England ‘Conservation Principles: Policies and Guidance’ 2008

- 3.15 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England’s historic environment, including changes affecting significant places. The guide sets out six high-level principles:

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- “The historic environment is a shared resource
 - Everyone should be able to participate in sustaining the historic environment
 - Understanding the significance of places is vital
 - Significant places should be managed to sustain their values Page 5
 - Decisions about change must be reasonable, transparent and consistent
 - Documenting and learning from decisions is essential”
- 3.16 ‘Significance’ lies at the core of these principles, the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The document sets out how heritage values can be grouped into four categories:
- “Evidential value: the potential of a place to yield evidence about past human activity
 - Historic value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
 - Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place
 - Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.
- 3.17 It states that: “New work or alteration to a significant place should normally be acceptable if:
- a. There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
 - b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
 - c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
 - d; the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” ¹

Historic England Advice Note 2 ‘Making Changes to Heritage Assets’ (February 2016)

- 3.18 This document provides advice in relation to aspects of addition and alteration to heritage assets: “The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting” (paragraph 41).

Historic England: Historic Environment Good Practice Advice (GPA) in Planning Note 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ (March 2015)

- 3.19 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the NPPF (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include: “assessing the significance of heritage assets, using appropriate

¹ p58 Historic England ‘Conservation Principles: Policies and Guidance’ 2008

expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness” (para 1).

- 3.20 Paragraph 52 discusses ‘Opportunities to enhance assets, their settings and local distinctiveness’ that encourages development: “Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation”.

Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

- 3.21 This document provides guidance on the NPPF requirement for applicants to describe heritage significance in order to aid local planning authorities’ decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning (Second Edition) Note 3 (December 2017)

- 3.22 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 3.23 Page 2, states that “the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”
- 3.24 The document goes on to set out ‘A staged approach to proportionate decision taking’ provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:
- “Step 1 - identify which heritage assets and their settings are affected;
 - Step 2 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - Step 4 - explore ways to maximise enhancement and avoid or minimizing harm;
 - Step 5 - make and document the decision and monitor outcomes.” (page 8)

Regional Policy

Development Plan

Core Policy 22 Salisbury Skyline

- 3.25 The 'Planning for Salisbury' document which is part of the evidence base to the emerging Local Plan also includes PSP3 (Place Shaping Priority) which seeks to conserve the landscape setting of Salisbury including the city skyline and views to and from the Cathedral. The document goes on to explain that core policy 22 is proposed to be updated and replaced by Local Plan policy 32 with the central tenet of the policy (the height restriction) retained:

'130. The central area of Salisbury is strategically important, being the primary focus for retail and leisure activity that serves a broad hinterland. The historic landscape setting of rivers, water meadows and surrounding hills further adds to its appeal and character. With its cathedral, the city is a popular visitor destination. Policy continues to protect and preserve these elements at Salisbury. A key policy that has helped maintain the city's special characteristics is a provision on not allowing construction to rise above 12.2 metres, thus ensuring that the cathedral and its spire remain the pre-eminent feature in the city skyline. The Local Plan retains this policy (Policy 32, Salisbury Skyline).'

Wiltshire Local Plan Pre-Submission Draft 2020 - 2038 (Regulation 19)

- 3.26 Policy 32 of The Plan protects the historic and traditional roofscape of Salisbury and the cathedral setting by limiting the height of new buildings. It has played a major part in preserving the city's unique character by serving to emphasise the great height of the cathedral spire and protecting its immediate setting and reinforcing Salisbury's 13th century grid layout.

'Salisbury skyline

In the city's central area, as identified on the Policies Map:

- New development will be restricted to a height that does not exceed 12.2 metres (40 feet) above ground level.*
- Decorative architectural features that positively contribute to the variety, form and character of the area's roofscape, skyline and silhouette may be allowed to exceed 12.2 metres in height where appropriate, provided that they do not result in any increase in usable floorspace.*
- In exceptional circumstances, development in excess of 12.2 metres in height will be supported, where it can be demonstrated to the satisfaction of the local planning authority that the development would have no demonstrable harm on the roofscape of the city and / or views of the cathedral.'*

- 3.27 Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

- 3.28 The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness

by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development” and “responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.”

- 3.29 Core Policy 58 aims to ensure that Wiltshire’s important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire’s environment and quality of life. The policy seeks to conserve designated heritage assets and their setting as well as non- designated heritage assets that contribute to a sense of local character and identity.
- 3.30 The Salisbury City Conservation Area Appraisal and Management Plan identifies that ‘Within most of the chequers the buildings form the four edges of each of the perimeter blocks form a group of considerable importance. Any change to one building is going to affect the setting of many others.’

4.0 Historic Context

- 4.1 The Domesday survey records that there were, at this period, at least ten towns in Wiltshire. The expansion of Salisbury occurred in the 1220s, 1240s and 1260s. In 1244, the town expanded across the Avon at Ayleswade bridge, and a new road and larger market place were created around the Close, and along Endless Street to Castle Street/High Street. In the 1260s, a series of street grids were laid out. By 1334, Salisbury was the 12th largest English town. In 1377, its population was five times that of the next largest Wiltshire town, the old capital of Wilton. The towns prosperity was driven by the wool trade. Salisbury was responsible for marketing almost 90% of the county’s cloth, reflected in the construction of fine, well-built buildings and churches.
- 4.2 The Medieval wool industry was focused in three parts of Wiltshire: Salisbury and its hinterland; the west Wiltshire area and; in the C15, Marlborough and its environs. There was considerable urban production in Salisbury, and also in Bradford on Avon, Trowbridge and Castle Combe. The wealth generated was reflected both in vernacular housing and the rebuilding and upgrading of churches. By the C20, Salisbury had been joined by Swindon, by then a post-railway town, as being significantly larger than the other county’s towns.
- 4.3 The new city of Salisbury was built on Myrfield or St Mary’s Field, one of the common fields on the Bishop’s land in the manor of Milford. As a common field it would have had divisions and boundaries which are likely to have had an effect on the layout of the new city. It has been suggested that the northern boundary of Myrfield as defined by Milford Street and New Canal, formerly known as Winchester Street, is likely to have been the road from Winchester to Wilton, passing Clarendon Palace and crossing the River Avon at Fisherton Bridge.
- 4.4 The Town Ditch, along New Canal and Milford Street, lies on the approximate division between the gravel to the north and the alluvium to the south, and thus could have already been in existence forming the boundary between the common field and common marsh. This could explain why the route does not run directly towards Fisherton Bridge as the ditch is likely to follow the contours at this location. However, the route may have been dictated by settlement around the town mill. The undulating nature and greater width of New Canal and Milford Street also indicate that this road is most likely to predate the planned city, in which the streets were laid out as a grid. The archaeological evidence supports the view that much of the new city was damp and difficult to develop as many of the excavations record the earliest levels as comprising an alluvial layer, while in other cases material was dumped on a site prior to development, for example on the Winchester Street frontage.
- 4.5 In the 13th and 14th centuries royal grants for the markets meant estate owners were encouraged to take up permanent residents in the new city to further increase economic development. Many of the larger towns, also owed their development to international trade, and this was the case with Salisbury where, by the 15th century one-third of commercial traffic leaving Southampton went to Salisbury. The large market

place, covering a whole chequer, to the west of the Site, was an integral and essential part of the Bishop's new city. Documentary evidence shows that permission was given for the market from the very start of the city in 1219, with a royal charter being granted eight years later.

- 4.6 The Market Place was deliberately placed on the northern side of Milford Street - the main east-west route through the city - and to the east of Castle Street, the main route to and from Old Sarum, thus ensuring that traffic passing through Salisbury was directed into it. This probably also accounts for the new route which was created from Ayleswade Bridge along the east side of the Close and Catherine Street, which would have brought travellers to Salisbury into the south east corner of the market place. By the end of the Medieval period, it appears the traffic was also coming into the city on the remaining north-east corner of the market place along Winchester Street, ensuring that any of the main routes into Salisbury would have brought the traveller into one or other corner of the market place. This still remains the case given the surviving grid pattern of the centre of the city.
- 4.7 The large size of the market place must have acted as an enticement for stall holders to encroach on the space. In this way, Mitre Chequer and the streets of Butcher Row, Fish Row, Silver Street, Minster Street and Oatmeal Row all contain buildings that have become permanent in the market place, while still retaining the names of the goods sold in these streets. This process was common in medieval market places and the implications are that it was happening by early 14th century in Salisbury, most probably as a result of the unauthorised markets that appeared to have been held everyday in the city until 1361, when the market days were restricted to Tuesday and Saturday following complaints from Wilton and Old Sarum.
- 4.8 In 1368, the Bishop sanctioned the process of encroachment by offering people the right to build premises on the market place in return for a rent. The maximum extent of the encroachment took place in the 17th or 18th centuries. Archaeological evidence has shown that in the post-Medieval period rebuilding and refurbishment often took place, for example at Gigant Street, with new buildings being built, particularly in the backland areas. Further encroachment also took place on the Market Place, reaching its peak in the 17th and 18th centuries. The city ditch had already begun to be infilled by the 15th century and this continued into the 16th and in the 18th centuries. It is likely that the infilling was continuous from the 15th century onwards and allowed the development of a road over it by 1716 when it is shown on William Naish's map (along the line of what is now New Canal) (see **Figures 2 and 3 Appendix B**).
- 4.9 The Dominican and Franciscan Friaries and the Colleges of De Vaux College and St Edmund's were dissolved in the 16th century as part of the 1536 and 1539 Acts authorising the Dissolution of the Monasteries. However, both the hospitals of St Nicholas and Trinity survived the Dissolution. In the late 16th century, the decline in the cloth industry led to a decline in Salisbury's fortunes and perhaps explains the lack of houses surviving in Salisbury from the 17th century. The climax of this seems to have been in 1627 when predominantly plague and bad harvests left probably a third of the population living in poverty.
- 4.10 In the 18th century changes were made to the surroundings of the cathedral. The two chapels built on the eastern end in the 15th century were removed along with the belfry and the churchyard was raised and levelled taking on more the appearance of a park.
- 4.11 A cholera epidemic broke out in Salisbury in 1849 and was identified as being a result of poor sanitation related to the open watercourses in the city. A series of sewers were constructed by 1854 to replace the water courses, which were infilled in the 1850s. The Close Ditch was infilled in 1860 and the Town Ditch in 1875.
- 4.12 The cloth industry, which had created such wealth for Salisbury, declined in the 17th and 18th centuries to be replaced by other textile industries. The cloth industry saw a revival in the late 18th early 19th century. None of these developments radically altered the plan form of the town.
- 4.13 At the beginning of the 19th century Salisbury had not as yet exceeded its Medieval limits. Between 1800 and 1900 the city's population doubled and the number of inhabited houses had increased from 1,500 to 12,000. This rise in households reflects the growth of Salisbury outside the Medieval boundary and

suburbs. The first area of expansion was around Fisherton Anger followed by development along Devises Road to the north. By the early-20th century the suburbs at East Harnham had merged with the village of West Harnham and much of the east of the city was built up. The only places that remained undeveloped were the water meadows at Harnham and those to the north on the Avon.

Cartographic evidence and planning history of the site

- 4.14 The medieval grid pattern of streets emphasised by the use of water channels to the centre of the streets (fed from the river) is well-illustrated in John Speed's plan of Salisbury c1600 (**Figure 1 Appendix B**). He clearly illustrates the Market, the church of St Thomas and Endless Street. The plan indicates some sporadic encroachment to the south side of the Market Place by this date. Of particular note is the high density perimeter block type development which makes up the Cross Keys Chequer and includes the Site.
- 4.15 By the early 18th century, William Naish's plan of Salisbury 1716 (**Figure 2 Appendix B**) provides a clearly defined line of development to the Cross Keys chequer. It is notable that the water channels shown to Speed's map still appear to be present at this date. A further plan of 1820 (**Figure 3 Appendix B**) shows the fully developed Cross Keys chequer, but no detail of the built form. The water channels appear to have been culverted by this date although the plan may not show them for illustrative purposes.
- 4.16 The Ordnance Survey Town Plan (1:500) series provide a very good representation of the Site c1879-80 (**Figure 4 Appendix B**). The hotel is titled '*Cathedral Hotel*' with the Site as it is presently seen as two distinct buildings; the hotel and a building over a carriage access to the east. Between these two there is an alleyway which is open to the west side of the carriage arch. There is a small courtyard to the rear of the hotel with buildings almost completely dominating the plots. On viewing the 25 inch Ordnance Survey series (published 1881) the carriage arch building is shown as grey which generally denotes a more temporary building form not in the vernacular stone or brick. A photograph dating from c1893 (**Figure 1 Appendix C**) shows part of the Site, the central balcony, but by this date the building to the east appears to be something other than a carriageway. The photograph provides some indication of the elevations to Milford Street which appear to be a mix of 'shopfront', sash windows and fixed pane windows with a canopied glazed entrance to the hotel.
- 4.17 There is very limited change shown to the 1901 Ordnance Survey second edition 25 inch mapping (**Figure 6 Appendix B**) although it would appear that the alleyway from the frontage has been filled, but it is still shown as a carriage entrance to the rear yards.
- 4.18 The next 25 inch Ordnance Survey mapping is published in 1939 (**Figure 7 Appendix B**), and so post-third floor extension. The carriage access has gone and been subsumed into the hotel block.
- 4.19 There are a series of aerial photographs of the City of Salisbury dated 1953 (**Figures 2 to 4 Appendix B**). They provide good evidence of the form of the post-1929 extension with the flat roof of the hotel clearly seen with the projecting plant rooms and lift overrun. The balcony area to the front elevation appears to have blinds or possibly still has the metal canopy seen to the 1893 photograph but the photo tends to suggest separate blinds over each window/door.
- 4.20 To the rear of the building (**Figure 4 Appendix B**) the older sections of the hotel prior to extension can be made out with the older windows having white painted keystones (only one remains now). There are also fire escapes to each floor. The rear yard, a series of modest two storey buildings can be seen (**Figure 3 Appendix B**) which probably originated as stabling and coach houses but look much-altered.
- 4.21 A photograph taken c1960s (**Figure 5 Appendix C**) shows the hotel with sash windows to its western bays (at ground floor) and under the oriel bay. By this time, the first floor balcony blinds/canopy had been removed. The outbuildings to the rear were partially demolished in the 1970s and extended for staff accommodation. A photograph submitted in 1997 (**Figure 7 Appendix C**) as part of a planning application

for refurbishment and extension shows a modern flat roofed building set back against the curving ramp of the car park to the rear.

