

HERITAGE STATEMENT

RUDY'S PIZZA SALISBURY

14 Minster Street, Salisbury, SP1 1TP

Proposed Internal and External Alterations Associated with the Occupation of 14 Minster Street by Rudy's Pizza

Prepared in Support of a Planning Application



Issue Date: August 2026

CONTENTS

1. Introduction	3
2. Site and Surroundings	4
Site Location	4
Salisbury Historic Context	4
Conservation Area Context	5
Immediate Setting	5
3. Historic Development and Significance of the Building	6
Historic Development	6
Architectural Significance / Historic Fabric / Commercial Evolution	7
Townscape Significance / Archaeological Interest	8
Summary of Significance	8
4. Description of the Proposed Development	9
Internal Works	9
External Works	10
5. Access and Inclusive Design	10
6. Heritage Impact Assessment	11
Impact on Historic Significance	11
Impact of Internal Alterations / Impact of External Alterations	11–12
Impact on the Conservation Area	13
7. Planning Policy Considerations	13
8. Conclusion	14

1. Introduction

This Heritage Statement has been prepared in support of a planning application relating to alterations at 14 Minster Street, Salisbury, SP1 1TP.

The proposals comprise internal alterations and limited external works associated with the occupation of the premises by Rudy's Pizza. The works include the refurbishment and fit-out of the building to provide a restaurant, the creation of open double-height areas within the building through the selective removal of sections of the first-floor structure, modifications to elements of the existing glazed frontage, and associated building services works.

The proposals have been developed with careful regard to the heritage significance of the building and its contribution to the historic environment of Salisbury city centre.

This statement should be read in conjunction with:

- Existing Plans (Drawing AS01).
- Existing Elevations (Drawing AV01).
- Proposed Plans (Drawing AL01).
- Proposed Elevations (Drawing AV02).
- Existing & Proposed Roof Plans (Drawing AL02).

2. Site and Surroundings

Site Location

The application site occupies a prominent position at 14 Minster Street, at the junction of Minster Street and the Market Place within the historic commercial centre of Salisbury.

The premises form part of a continuous commercial frontage and benefit from extensive visibility from both Minster Street and the Market Place. The surrounding area accommodates a mix of retail, food and beverage, leisure and service-based commercial uses and represents one of Salisbury's principal shopping and hospitality destinations.

The property contributes positively to the character and vitality of the city centre through its active frontage and strategic corner position within the established commercial core.

Salisbury Historic Context

Salisbury is recognised as one of England's most important historic cathedral cities and retains a remarkably intact medieval plan form established following the relocation of the settlement from Old Sarum in the early thirteenth century.

The city developed as a planned medieval settlement organised around a regular street grid focused on the Market Place and Cathedral Close. This medieval street pattern remains substantially intact and continues to define the character and appearance of the city centre today.

The historic core contains an exceptional concentration of heritage assets, including listed buildings, historic commercial premises, ecclesiastical structures and traditional plot arrangements. Together these elements create a townscape of considerable historic and architectural significance.

Minster Street has historically served as an important commercial route connecting the Market Place with the wider city centre and has maintained its commercial role for centuries.

2. Site and Surroundings

Conservation Area Context

The site is located within the Salisbury Conservation Area, designated in recognition of its special architectural and historic interest. The conservation area encompasses the historic core of the city and contains numerous designated and non-designated heritage assets.

The character and significance of the conservation area derive from:

- The surviving medieval street layout.
- Historic burgage plot patterns.
- The concentration of historic buildings.
- Continuous active commercial frontages.
- Strong enclosure of streets and public spaces.
- A long-established tradition of commerce and civic activity.
- The close relationship between buildings and the public realm.

The application property contributes positively to these characteristics through its location, scale, commercial function and townscape presence.

Immediate Setting

The surrounding streetscape comprises a mix of medieval, Georgian, Victorian and later commercial buildings arranged around the Market Place and along Minster Street.

Many buildings within the area have undergone periodic adaptation, particularly at ground floor level, reflecting changing commercial demands and evolving patterns of occupation. Historic shopfronts, glazing arrangements and internal layouts have frequently been altered throughout the centuries while preserving the overall historic character of the area.

The proposed works continue this established tradition of sensitive commercial adaptation within Salisbury's historic centre.

3. Historic Development and Significance of the Building

Historic Development

The application property forms part of a historic commercial terrace within Minster Street.

Historic England identifies Nos. 7-17 Minster Street as a Grade II* listed group of buildings principally dating from the fifteenth and sixteenth centuries, with possible earlier origins. The listing description records that the terrace has undergone substantial alterations over time, particularly to the street-facing elevations, reflecting centuries of commercial use and adaptation.

