

HERITAGE ASSESSMENT

In respect of:

25 THE CLOSE, ROSEMARY LANE, SALISBURY, SP1 2EH

On behalf of:

Mr & Mrs Yuan-Richards

Date:

November 2025



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1.0 Introduction

- 1.1 This heritage assessment accompanies a pre-application enquiry for the refurbishment, alteration and a replacement rear extension at 25 The Close, a Grade II* listed building within the Salisbury City Conservation Area.
- 1.2 25 The Close is a detached house on the west side of Rosemary Lane, which is a narrow lane to the north of North Walk in The Close.

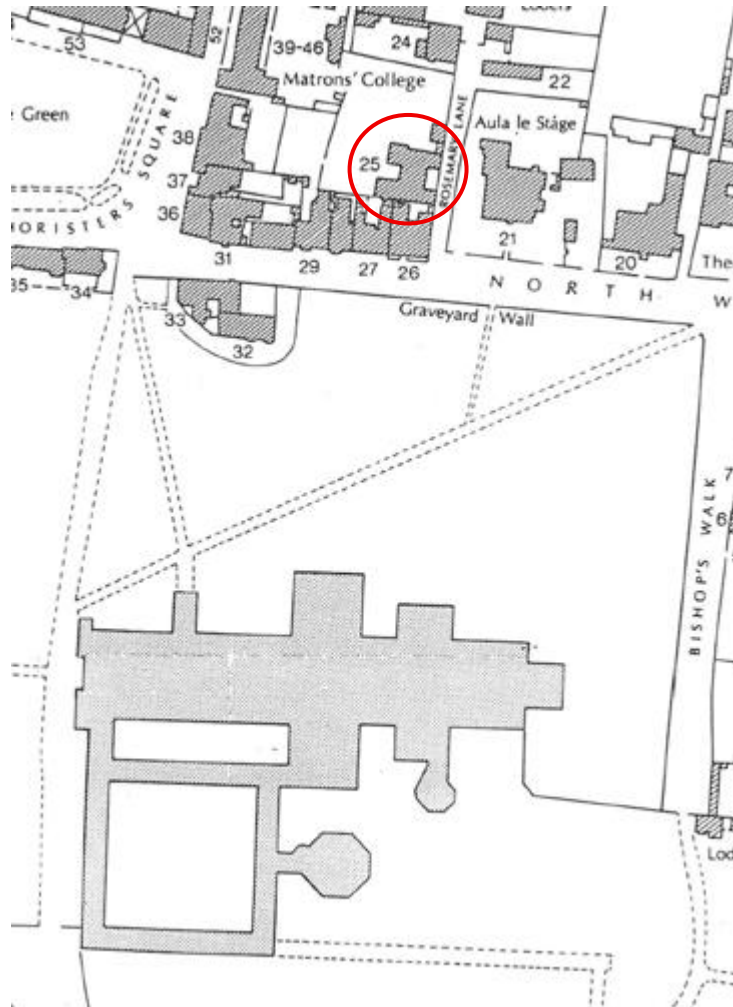


Fig.1 Location plan

- 1.3 The report describes the heritage significance of the property and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, revised December 2024) and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.4 The report was commissioned by the applicants, Mr & Mrs Yuan-Richards, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an

individual with ‘appropriate expertise’ as advised by paragraph 207 of the NPPF. A site inspection was undertaken on 29 April 2025.

- 1.5 The significance of the site was identified using the guidance contained within the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019) and *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017).
- 1.6 Information on the history of the site has been drawn from several sources, a list of which is presented on **p29**.

2.0 Heritage Designations

- 2.1 25 The Close was added to the *List of Buildings of Special Architectural or Historic Interest* at **Grade II*** on **28 February 1952**. The list entry for the house reads as follows:

'Originally 2 houses. C14 but recased C17/C18. 2 storeys colour washed brick on projecting plinth. Moulded string to 1st floor. Steep pitch hipped old tile roof with moulded and coved eaves cornice. 3 windows grouped in centre on 1st floor. 2 windows on ground floor. Flush architrave framed sashes, glazing bars intact. Modern door with early C19 surround of pilasters and cornice hood under left hand window. Flanking 1 storey wings, similar design but with coping above cornice, hipped roofs. The northern half of house contains a C14 stair and in the southern part is a Jacobean staircase.'

- 2.2 The list entry for 25 The Close notes its contribution to **group value**: the footnote to the list entry says that all the listed buildings in the Close form an outstanding group. There are a high number of listed buildings within The Close, many of which are listed at Grade I or II*.
- 2.3 25 The Close is located within the **Salisbury City Conservation Area**, which was formed from an amalgamation of six previously designated conservation areas on 7 February 1990, and the boundaries of which have been fairly recently amended by the local planning authority. The conservation area covers Salisbury Cathedral, The Close, and the city's historic core and landscape setting.

