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Wyndham House, 65 The Close, Salisbury, Wiltshire SP1 2EN

Design Access Statement

25 THE CLOSE, GRADE II* LISTED, SALISBURY – SINGLE STOREY REAR EXTENSION & ALTERATIONS

File: 118620f01

Date: 20/07/2026

1. Introduction

1.1 This statement supports the application for householder planning and listed building consent for the proposed extension and alterations at 25 The Close, a Grade II* listed property.

1.2 The applicant proposes these modifications to make the property better suited to modern family living.

2.0 Heritage Designations

2.1 25 The Close is Grade II* listed and lies within the Conservation Area. Further details of the heritage considerations are set out in the Heritage Statement of Significance and Heritage Impact Statement prepared by Elaine Milton Heritage & Planning Limited, which accompanies this application.

2.2 The property is situated within the Conservation Area, in the historic Cathedral Close. It is accessed from North Walk and lies to the north of Rosemary Lane.

3.0 Pre Application Design Development

3.1 A Planning pre-application was submitted for the proposed extension and alterations at No 25 The Close ref: ENQ/2025/02076 in December 2025. The advice received has led to the revision of the design in certain areas and the additional information requested to support the application has been provided. Subject to following this advice the summery of the officer's view was that *"a formal application for both planning and listed building consent is likely to be supported."*



4.0 Key Proposals

1. Rear Extension

- Demolish the existing late-19th-century utility extension and adjacent lean-to structures.
- Construct a new glazed, timber orangery-style garden dining room.
- Improve connections between the kitchen, main hall, and garden.
- Lower the raised lawn to improve accessibility and create a better relationship between house and garden.
- Reveal more of the historic rear elevation by removing the existing cluster of lean-to roofs.

2. Kitchen Alterations

- Re-open an original doorway between the kitchen and garden area.
- Reinstall a historic fireplace.
- Re-open a concealed doorway linking the kitchen to the back staircase, parlour, and proposed utility/boot room.
- Restore historic circulation patterns within the house.

3. Ground Floor Cloakroom Alterations

- Remove modern cupboard installations.
- Simplify internal subdivisions.
- Replace the existing WC arrangement with a shower room and cloakroom area.
- Expose more of the original parlour layout.

4. First Floor Alterations

- Divide the existing bathroom/WC arrangement into two separate en-suite facilities.
- Reopen a historic doorway.
- Reinstall an earlier C18 arrangement of two closets serving adjoining bedrooms.

5. Second Floor Alterations

- Install two new rear dormer windows.
- Replace existing roof windows with **Velux Conservation Style** roof windows.
- Increase ceiling height in Bedroom 5.
- Improve roof insulation using breathable insulation beneath the roof covering.
- Replace the existing 1980s spiral staircase with a more appropriate design.

6. Garage Replacement

- Replace the existing deteriorated garage and shed structures.
- Provide:
 - Car parking
 - Cycle storage
 - Bin storage
- Reinstall the historic garage wall line and tile capping to improve the street scene.

7. New Porch

- Create an enclosed link between the house, garage, and service entrance.
- Extend the existing lean-to structure with a lead flat roof and timber-framed enclosure.
- Improve weather protection and functionality.

5.0 Replacement Single Storey Rear Extension

5.1 An existing extension is located to the rear of the property, to the west of the kitchen. Constructed in the late nineteenth century, this structure is proposed for demolition and replacement with a new garden dining room extension. The new extension will improve the relationship between the kitchen and the garden, creating a more functional and coherent living space.

5.2 The existing extension currently accommodates a utility room; however, its layout integrates poorly with the wider floor plan of the house. As part of the proposed works, the utility room will be relocated to the former second kitchen at the front of the property. This arrangement makes use of a space associated with the building's historic subdivision into two separate dwelling units.

5.3 Two small glazed lean-to structures are attached adjacent to the existing rear extension. These additions are also proposed for removal to allow for the construction of the new extension and to create a more unified and considered rear elevation.



