

Salisbury Cathedral: Works Yard: New Shed Proposal

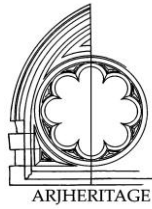
Heritage Impact Assessment.



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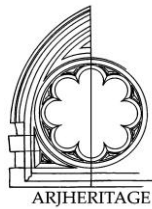
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May 2026*

¹ Existing sheds to be replaced.



Contents

1	INTRODUCTION	3
2	LOCATION AND SITE DESCRIPTION	3
3	HISTORIC BACKGROUND	3
4	SITE SIGNIFICANCE	4
5	PLANNING & LEGISLATIVE BACKGROUND	6
6	IMPACT STATEMENT	7
7	PROPOSED MITIGATION.....	7
8	BIBLIOGRAPHY	1
9	PLATES	10
10	FIGURES	13



1 Introduction

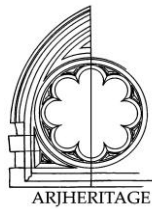
- 1.1 This statement has been prepared by Salisbury Cathedral's Cathedral Archaeologist to outline the archaeological implications / heritage impact associated with the proposed construction of three new purpose built 'cabin' style sheds in the Works Yard (**Figure 1, Plate 1**).
- 1.2 The scope of works, as set out in the planning application to which this is attached, is for the construction of three sheds within the Salisbury Cathedral's Works Yard. The proposed sheds measure (W x D x H(rear)/H(Front) 5.11m x 4.31m x 2.07m/2.33m (representing a total floor plan of 60m²). The sheds will replace 3 no. 'Wendy house' sheds, a shipping container, and a portacabin totalling the same square meterage. The new sheds will be placed on concrete pads cast over the existing surfaces.
- 1.3 Two of the planned sheds are proposed in order to facilitate the conservation of the Jesse Window, a rare 13th-century-stained glass masterpiece (c. 1225–1242) depicting the genealogy of Christ, while the third will provide general storage/workspace.
- 1.4 This statement has been prepared to support the planning application for these works. Any subsequent/additional proposals for works on or alterations to the fabric of Salisbury Cathedral or The Close will require a separate documentation specific to that work.
- 1.5 This document sets out the impact of the proposed works and the methodologies which are proposed in order to mitigate those impacts.

2 Location and site description

- 2.1 The proposed sheds are to be located in the north western section of the Works Yard, located immediately to the south of the Cathedral and to the east of the Broadwalk centred approximately on NGR SU 14239 29393 (**Figure 1**). The sheds will be placed appx 1m to the east of the wall which surrounds the Works Yard and face east (inwards).
- 2.2 All of the existing structures in the location are in poor condition and are at end of life (**Plates 1 & 2**). These structures are not representative of the world class conservation work undertaken within the Works Yard, do not provide a suitable location in order to enact the conservation of the Jesse Window, and may soon become a hazard if not replaced.
- 2.3 The floor surfaces consist of patched concrete and tarmac typical of the Works Yard's use (**Plates 1 & 2**).

3 Historic Background

- 3.1 The extensive and complex history of Salisbury Cathedral and The Close is not deemed to be relevant to the proposed works.



- 3.2 The Works Yard wall is first appreciable in its current form in 1880 (**compare Figure 2 & 3**)
- 3.3 For much of the 20th century the area of the works yard is typified by established trees and forms part of the grounds associated with the Bishops Palace (Historic England, WSA01/01/10847A), first appearing to be used as a works yard from the latter half of the 20th century (**Figure 4**)
- 3.4 The existing sheds, shipping container, portacabin, and surfaces appear to date from the 21st century, but are not appreciable in mapping or aerial photography, ephemeral features as they are.

