

42—44 Winchester Street, Salisbury
July 2026



Heritage Statement

Design and Access Statement

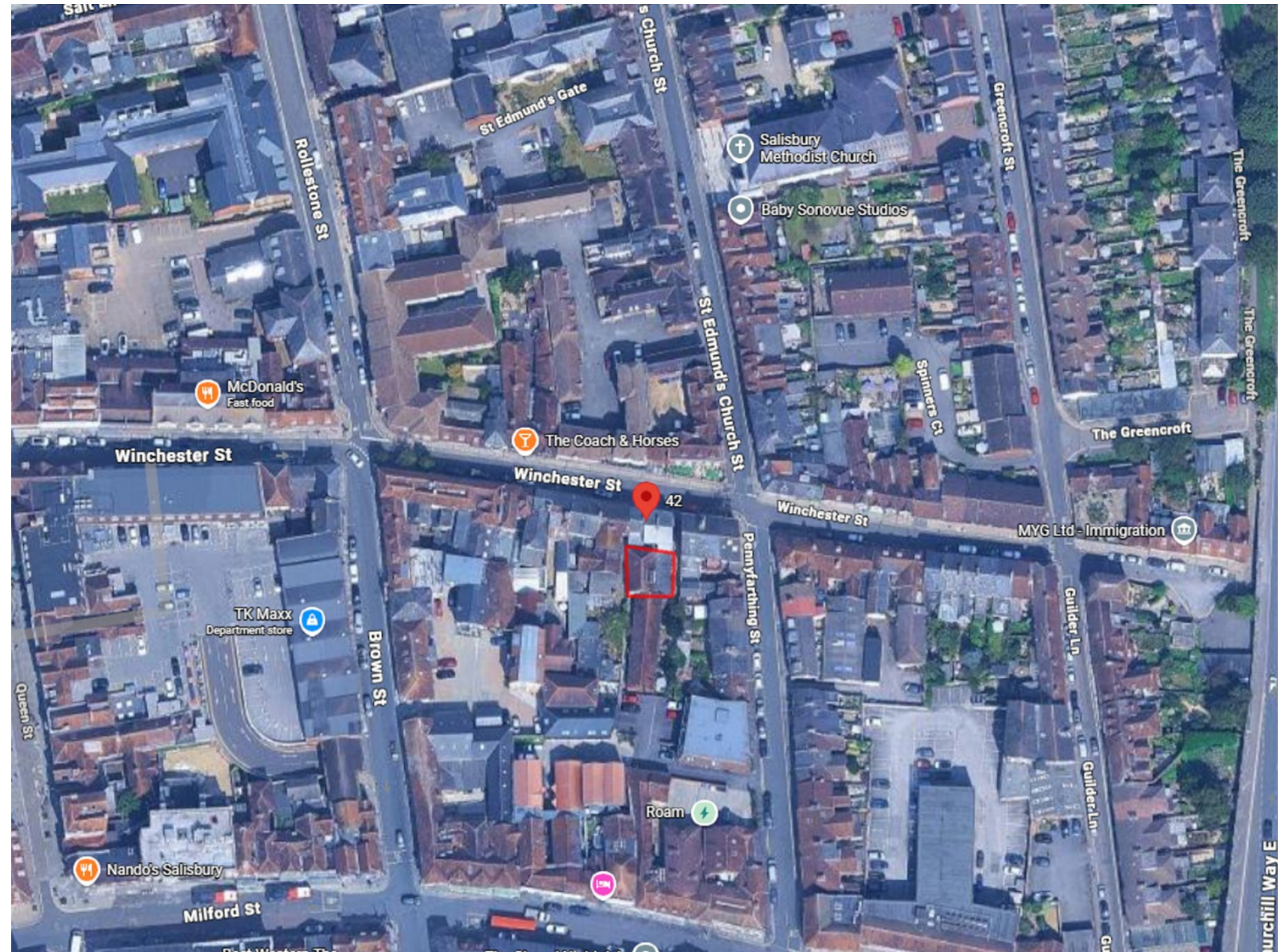
42—44 Winchester Street, Salisbury

Heritage and Planning Statement

1.0 — Heritage and Conservation

2.0 — Planning History

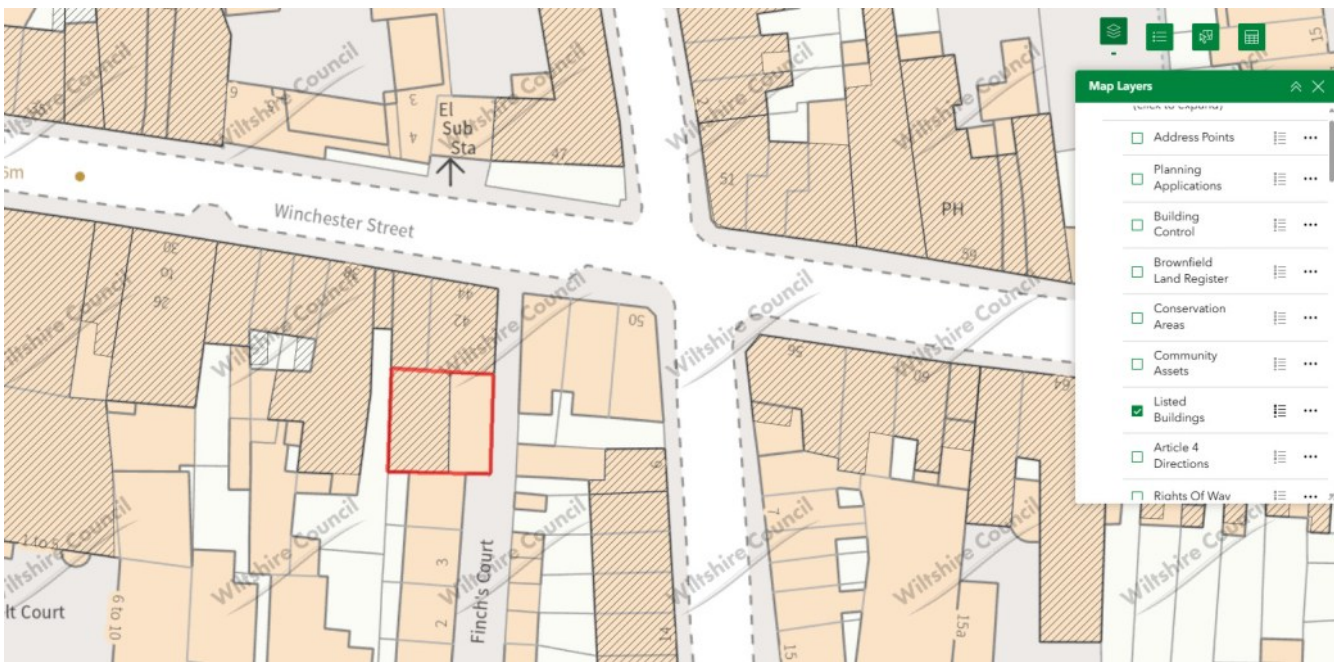
3.0 — Proposed Planning



1.0 Heritage and Conservation



Conservation Area Map



Listed Building Map

Introduction

42-44 Winchester Street lies within Wiltshire Conservation area and the main section of the proposal is part of a group of units which are Grade 2 listed.

The site lies within the Salisbury Conservation Area.

Heritage England Listing