Fig.1 Existing Rear Extensions

5.4 The proposed extension will take the form of a glazed timber orangery, positioned within the existing L-shaped footprint between the rear of the main house and the eighteenth-century western wing. The removal of the existing lean-to additions will simplify the rear elevation and reveal more of the historic external wall, allowing the original form of the building to be more clearly understood.

5.5 The orangery will be constructed as a painted timber structure with extensive glazing set above a low rendered plinth. The roof will comprise a concealed flat roof behind a lead-capped parapet, incorporating a glazed timber lantern and a sedum roof to enhance its appearance and environmental performance.

5.6 In conjunction with the extension, the existing raised lawn will be lowered to match the level of the adjacent terrace. This will improve accessibility, create a more usable garden space, and provide level access between the new dining room and the garden.



Fig.2 West Elevation of New Rear Extension.

5.7 The proposed extension will provide direct access to the garden from both the kitchen and the principal hallway, improving circulation throughout the ground floor and strengthening the connection between the house and its garden setting. The introduction of extensive glazing will also increase the amount of natural light entering the adjacent interior spaces, while creating improved views of the garden from within the property. This will enhance the quality of the internal environment and allow the garden to be more fully appreciated as part of the overall living space.

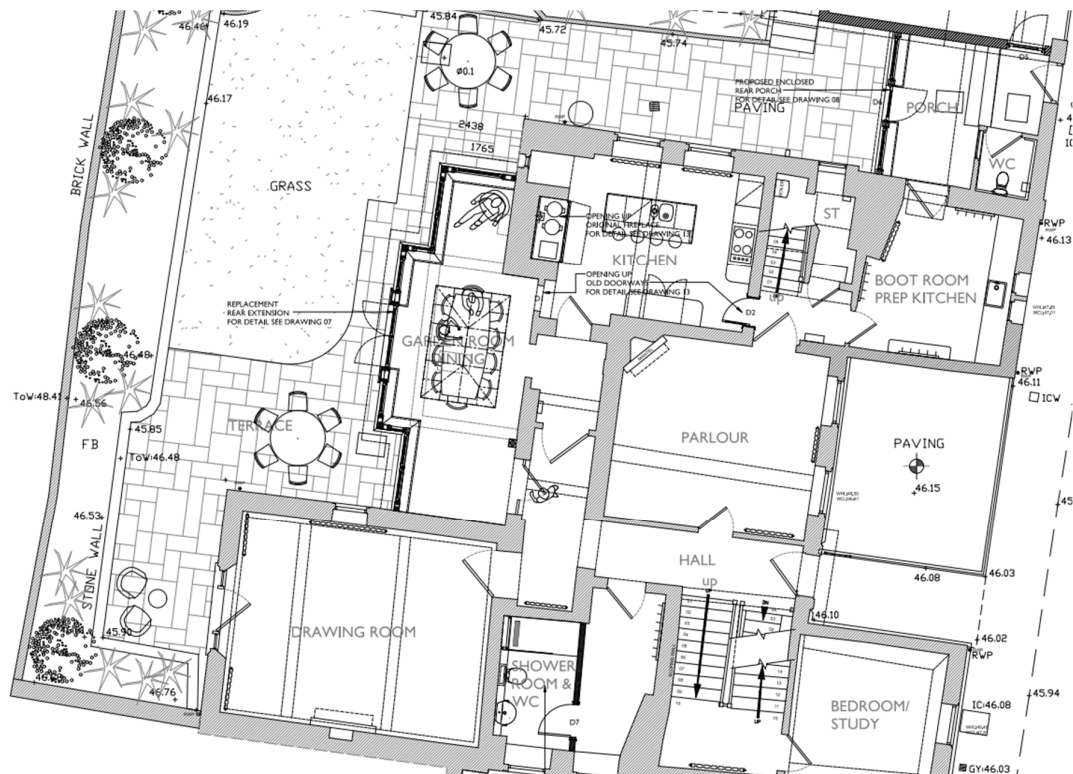


Fig.2 Plan Showing New Connections from the Main House to the Garden.