3.0 Description

Exterior

- 3.1 25 The Close comprises a two-storey plus attic house set back from the west side of Rosemary Lane behind a small garden enclosed by low railings. The walls of the house are of colourwash brick laid in Flemish bond with a moulded stringcourse and eaves detail. The roof is steeply pitched and covered in handmade plain clay tiles. The front of the house has three windows at first floor consisting of six-over-six pane sliding sashes within exposed frames. At ground floor are two windows on the right and a door (modern) on the left within an early 19th century surround. There are flanking single-storey projections having 12-pane sash windows, eaves cornices and hipped roofs.



Fig.2 Front (east) elevation of 25 The Close

- 3.2 North of the main façade is a high brick wall enclosing the rear courtyard garden with plank entrance door incorporated. Further along is a double gable over single-storey garage, with modern garage door, and shed.



Fig.3 Wall on Rosemary Lane enclosing the rear garden; attached garage and shed

- 3.3 The back of the house has been finished in pebbledash render. There is a two-storey projection at the southern end (Dining Room at ground floor and Drawing Room at first floor). Towards the northern end of the back wall is a tall brick chimney (associated with the kitchen) and alongside, a single-storey lean-to projection having machine-made clay tiles on the roof. To either side are glazed infill extensions.



Fig.4 Back of the house with 2-storey projection and single-storey additions



Fig.5 Single-storey additions on the rear

- 3.4 The house has an enclosed courtyard garden, unseen from the Close but offering views of the Cathedral. Attached to the back of the boundary wall on Rosemary Lane is a covered entrance with slate roof, part enclosed to create a WC.



Fig.6 Covered, garden entrance as seen from the garden, WC to right

- 3.5 The garage and shed at the northern end of the garden have horizontal timber-clad walls.



Fig.7 Timber-clad garage and shed at the northern end of the garden

Internal

- 3.6 The north wall of the entrance hall has wainscot to the walls. On the south side of the hall is a wide Jacobean oak staircase having spiral balusters and with panelling, from ground floor to first floor. A short staircase leads down to a lower basement level room. West of the staircase the room has been subdivided to form a WC and laundry (cornice and chimney breast of the original room survive). Further west is the Dining Room with bolection-moulded panelling and fire surround.



Fig.8 Entrance hall – wainscot to north wall



Fig.9 Jacobean staircase



Fig.10 Dining Room with bolection-moulded panelling and fire surround

- 3.7 The central living room of the house has plain walls and detailing. To the rear (west) is a service passage.



Fig.11 Central living room (former hall) – plain detailing



Fig.12 Early C18 'Brockwell' passage at the back of the house

- 3.8 The kitchen has a chimney breast with blocked fireplace opening on the west wall. To the right is a narrow sash window within a deep reveal. To the left is a serving hatch within a tall, deep reveal suggesting a former window or door opening. The eastern wall of the kitchen has modern kitchen units, the southern end of which conceals a blocked doorway (reference historic plans within *The Houses of The Close* volume – see later in report).



Fig.13 West wall of the kitchen



Fig.14 South-east corner of the kitchen – approximate position of blocked doorway marked



Fig.15 Blocked doorway from the northern stair hall

- 3.9 Beyond the kitchen is a secondary staircase. Clearly historic, the dog-leg staircase is all the way from ground floor to attic level.



Fig.16 Secondary staircase at the northern end of the house

- 3.10 To the east of the secondary staircase is the former coalhouse and 'cellar', now one room. Part of the timber-frame of western partition is exposed.



Fig.17 Former coalhouse and 'cellar' – exposed element of timber frame in the partition

- 3.11 At first floor, the bedroom above the Dining Room (the former Drawing Room) is approached via a wooden arch with panelled pilasters. has a deep ceiling cornice, 18th century panelling and a stone bolection-moulded fireplace. In the south-east

corner of the bedroom is a raised-and-fielded two-panel door. The en-suite bathroom and adjacent shower room have been formed within a larger room 9as evidenced by the partitions cutting across the cornice. To the north is a modern spiral stair providing access to the attic level.



Fig.18 Panelled archway on the approach to the rear bedroom on the first floor



Fig.19 Rear bedroom having a deep cornice and C18 panelling and bolection-moulded fireplace, and two-panel door to the en-suite bathroom



Fig.20 Partition cutting across the cornice in the en-suite bathroom



Fig.21 Modern spiral staircase from first floor to attic

- 3.12 The rear corridor at first floor level has been subdivided to create a WC and bathroom. The southern door has been blocked up.
- 3.13 At attic level are modern partitions creating bedrooms and a bathroom. The attic room over the south-west range has principal rafters and exposed staggered, tenoned purlins and a plasterboard ceiling incorporating rooflights.