- 4.22 The outbuildings to the rear were demolished c2000 and the present rear ground floor extension constructed and major reworking of the eastern section of the building to provide kitchens and toilets for restaurant and bar uses. This has seen much of the building completely remodelled internally with very limited survival of plan form or historic fabric. The exception to this is the fine 18th century staircase, photographed in 1972 by the RCHM (**Figure 6 Appendix C**) which remains insitu.

5.0 Description and analysis

External

- 5.1 The list description at **Appendix E** provides a summary description of the south (roadside) elevation (**Figure 1 Appendix D**) of the building. The ground floor has been through a number of iterations since listing and is wholly modern. The north elevation comprises a four storey brick façade (**Figure 2 Appendix D**). There are two large modern painted steel fire escape stairs to the north elevation, one to the west end and one towards the centre of the plan. There is evidence that a section of the first and second floor elevation has been rebuilt. The older windows to this central section have subsequently lost their flat gauge arches (replaced with soldier arches) (**Figure 3 Appendix D**). There is now one surviving window with a central painted key stone which probably dates to the 19th century rather than the 18th century origins. Much of this rear elevation has the character of rebuilt brickwork and may date to the 1930s extensions. The extensions of the 1930s period can be clearly distinguished to this rear elevation as the windows in these later additions have pre-cast concrete lintels over metal-frame side-opening casements with mullions and transoms and opening top-lights.
- 5.2 The east and west elevations are mostly covered by adjacent built form. Of note, is the painted 'Cathedral Hotel' sign to the east elevation which can be seen for some distance and is prominent in views from Milford Street and hill (**Figure 4 Appendix D**) and the A36 City ring road.
- 5.3 The roof is terminated at the façade with a brick parapet with cast-stone coping. The roof has a flat bituminous finish with projecting red brick 1930s chimneys, plant room, lift over-run and glazed lantern to the stair compartment. There are two wrought iron lantern brackets to each corner of the principal façade parapet (east and west), with modern light fittings (**Figure 5 Appendix D**).
- 5.4 The chimney stacks were presumably continued up to the third storey and on to the roof in the 1930s in order to maintain use of the chimneys at the lower levels (**Figure 6 Appendix D**).

Internal (please also refer to Building Phase plans at **Appendix F**)

- 5.5 The ground floor plan has been substantially altered in the last 20th/early 21st century. The central entrance to the hotel enters to the remnants of a lobby space. To the east and north there is an open plan with modern bar taking up almost all of the east wall (**Figure 7 Appendix D**). The remnants of the plan form are taken up by columns and downstands of steel reinforcement.
- 5.6 Immediately to the north of the central lobby entrance there is the stair compartment. This rises through all floors to the third floor. The stair is an open well open string oak stair (**Figure 8 Appendix D**) with decorative brackets (**Figure 9 Appendix D**) and moulded handrail. The curtain step has a turned newel post and appears (see **Figure 3 Appendix C**) to be missing two balusters (**Figure 10 Appendix D**). There are three turned balusters to each stair. The detailed design of the stair would point to an early to mid 18th century date although it is noted that the RCHM date the core of the building to the second half of the 18th century but a date of c1750 is reasonable for the inception of this staircase.
- 5.7 To the western half of the ground floor plan there are two well-defined 19th century rooms which have survival of decorative plaster (forming arches) between rooms (**Figures 11 and 12 Appendix D**). The fireplaces and panelling (up to a plain dado) are all modern replica. A modern lift (originally installed in

- the 1930s but since replaced) sits in the space of a former staircase (lost by 1929 to the ground floor). It is not clear whether this stair was a service stair for the hotel or possibly a former stair to a separate house which was subsequently incorporated into the hotel complex some time in the 19th century. There is no trace of the stair other than its appearance in plans prepared for the 1929/30 alterations (see **Appendix I**).
- 5.8 Behind the former stair area there is a space which was marked on the 1929 plans as 'Old Kitchen'. To the north wall of this, there is the survival of an arched opening (later blocked) with an arched niche to its east (**Figure 13 Appendix D**). This appears to be an opening rather than a fireplace that possibly led through to an area used for kitchens (marked as kitchen wing on the 1929 plans) but probably formerly served as a fireplace and chimneybreast.
- 5.9 To the first floor there is more survival of plan form. From the central stair there is access to a principal room to the south front. This room is fully panelled and has French windows onto the cast iron balcony to the south (road side) elevation. The moulded panelling is fielded with a moulded dado rail and shallow dentil box cornice (**Figure 14 Appendix D**). The latter is a replica plaster cornice. The French windows (probably late 19th century in date) have panelled shutters to reveals. There is an early 19th century style marble fireplace to the north wall. This may be a replica and is not original to the room, but it suits the character of the room. The west wall of this room has been substantially altered over time and the present panelling may be re-used and reset or replica.
- 5.10 To the west of this room and also accessed from main stair compartment (and presently forming part of a separate 'caretaker' flat) there is a further 'anti-room' (which may have been linked to the adjacent panelled room at some point historically) with decorative arch (**Figures 15 and 16 Appendix D**) partially enclosed with a later door insertion and partitions (this is marked on the plans at **Appendix F**). There is also an older multi-paned window to this room with panelled shutters (**Figure 17 Appendix D**). Linked to this room and to the western end of the plan, the present 'lounge' to the caretakers flat has 19th century moulded skirting boards (**Figure 18 Appendix D**). The room to the north of this appears (in plan form) substantially intact and has a former fireplace to its west wall.
- 5.11 There is a spine wall which extends along the west side of the stair compartment, north-south and is probably of 18th century origin but with some remodelling. Other than this, the first floor is post-1929 in date and mostly late 20th/early 21st century, although there may be some underlying floor structure which dates from the early iterations of the buildings.
- 5.12 The second floor has more of a survival of fireplaces (or the chimney breasts for fireplaces) which gives a better understanding of where principal (heated) rooms were located. There is a remnant section of panelling and cupboard with door to the room above the panelled room to the first floor. There are later subdivisions to this room, but they appear to pre-date the 1929 alterations (see **Appendix I**). The room with the oriel bay appears to have had a similar plan to that to the first floor although no decorative arch is evident. The further rooms to the west have a similar plan form to the first floor, a front and rear room with fireplace to the west wall. There is a partition between these two rooms which appears 19th century in date there is an architrave to the door which would suggest a survival from the 19th century.
- 5.13 The third floor is a series of homogenized bedroom suites with masonry partitions and gypsum plaster finishes, commensurate with their c1930s date. The plan form is of limited significance but reflective of the extended use of the building as a commercial hotel.

Windows and doors

- 5.14 There are a variety of window types throughout the building reflective of its successive and comprehensive refurbishments and remodelling over time. There are some multi-pane sashes (one to the front and a number to the rear), most of which are modern replica sash windows. There is one window to the rear which may be 19th century in origin. Its glazing bars are slightly narrower than that of adjacent windows.

- 5.15 The vertical sliding sashes to the front elevation are generally single glazed unbarred and have horns to both the lower and upper sashes. They are vertically sliding with sash cords and weights in recessed boxes (**Figure 19 Appendix D**). The upper sashes to the arched windows are notable for their central internal vertical steel rod which are probably retrofitted. The windows to the east section and third floor (constructed c1929) match those of the remaining principal façade and it may be the case that all of these windows to the front façade were renewed as part of the works of extensions c1929.
- 5.16 The French windows to the balcony at first floor (**Figure 20 Appendix D**) are difficult to date and it is not clear whether this change took place in the 19th century or later. The doors presently in former window openings are probably early 20th century again reflective of the major remodelling of the building at this time. The remaining window of the four openings that look out onto the balcony has not been 'converted' to French windows. The upper sash of this surviving window dates from the mid 19th century (**Figure 21 Appendix D**). This could reflect when changes to this suite of rooms took place, and the windows were converted to doors to reflect the status of the room changes internally.
- 5.17 The windows to the rear elevation are a mix of multi-paned (mostly) replica sashes and metal framed casements. The metal framed casements (**Figure 22 Appendix D**) date from the c1930s extension to the east and upwards to create the third floor. They are single glazed Crittall style windows with central mullion and transom to create four openable casements. They have some significance in defining the later extensions to the building which is less evident of viewing the front (south) elevation to the roadside.
- 5.18 It should be noted that all of the windows, but particularly those to the bay are in a very poor condition (**please refer to separate window schedule prepared by Be Reynolds, Salisbury Joinery**) and most will need major overhauling and alteration to get them back into reasonable repair. This includes much degradation of the cills, bottom rails and sash styles with, it is suspected associated rot in the sash boxes (**Figure 23 Appendix D**). The summary findings of the condition of the windows have found the following issues (extract from the Salisbury Joinery Window Report):
- Many of the sash windows in particular are completely rotten to the point where the timber itself is falling apart. They are clearly not repairable, but I would also raise a significant safety concern given their location above a busy street.*
 - None of the windows that I viewed had an effective weather seal. Some could have a rubber seal added which would help, but it would be better to manufacture new windows using tested profiles that will be weatherproof and energy efficient.*
 - Many of the windows have already been repaired before using various techniques from scarfing / splicing new timber in, to screwing a metal fixing plate on the surface!*
 - Most of the windows are not original, nor made to match the original design. Only two windows have glazing with any heritage value, the rest all have float glass. Some even have a sprung sash rather than traditional weights and cords. In my opinion it would be more in keeping to the building to replace all windows to the same design, perhaps using slim double glazing, solid glazing bars, and weights & cords so as to be sympathetic with the era.*
- 5.19 Throughout the building there are a variety of doors but no original or 19th century doors. There are some 19th century moulded architraves which may pre-date the c1929 alterations.

6.0 Significance of the Cathedral Hotel

- 6.1 The Royal Commission on the Historic Monuments (RCHM) describes the building in their extensive survey of Salisbury as follows:

*'(139) Cathedral Hotel, of four storeys with brick walls and tiled roofs, is mainly of the 19th century and later, but it incorporates a nucleus dating from the second half of the 18th century. In the S. front the five middle bays of the three lower storeys are original. Inside, some ground-floor rooms have original wooden dados with fielded panels. The oak staircase (Plate 89) (see Figure 3 Appendix C) is original. Two first-floor rooms are lined with fielded panelling in two heights, with moulded skirtings, dado-rails and cornices. Old photographs (Lov. Cn. 145, 152) show the S. front before the fourth storey was added.'*²

The survey was undertaken c1972 around the time of statutory listing and subsequent changes have seen the removal of elements which are identified in the description, however, its townscape presence within Salisbury is of high architectural and aesthetic significance and remains unaffected by much work undertaken in the late part of the 20th and early part of the 21st century.

- 6.2 Of particular significance within the hotel is the survival of the mid-18th century staircase which extends from ground to second floor and was then extended to the third floor to match the 18th century detailing. This is a fine open well stair in oak recorded by the RCHM in 1972 (see **Figure 6 Appendix C**) and surviving substantially intact presently. Elsewhere within the building there is notable (potentially) mid 18th century panelling at first floor to one of the principal front rooms although there is also documentary evidence of some alterations at least to one partition wall (the west wall) in the early 20th century. There are some good survival of decorative arches between rooms in moulded plaster and dating from the mid to late 19th century (at various places to ground and first floor).
- 6.3 There is some survival of an historic plan form. This is better-defined mostly to the west side of the building generally, elsewhere it is fragmentary. There is an important survival of former chimneybreasts but no fireplaces or surrounds. These do however provide a valuable sense of how the 18th and 19th century rooms were laid out particularly to ground and first floors. This would be considered to form part of the buildings evidential value.
- 6.4 Cathedral Hotel sits within the designated City of Salisbury Conservation Area which is deemed to be of high aesthetic and historical value. The Cathedral Hotel makes a positive contribution to its significance. The City of Salisbury Conservation Area was initially a series of separate conservation areas which were designated between 1970 and 1984. These were amalgamated into a single conservation area in 1990.
- 6.5 The conservation area has an adopted conservation area appraisal and management plan published in 2012 (CSCAAMP). The conservation area appraisal provides an overall Townscape Summary, parts of which are particularly relevant to the significance of the Cathedral Hotel. The following is particularly relevant:

The historic core which includes the market place, a series of peripheral areas which contribute to the chequers plan and the grid layout of the chequers themselves provides a highly structured, and in places rigid, townscape. This character area comprises very well-defined street layouts and spaces for example, the market place and Greencroft to the north-east. There is a very clear hierarchy which is complemented by uses and connectivity, such as the distinctive character of Winchester Street and Milford Street with their mix of independent retailers, restaurants and hotels as opposed to the quiet residential character of Gigant Street or Love Lane³.