6.0 Kitchen Alterations

6.1 The existing kitchen contains an opening into the current utility room which, based on historic plans of the property, originally served as a doorway providing access to the garden. The proposal seeks to reinstate this historic opening, re-establishing the original relationship between the kitchen and garden. This will create a direct connection between the kitchen and the proposed garden dining room, while also restoring an element of the building's historic plan form and character.



Fig.3 Existing West Kitchen Wall with Existing Opening to Utility and Blocked Up Fireplace.

6.2 Additional works within the existing kitchen include the reopening of the original fireplace, reinstating an important historic feature and enhancing the character of the room. The proposals also include reopening an existing doorway currently concealed behind modern kitchen units. This doorway will restore the connection between the kitchen, the rear staircase, the parlour, and the proposed boot room, utility and preparation kitchen area.

6.3 These interventions will improve circulation throughout the ground floor by reconnecting the northern and southern parts of the house in a manner that reflects its historic layout. They will also allow the parlour to be accessed directly from both the entrance hall and the kitchen, reducing its current reliance as a through-route and enabling it to function more appropriately as a principal room within the house.

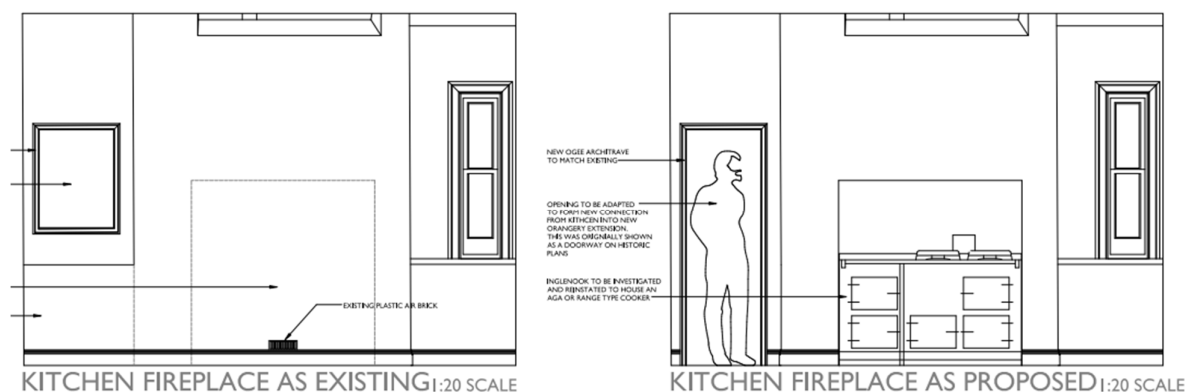


Fig.4 Proposed Kitchen West Wall Alterations.



Fig.5 Reinstatement of Original Door to Back Stairs.

7.0 Cloakroom Alterations

7.1 The current ground floor layout includes a WC and enclosed storage cupboards within a space that historically formed part of a parlour opening off the principal hallway. The proposal seeks to remove the existing cupboard enclosures and create a dedicated cloakroom area associated with the main entrance hall.

7.2 The removal of the cupboards will reveal more of the original parlour walls, improving appreciation of the room's historic proportions and character. The existing stud partition enclosing the WC will be replaced with a simpler and more efficiently planned partition arrangement, creating sufficient space to upgrade the existing WC into a shower room. These changes will enhance the functionality of the accommodation while retaining and revealing historic fabric where possible.