Fig.22 Attic room within south-western corner of the house with exposed elements of the C18 roof and a plasterboard ceiling

4.0 History and Development

Historic Overview of 25 The Close

- 4.1 The city of Salisbury developed from the 13th century following the relocation of the original settlement from Old Sarum, with work beginning on the construction of a new cathedral in 1220.
- 4.2 The Close was always physically separated from the city to the north and became more isolated from it with the construction in 1327-42 of the walls that still enclose it. In the 13th century the Close was exclusively occupied by clerics who were well-to-do and well connected, and it was essentially an ecclesiastical precinct. The Chapter decreed in 1213 that the canons of the Cathedral should be provided with '*fair houses of stone*', and they occupied some 50 acres, giving the Close a domestic character that survives to this day.
- 4.3 The Royal Commission's volume *The Houses of The Close* explains that while 25 The Close is of mainly early 18th century appearance it was in fact built in the 14th century and has a quasi-medieval plan form reflecting its origins. Prior to the early 17th century the house had been split into two tenements for vicars. The dwellings were brought together by 1632 and a record of them was made c1649, referencing a hall, kitchen, parlour, a lodging chamber (below stairs), and cellar and coalhouse, and six bed chambers above.
- 4.4 Drawing upon the documentary and physical evidence, the key stages in the development of 25 The Close are:
 - Originally built as a hall house in the 14th century, probably timber-framed
 - Split into two vicar's tenements before the early 17th century, the two dwellings were combined by 1632 and a ceiling probably inserted within the open hall
 - House described c1649 as having central hall, S range (containing parlour, 'new' staircase and lodging chamber) and N range (containing kitchen, pre-existing staircase, coalhouse and cellar), six bedrooms at first floor level.
 - The house was sub-tenanted to Wingfield Brockwell, Esq. in 1702; the walls were rebuilt in brick, the Dining Room was added, and internal alterations were made
 - Occupied by Godolphin School 1784-1788 as its first home
 - In the 19th century Elizabeth Wickens, the topographical artist was a resident
 - In use as the Probate Registry in the early 20th century (use ceased c1907)

Early 18th Century Development

4.5 Wingfield Brockwell obtained the lease for 25 The Close in 1702. He carried out extensive alterations that included:

- Rebuilding the external timber-frame walls in Flemish bond brick
- Moving the front door off-centre to the left
- Adding a passage behind/west of the medieval hall
- Adding the Dining Room to the west end of the S range (bolection-moulded panelling and fireplace within the new room)
- Insertion of four-panel doors in ogee-moulded surrounds
- Creation of closets for each of the four largest first-floor rooms
- Insertion of salvaged 17th century panelled doors in the kitchen chamber and the attics.

Development from Mid-18th Century Onwards

4.6 After William Brockwell further alterations were made to the house, including:

- Insertion of a sash window with thick glazing bars in the N wall of the kitchen in the mid-late 18th century
- Door widened to Dining Room in the S range in the mid-late 18th century
- Ceiling plaster added within the attic room over the Drawing Room (S range), incised 'IS 1741'
- Mezzanine level (above the lodging chamber) fitted with a sash window and a dentilled chimneypiece c1800
- Front doorcase and the French window in the Dining Room added 19th century
- Oak wainscot panelling and the window joinery in the hall chamber (first floor above the hall/Sitting Room) installed 19th or early 20th century
- Small extension to the west of the kitchen by the end of the 19th century.

20th Century

4.7 Alterations made in the 20th century included:

- Subdivision of the 17th century parlour (later study) in the S range to create a WC and laundry room

- Glazed lean-to additions to either side of the late 19th century kitchen extension
- Spiral staircase from first floor to attic and conversion of loft 'to bedroom and bathroom' (application reference S/1984/0623)
- Garage erected.