Setting

² p89 'Cross Keys Chequer', in *Ancient and Historical Monuments in the City of Salisbury* (London, 1977), pp81-89

³ p20 *City of Salisbury Conservation Area Appraisal and Management Plan* (Final draft May 2012) (CSCAAMP)

- 6.6 The significance of the setting of the site can be summarised as the urban fabric of complex layers of development over an extended period of time (from at least the 14th century through to the present day) which have been defined by medieval town planning into a grid of streets upon which the site sits and straddles. In addition to this, the site sits to the eastern edge of what is one of the most recognisable and well-defined open spaces within the city of Salisbury with the other being the Cathedral Close.
- 6.7 Cathedral Hotel sits within the Cross Keys Chequer which forms part of the eastern side of the Market Place. The townscape summary from the conservation area appraisal for the Cross Keys Chequer describes the following as the setting for The Cathedral Hotel:

'To the eastern edge of the market place, and with the principal route of Milford Street to its south side, Cross Keys Chequer underwent major redevelopment in the 1970s which resulted in some loss of historic built form and the total loss of open space to the centre of the chequer. The centre is now a covered shopping area and associated multi-storey car park which is also seen to the east side (Brown Street). As a result, the chequer could be considered to have medium and sometimes coarse grain with large commercial units retrofitted into historic spaces'⁴

The Milford Street frontage along with the Queen Street frontage onto the Market Place are considered to be the higher quality frontages surviving the redevelopment of much of the chequer in the 1970s. All of the buildings to the south side of Milford Street to the Cross Keys Chequer are either Grade II listed or buildings of local significance (non-designated heritage assets) identified within the conservation area appraisal. In this respect the Cathedral Hotel forms part of a highly valued townscape which includes local views of heritage assets which are seen and appreciated in the same views of the hotel.

- 6.8 **Appendix H** provides an extract of the Cross Keys Chequer townscape character and heritage assets map from the CSCAAMP. This gives a clear indication of the highly valued townscape, which includes a high number of statutory listed buildings, and forms the immediate and wider setting of the Cathedral Hotel.

7.0 Proposed development and impact on heritage assets

- 7.1 The proposed development comprises the redevelopment of the existing 22-bedroom hotel into a 13-bedroom 5-star, luxury hotel with bar, restaurant, courtyard garden and roof terrace bar. The ground floor will introduce a new bar and restaurant utilising a rear extension to accommodate the new kitchen and create an improved connection into the courtyard space for outdoor dining. The first, second and third floors will provide hotel suites, finished to a luxury standard requiring the re-organising and refurbishment of the existing hotel rooms across these floors. This proposal also involves general re-organising and refurbishment of the ancillary spaces throughout the hotel. The removal of the external metal staircases on both sides of the building will be replaced with one, enclosed stair core on the external rear facade of the building to provide compliant fire escape from all floors of the building including the roof terrace.
- 7.2 The proposed roof top bar will be set back from the parapets of the existing building to reduce the visual impact of any development from street level. The purpose of the roof top bar is to provide a unique experience in the heart of the city centre with views across the city and in particular views of 5 spires which are visible from the rooftop, including Salisbury Cathedral. The existing roof level has a number of existing extensions to include a plant room and roof overrun and extension of the chimney stacks (post 1929 work). The proposed rooftop enclosure will provide the opportunity to significantly improve the roof top appearance in close and wider views of the building in its strong townscape context.
- 7.3 In heritage terms there are two aspects to the proposed works to the Grade II listed Cathedral Hotel. The internal alterations and their potential impact on the significance of the surviving elements of the listed

⁴ p60 CSCAAMP

building and the external alterations to the building to the rear and at roof level which as well as potentially impacting upon the building have the potential to impact upon the setting of other heritage assets.

- 7.4 When assessing the impact of a proposed development on individual or groups of heritage assets, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result from proposals.
- 7.5 The proposed development is considered below in terms of its impact on the significance of the heritage assets, and the contribution which setting makes to their significance. Assessment of impact levels are made with reference to 'Step 3' of Historic England's GPA 3 (**see paras 3.22 -24**).

Impact upon the building

- 7.6 The architects have worked carefully with Forum Heritage Services to ensure that the proposed works respond to the significance of the existing building, in particular working to minimize the loss of historic fabric, retain plan form where possible and only add to the building where absolutely necessary. The proposed internal works to the building will result in the single loss of part of a partition which probably dates to the 19th century on the second floor (proposed suite 6). The remaining works impact upon fabric which is either post 1929 or modern (late 20th/early 21st century).
- 7.7 The insertion of a jib door between suite 1 bedroom area and its bathroom will be through the panelled partition to the west side of the room. However, this wall was approved for removal in 1997⁵, and the 1929 approved plans show extensive removal of this partition. It is suspected that the present panelling is 20th century in date and therefore the careful insertion of a jib door will not impact upon the significance of this part of the building.
- 7.8 Remaining changes consolidate and remodel what is existing and modern and retain historic room proportions where found. There is some marginal improvement on the present sub-division of the proposed bathroom space to suite 1. This will enable the decorative arch feature to be better revealed.
- 7.9 The historic staircase will preserve its integrity and become the centrepiece of the ground floor with a glazed screen separating it from the circulation spaces allowing the staircase to be appreciated and viewed whilst not necessarily being a guest at the hotel.
- 7.10 Proposed rear extensions will replace poor quality extensions of no architectural or historic significance and will be of a high quality and commensurate with the scale and form of the existing building and respectful of the spatial qualities of the rear courtyard area although this has seen much change over its built lifetime.
- 7.11 The reconfiguration of escape stairs results in the net loss of a staircase to the betterment of the rear elevation although the replacement stair (although of far higher architectural quality) will cut across a series of older (possibly 19th century in form) window openings.
- 7.12 The proposed roof extension (bar area) will necessitate the demolition of existing service structures to the roof level. This will result in a significant betterment to the building. Two of the chimneys will be carefully increased in height, repeating the existing form of the brick stacks but above the line of the proposed roof bar.
- 7.13 There are a wide variety of window designs throughout the hotel. They are generally 20th century in date with a few notable exceptions. The window to the western end of the French windows to the first floor balcony is, in-part 19th century, a remnant multi-paned sash which was not 'converted' to French windows as seen adjacent. It is unclear when this alteration of the windows to doors at first floor took place but the

⁵ Planning and Listed Building Consent (Planning ref. S/97/0934)

present doors are early 20th century at earliest (**Figure 24 Appendix D**) and along with most of the windows to the hotel, in poor condition. There is a 19th century sash window to the rear elevation and this should if possible be retained as it is in reasonable condition. The remaining windows are 20th century vertical sliding sashes. The arched windows (to the east of the bay) have later vertical metal rod 'glazing' bars to the upper sashes which appears to offer support for the upper sash. We believe that all windows were either overhauled or replaced as part of the 1929 remodelling. None of the windows have signs of repair which would be unusual for windows that date from the mid or late 19th century.

- 7.14 The proposed works to the building includes the complete replacement of all timber windows where they cannot be economically or sensibly repaired. The survey (undertaken by Salisbury Joinery) has highlighted that in most cases cills are completely rotten (see **Figure 23 Appendix D**) and that this rot often tracks up the sash stile and the inside lining (or the frame) to the side of the window necessitating comprehensive repairs to these sections leaving very little of the original fabric surviving. The decision by the design team has been to apply for the complete replacement of windows (including the metal-framed windows which will be replaced with timber-framed casements) but if any can be retained and repaired, this will be undertaken in agreement with the conservation officer.
- 7.15 There are almost no historic doors (or traditional replica doors) surviving and the proposal is to replace all doors throughout the building with a suitable agreed four panel door with mouldings to the panels. The detailed design and finish of these doors is to be agreed with the conservation officer through conditional approval.
- 7.16 On balance, the changes to the internal and external elevations will result in no harm to the significance of this Grade II listed building given the potential limited loss of historic fabric versus the improvements to both the internal and external detailing of the building focusing on maintaining the essential character of the Cathedral Hotel. There will also be significant improvements to both the thermal and acoustic performance of particularly the window alterations which will also result in safer and more easier to use windows which will improve the external appearance of this listed building.

Impact upon the setting of designated and non-designated heritage assets

- 7.17 With the exception of the roof bar, none of the works are considered to have an impact upon the setting of other designated or non-designated heritage assets within Salisbury as they are either internal works, or works to the rear of the building which will only be seen from very limited view points and are considered to be an improvement on the present rear elevations in term of both proposed extension at ground floor and consolidation and improvement of emergency escape routes from upper storeys. Neither of these elements of the proposed development will impact upon the setting of other heritage assets.
- 7.18 The proposed roof bar will change the external appearance of the Cathedral Hotel. The roof bar comprises a continuation of the existing principal stair to the roof level. The lift will also extend to this level. There will be an accessible WC and internal bar seating spaces and access to the decked roof level. The structure will be predominantly glazed with masonry walls to the rear leading to the emergency stair access. The proposed servery/bar will sit between existing brick chimney stacks. There will be a flat roof to the bar spaces and the brick chimneys will be extended to match the present top of the chimney but at a slightly higher position reflecting the existing views of the chimney stacks. Part of the glazed screens will be openable as sliding and concertina doors to allow access to the roof deck. There will be a fixed, structural glazing parapet rail set back from the existing masonry parapet for safety.
- 7.19 The works to the listed building will be predominantly additions rather than removal to both consolidate and utilize the roof structure and demolish the existing plant housing (**Figure 25 Appendix D**). The chimneys will be raised in matching brick and retain their distinctive chimney pots. The present modern roof lantern (**Figure 26 Appendix D**) will be enclosed within the proposed roof bar.

- 7.20 The detailed design of the proposed extension to the roof bar will be subject to discussion with the conservation officer, but it will probably be appropriate to provide something of the equivalent quality as the existing staircase but not a slavish copy of the 18th century detailing. A simple oak staircase with restrained decoration and finishes will probably be the most appropriate design response to the main stair access. This could form the subject of a detailed design condition regarding the proposed staircase details.
- 7.21 The detailed specification of the proposed glazing for the screens to the roof bar will also be important to ensure there is not a strong reflective quality to the glass which could over-emphasise the presence of the extension in the skyline. This could be determined by detailed condition to include the submission of a sample of the proposed glazing.

Setting

- 7.22 The most significant potential impact of the proposed development will be the impact of change at roof level as a result of the proposed roof bar development. Given the sensitivity of the skyline of Salisbury there are a number of elements to the setting of the Cathedral Hotel and its relationship with both the immediate setting of the Milford Street and the wider city setting. Important work by others has been undertaken on developing a Zone of Theoretical Visibility (ZTA). This has been calculated using an Environment Agency LiDAR survey digital surface model (DSM). This DSM has taken into account the height of buildings and other structures, the location and height of trees and other significant vegetation which could create a visual barrier to any proposed development. Potential visibility has been calculated from the proposed rooftop building and terrace as well as existing rooftop structures to compare the visual impact of both. Buildings and woodland areas from the OS OpenMap LocalTM dataset have been added to the map to indicate the location and potential screening effect of buildings and vegetation. The results of this can be seen at **Appendix G**.
- 7.23 In addition to the work undertaken by the applicants on the ZTA, pre-application discussion and advice has highlighted key buildings and views which should be addressed and reviewed in the light of the proposed development at Cathedral Hotel. The following is a summary of the key buildings which have the potential to be affected by proposed development at Cathedral Hotel roof level and an assessment of the potential impact on the setting of these heritage assets as suggested by the Historic England advice on setting (see paras.3.22 to 3.24).
- 7.24 The following is in order of their status and grading. There are no scheduled monuments which will be affected by the proposed development at Cathedral Hotel. Listed buildings; The Cathedral Church of St Mary, the Close (Grade I), the Church of St Thomas, St Thomas's Square (Grade I), The Guildhall, Market Place (Grade II*), The Congregational Church, Fisherton Street (Grade II), Listed buildings to Milford Street (Grade II), conservation area(s); the City of Salisbury Conservation Area and non-designated heritage assets to Milford Street.

Cathedral Church of St Mary, the Close (Grade I)

- 7.25 Nikolaus Pevsner in his series Buildings of England: Wiltshire writes:

'Of all English cathedrals Salisbury is the most unified in appearance. It was built entirely in the course of sixty years except for its justly most famous feature its spire. This though of course far too high from the Early English point of view, happens to be the work of a mason of the highest genius and fits perfectly.' P394.

The churches evolution is summarized well by the list description:

'Foundations laid April 25, 1220. Consecrated 1225, 1258 and when completed in 1266. Cloisters and Chapter House circa 1270-79. Chapels flanking Lady Chapel built in 1464 and 1481 destroyed in 1789. Tower enlarged by 2 stages and spire added since 1330. Restored by James Wyatt from 1789. A detached belfry, on the north west side, was destroyed at the end of the C18.'

North transept porch removed by Wyatt to grounds of Wyndham House, now The Council House, Bourne Hill'

The list description goes on to describe the setting thus:

'The setting of the Cathedral is probably the finest in England. The grouping and splendid character of the houses of the Close, all in sites laid down at the time of the Foundation of the Cathedral, make all the buildings inside the close wall, including the Close Wall itself a group of the first importance.

All the listed buildings in the Close form outstanding group.'

- 7.26 In summary, the significance of the Cathedral is its unified appearance, its authentic and specific time-depth of architectural style and composition and its important immediate setting of The Close (and its buildings) and the wider extended setting of the city (and beyond) due to the sheer scale of its 14th century spire. The cathedral and spire are the subject of (as defined within the City of Salisbury Conservation Area Appraisal and Management Plan⁶) strategic, local townscape, cultural and distant views.
- 7.27 In the context of the Cathedral Hotel, there are no strategic or distant views which are shared with the site and the Cathedral. There is a view of the top of the spire of the Cathedral from Market Place to the west. This would be unaffected by the proposed roof bar. There are other views where the spire can be seen within the context of the site, but these are not key views or defined views, these are incidental and will not affect the significance of the Grade I listed Cathedral.
- 7.28 The proposed roof bar will have views to the spire, and these will be new views which the public can enjoy (**Figure 27 Appendix D**). The Grade I listed heritage asset could be considered to be better revealed in the creation of these new views from the newly formed roof bar and terrace. These new views will enhance significance of the hotel and its setting.