4 Site Significance

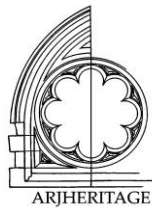
The Works Yard, Sheds, & Wall

- 4.1 The Works Yard, its buildings & its associated wall are not individually listed (the wall does not appear to form part of the Grade II *Churchyard Walls Surrounding Cathedral Lawn* 1023582), but are located within the immediate setting of the *Cathedral Church of St Mary* (1023581), and The Close in general, which contains numerous individually listed buildings and structures. The area should therefore generally be considered to be of national significance.
- 4.2 This section provides an assessment of the significance of the area of the proposed sheds using Historic England's four heritage values methodology as fully presented in the Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008).

Evidential Value

This value shows the potential of a place to yield evidence concerning the development of the affected area and the activity that has occurred therein.

- 4.3 The Works Yard holds significant below ground archaeological potential associated with the construction, development, and use, of Salisbury Cathedral, though this is not impacted by the proposal.
- 4.4 The Works Yard wall, documentable from at least 1890 in its present form, is of some significance in demonstrating the development of the site, but is of little overall evidential value, and is similarly unaffected by the proposals.
- 4.5 The principal evidential value which may be taken from the affected area is its use in the service of the continued preservation of Salisbury Cathedral. The existing structures are of no architectural value and, while they represent this value, are not integral to it.
- 4.6 Overall, excluding the below ground archaeological and wall's value, this area is of **Negligible** evidential value, which is unaffected by the proposals.



Historical Value

This value shows the ways in which past people; events and aspects of life can be connected through a place to the present. This value can be defined as illustrative or associative

- 4.7 The present structures and surfaces located in the area are of no demonstrable historic value, serving only to represent the history of the works yard through a continuum of piecemeal sheds and other such ephemeral structures.
- 4.8 The existing structures and surfaces, which are in varying states of decay, are of **Detrimental** to historical value of the site.

Aesthetic Value

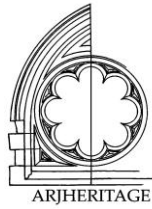
This value shows the ways in which people draw sensory and intellectual stimulation from a place.

- 4.9 The area of the proposed works contains no structures of architectural merit. The site is located behind a wall and is not publicly accessible, however, the existing structures, and their poor condition, are appreciable from the Broadwalk (**Plate 3**).
- 4.10 A functioning Works Yard is an essential element in the continued life of the Cathedral, and its aesthetic as a functional, working space certainly creates intellectual stimulation despite its relative lack of purely aesthetic stimulation, though this is somewhat undermined by the haphazard nature of the existing structures.
- 4.11 Due to their condition, and outwardly ramshackle appearance, the existing sheds may be considered **Detrimental** to the **High** aesthetic importance of the site in both sensory and intellectual terms.

Communal Value

This value shows the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

- 4.12 Although the Works Yard holds little in the way of architectural significance, the use of the site, which has existed at the site in various locations and forms since the 13th century, is of importance. Those individuals using the site for this purpose add their names to the history of craftspeople who have contributed to the Cathedral's story, and it is through their work that this nationally significant building is maintained – which may only continue if the site is fit for purpose.
- 4.13 The site subsequently holds **High** communal value, though the existing structures, which neither enable or represent the work undertaken within the Works Yard, are **Detrimental** to his value.
- 4.14 **The Jesse Window**



- 4.15 Although not the subject of this planning application, the construction of the proposed sheds should be seen in the light of enabling the conservation of the Jesse Window, a 13th century scheme of undoubted **Exceptional** evidential, historical, aesthetic, and communal value.

5 Planning & Legislative Background

National Planning Policy Framework (NPPF)

- 5.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF was first issued in March 2012 but has subsequently been updated. The most recent update was published in December 2024. The policies detailed in the NPPF are further explained and clarified by Planning Practice Guidance (PPG).
- 5.2 Planning policy as it relates to the historic environment in England is addressed in NPPF section 16 (hereafter 'NPPF 16') 'Conserving and enhancing the historic environment'. At Paragraph 202 NPPF 16 recognises that heritage assets 'are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'. The PPG goes further determining the role of identifying significance, and the impact of proposed works upon the setting of a heritage asset.
- 5.3 The NPPF also includes provision for the consideration for 'any heritage assets affected, including any contribution made by their setting' (207) alongside 'harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting)' (213) including listed buildings (213.b).