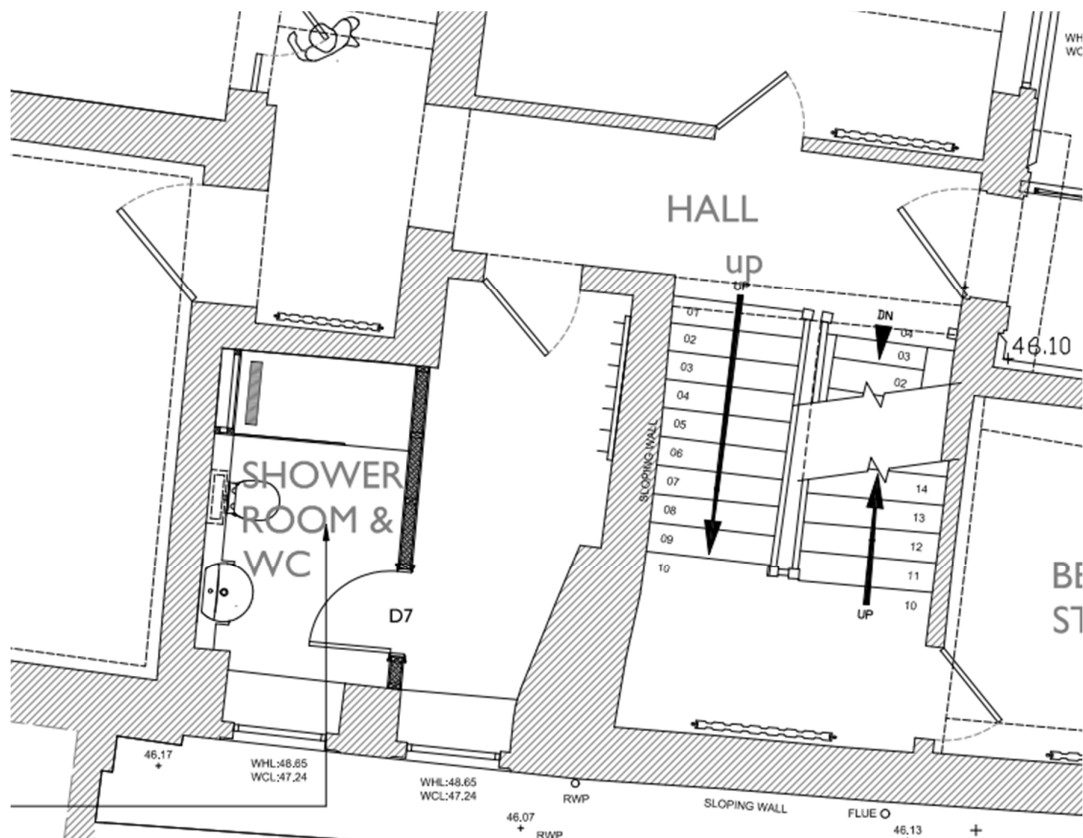


Fig.6 New Shower Room with Simplified Division of Space and Removal of Existing Cupboards.

8.0 First Floor Alterations

8.1 The main alteration proposed for the first floor is the subdivision of the current rear bathroom and WC which is accessed only from bedroom 3.



Fig.7 Existing First Floor Plan Showing Bathroom off Bedroom 3.

8.2 Historic eighteenth-century plans indicate that this space was originally divided into two separate closets, each serving an adjoining bedroom. The proposal seeks to reinstate this historic arrangement by reintroducing the division and reopening the original doorway connecting the space to Bedroom 2.

8.3 The resulting layout will provide an en-suite bathroom for each bedroom, significantly improving the functionality of the accommodation. Importantly, the proposals will also restore an element of the building's historic plan form, reflecting the original arrangement of the closets and enhancing understanding of the property's historical development.