The Church of St Thomas, St Thomas's Square (Grade I)

- 7.29 The list description for the Church of St Thomas describes the building thus:

'The Parish Church of New Sarum. Probably founded 1220. Enlarged C14 and C15. Tower 1400. Rebuilt and extended C15. A very picturesque and interesting building of stone, part plastered. The tower has an almost detached position.'

The City of Salisbury Conservation Area Appraisal and Management Plan (at paragraph 7.225) provides the following in terms of the townscape character of the immediate setting of the Church of St Thomas:

There are no long views within this character area as views are terminated by buildings. The cathedral spire can be glimpsed above the distinctive skyline, however, the tower of St Thomas' church (to the west) is more visually prominent from the square. The lack of long views creates an intimate atmosphere within this part of the city.

- 7.30 In summary the significance of the Grade I listed Church of St Thomas lies in historic value terms in its early origins, its architectural quality, including the use of stone and intimate picturesque location where at street level it is often more happened upon with key views (defined within the CSCAAMP⁷) being local from the immediate streets rather strategic, cultural or distance views. The tower is seen projecting above the roofscape of surrounding buildings when viewed from Churchill Way (east) (A36) (**Figure 28 Appendix D**) and is one of the distinctive church towers which rise above the roofs of the City.

⁶ p189 of the CSCAAMP

⁷ p124 Fig61 Market Place and Mitre Chequer townscape map CSCAAMP

- 7.31 The proposed roof bar and terrace would be seen within the context of the tower of the Grade I listed church of St Thomas in this kinetic view from Churchill Way (east). This view is not defined within the CSCAAMP. It is not a strategic view as it is relatively recent in its inception (c1970) and is not a designed view although the elevated road does provide a city-defining glimpsed view for motorists and passengers on travelling the route north or south. The roof terrace and bar will be seen within the context of the tower in this view. It will fleetingly lie in front of the tower when viewed from Churchill Way (east). However, it will not obscure the tower and will only be seen as a slight change to the material finishes at roof level. The present chimneys will be slightly more prominent in these views. There is a view along Milford Street which sees glimpses of the tower of St Thomas above the rows of buildings to the southern boundary of the Market Place (**Figure 29 Appendix D**). This view will not be obscured by the proposed development, but the new bar will be seen within the context of the tower in the same view. The tower of the church of St Thomas is seen to varying degrees on moving along Milford Street but the development does not obscure the view of the tower at any point.
- 7.32 The changes to the views from Churchill Way (east) are considered minimal and will not be perceived by most observers. This will change slightly when the bar is lit on the evening when the space will be more obvious and will be seen against the tower of the church. However, we do not consider the change to be so detrimental as to be harmful to the significance of the church whose significance is predominantly derived from its intimate picturesque character when happened upon at street level in close proximity to the church. Distant views are important to the tower and maintain the emphasis of religious buildings in the skyline of the city. Whilst the proposed bar and terrace will be seen within this context, we do not believe this will be harmful or erode the understanding of this Grade I listed building. It should also be noted that the bar will better reveal and provide new views to St Thomas and allow the building to be newly appreciated within its city context.

The Guildhall (Grade II*)

- 7.33 The Grade II* listed Guildhall was designed by Sir Robert Taylor and built with some alterations by William Pilkington in 1788-95. Principally of 1 storey over basement. Part in centre of 2 storeys. A symmetrical front occupies a corner of the Market Place at the junction of Fish Row and Queen Street. The building is late eighteenth century constructed in (white) Fisherton brick and stone.
- 7.34 The significance of the Guildhall lies in its visual prominence as result of its grand scale, classical style and careful positioning within the Market Place. The Guildhall is an important reminder of the 'secular' and commercial character of this part of the city. It was constructed on the approximate site of the former Bishop's Town Hall (taken down in 1785).
- 7.35 There are views from Market Place of the Guildhall which obliquely take in roof of Cathedral Hotel. The roof bar would just be visible in these views to the Guildhall but will not obscure or cover up any of the Guildhall façade which due to its symmetry and relationship with the war memorial is better appreciated in views directly north of the Guildhall. In these views, the roof terrace and bar would not be seen. It should also be noted that these views are seasonal. In the summer when the trees to the Market Place are in leaf, views to the Guildhall are almost completely obscured (**Figure 30 Appendix D**) so shared views of Guildhall and the proposed roof bar will be limited to the winter months only. This will be accentuated by any lighting of the bar in the winter evenings.
- 7.36 Whilst the oblique views to the Guildhall will be shared with a glimpse of the bar and terrace to the Cathedral Hotel, the development will not obscure or interrupt views to the Guildhall and in the key views to the frontage of the building (the north façade), the proposed bar will not be visible. The proposed roof top bar and terrace is not considered to be harmful to the oblique views (restricted to winter only) of the Grade II* listed Guildhall.

Congregational Church (Grade II)

- 7.37 The Grade II listed Congregational Church lies to the north side of Fisherton Street. It was constructed in 1879 by Tarring and Wilkinson. The composition of the building is asymmetrical and stylistically reflective of a circa 1300 date. It is constructed of stone rubble and stone dressings. The tower with corner buttresses and pinnacles and stone spire with canopies in broaches is linked with body of Church by a short section with three pointed columned lights. The spire is a prominent landmark on the Salisbury skyline and is seen for some distance given its relatively tall spire.
- 7.38 The significance of the Congregational Church lies principally in its townscape presence on Fisherton Street and its spire protruding above the roofs of the city. It competes with the tower of St Thomas in this skyline and the two are often seen together. In this respect, the Grade II listed Congregational Church shares very similar qualities with that of the church of St Thomas although the spire does not feature in views along Milford Street.
- 7.39 The spire is seen projecting above the roofscape of surrounding buildings when viewed from Churchill Way (east) (A36) (see **Figure 28 Appendix D**) and is one of the distinctive church towers which rise above the roofs of the City.
- 7.40 The proposed roof bar and terrace would be seen within the context of the spire of the Grade II listed Congregational Church in this kinetic view from Churchill Way (east). This view is not defined within the CSCAAMP. It is not a strategic view as it is relatively recent in its inception (c1970) and is not a designed view although the elevated road does provide a city-defining glimpsed view for motorists and passengers on travelling the route north or south. The roof terrace and bar will be seen within the context of the spire in this view. It will fleetingly lie in front of the spire when viewed from Churchill Way (east). However, it will not obscure the spire and will only be seen as a slight change to the material finishes at roof level. The present chimneys will be slightly more prominent in these views.
- 7.41 The changes to the views from Churchill Way (east) are considered minimal and will not be perceived by most observers. This will change slightly when the bar is lit on the evening when the space will be more obvious and will be seen against the spire of the church. However, we do not consider the change to be so detrimental as to be harmful to the significance of the church whose significance is predominantly derived from its townscape presence on Fisherton Street. Distant views are important to the spire and maintain the emphasis of religious buildings in the skyline of the city. Whilst the proposed bar and terrace will be seen within this context, we do not believe this will be harmful or erode the understanding of this Grade II listed building. It should also be noted that the bar will better reveal and provide new views to St Thomas and allow the building to be newly appreciated within its city context (**Figure 31 Appendix D**).

Listed and unlisted buildings to Milford Street

- 7.42 There are a high number of Grade II and a group of Grade II* listed buildings (Nos. 19a, 21, 21a) to the north and south side of Milford Street. The list descriptions note that to both sides the buildings form groups. It is also the case that a number of buildings are identified within the CSCAAMP as making a positive contribution towards the character and appearance of the City of Salisbury Conservation Area. These would be considered to fulfill the criteria of non-designated heritage assets (as defined within the NPPF). Together, along with the designation of conservation area, these groups make a considerable positive contribution towards the setting of the Grade II listed Cathedral Hotel (**Figure 32 Appendix D**).
- 7.43 The proposed roof bar will be seen in extended views along Milford Street and these views will include one or in most cases more of these listed buildings. The roof bar will not obscure views to any of these buildings but will be seen in the context of these buildings. The roof bar will appear as a modern edition to the Cathedral Hotel and in this respect will be distinct from the traditional and vernacular character of the buildings which surround the hotel and the hotel itself. This distinction is intentional as it was not considered appropriate or desirable to in some way 'hide' or fake construct a traditional roof form. This would also have made the extension far more dominant in these views. Given the relative narrow section

of the street and the height of Cathedral Hotel, the bar will only ever be glimpsed and never seen in its full massing due to the topography and the street pattern and scale or the surrounding townscape.

- 7.44 The roof bar and terrace will be seen within the context of these complex groups of listed buildings, but we do not consider the shared views within which the proposed bar will form a very small element of the complex and diverse townscape of this part of the city to be unduly harmed by the subtle and understated presence of the proposed roof bar. This will vary to a degree when the bar is lit in the evening in anything other than summer evenings where the lighting of the bar will be key to maintaining its simplicity and modesty in these views rather than over-emphasizing its presence. The method and time for the lighting of the bar space and terrace could form the subject of a detailed condition forming part of the approval as possible mitigation.

City of Salisbury Conservation Area

- 7.45 Salisbury Conservation Area was formed from the amalgamation of six conservation areas (variously designated between 1970 and 1984). These were brought together in 1990. In 2012 a Conservation Area Appraisal and Management Plan was published (CSCAAMP). The key characteristics of the Salisbury City conservation area are (as identified within the CSCAAMP):

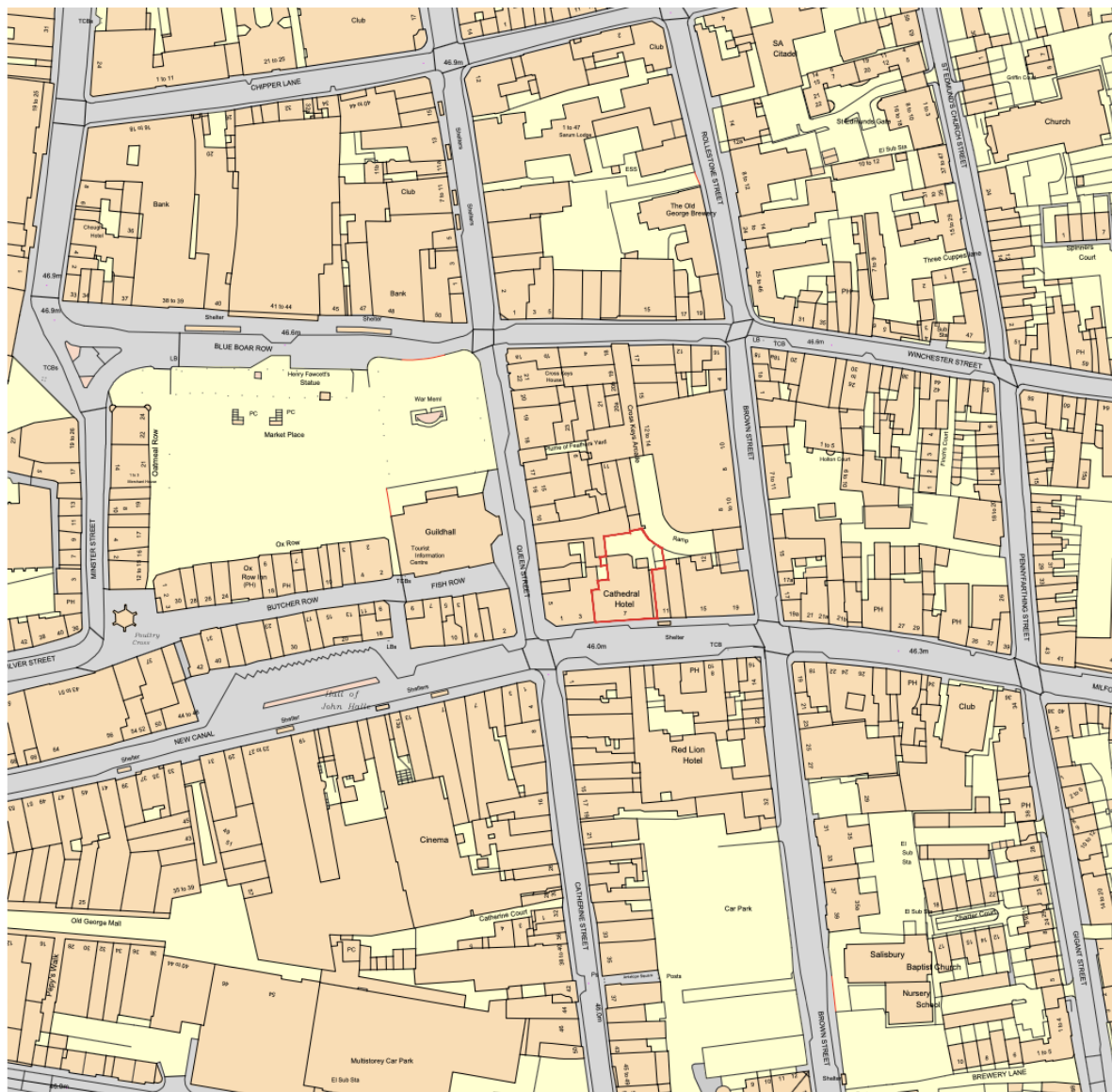
- *a spectacular semi-rural landscape riverside setting comprising water meadows and tree-lined slopes of the surrounding valleys*
- *a medieval street pattern of grids surrounded by Victorian suburbs*
- *survival of the historic building plots (burgages) of the thirteenth century*
- *medieval timber-framed buildings, many of which have been re-fronted with brick and render in the Georgian Period*
- *the high quality representation of architectural styles, materials and finishes throughout the city*
- *The varied use of materials – brick, timber, mathematical tiles, and tile hanging to disguise and historically upgrade timber framed buildings.*
- *Medieval rooflines in old red clay tiles (often seen behind later facades; revealed to rear elevations).*
- *A dynamic Market Square, host to two weekly markets since the thirteenth and fourteenth centuries.*
- *Georgian frontages - traditional sash windows, classical doorcases or doorhoods, cornices, parapets and plat-bands.*
- *Views to the Cathedral – cultural/artistic (through nationally acclaimed paintings and artists), processional, accidental and terminated views.*
- *Cathedral Close with its building history spanning eight centuries of planning and architecture.*
- *A dynamic positive tension between the spiritual and the commercial sectors of the City.*
- *Green spaces of high quality particularly to the riverside.*
- *The presence of trees in the streetscape.*

- 7.46 In addition to the summary of the significance of the conservation area there is also reference to views generally within, into, across and out of the conservation area (para 7.21):

'The rigid city plan and well-enclosed streets with consistent building lines lends itself to numerous and constantly changing local views along streets and lanes. These are often terminated by buildings of varying degrees of quality....In addition, there are strategic views across the chequers to key buildings and landmarks. These views help orientate the traveller and provide a sense of the intimate scale of the city as it is often possible to gain a view to one or more key landmarks (such as the spire of the cathedral or St Edmund's Church to the north) to gauge distance and proximity to other parts of the city.'