Historic Mapping



Fig.23 George Oakley Lucas's map of 1833



Fig.24 Drainage plan of 1852



Fig.25 Salisbury Town Map of 1860

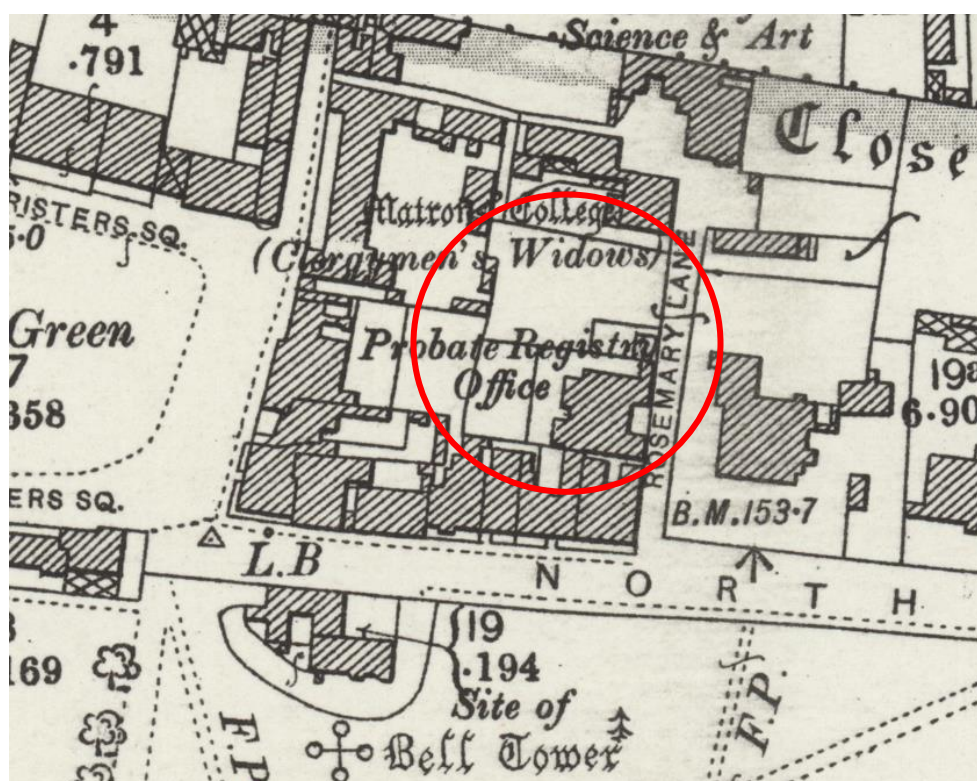


Fig.26 Ordnance Survey map of 1901 – kitchen has been extended; plot has been reduced

