

Statement of Heritage Significance

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1.0 Introduction

1.1 Purpose of the Statement

The form and content of this document follows the guidance given in Historic England Advice Note 12: 'Statements of Heritage Significance' (the "Advice") which covers the National Planning Policy Framework requirement for applicants for heritage and other consents.

The Advice states at numbered paragraph 34:

'As the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (see paragraph 5), such statements will differ in length and treatment. The approach should therefore be proportionate according to circumstances. The following examples indicate how the material in a statement of heritage significance differs depending upon the significance of the asset and the scope of the proposal.'

It is of note that because of past alterations which have left little of the original property the heritage significance of the property is very limited. Therefore, this Statement of Heritage Significance is proportionate to this context.

1.2 The Nature of the Proposal

The proposal relates to what was originally built in 1854 as a two-storey extension to No 3- 5 New Street. This was extended in 1964. The following photographs show the building as existing:



1854 Building with 1964 extension



Rear showing 1964 extension

Planning permission PL/2026/00863 was granted in June 2026. This has recognised the building as a separate dwelling, now known as No 3 New Street.

In summary, the proposal primarily provides for the partial demolition of the 1964 extension and first floor sun room and its replacement by a new two-storey extension. One of the existing bathrooms in the 1964 extension will remain and the other becomes a utility room. A new bathroom is created on the ground floor, meaning that the number of bathrooms is unchanged, at two. The proposed replacement extension does not extend beyond the end of the existing building footprint, but will occupy a slightly larger footprint than the demolished part in order to enlarge the living accommodation.

The original 1854 part of the building is unaffected by the proposal except for the construction of a stud partition on the ground floor and the removal of the 1964 stud partitions on the first floor. It is also necessary to replace all of the 1964 windows which were added to the 1854 extension because the timber windows have rotted and the galvanised steel windows suffer from thermal bridging which creates mould. The requirement to comply with Building Regulations means the opportunity will be taken to replace the existing single glazing with double glazing.

As explained in the Historic Building Appraisal, the heritage Asset's importance was essentially destroyed in 1964, so that the existing 1854 building no longer retains any of its original interior. As is described in the Design & Access Statement, this was removed when the 1964 alterations took place, which involved the complete stripping out of all internal partitions, staircase and all internal architectural features, i.e. doors, coving and skirting, to leave an empty shell. At that time the now existing staircase was installed and the first floor partitioned to provide two bedrooms, the smaller accessed via the larger.

At this time, all the original windows were removed and a variety of galvanised steel windows and wooden framed 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. This means that as it exists the property is not in any way as it was originally built. Rather, it presents both internally and externally as being of mid twentieth century date, presumably this was the intention of the 1964 alterations.

Because no traces remain of the original interior there is no way in which the proposed alterations can have an effect on its heritage significance.

The intention is that this proposal will create a better proportioned and more useable two-bedroom house which makes the most of the narrow building.

1.3 Designation Records for the Heritage Asset

Listing

The building is designated Grade II, the listing dating from October 1972. The full listing details are contained in the Historic Building Appraisal, with a summary below.

'3 AND 5, NEW STREET

'List entry Summary

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

Grade: II

Date first listed: 12-Oct-1972

UID: 444798

'Asset Groupings: This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

'NEW STREET 1. 1594 (South Side) Nos 3 & 5 SU 1429 NW 3/117

'II GV 2. Early C19. 3 storeys grey brick low pitch hipped slate roof, moulded eaves cornice. 5 windows to 2nd floor, recessed sashes, glazing bars intact. 1st floor has canted bay window to left, sash glazing bars, lights, panelled apron, moulded cornice, 3 other sash windows no glazing bars. Ground floor has central entrance and 4 sash windows, no glazing bars. 6 panel door in mid C19 stucco surround of fluted pilasters frieze and moulded cornice. Small door to No 3 at left hand.

'Nos 1 to 11 (odd) form a group. Listing NGR: SU1447429758'

It is of note that the listing was made by means only of an external inspection of the frontage of 3-5 New Street. This means, in fact, that neither the existence of the 1854 extension or the state in which it had existed since 1964 could have been known to those listing the building.