City of Salisbury Conservation Area

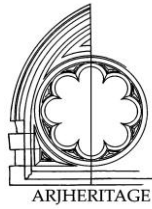
- 5.4 The Cathedral and The Close are included in the City of Salisbury Conservation Area, and specifically are noted as the Cathedral Precinct Character Area, forming part of the 'Historic Core' of the area. The importance of the buildings within The Close, and the archaeological potential of the city as a whole is noted in 'City of Salisbury Conservation Area Appraisal and Management Plan (adopted December 2014).

Listing

- 5.5 While the retaining wall, sheds, and Works Yard as a whole are not listed. However, they should be considered within the setting of Salisbury Cathedral and the Close as a whole, which one of the most important architectural and archaeological sites in England containing numerous other listed buildings.

The Cathedrals Measure

- 5.6 The Works Yard is also within the Precinct 'Green Line' boundary of the Cathedral Close under the Case of Cathedrals Measure 2011 and Cathedrals Measure 2021.



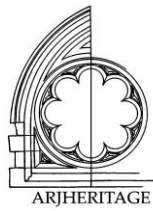
However, as these proposals do not materially impact the setting of the Cathedral, these proposals do not require consent from the CFCE.

6 Impact Statement

- 6.1 The proposed sheds represent a continuum of use which is essential to the ongoing maintenance and conservation of Salisbury Cathedral and The Close, and have been proposed specifically to enable the conservation of a medieval stained/painted glass window of exceptional significance, and to replace other structures which may imminently create a hazard. As such, the proposed works do not represent a significant or material alteration of the established nature, or use, of the space and represent a **Positive** addition to the site.
- 6.2 The proposed sheds will be largely invisible. The retaining wall between the Broadwalk and the Works Yard is approximately 2m high, whereas the proposed sheds are 2.07m at the west rising to 2.33m in the east. Given the relative distance between the wall and the pathway, in combination with established trees, it is highly unlikely the sheds will be appreciable from publicly accessible areas. Indeed, in the case of the portacabin and shipping container, these works represent a reduction in the height of the existing structures. As such, the proposed will have a **Positive** impact upon the setting of the surrounding heritage assets (the Cathedral, and The Close).
- 6.3 The replacement of the existing structures with new, unified and coherent structures will result in an improved representation of the established use of the site, particularly for visitors. This is particularly the case when considering potential community engagement with the conservation of the Jesse Window resulting in a **Positive** impact upon the ability to draw intellectual stimulation from the site.
- 6.4 No below ground works are proposed and so this work will have **Negligible** impact upon the cathedrals archaeological resource.
- 6.5 Overall, the proposals are consistent with the character and use of the site, improve the overall setting, improve the usability of the space. They similarly enable the conservation and enhancement of the significance of an associated heritage asset (the Jesse Window), and have no material impact upon archaeological resource (either above or below ground). These proposals are therefore seen as having an overall **Positive** impact.

7 Proposed Mitigation

- 7.1 No mitigation is proposed as these works will have no material impact upon fabric of historic significance and represent an overall positive alteration to the site.



8 Bibliography

Maps & Plans

Plan of the borough of Salisbury ... / (prepared by J.C. Bothams) 1860

Wiltshire LXVI.15.8 1880

SU1429SW – B 1972

Pictures

Historic England, WSA01/01/10847A

9 Plates



Plate 1 : Site Location (facing north west)

Salisbury Cathedral : Works Yard : New Shed Proposal : Heritage Impact Assessment



Plate 2 : Site Location (facing south west)



Plate 3 : View of the site from the Broadwalk

Salisbury Cathedral : Works Yard : New Shed Proposal : Heritage Impact Assessment