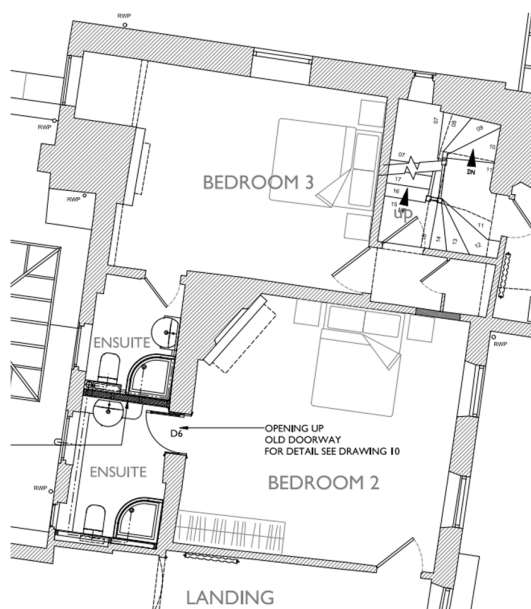


Fig.8 Proposed New Ensuite Arrangement Restoring Earlier C18 Floor Plan Layout.

9.0 Second Floor Alterations

9.1 Alterations to the second floor include;

- Two new rear dormer windows.
- Replacement of existing roof windows.
- Lifting of ceiling height in bedroom 5.
- Roof repairs including installation of breathable roofing insulation.
- Replacement of spiral staircase.

9.2 New dormer windows are proposed on the rear roof slope to serve Bedrooms 6 and 7. The dormers will increase natural daylight within these rooms and improve cross-ventilation, helping to create a more comfortable internal environment, particularly during warmer weather.

9.4 To minimise the impact on the historic roof structure, the dormers will be positioned above the existing purlin level. Their precise horizontal locations may be adjusted on site by up to approximately 200mm to avoid unnecessary alteration of the existing roof timbers and to minimise the trimming or removal of rafters.

9.5 It should be noted that the roof space has been subject to significant alteration in the past. Major works undertaken in 1984 included modifications to the loft structure and the replacement of wall and ceiling linings with modern plasterboard. As a result, the areas affected by the proposed dormers are largely associated with fabric that has already been altered and are considered capable of accommodating the proposed interventions without undue impact on the building's historic significance.

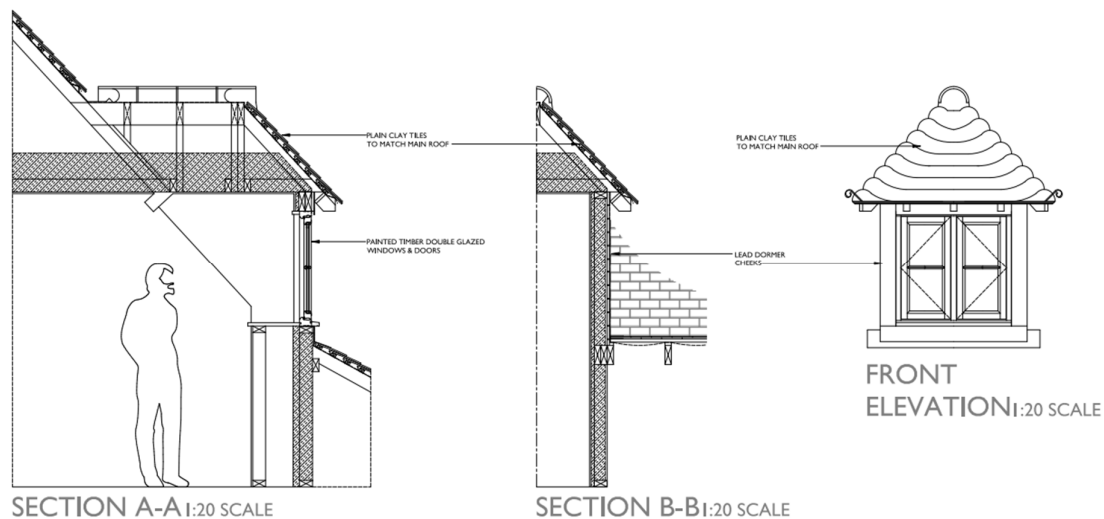


Fig.9 Proposed New Dormer Windows

9.3 The existing roof windows comprise a mixture of bespoke timber rooflights and standard Velux roof windows installed as part of the 1984 alterations. The proposal is to replace all existing roof windows with Velux Conservation rooflights in order to create a more consistent and coherent appearance across the roofscape.