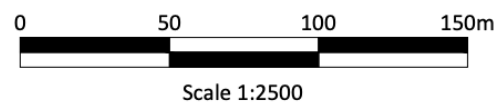
- 7.47 There is considerable overlap between the assessment of the impact upon the character and appearance of the City of Salisbury Conservation Area and the setting of the listed buildings identified as being potentially affected by the proposed development.
- 7.48 The proposed development of the roof bar does not impact upon any defined views within the CSCAAMP. It does not form part of the strategic views to landmarks which make such an important contribution towards the character and appearance of the conservation area and it only, as described above, forms an incidental part of local views within the conservation area.
- 7.49 The materials proposed for the roof bar do contrast with the established palette of vernacular materials within the conservation area, but this is both intentional but also means that the proposed development is 'lightweight' in character and seen more as an addition to the historic environment rather than trying to 'fit-in' with the palette of traditional materials. To have done this would have resulted in a far 'heavier' and prominent design which could have been considered to be too intrusive in such a sensitive setting. The proposed design of the roof bar was always intended to be recessive and not architecturally stark or intentionally unnecessarily contrasting. The design is almost entirely glazed to its most prominent elevations. This will help in minimizing any perceived bulk of the structure. However, this will need to be accompanied by a sensitive lighting strategy in order to minimize the impact of the proposal during twilight and night time.
- 7.50 The proposed development will have an impact on the character and appearance of the City of Salisbury Conservation Area. This impact is strongly related to the perceived impact on the listed buildings which make up an important part of the character and appearance of the conservation area. This impact is considered to be minimal and can be mitigated through detailed conditional approval. The proposed roof bar and terrace has been designed in such a way as to have a very low visual impact on the building and its surrounding townscape. For the vast majority of the extended setting of the building which includes the conservation area there will be no perceptible impact on character and appearance. Where the proposed bar will be seen its impact is always incidental to local views and unplanned glimpses. Where the proposed development will be most apparent, in views along Milford Street, the proposed bar and terrace will not have such an adverse effect that it will harm the understanding of the historic buildings (listed and unlisted) which make up this part of the conservation area. The careful use of modern materials and the retention of the chimneys as the dominant feature on the skyline of the Cathedral Hotel combined with the considerable improvements to the main elevation of the hotel (new shopfronts, windows and entrance) will ensure the preservation and enhancement of the character and appearance of the City of Salisbury Conservation Area.
- 8.0 **Conclusion**
- 8.1 This Heritage statement has established that the areas affected by the proposed construction of a new rooftop bar and terrace space are of little or no heritage significance in terms of their evidential, architectural, historic, and aesthetic value. There will be no loss of historic fabric, and the works are fully reversible.
- 8.2 The proposals are considered to have a beneficial impact upon the site overall. The high quality of the proposed rear extension and consolidation of rear emergency stairways and retention of what survives of the plan form, particularly the fine 18th century staircase are considered to have on-balance a beneficial impact.

-
- 8.3 The site is also located potentially within the setting of a large number of designated and non-designated heritage assets, in particular two Grade I listed buildings (the Cathedral and the Church of St Thomas). The proposed development is considered to have a neutral impact on their significance. It is considered that the proposals will have an impact upon the character of the host building but that this impact is at worse neutral and has the potential with other proposed changes to the building to make a positive contribution to both the setting of high graded listed buildings and the character and appearance of the City of Salisbury Conservation Area.
- 8.4 Careful regard has been given to the local plan policies, the National Planning Policy Framework and its associated guidance notes, Historic England's guidance and the City of Salisbury Conservation Area Appraisal and Management Plan. In particular, the need to understand the historic significance of the site and its setting.
- 8.5 Accordingly, I can find no conflict in the proposed development with the statutory duty in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, National Policy in the National Planning Policy Framework Policies (in particular paragraphs 200-205 and 208, 209 and 212) and the Local Plan and Core Strategy policies of Wiltshire Council.

Appendix A: Location Plan

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Site Location
1:2500 @ A3



Cathedral Hotel, Milford Street, Salisbury (site is shown in red)

Appendix B: Historic maps



Figure 1: John Speed's plan of Salisbury c1600 (site is outlined in red)

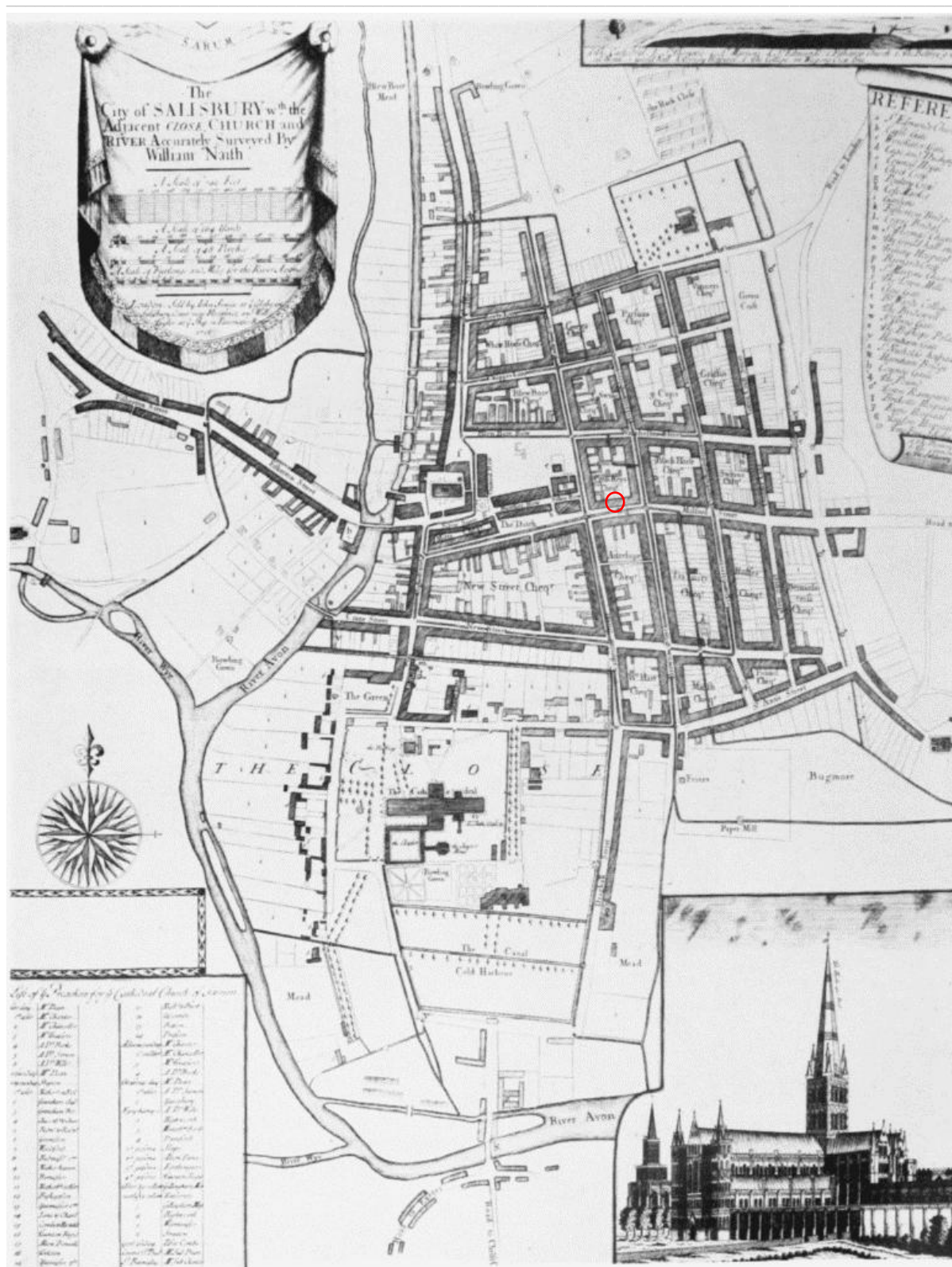


Figure 2: William Naish's plan of Salisbury 1716 (site is outlined in red)



Figure 3: James Easton's city plan of Salisbury 1820 (site is outlined in red)

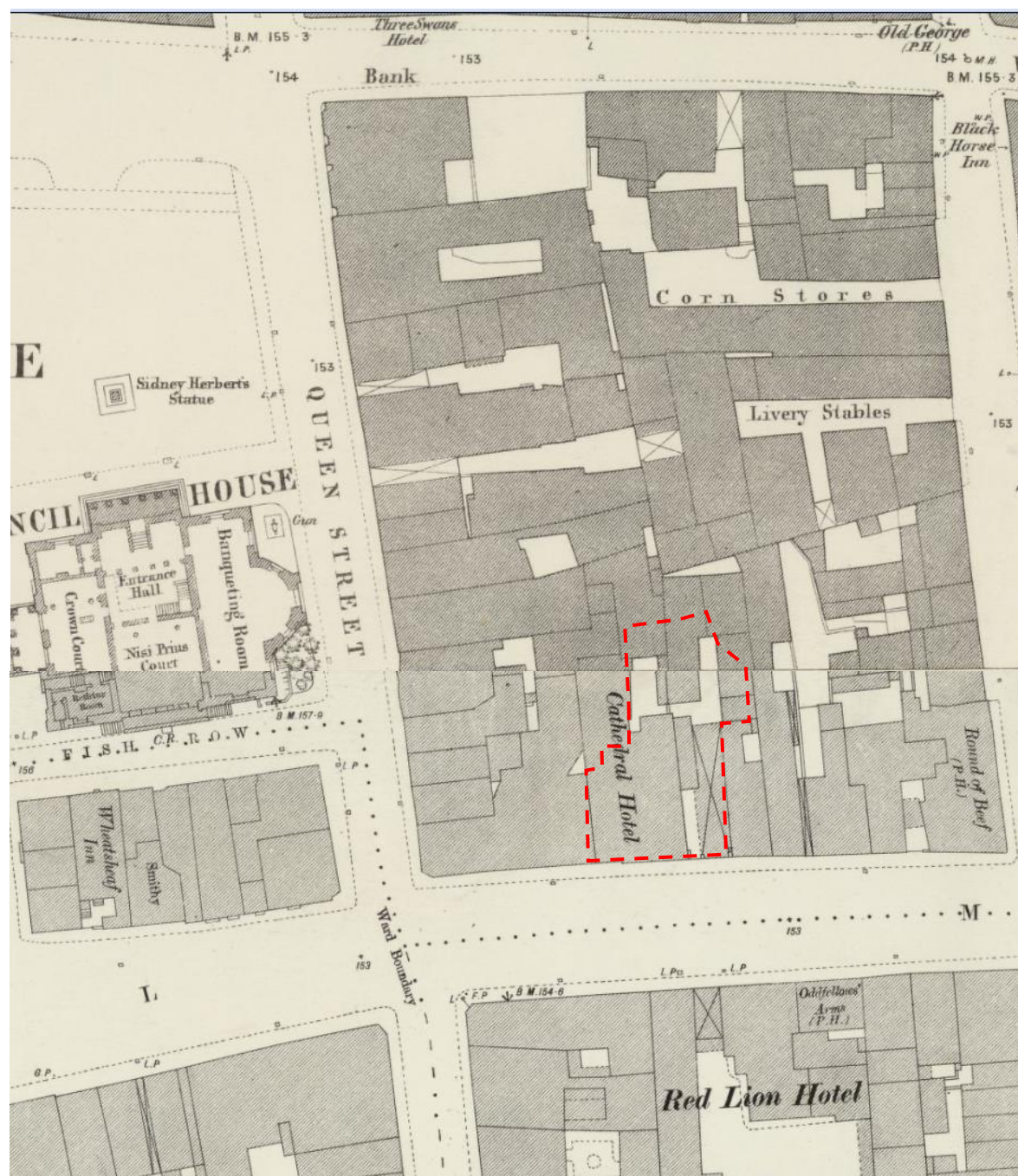


Figure 4: Extract of Ordnance Survey (City Plans 1:500) Salisbury- Wiltshire LXVI.15.4 Surveyed 1879 published 1880 (site is approximately marked with dotted red line)