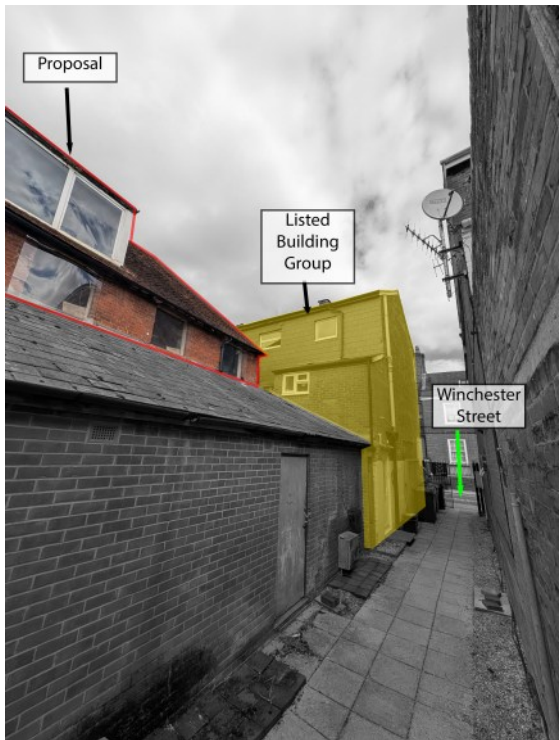
WINCHESTER STREET 1. 1594 (south Side) Nos 32 to 44 (even) SU 1430 SE 2/602—Listing NGR: SU1466530040
II GV 2. Early C19 terrace, possibly refronting in part of earlier buildings. No 32 later C18 altered. All of 3 storeys stucco faced but painted brick Nos 32, 40 and 42. No 32 has moulded string between storeys. Low pitch gable end slate roofs, flat eaves, No 32 with shaped brackets. 2 or one window each, recessed sashes, but flush framed on Nos 32, 40 and 42. Some with glazing bars intact. No 38 has 1st floor canted bay window. All have plain Victorian single shop fronts on ground floor.
Nos 18 to 26 (even) & 30 to 44 (even) form a group.