The development of Minster Street mirrors the economic and commercial growth of Salisbury as a prosperous medieval market city. Properties along the street have historically accommodated a wide variety of commercial activities supporting both local residents and visitors.

Historic England notes that elements of the terrace were remodelled during the eighteenth, nineteenth and early twentieth centuries, with new frontages introduced whilst retaining earlier fabric behind. These alterations form part of the historic narrative of the building and demonstrate its continuing adaptation to changing commercial requirements.

The property therefore derives significance not only from its age but also from its long-standing role within Salisbury's commercial and social history.

3. Historic Development and Significance of the Building

Architectural Significance

Historic Fabric

The wider terrace retains evidence of medieval origins combined with later architectural interventions that illustrate the ongoing development of Salisbury over many centuries. Surviving historic fabric contributes significantly to the interest and importance of the building group.

Commercial Evolution

An important aspect of the significance of Minster Street properties is their long-established pattern of commercial adaptation.

Buildings within the terrace have repeatedly evolved to accommodate changing occupiers, retail practices and customer expectations. Ground-floor frontages and internal arrangements have historically been altered more frequently than the principal structure of the buildings.

This inherited flexibility forms part of the character of the property and is a key consideration in the assessment of the current proposals.

3. Historic Development and Significance of the Building

Townscape Significance

The property possesses considerable townscape value through:

- Its corner position.
- Its visibility from the Market Place.
- Its contribution to views along Minster Street.
- Its relationship with neighbouring historic buildings.
- Its role in defining the enclosure and character of the surrounding public realm.
- Its contribution to the active commercial environment of Salisbury city centre.

Archaeological Interest

The site lies within the medieval core of Salisbury where archaeological remains may survive below ground.

The current proposals do not involve any extension to the building footprint or significant excavation works and are therefore unlikely to affect archaeological remains.

Summary of Significance

The significance of the building derives from:

- Its location within Salisbury's historic medieval core.
- Its association with the historic commercial development of the city.
- Its contribution to the Salisbury Conservation Area.
- Its relationship with the historic streetscape of Minster Street and the Market Place.
- Its architectural and townscape value.
- Its long-established history of commercial occupation and adaptation.

The significance of the asset is therefore principally derived from its contribution to the historic townscape, its commercial heritage and its historic and architectural character.

4. Description of the Proposed Development

The proposals comprise internal refurbishment works together with limited external alterations to facilitate the occupation of the premises by Rudy's Pizza.

Internal Works

The internal works include:

- Restaurant fit-out.
- Formation of ground-floor and first-floor dining areas.
- Kitchen installation.
- Customer facilities.
- Staff accommodation.
- Ancillary back-of-house facilities.
- Mechanical and electrical installations.
- Formation of new internal open void areas through the selective removal of sections of the first-floor structure.

A key component of the proposal is the creation of a number of open double-height spaces within the restaurant. These are achieved through the partial removal of sections of the existing first floor to create visual and spatial connections between the ground and first-floor dining areas.

The introduction of these voids forms an integral part of the operational concept for Rudy's Pizza and enables activity on both floors to function as a single connected environment. The resulting arrangement improves wayfinding, increases visual interaction between the two levels and allows greater levels of natural light and openness to be experienced within the building.

The proposed interventions have been carefully considered to retain the principal structure wherever possible whilst creating a more open internal environment suitable for contemporary restaurant operation.

The works remain entirely within the existing building envelope and do not increase the external volume, footprint or height of the building.

4. Description of the Proposed Development

External Works

The proposed elevations include:

- Replacement of existing aluminium windows with aluminium sliding glazed doors.
- Lowering of cill levels to align with the existing stone plinth below.
- Retention of the established opening pattern.
- Continued use of existing grille locations for purified air discharge.
- No alteration to the established scale, form or architectural composition of the building.

The proposals seek to improve the relationship between the restaurant and the surrounding public realm whilst respecting the character of the building and wider streetscape.

5. Access and Inclusive Design

Accessibility considerations have informed the development of the proposals.

The existing building contains a 145mm step up at each of the four entrance and exit locations.

These level changes are existing features of the building and are not introduced as part of the current proposals.

Given the historic nature of the building, the relationship between internal floor levels and external pavement levels, and the desire to retain the established character of the frontage, removal of the thresholds is not proposed.

The proposals therefore retain the existing access arrangements while ensuring that no alterations are introduced which would further compromise accessibility or adversely affect the significance of the building.

The proposed works do not worsen existing accessibility conditions and represent a balanced response to the constraints of a historic city-centre building.

