

3-5 New Street, Salisbury SP1 2PH

Householder Application for Planning Permission for Alteration and Extension

Historic Building Appraisal

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1.0 Introduction

1.1. Appraisal

Although not required by the Wiltshire Council check list, this historic building appraisal of 3 New Street, Salisbury is included to aid understanding of the building. It is a summary written record of the building as it now stands.

It should be noted that what is now being referred to in this application as 3 New Street, was not originally number 3 but was simply an extension built in 1854 to the rear of 3-5 New Street. The original No 3 was built in 1837 and was a separate house formed by the two left hand and central bays of the existing building, with 5 New Street formed by the two right hand bays. These two houses were combined in or around 1849 to form a single house.

1.2. Sources

The primary research source is a detailed physical inspection of the Heritage Asset.

1.3. Purpose of the Document

This document is intended to provide supporting information in accordance with the National Planning Policy Framework best practice to assist in determining an application for planning consent for the alteration and extension of the building. Details of the proposal are provided in the Design & Access Statement and the Statement of Heritage Significance.

2.0 Building Listing & Heritage Significance

This is dealt with in the Statement of Heritage Significance.

3.0 Historical Development & Description Of Features

3.1 Historical Development

The property was in uninterrupted residential use from 1837 and it was not until 1986 that it came fully into use as offices. Planning permission was granted in December 2020 for its return to residential use.

Number 3 New Street

1854

What is being referred to as Number 3 was built as an extension to 3-5 New Street in 1854, at the rear of the main building. It has direct access from New Street which was created by installing a front door and flooring to what had been the passage to the rear garden. The extension has become known as 3 New Street and is the subject of the current proposal.

1964

In 1964 further major alterations took place. A single storey extension was added to the 1854 extension which involved considerable demolition to the rear of the original extension leaving no remaining part of the original ground floor rear elevation. The flat roof created a first-floor balcony accessed by a new door from the first floor. A brick and timber semi-glazed sun room with an extended roof canopy was also constructed on the eastern half of the balcony.

It is during these alterations that the interior of the 1854 extension was stripped of all internal partitions, staircase and all internal architectural features, i.e. doors, coving and skirting to leave an empty shell.

Also, at this time the original windows were removed and a variety of galvanised steel windows and wooden windows of differing sizes were installed. None of these was the size of the original windows and none was in the position of the originals. Internally, the shell was repartitioned and a new staircase installed. New, flush hardboard-faced doors

were installed together with modern plain skirting and no coving. It is this 1964 form of the extension that currently exists. The 1964 extension also created two bathrooms, kitchen accommodation and an external utility room on the ground floor.

2022

In November 2022 Listed Building Consent PL/2022/06040 was granted, copy attached. This approved alterations that affected No 3 by allowing the closing off of the only internal access to No 3 from the main building 3-5.

The works for which this consent was granted on 7 November 2022 were commenced on 10 December 2022.

2026

In June 2026 planning permission PL/2026/00863 was granted recognising No 3 as a separate property from 3-5 New Street.

Planning History

Appendix 1 is a full list of Planning applications for 3 New Street.

3.2 Description of Features

History of Alterations

The historical development set out in section 3.1 above for the 1854 extension establishes that No 3, the 1854 extension, was the subject of destructive alterations in 1964 which removed all of its historical features and demolished large parts of the western wall to install large new windows, which now comprise 28% of this wall. Overall, except for the roof and 25m² of brickwork nothing of the original exterior remains. Neither of these is affected by the proposal.

The following section provides, a room by room description of the current condition of each.

Details of the current physical state of No 3

Ground Floor

Windows

The windows were all installed in 1964. That in the main reception room is a galvanized steel window. The second reception room/study has 2 windows; both wooden, one with a top-hung casement and the other side-hung. The external utility room has a fixed pane

wooden window. These can be seen in the photographs contained in the Design & Access Statement.

Walls

The walls are plastered brick.

Floor

The ground floor in the 1854 building is wooden, installed in 1964. The floor in the 1964 extension is concrete.

Skirting

The skirting is plain and dates from 1964. The following photograph shows typical skirting.



Typical Skirting

Fireplaces

There are no fireplaces.

Doors

The internal doors date from 1964 and are flush, hardboard faced. The modern door to the 1964 extension is half-glazed and the modern french-doors from the extension to the garden are fully glazed. The following photographs show a typical flush door and the modern door to the 1964 extension.



Typical Door

Door from 1854 to 1964
extension

Ceiling

The ground floor ceilings are 1964 modern plasterboard.

Cornice

There is no cornice.

Lighting

Lighting is by modern pendant light fittings.

Stairs

The staircase was installed in 1964.

First Floor

Windows

The windows were all installed in 1964. The window in the main bedroom is a galvanized steel window. The 2 windows in the second bedroom are both wooden; one with a top-hung casement and the other with none. These can be seen in the photographs contained in the Design & Access Statement.

Internal Walls

The external walls are plastered brick. The internal walls are plasterboard on stud partitions. The top 25% of the partition between the two bedrooms is glazed.

Floor

The floors are wooden floorboards installed in 1964.

Skirting

The skirting is plain and dates from 1964.

Fireplaces

There are no fireplaces.

Doors

The internal doors date from 1964 and are flush, hardboard faced.

Ceiling

The ceiling is 1964 modern plasterboard.

Cornice

There is no cornice.

Lighting

Lighting is by modern pendant light fittings.

Balcony and Sun Room

The balcony is formed by the roof of the 1964 extension. It is of timber construction with an asphalt covering over which wooden decking panels were laid in approximately 2010.

The 1964 sun room is brick on the eastern boundary and timber and glazing to the west and south. The extended roof canopy is of corrugated plastic.

Attachments

The following appendix forms part of this document:

- Appendix 1 - Planning applications and Consents

APPENDIX 1

PLANNING APPLICATIONS AND CONSENTS

No 3

YEAR	APPLICATION REFERENCE	DETAILS	DECISION
1977	S/1977/0036	Change from residential to office	Refused
2004	S/2004/1612	Change from offices B1 to alternative medicine, training and office use D1	Approved with conditions 9/9/04
2026	PL/2026/00863	Formalise the building's use as two separate dwellings	Approved

3 and 5

YEAR	APPLICATION REFERENCE	DETAILS	DECISION
1959	S6549	New sanitary accommodation	Approved 26.3.59
1964	9233	Extension at rear forming studio, storage and work areas	Approved 16.7.64
1971	0555	Change of use from upholsterer's workshop to picture gallery	Approved with conditions 9.2.71
1977	77/36	From residential to office	Refused
1981	81/709	From dental surgery and photographic studio to antique showroom	Approved with conditions 15.7.81
1981	81/890	From dental surgery to professional office	Approved with conditions 28.8.81
2020	20/07168/FUL	Change of use from B1 (offices) to C3 (residential)	Approved 03.12.2020
2022	PL/2022/06040	Listed Building Consent for internal alterations	Approved 07.11.2022