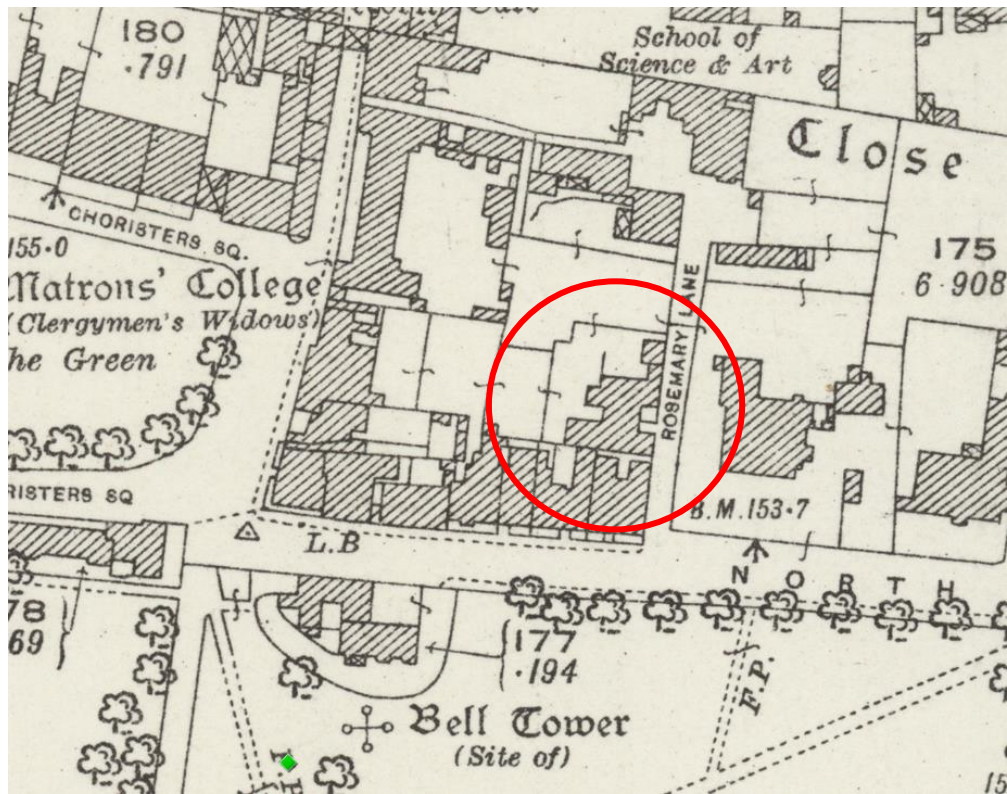


Fig.27 Ordnance Survey map of 1925

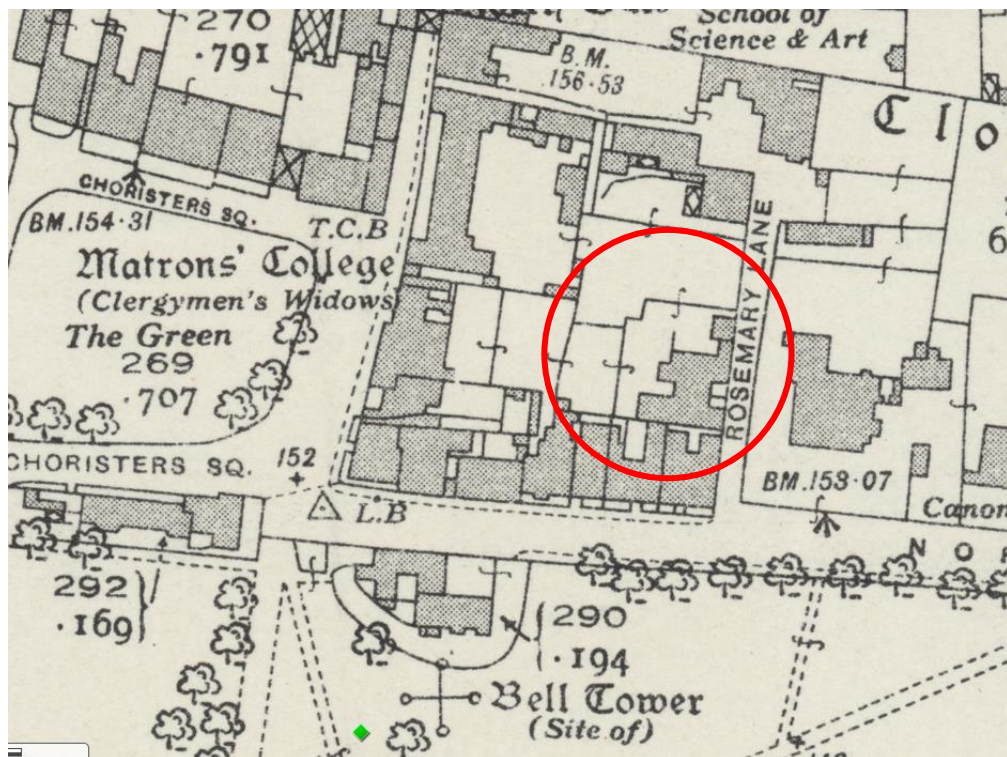


Fig.28 Ordnance Survey map of 1939

5.0 Assessment of Significance

Listed Building

- 5.1 25 The Close is a Grade II* listed building and is therefore deemed by Historic England to be of particular importance and of more than special interest and ranks within the top 9% of listed buildings nationally.
- 5.2 The building is primarily of significance for the following reasons:
- 25 The Close is of significant historic value for its origins as a 14th century hall house of which the H-plan and essential room layout survive; the changes in levels within the house are of value as evidence of the building's medieval roots
 - The front of the house is of high aesthetic value, comprising colourwash brick and regularly spaced Georgian sash windows, moulded string course, coved eaves and steeply pitched roof covered with handmade clay tiles
 - The interior of the house is of high architectural and historic values for a wealth of historic features that include the 14th century staircase at the northern (service) end of the house and the early 17th oak staircase that dominates the entrance hall at the southern end of the house and is enlivened by 17th century wainscot
 - The building is ostensibly of early 18th century fabric and character stemming from the re-casing of the house in brick and other significant alterations from the period, including fielded panelled doors.

Specific Commentary on Areas Potentially Subject to Change

- 5.3 The late 19th century rear extension is of lesser historic value and is architecturally unremarkable. The mono-pitch roof is covered with machine-made plain clay tiles.
- 5.4 The house has clearly undergone significant alteration in the 20th century, such as the pebbledash render and changes to fenestration at the rear, and modern partitions within the attic.

- 5.5 The modern glazed lean-to structures at the back of the house are not of special interest and are visually harmful. The rear façade has a utilitarian ‘back of house’ appearance.
- 5.6 The covered garden entrance and WC probably formed part of the raft of improvements in the late 19th century and are of limited interest.
- 5.7 The modern garage and shed are not of value. The lack of prominence from the public domain limits their impact on the street scene.
- 5.8 The serving hatch from the kitchen is a modern insertion in the position of a former window or door opening and has an incongruous appearance.
- 5.9 The layout of the WC and laundry (former Parlour) is modern, and the original plan form is now difficult to discern. The same issue applies to the modern layout directly above (former chamber), with the insertion of bathrooms and the spiral staircase to the attic.
- 5.10 There is a modern layout within the rear ‘Brockwell’ passages at first and second floors, affecting the legibility of the early 18th century layout.

Setting and Contribution to the Conservation Area

- 5.11 25 The Close is an attractive and significant feature to the north of the Close in Rosemary Lane, and the house forms part of the outstanding ensemble of buildings that frame the Cathedral.
- 5.12 The house makes a positive contribution to the character and appearance of the Conservation Area through the characteristics it shares from its use of brick and handmade clay tile and its 18th century symmetry and proportions.