9.4 The use of conservation-style rooflights will better reflect the character and significance of the listed building, with their recessed installation, slim profiles and traditional detailing resulting in a less visually intrusive appearance. Replacing the varied existing roof windows with a single conservation-style design will enhance the overall appearance of the roof while improving the quality and performance of the rooflights.

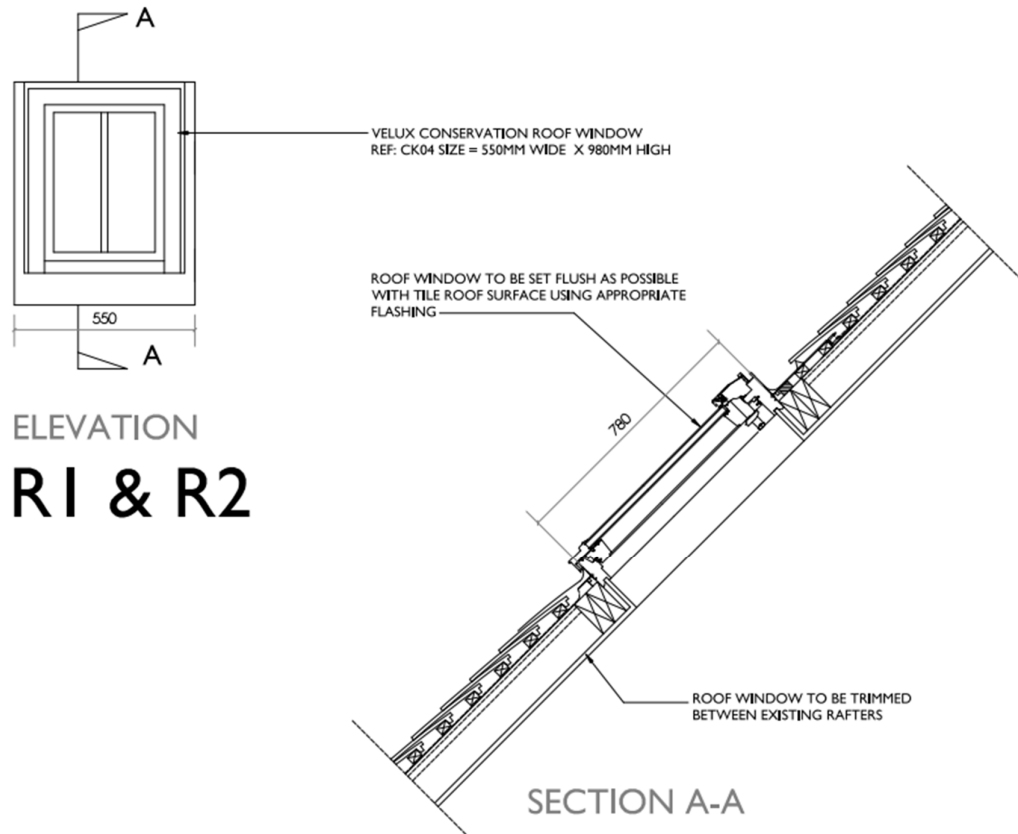


Fig.10 Proposed New Conservation Style Roof Windows

9.4 Bedroom 5 is located within the roof space that was converted during the 1984 alterations. The room currently suffers from limited headroom due to its low ceiling height, which restricts its usability and comfort. The existing ceilings are formed in modern plasterboard and do not align effectively with the roof windows installed as part of the previous conversion.

9.5 The proposal is to raise the existing collar level and associated ceiling height within the room, creating additional headroom and allowing the roof windows to function more effectively within the space. These works will improve the quality and usability of the accommodation while affecting only modern fabric introduced during the 1984 conversion.

9.6 The loft rooms also experience issues with overheating during warmer periods and poor thermal performance more generally. This is largely a result of the limited insulation installed as part of the 1984 conversion works.