Figure 5: Extract of Ordnance Survey (25 inch) Salisbury- Wiltshire LXVI.15 Surveyed 1879 published 1881 (site is approximately marked with dotted red line)



Figure 6: Extract of Ordnance Survey (25 inch) Salisbury- Wiltshire LXVI.15 Surveyed 1900 published 1901 (site is approximately marked with dotted red line)

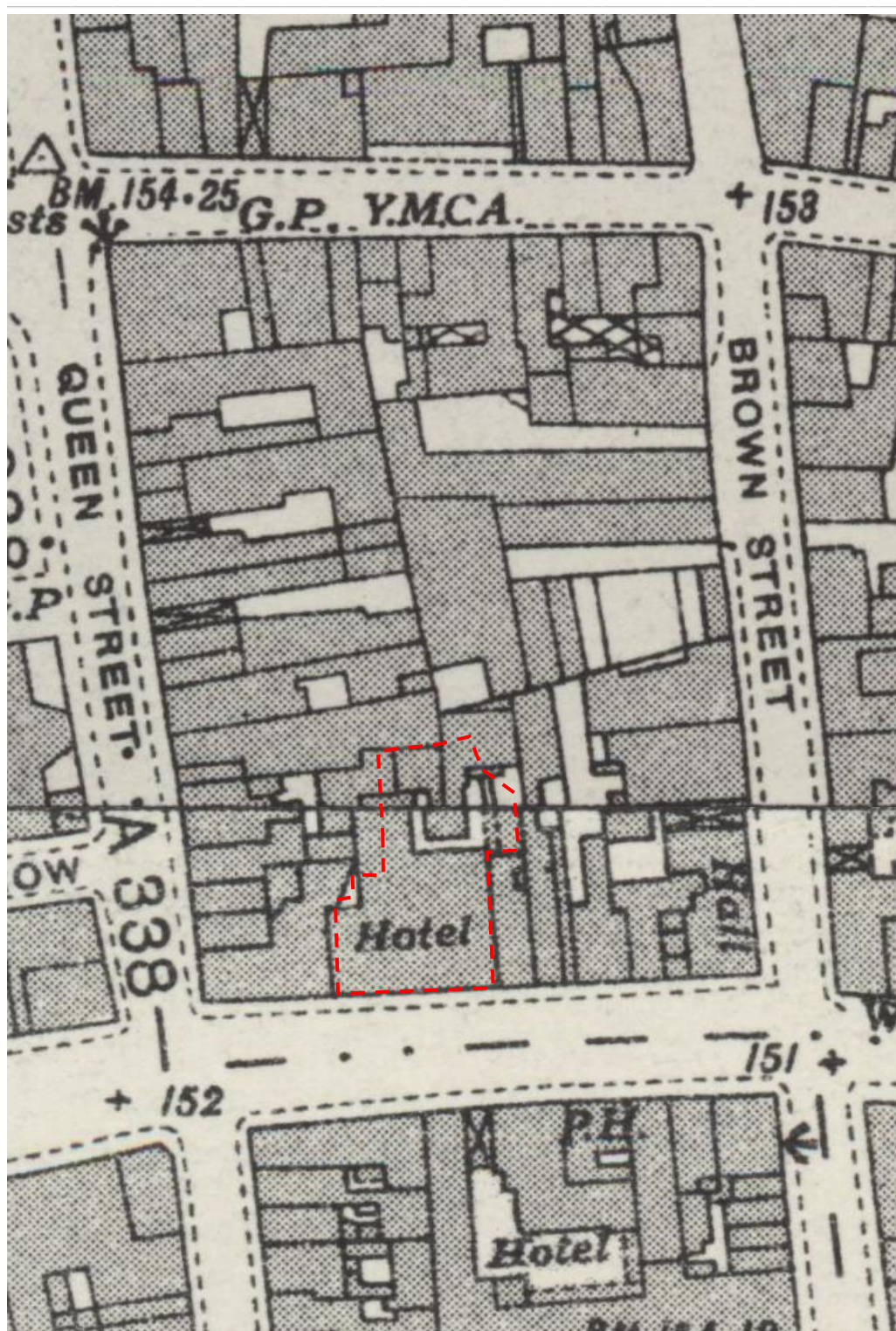


Figure 7: Extract of Ordnance Survey (25 inch) Salisbury- Wiltshire LXVI.15 Surveyed 1937 published 1939 (site is approximately marked with dotted red line)

Appendix C: Historic images



Figure 1: The Cathedral Hotel (c1893) prior to extension up and to the east



Figure 2: Extract from Historic England EAW051967 ENGLAND (1953) St Mary's Cathedral and the city, Salisbury, from the south, 1953 – Cathedral Hotel south elevation



Figure 3: Extract from Historic England EAW051918 ENGLAND (1953) New Canal, the Market Place and the city centre, Salisbury 1953 – Cathedral Hotel east elevation and buildings to rear



Figure 4: Extract from Historic England EAW051919 ENGLAND (1953) Brown St, the Guildhall and the city centre, Salisbury 1953 – Cathedral Hotel north elevation and buildings to rear



Figure 5: Cathedral Hotel c1960s ©English Heritage Archive



Figure 6: Staircase, Cathedral Hotel (RCHM)



Figure 7: Photograph taken during 1997 planning applications (plan ref.S/97/0934)

Appendix D: Figures



Figure 1: South/ front/ Milford Street elevation of Cathedral Hotel



Figure 2: North/rear elevation Cathedral Hotel



Figure 3: Older windows to central section of rear elevation



Figure 4: View of east elevation of Cathedral Hotel from Milford Street/Hill



Figure 5: Modern decorative light fittings to corners of hotel on parapet



Figure 6: Plant room and stair access to roof between brick chimneystacks



Figure 7: Bar area to east wall



Figure 8: 18th century staircase at centre of plan – ground floor



Figure 9: Decorative brackets to each tread of 18th century stair



Figure 10: Detail of curtail step to 18th century stair



Figure 11: Decorative painted plaster arch to 19th century rooms to west side of hotel plan



Figure 12: Decorative painted plaster arch to 19th century rooms (between front and rear) to west side of hotel plan



Figure 13: Potential former fireplace (later opening) with niches – back wall of former hotel (prior to modern extension) – area referred to as ‘Old Kitchen’ in 1929 plans (see **Appendix I**)



Figure 14: Panelled room to first floor front (centre) with cast iron balcony



Figure 15: Decorative arch in 'caretakers flat' partially exposed



Figure 16: Decorative arch in 'caretakers flat' partially exposed



Figure 17: Panelled shutters to earlier window in south elevation (presently in 'caretakers flat')

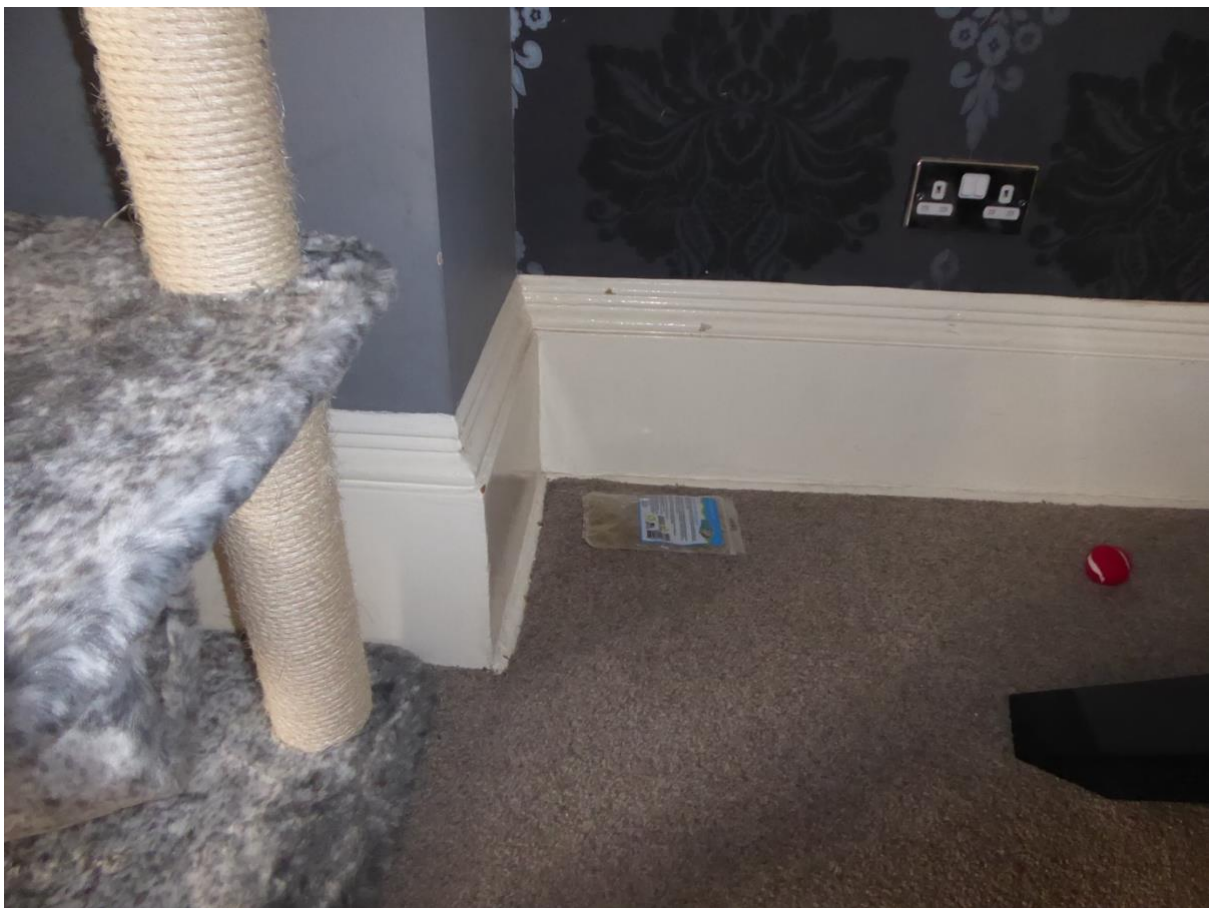


Figure 18: 19th century moulded skirting boards in 'caretaker's flat'



Figure 19: Typical vertical sliding sashes with vertical 'glazing' steel bar to top sash



Figure 20: French windows to first floor (centre) room with panelling



Figure 21: Older sash to window in front elevation (probably early to mid 19th century)



Figure 22: Typical metal casement windows to rear elevation (post 1929 alterations)



Figure 23: Typical rot pattern of windows associated with many of the sash windows to the front elevation



Figure 24: Typical French window



Figure 25: Plant housing set between chimney stacks



Figure 26: Modern roof lantern above staircase



Figure 27: View towards the Cathedral spire from present roof top



Figure 28: View from Churchill Way (east) looking west across the city



Figure 29: View west along Milford Street towards Cathedral Hotel



Figure 30: View from Market Place looking towards the site



Figure 31: View towards the tower of Church of St Thomas (Grade I listed) & Congregational Church (Grade II)

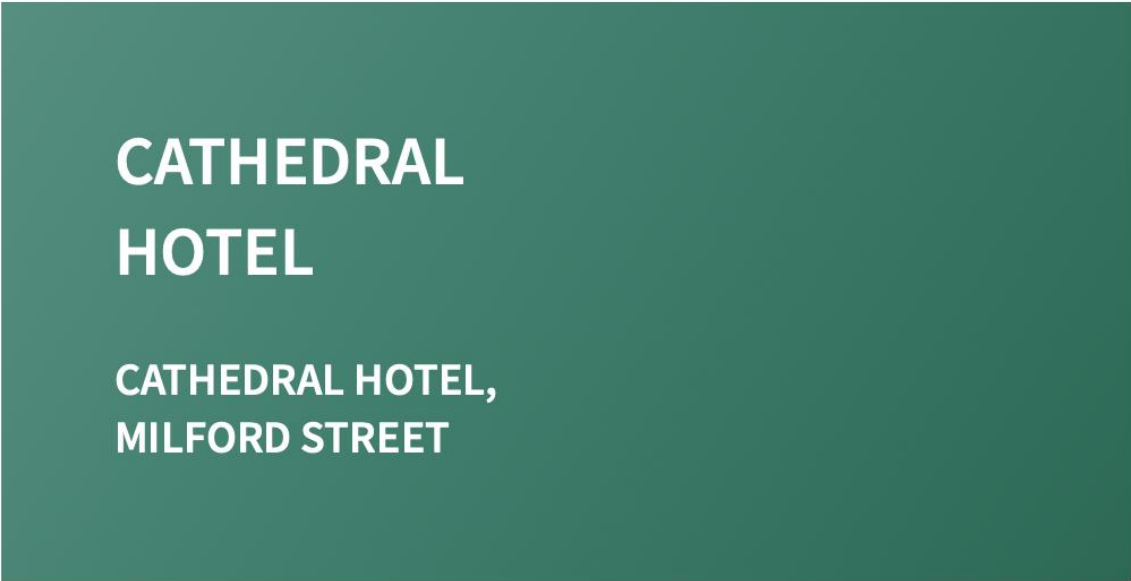


Figure 32: View looking east along new Canal into Milford St

Appendix E: List Description

CATHEDRAL HOTEL, Salisbury - 1259785 | Historic England

29/07/2024, 15:49



Official list entry

Heritage	Listed Building
Category:	
Grade:	II
List Entry	1259785
Number:	
Date first listed:	12-Oct-1972
List Entry	CATHEDRAL HOTEL
Name:	
Statutory	CATHEDRAL HOTEL, MILFORD
Address 1:	STREET

<https://historicengland.org.uk/listing/the-list/list-entry/1259785?section=official-list-entry>

Page 1 of 5

CATHEDRAL HOTEL, Salisbury - 1259785 | Historic England

29/07/2024, 15:49

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory CATHEDRAL HOTEL, MILFORD
Address: STREET

The building or site itself may lie within the
boundary of more than one authority.