6.0 Conclusion

- 6.1 Originating from the 14th century, 25 The Close is a Grade II* listed building of considerable architectural and historic interest, the significance of which mainly derives from its age, the evidence of its evolution provided by its plan form and fabric, and the wealth of architectural features.
- 6.2 The house occupies a prominent position within the Close and it contributes to the outstanding group value of the buildings therein and the setting of the Cathedral. In addition, it makes a positive contribution to the character and appearance of the Salisbury City Conservation Area.
- 6.3 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.4 Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.5 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an 'irreplaceable resource' that should be conserved in a manner appropriate to their significance.
- 6.6 Paragraph 212 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 6.7 Paragraph 214 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to

achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.

- 6.8 Paragraph 215 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.
- 6.9 Paragraph 219 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.
- 6.10 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.
- 6.11 It is advisable that proposals for repair, restoration and alteration should follow the guidance within the Historic England document *Advice Note 2: Making Changes to Heritage Assets* (February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a reasonable and proportionate approach to owner's needs is therefore essential.
- 6.12 As a general principle for adaptation, the Historic England document advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. It acknowledges that harm to significance may be justified on grounds of overriding public benefit that may accrue, including maintaining the building in its optimum viable use.
- 6.13 The document also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.
- 6.14 The assessment of significance for 25 The Close indicates that the most significant aspects of the house, and therefore the most sensitive to change, are the surviving elements of the medieval plan form and the 17th and 18th century architectural features, and proposed changes should respect and avoid harm to those elements.

- 6.15 The assessment identifies a degree of modification has occurred at the rear of the house, which may guide proposals for restoration or enhancement within that area. The rear extensions are of limited/no value and offer scope for enhancement to the building's function and appearance.
- 6.16 It is suggested that any new or replacement extension should be subservient in scale, light-touch where it abuts historic fabric. A contemporary or contrasting approach in design and/or materials could provide a distinct contrast with the historic elements and enable the evolution of the building to be clearly legible. Any new addition should seek to be visually light-weight and not impede views of architectural features or first-floor window openings, suggesting a single-storey structure with high levels of glazing in the walls.

Sources Used in the Report

Publications

Conservation Principles, Policies and Guidance, English Heritage (now Historic England), April 2008.

Historic Environment Advice Note 2: Making Changes to Heritage Assets, Historic England, February 2016.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Historic England, December 2017.

Statements of Heritage Significance: Historic England Advice Note 12, Historic England, October 2019.

Designation Listing Selection Guide: Domestic 1 – Domestic Houses, Historic England, December 2017.

Salisbury City Conservation Area Appraisal and Management Plan, Wiltshire Council, September 2014.