9.7 To improve thermal comfort and energy efficiency, it is proposed to install a breathable insulation membrane beneath the roof coverings. This upgrade will help retain heat during the winter months while reducing solar heat gain in the summer, creating a more comfortable year-round environment. The membrane can be installed externally as part of the wider roof repair works required to improve the weatherproofing of the roof and secure the long-term preservation of the building's historic fabric.

9.8. The proposals also include the replacement of the existing spiral staircase installed as part of the 1984 loft conversion. While the staircase will remain in its current location, it will be replaced with a new design that provides a more appropriate appearance and improved relationship with the historic character of the building.

9.9 As the existing staircase is a modern insertion and not part of the building's historic fabric, its replacement offers an opportunity to enhance both the aesthetic quality and functionality of access to the second-floor accommodation. The proposed staircase will provide a more considered and visually cohesive solution, contributing positively to the overall quality of the loft conversion while preserving the established layout.



Fig. 11 Current 1980's Spiral Stair



Fig. 12 Style of Proposed Replacement Spiral Stair

10.0 Replacement Garage

10.1 The existing garage building is proposed for replacement, as the current structure comprises a collection of sheds and ancillary elements that have reached the end of their serviceable life. The proposed replacement building will provide a purpose-built garage with space for vehicle parking, together with dedicated and secure storage for bicycles and refuse bins. The new structure will improve both the functionality and appearance of this part of the site while continuing to meet modern domestic requirements.

10.2 Following feedback received during the pre-application process, the design has been refined to better reflect the historic character of the site. The revised proposal reinstates the original garden wall line and tiled coping, restoring a traditional feature within the street scene and reinforcing the historic boundary treatment.

10.3 The design has been carefully developed so that the garage roof is visually set behind the rebuilt wall, reducing its prominence and allowing the structure to read as a secondary garden building rather than a dominant streetscape feature. This approach ensures that the replacement garage sits more comfortably within its historic setting and preserves the character of the surrounding area.

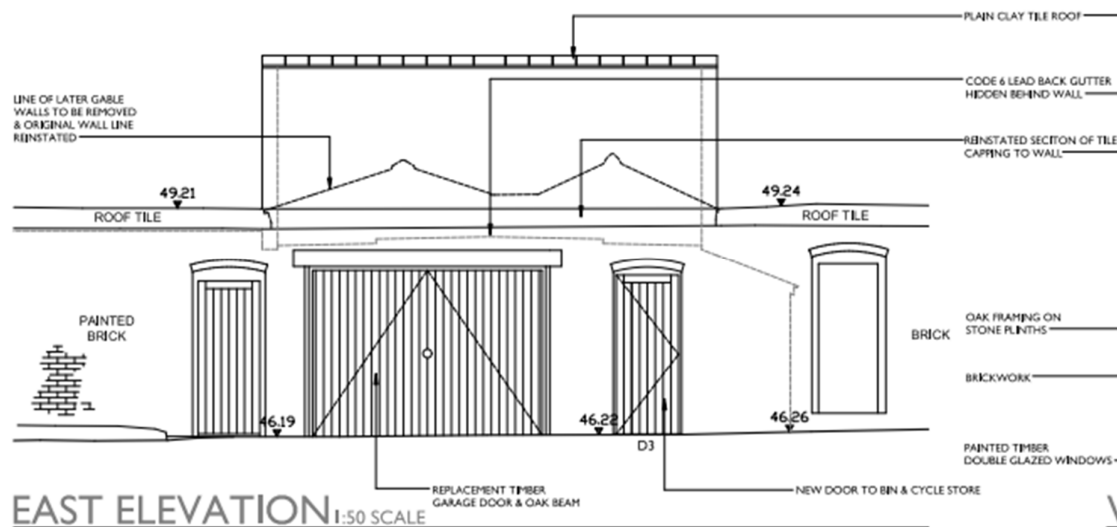


Fig.13 New Garage Roofline Proposal.