Case Officer Comments on previous application:

'It is considered that the retention of the retail use of the units, and the demolition of the unsightly single storey rear extension, will have a neutral impact on the Conservation Area. The provision of the two dwellings in the conversion of the storage unit will assist in the creation of small residential units within the city centre, which will aid it's vitality'.

Proposal

The proposal focuses on the restoration and redevelopment of the rear 'store' of 42-44 Winchester Street. The retail units to the front are under different ownership and do not form part of these proposals, leaving the shops and the street frontage in its current condition. The proposal for the rear store is similar in both approach and style to the previously approved application PL/2022/00705.



2.0 — Planning History

Previous planning application for 42-44 Winchester Street was approved with conditions in 2020 (20/00710/FUL & 20/00927/LBC) and 2022 (PL/2022/00705 & PL/2022/02640). The first application looked at the conversion of 42-44 (2No. shops) into a single one bedroom apartment, convert the store building to the rear into 2No. two bedroom houses and demolish the modern single storey extension. The following application looked to Reinstate street level shops & convert rear store building into 2No. two bedroom dwellings. Both applications were approved and faced no objections from Salisbury City Council, Highways and the Conservation officer. However, the first application did receive 1 objection from Salisbury Civic Society regarding the conversion of the shops.

Previous comments from Case Officer

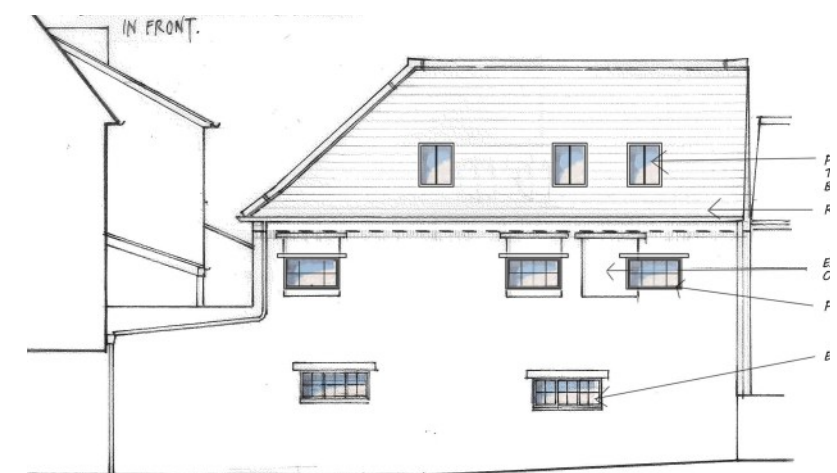
'The retention of these two shop units is to be welcomed, and the changes to their appearance is minimal, thereby retaining the character of this part of the Conservation Area and minimising the impact on the Listed Building. The conversion of the building to the rear to residential accommodation is welcomed in this city centre location'.



Approved Application Plans and Elevations

Summary of main points taken from the previous planning submission focusing on the rear section of the building only :

- Plot is not street facing and although falls within the overall listing for the group of units, its is of less significance
- Removing lean to which is not considered within the buildings heritage listing and has no historic significance
- Creation of 2x 2 bedroom houses
- Introduction of 3 x windows to the rear, 2 windows using the outline of the existing blind window
- Creation of 2x courtyard gardens
- Introduction of 2x new dormers to front elevation



3.0 — Proposed Planning

Principle Outline:

- The proposal maintains the overall appearance and principles originally approved in previous planning applications
- The modern lean to section of the building to the front has been removed and the listed building is retained
- The proposal enhances the building from its current state of decay, and reintroduces functional use to a listed building

Amendments from consented scheme

- Redevelopment of floorplans to create improved circulation and usable spaces
- Increased window sizes to the rear elevation to create a more aesthetically pleasing proportion, whilst remaining within the outline of the existing blind windows.
- These windows serve bathrooms and will therefore be obscured
- The addition of a lean-to canopy provides shelter when entering, exiting over the threshold



Proposed Elevations



Proposed Ground Floor

Proposed First Floor

Proposed Second Floor

Proposed Roof