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Historic Mapping

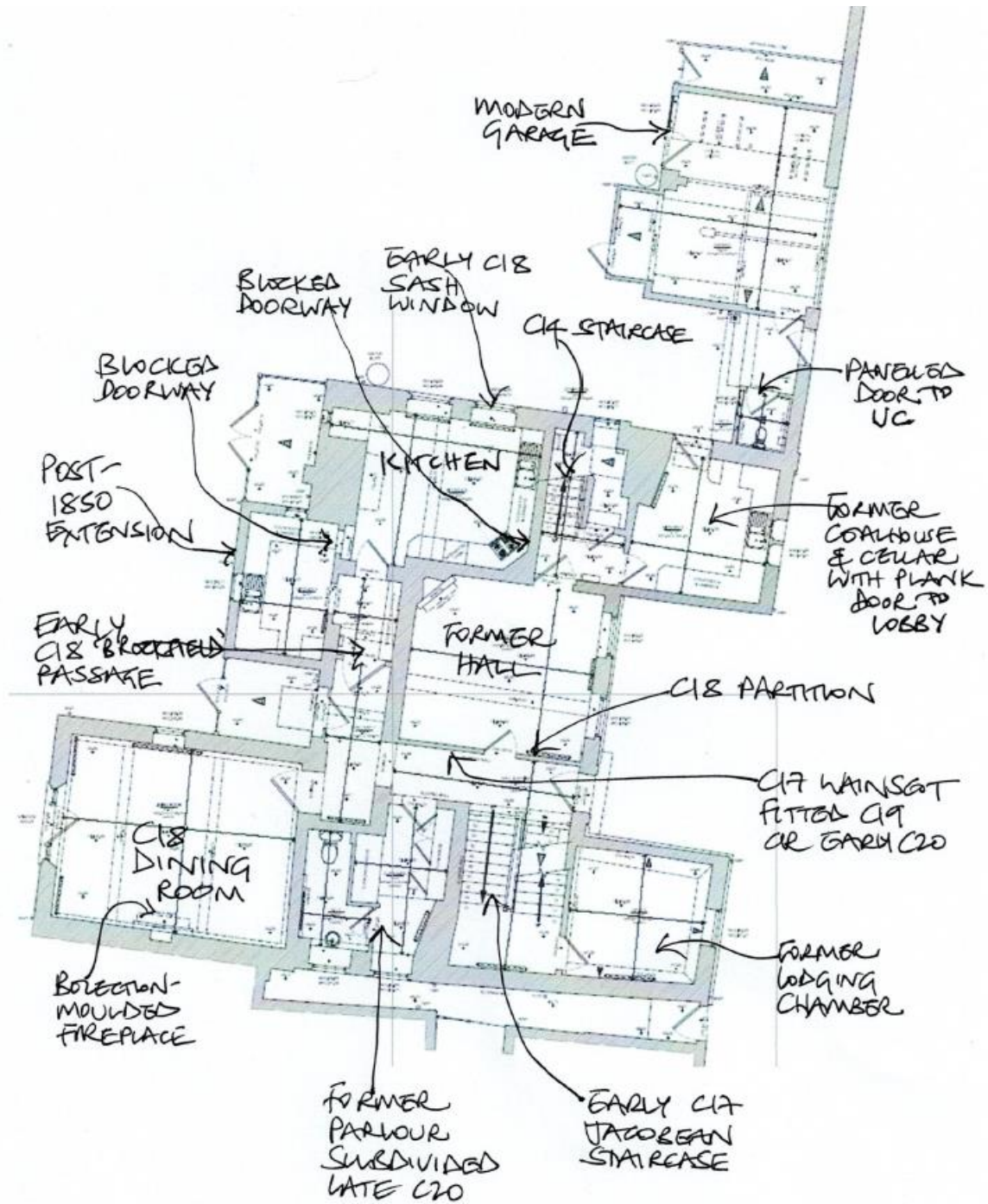
George Oakley Lucas map of 1833

Drainage plan for Salisbury of 1852

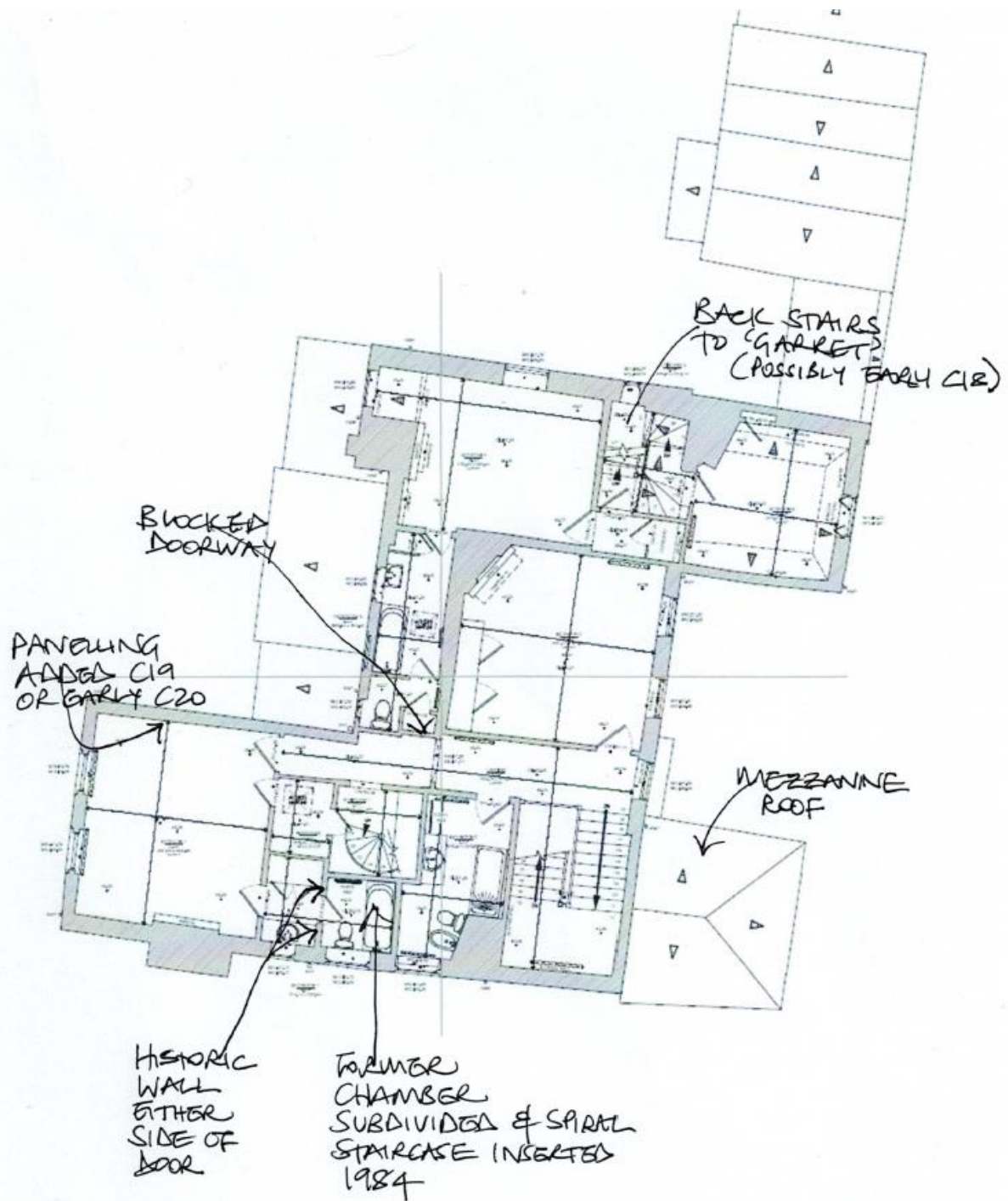