1.4 Reference(s) in the local Historic Environment Record

It is a requirement of the NPPF (paragraph 189) that, as a minimum, the relevant Historic Environment Record is consulted and reference is also made in the Advice to records potentially held by the local planning authority.

Accordingly, these records have been consulted, and, unsurprisingly, they contain no reference to the property.

Other sources have also been consulted, as suggested in the Advice. These, and the results, are as follows:

In the Royal Commission on Historical Monuments of England publication:

Ancient and Historical Monuments in the City of Salisbury

The entry for 3-5 New Street is as follows:

- '(116) Houses, two adjacent, Nos. 5 and 3, formerly a single dwelling, are three storeyed with brick walls and slate covered roofs and were built c. 1840. The N. front is of five bays.'

Pevsner Architectural Guide for Wiltshire

- No reference to the building is made in the Guide.

Wiltshire volume of the Victoria County History

- No reference to the building is made in the History.

OS map of Salisbury 1844-1888

- Having been altered in approximately 1849 and extended in 1854, number 3-5 is shown as a single property on this map.

Historic Environment Record

There are only two records in the Historic Environment Record that relate to New Street. These serve only to demonstrate the paucity of archaeological remains in the area; the two items having been all that was unearthed during the extensive redevelopment of the area which is now the George Street Mall and multi-storey carpark. This paucity is confirmed in *'Joining the Dots'*, a book by the archaeologist Phil Harding, in which a large number of Salisbury city centre digs are detailed, but in the course of which few artefacts have been discovered.

1.5 Archaeological Potential

The proposal does not involve any disturbance to ground, save for the incorporation of a concrete path and existing flower bed of some 10 m².

1.6 Planning History

A detailed list of planning applications and approvals relating to the property is attached to the Historic Building Survey.

The majority of applications were for change of use, including that for the change to the current residential use in December 2020.

One application relates to physical alterations: those in 1964 for the *'extension at rear* [of both the main building and 1854 extension] *forming studio, storage and work areas'*.

2.0 The Building and Its Significance

2.1 Understanding of the form and history of the Building

This is dealt with in detail in the Historic Building Appraisal.

2.2 Assessment of the Significance of the Building

Archaeological interest

It is apparent from the source review covered in section 1.4 and from section 1.5 above that there would be little likelihood of archaeological discoveries, even were any ground being uncovered, other than the long existing flower bed. In summary, there is no opportunity of expert investigation and, if there were, nothing or nothing of note would be likely to be uncovered.

Architectural and artistic interest

The Historic Building Appraisal details the current state of the building on a room-by-room basis. This demonstrates that no part of the original interior remains and that the exterior has been totally altered by the installation of four new windows, one of which is very large, being 5.5 m² in size.

Except for the roof and 25 m² of brickwork nothing of the original remains. Neither of these is affected by the proposal.

Historic Interest

The property has no history other than at a residential/domestic level.

3.0 Impact of The Proposal on the Significance of the Building

It is not believed that the proposals can have any impact on the significance of the building because the current state, as described in the Historic Building Appraisal, demonstrates that it no longer has any features of architectural significance due to these having been comprehensively destroyed in 1964. The proposal for the exterior of the extension matches and is identical to the existing brick and paint finish of the external walls as well as the slate roof, so should have no visual effect on the building as it now stands.

4.0 Avoidance of Harmful Impacts

For the same reason as given in 3.0, it is not believed that any harmful impacts can arise from the proposal.

5.0 Justification for Harmful Impacts

The applicant believes the proposal has no harmful impacts on the building because nothing remains of the building that could be harmed. It is not believed it can harm the historic environment in which it sits because externally it replicates the existing finishes of painted brick and slated roof. As is also shown in the Design & Access Statement, the wall to be erected splitting the garden in accordance with the recent planning permission will totally obscure any view of the ground floor of the building.

Summary

In summary, it is not believed there is any effect on the Heritage Asset because since 1964 there has been so little of the original Asset left. What there is, has had its character totally changed so that it is arguable that it is not even readily identifiable as a Victorian building. Nonetheless, the proposed extension has been designed to minimise any effect on the 1854 building by being identical to the existing brick and paint finish of the external walls as well as having a slate roof.