10 Figures



Figure 1: Approximate site location



Figure 2: Plan of the borough of Salisbury ... / (prepared by J.C. Bothams) 1860



Figure 3: Wiltshire LXVI.15.8 1880

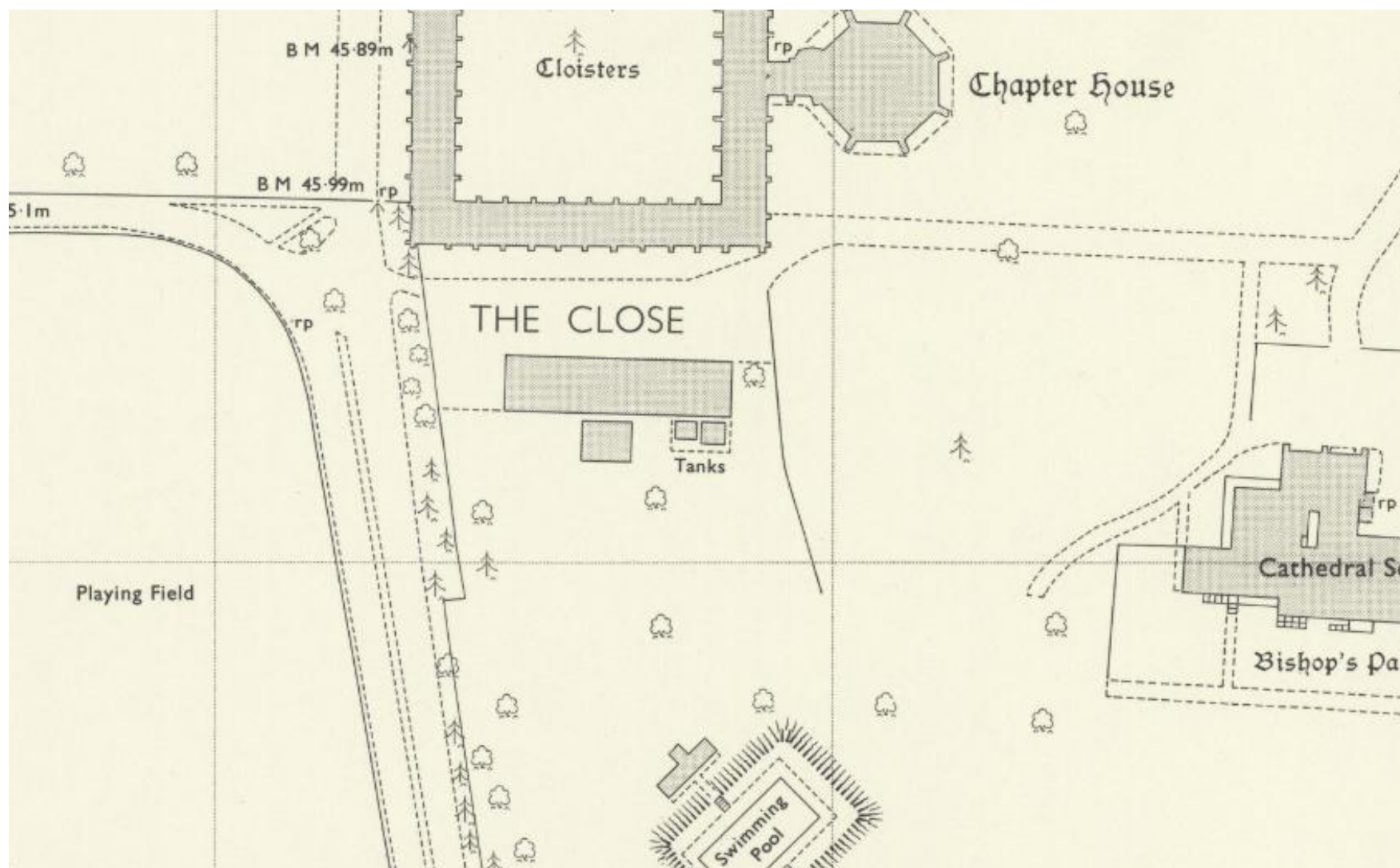


Figure 5: SU1429SW – B 1972