6. Heritage Impact Assessment

Impact on Historic Significance

The proposals have been carefully designed to operate within the constraints of the existing building whilst ensuring its continued active occupation.

The development secures investment in the property and promotes its continued maintenance and long-term viability. Continued commercial occupation is an important aspect of sustainable conservation and assists in safeguarding historic buildings within city centres.

The proposals therefore support the long-term future of the property while preserving those elements that contribute most significantly to its heritage value.

Impact of Internal Alterations

The internal works comprise restaurant fit-out together with the creation of a series of open double-height spaces formed through the partial removal of sections of the existing first-floor structure.

Buildings within Salisbury city centre have historically undergone continual adaptation to meet changing commercial needs. The proposed alterations are consistent with this established pattern of evolution and represent a continuation of the building's long-standing commercial development.

The proposed floor openings have been carefully located to create visual and functional links between the different levels of the restaurant. These spaces improve connectivity throughout the building and establish a stronger relationship between the ground and first-floor dining areas.

Although the proposals involve the removal of limited sections of floor structure, the works are confined to discrete locations and do not alter the external appearance, overall scale, urban form or townscape contribution of the building.

The interventions are necessary to facilitate the effective operation of the restaurant and secure a viable long-term use for the premises.

6. Heritage Impact Assessment

Impact of Internal Alterations (continued)

In heritage terms, the removal of limited areas of floor fabric is considered to result in a very low level of less than substantial harm at the lowest end of the scale identified within the National Planning Policy Framework.

This limited impact is significantly outweighed by the public benefits arising from:

- The continued occupation of the building.
- Investment in the property.
- Long-term maintenance of the asset.
- Enhancement of commercial vitality within Salisbury city centre.
- The securing of a sustainable and economically viable use.

Impact of External Alterations

The external works are modest in scale and focused primarily on enhancing the functionality and visual quality of the ground-floor frontage.

The proposals retain:

- Existing opening locations.
- Existing façade rhythm.
- Existing proportions.
- Existing building form.
- Existing architectural hierarchy.

The replacement sliding glazed doors represent a contemporary intervention that remains sympathetic to the established commercial character of the area and reflects the long-standing tradition of shopfront adaptation within Salisbury city centre.

Lowering the cill levels to align with the stone plinth below creates a more coherent and active frontage while respecting the architectural composition of the building.

6. Heritage Impact Assessment

Impact on the Conservation Area

The proposals preserve the character and appearance of the Salisbury Conservation Area because:

- No extensions are proposed.
- No additional bulk or massing is introduced.
- Existing openings are retained.
- The active commercial frontage is maintained and enhanced.
- The building remains in active occupation.
- Investment is secured within a prominent city-centre property.
- The historic streetscape remains preserved.

The development is therefore considered to preserve, and in certain respects enhance, the character and appearance of the conservation area.

7. Planning Policy Considerations

Section 16 of the National Planning Policy Framework establishes that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

The NPPF requires applicants to assess the significance of heritage assets affected by development proposals and requires decision-makers to give considerable importance and weight to the conservation of heritage assets.

The proposals have been developed in accordance with these objectives and seek to preserve the significance of the building whilst allowing it to remain economically viable and actively occupied.

The works are limited in scale, sympathetic in design and preserve the contribution that the building makes to both the historic streetscape and the wider Salisbury Conservation Area.

8. Conclusion

This Heritage Statement concludes that the proposed development has been designed with careful regard to the significance of the building and its historic surroundings.

The proposals:

- Retain the existing form, scale and character of the building.
- Respect the historic development of the site.
- Preserve the established rhythm and appearance of the street frontage.
- Introduce only limited and sympathetic external alterations.
- Create carefully designed internal double-height spaces through the selective removal of limited floor areas, improving connectivity between floors whilst retaining the overall character and significance of the building.
- Preserve the historic relationship between the property and the surrounding public realm.
- Maintain the building's positive contribution to the Salisbury Conservation Area.
- Secure continued investment in the building.
- Support its long-term occupation and maintenance.

Overall, the proposed development has been carefully balanced to accommodate the operational requirements of a contemporary restaurant within a historic city-centre building. Whilst the creation of internal voids requires the selective removal of limited areas of floor structure, the proposals preserve the overall significance of the asset, safeguard its contribution to the Salisbury Conservation Area and secure a viable long-term use.

Any resulting heritage impact is considered to amount to less than substantial harm at the very lowest end of the spectrum, and that limited harm is substantially outweighed by the public benefits associated with the continued occupation, investment and long-term stewardship of this prominent historic property.

The proposals should therefore be considered compliant with the objectives of the National Planning Policy Framework and relevant local heritage policies.