Salisbury Town Plan of 1860

Ordnance Survey maps: 1901, 1925, 1939

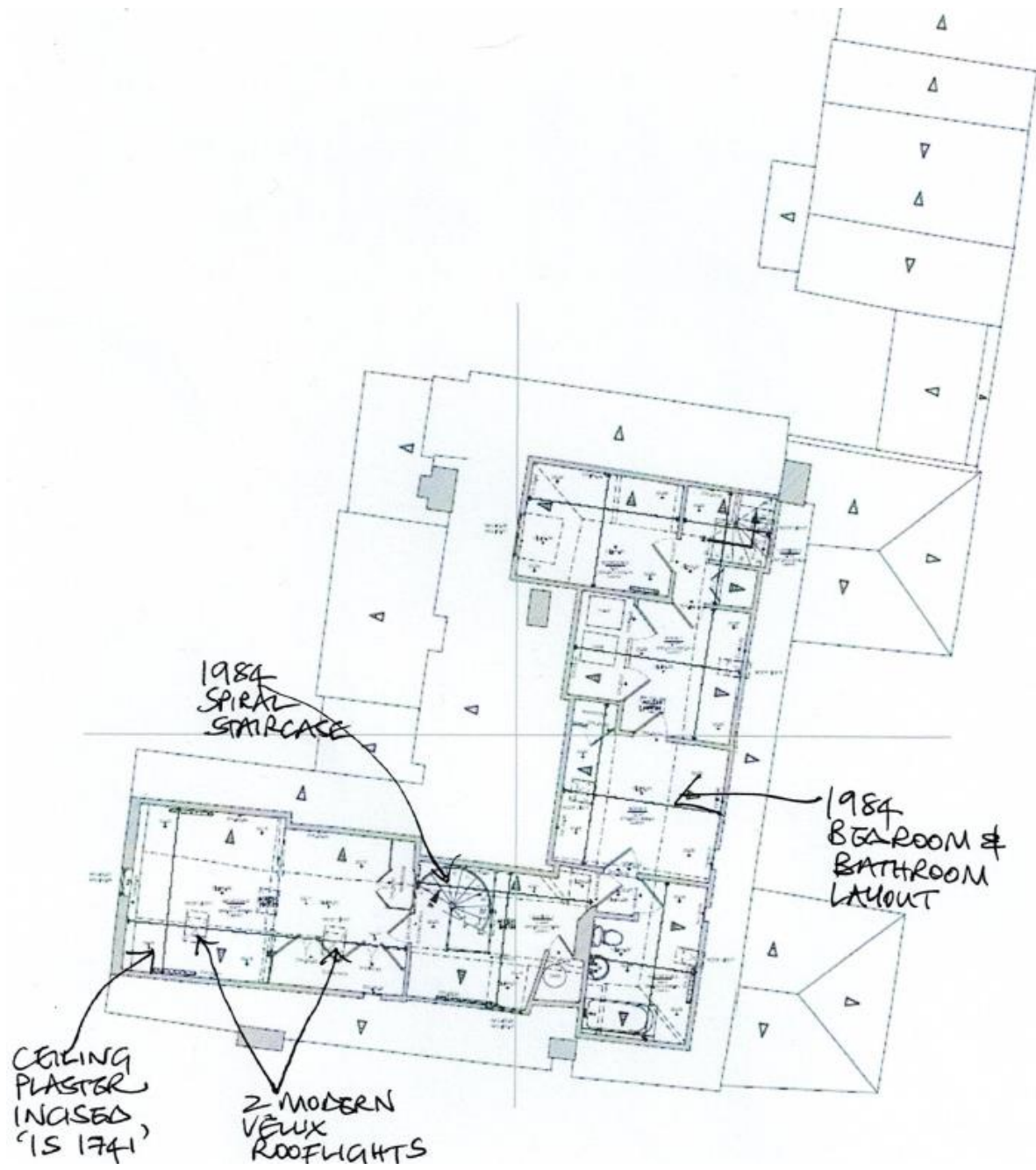
APPENDIX: EXISTING PLANS WITH SURVEY NOTES



Ground Floor



First Floor



Second Floor