District: Wiltshire (Unitary Authority)

Parish: Salisbury

National Grid SU 14555 29970
Reference:

Details

MILFORD STREET 1. 1594 (North Side) Cathedral Hotel SU 1429 NE
4/527 II GV 2. C18 altered C19. 4 storeys red brick, stone bands
between storeys, stuccoed ground floor. Moulded stone cornice,
brick parapet with dividing piers and stone coping. 9 bay front,

<https://historicengland.org.uk/listing/the-list/list-entry/1259785?section=official-list-entry>

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CATHEDRAL HOTEL, Salisbury - 1259785 | Historic England

29/07/2024, 15:49

extended to west early C19. The 2 right hand bays project with chamfered stone quoins. In 3rd bay from left superimposed mid C19 canted bays through height of building, cornice carried over in wood. 2 left hand bays have recessed sashes, no glazing bars. Other windows have camber headed architraves to 3rd and 2nd floors, flat headed 1st floor with consoles to sills. Elaborate C19 cast iron balcony between canted bay and 2 bay projection on 1st floor. Ground floor windows sashes, one with architrave, full length plate glass round headed windows to centre. Remains of pilaster frame to entrance. The round headed windows articulated by later pilasters. Moulded cornice over. Interior has some C18 panelling.

Cathedral Hotel and Nos 11 to 17 (odd) form a group.

Listing NGR: SU1455529970

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System **444125**
number:

Legacy System: **LBS**

Legal

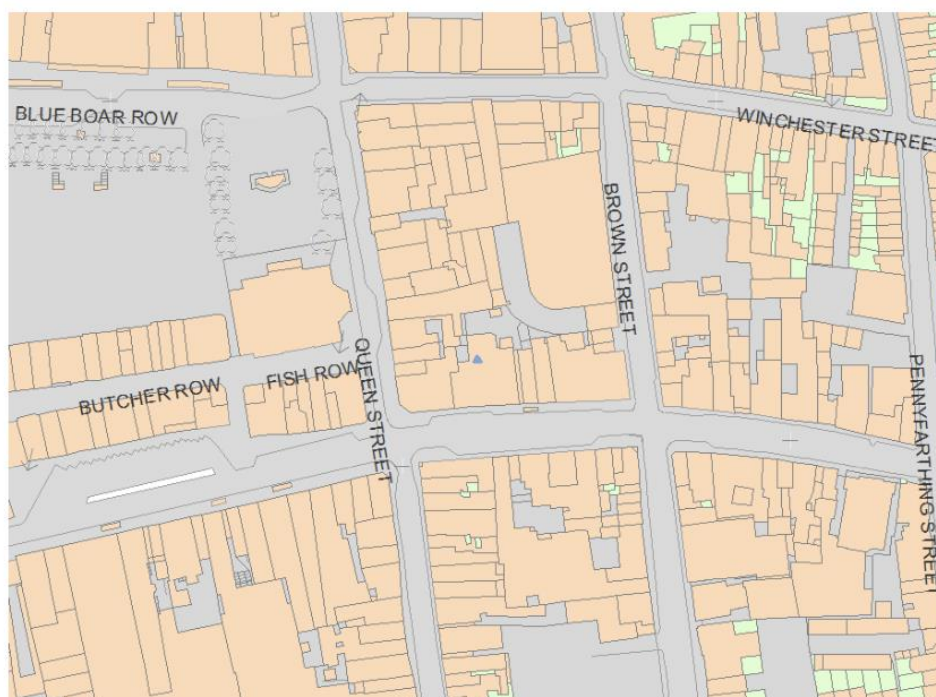
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

<https://historicengland.org.uk/listing/the-list/list-entry/1259785?section=official-list-entry>

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CATHEDRAL HOTEL, Salisbury - 1259785 | Historic England

29/07/2024, 15:49



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 29-Jul-2024 at 14:47:28.

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CATHEDRAL HOTEL, Salisbury - 1259785 | Historic England

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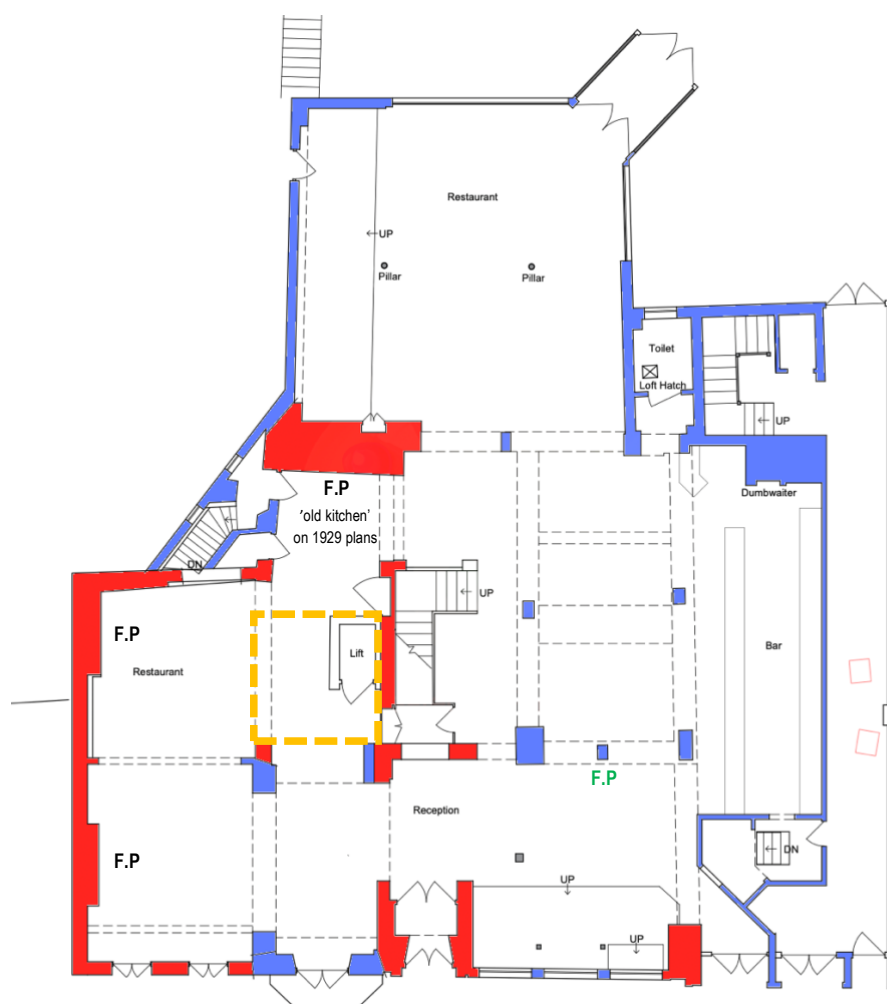
End of official list entry



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Appendix F: Building Phase plan(s)**Cathedral Hotel – Building Phase plan (based on plans for alterations and additions approved in 1929)****GROUND FLOOR**

Pre-1929



Post 1929 (nb third floor is all post-1929)



Lost stair compartment

F.P – potential fireplace surviving

F.P – Lost fireplace (position)



FIRST FLOOR



Pre-1929



Post 1929 (nb third floor is all post-1929)



Lost stair compartment

Decorative moulded plaster arch (19th century)

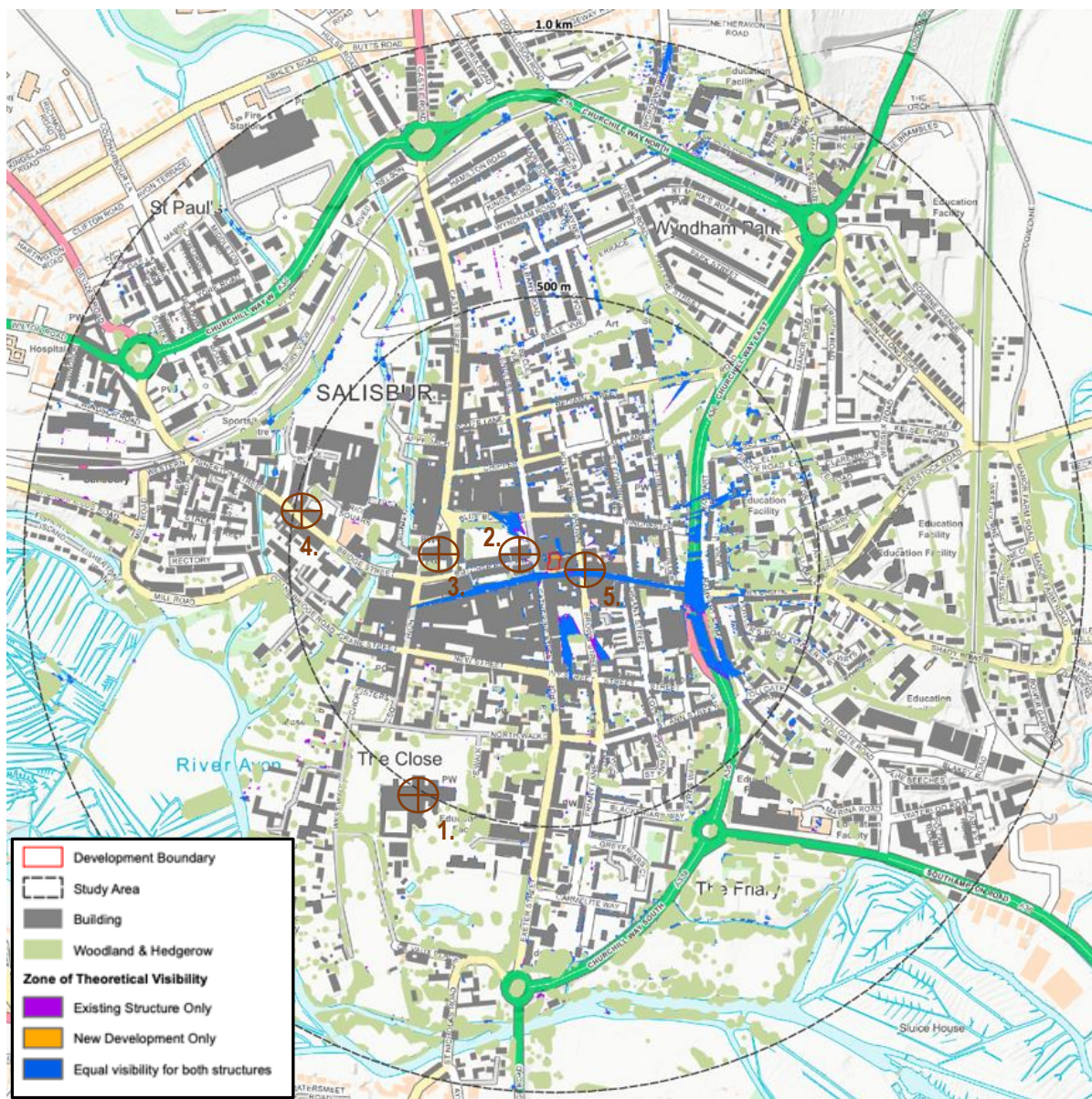
F.P – potential fireplace surviving

F.P – Lost fireplace (position)



SECOND FLOOR

- Pre-1929
 - Post 1929 (nb third floor is all post-1929)
 - Lost stair compartment
 - 19th century panelling (below dado rail)
- F.P – potential fireplace surviving
F.P – Lost fireplace (position)

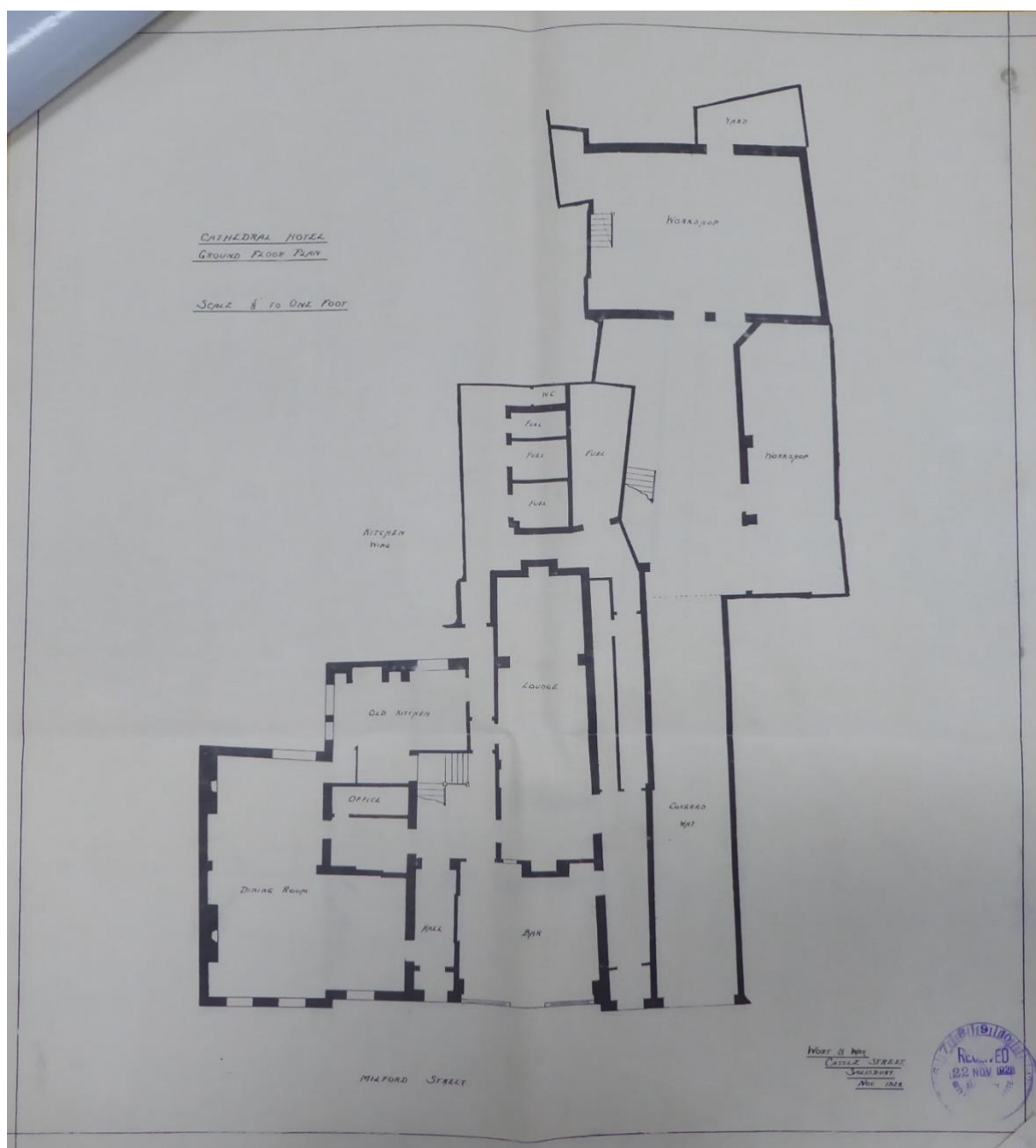
Appendix G: Zone of Theoretical Visibility (with significant heritage assets highlighted)**Significant Heritage Assets (in relation to the site)**