11.0 New Porch Service Entrance and Link Structure

11.1 The service entrance to the property is accessed through a gateway in the garden wall from Rosemary Lane. This leads into an open-sided lean-to structure that accommodates a gardener's WC and provides access to the garage and the proposed utility, boot room and preparation kitchen area. However, the existing lean-to arrangement offers limited protection from the weather and does not provide adequate shelter to the rear entrance of the house.

11.2 To improve the functionality and connectivity of these spaces, it is proposed to extend the existing lean-to structure to create a new enclosed porch. The extension will incorporate a lead-covered flat roof and be enclosed with painted timber-framed glazing and doors, forming a weather-protected link between the house and the garage. The proposal will enhance circulation between the various service areas while providing improved shelter, usability and convenience, particularly during inclement weather.

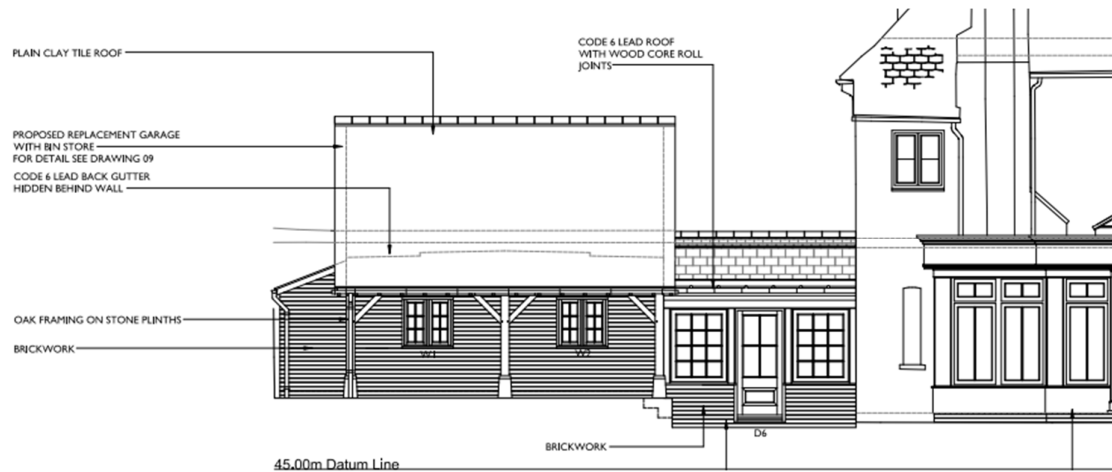


Fig. 14. New Porch Linking House, Garage and Service Entrance.

12.0 Access

12.1 We are not altering the access to the existing building.

13.0 Conclusion

13.1 The proposed alterations and extensions at 25 The Close have been carefully designed to enhance the functionality and long-term sustainability of the property whilst preserving its special architectural and historic significance as a Grade II* listed building. The scheme responds sensitively to the character of the building and has been informed by both heritage considerations and pre-application advice received from the Local Planning Authority.

13.2 The proposals include the removal of later, unsympathetic additions, the reinstatement of historic openings and circulation routes, the restoration of original features, and improvements to the building's thermal performance and usability. These works will allow the property to better serve the needs of modern family living while safeguarding its heritage value.

13.3 The replacement rear extension, garage, and porch have been designed to complement the existing building and wider setting, whilst the internal alterations seek to reveal and reinforce aspects of the historic plan form. The proposed works will therefore contribute positively to both the significance and ongoing conservation of the property.

13.4 Any harm arising from the proposals would be limited and would amount to less than substantial harm to the significance of the listed building. This is outweighed by the clear heritage, functional and public benefits delivered by the scheme, including the enhancement of historic fabric, improved accessibility and circulation, and the securing of the property's viable long-term use.

13.5 Overall, the proposals represent a balanced and sympathetic approach to the adaptation of a highly significant heritage asset and are considered to accord with relevant national and local planning policies relating to the conservation and enhancement of the historic environment. Planning permission and listed building consent are therefore respectfully sought.

End.