1. Cathedral Church of St Mary (Grade I)
2. The Guildhall (Grade II*)
3. Church of St Thomas (Grade I)
4. Congregational Church (Grade II)
5. Milford Street Group (Grade II* and II)

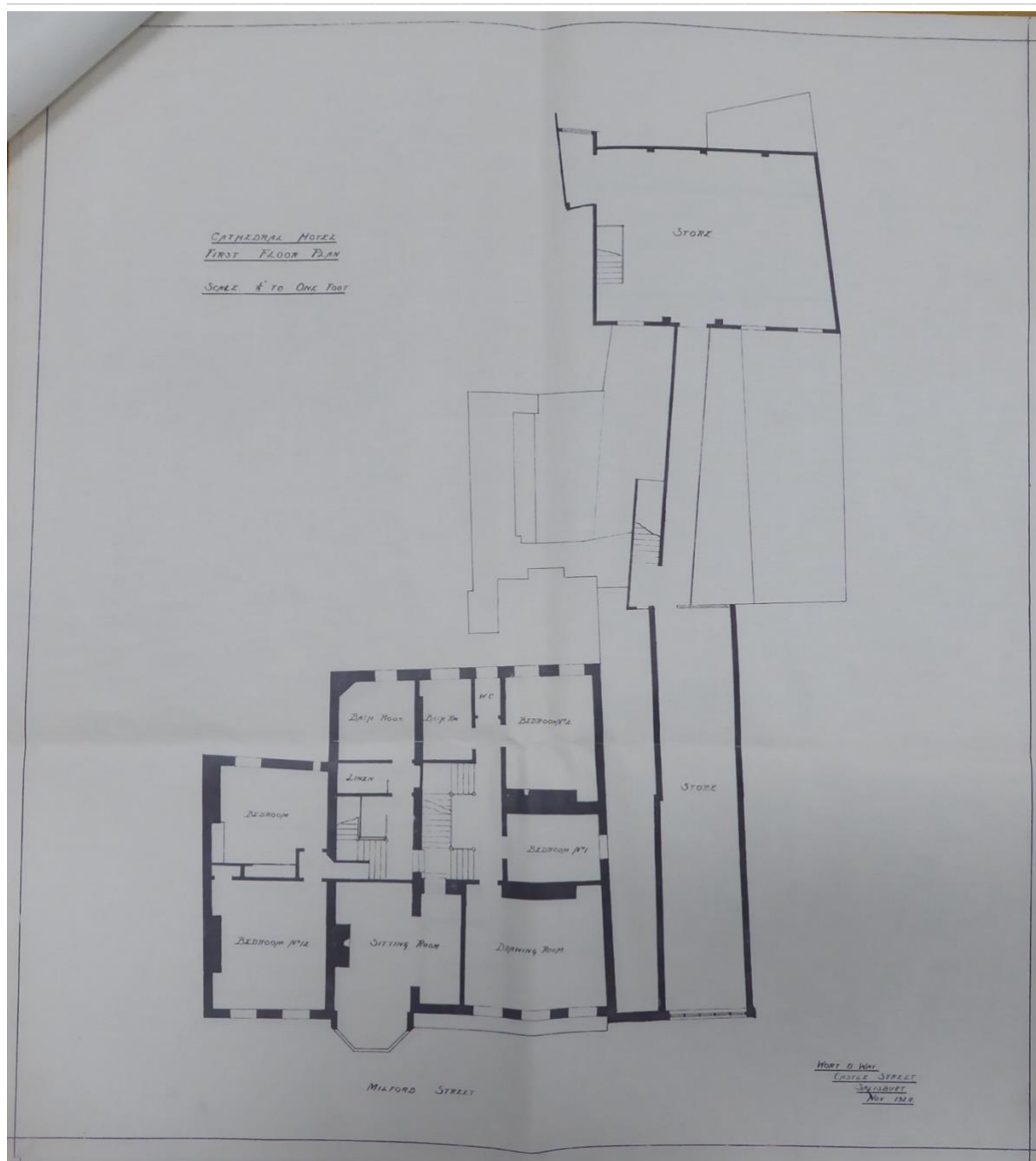
Appendix H: Extract from the Salisbury Conservation Area Appraisal and Management Plan

Appendix I: Existing and proposed plans from the 1929 proposed works

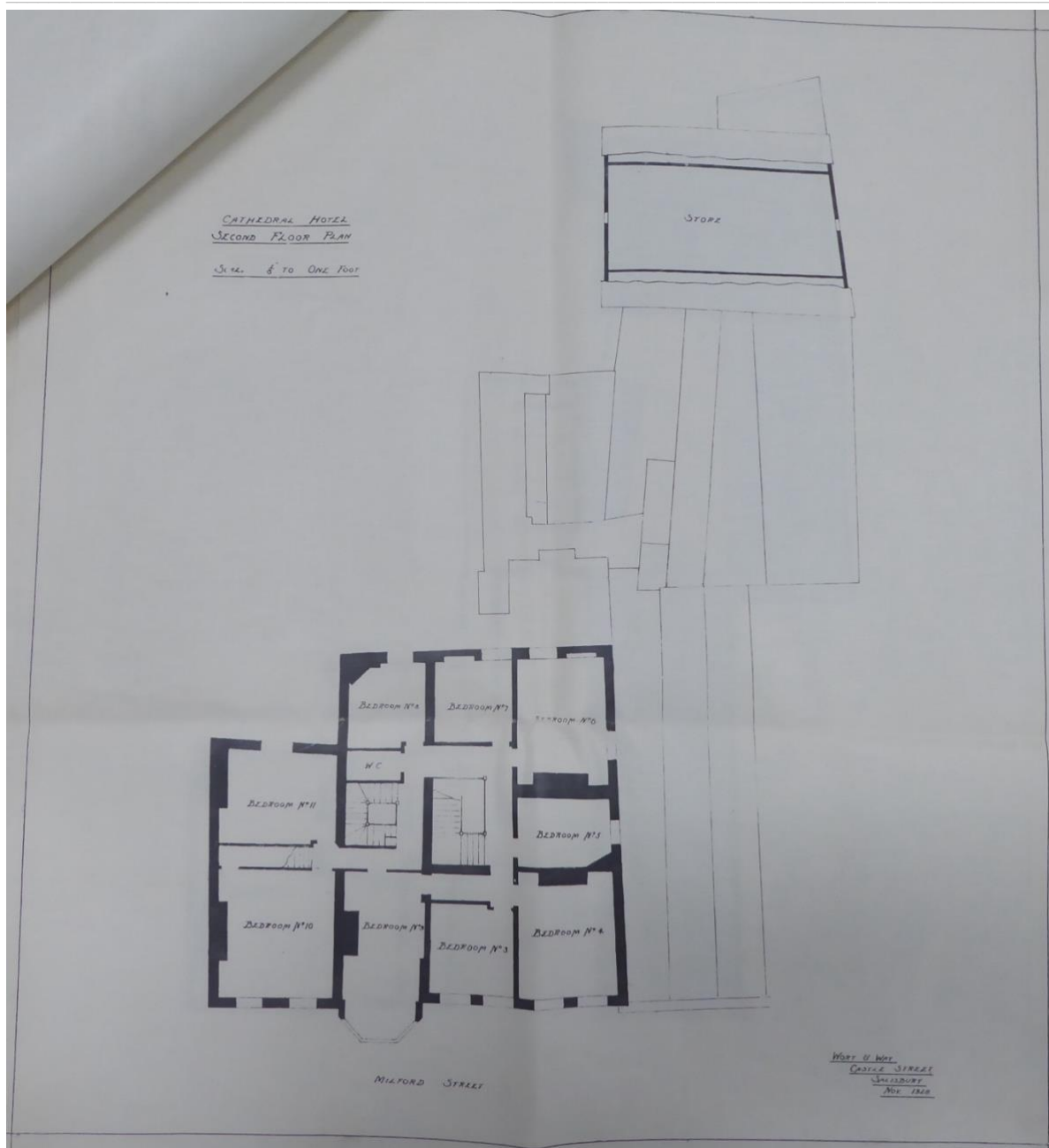
Existing plans



Ground floor



First floor

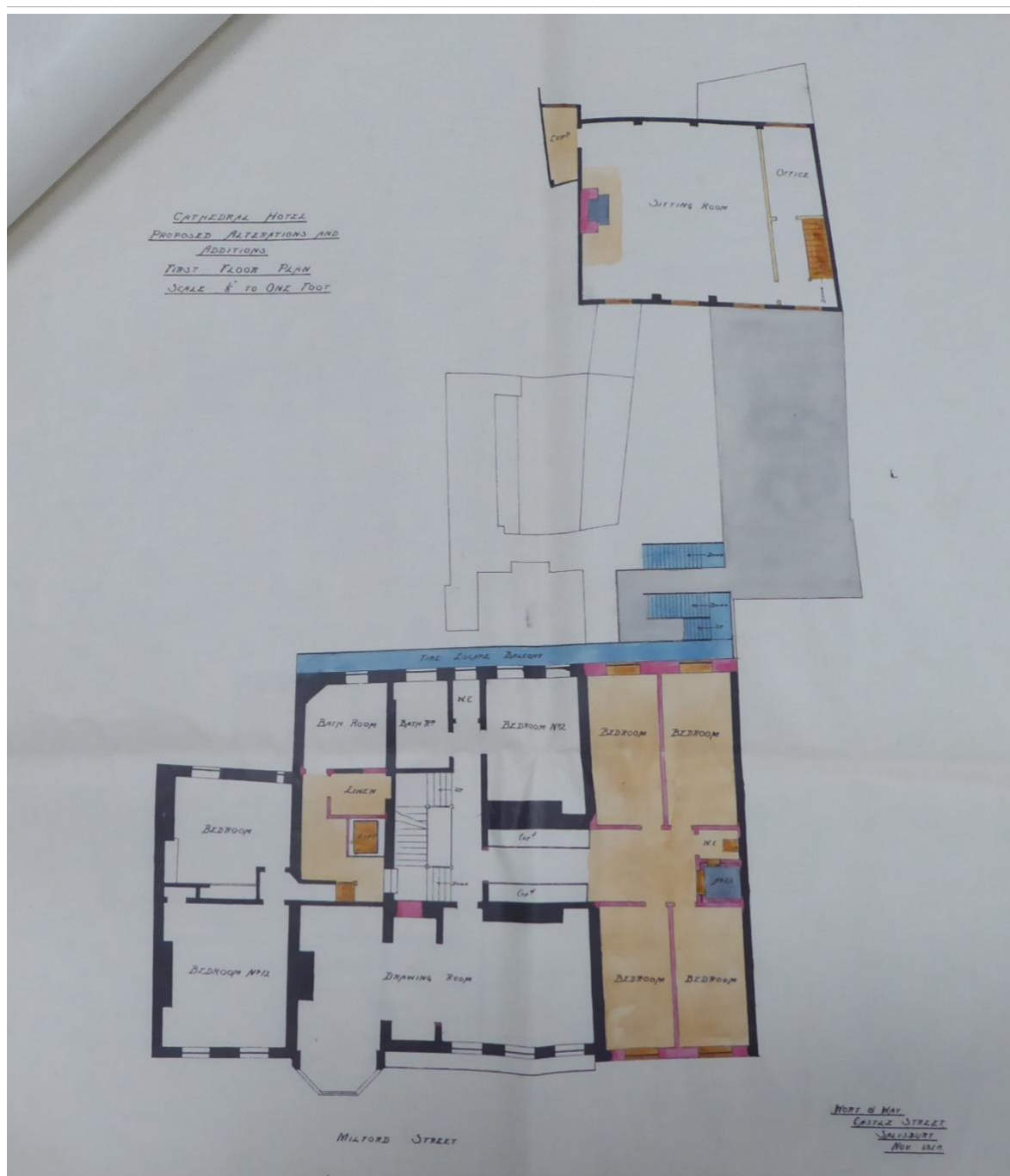


Second floor

Proposed plans



Ground floor



First floor



Second floor

FORUM
Heritage
Services