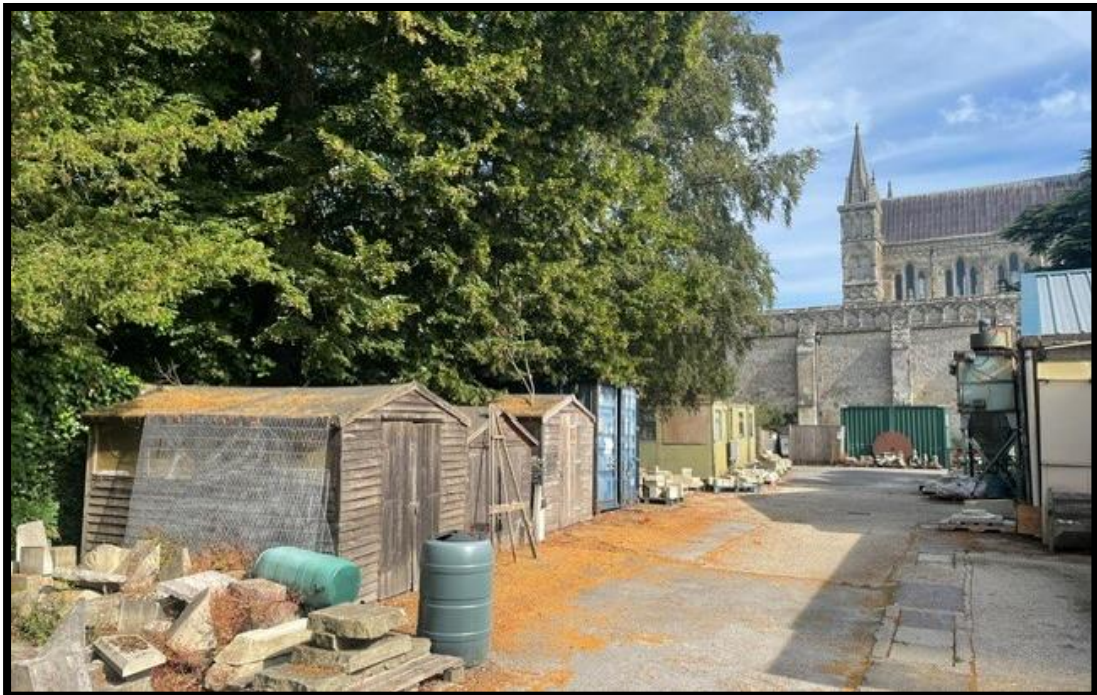


The Town & Country Planning Act 1990

A Design & Access Statement to accompany a planning application for removal of storage buildings at the Cathedral works yard and their replacement with three sheds to facilitate repair works to the Cathedral's Jesse Window



July 2026

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Introduction

- 1.1 This statement is to accompany a planning application for the removal of various storage buildings within the Cathedral works yard and their replacement with three new shed buildings. An storage rack for stone would remain in situ on the site. The new buildings are specifically needed to facilitate works to the Cathedral's Jesse Window, which it is planned to remove from the Cathedral and undertake restoration works, starting in 2027. Although temporary in nature, the buildings will need to be on site for a number of years whilst this work takes place.
- 1.2 This Design and Access Statement describes the site, together with the proposal that is the subject of the planning application it accompanies. Following this description is an explanation of the reasons why the development as proposed should be considered acceptable to the Council.



Picture 1: Buildings for replacement within the works yard

Contextual Appraisal

The existing site

- 2.1 The site to which this application relates is alongside the western wall of the Cathedral works yard. For many years it has been an integral part of the works yard and the area to which the application relates is currently home to three sheds, a container, a storage area for stone and an old portacabin. All are or have been used for storage associated with the works yard for many years and, with the exception of the storage rack, are old and in need of replacement.



Picture 2: The application site with buildings to be removed

- 2.2 The buildings are not attached to the wall and sit on concrete hardstanding that makes up this part of the works yard. Clearly none of the building are listed, however they, as with the rest of the works yard, are within the setting of the Cathedral. The heritage and archaeological impact of the development as proposed is addressed in the separate Heritage Impact Assessment.
- 2.3 The existing buildings are essentially the same height as the boundary wall around the works yard. As on picture 3, just the very top of the portacabin and the storage container are visible from the other side of the wall, along the Broad Walk.



Picture 3: The application site from the Broad Walk

- 2.4 Although there are no recent records of the area flooding, the site is within the wider floodplain of the River Avon. A flood risk assessment prepared by Cole Easdon accompanies this application.

Planning History

- 2.5 There is no planning history that specifically relates to the application site.

The Proposal

- 3.1 The proposal that is the subject of this application is for the three existing sheds, the storage container and portacabin to be removed from the site and replaced with three new sheds for the purposes of providing workspace for the repair of the Jesse Window. The work sheds are proposed to be simple timber buildings with a glazed door and windows – as shown on figure 1.
- 3.2 The buildings would sit on the existing concrete floor of the works yard, so not require any new footings or otherwise create disturbance to archaeology or the roots of trees the other side of the works yard boundary wall.

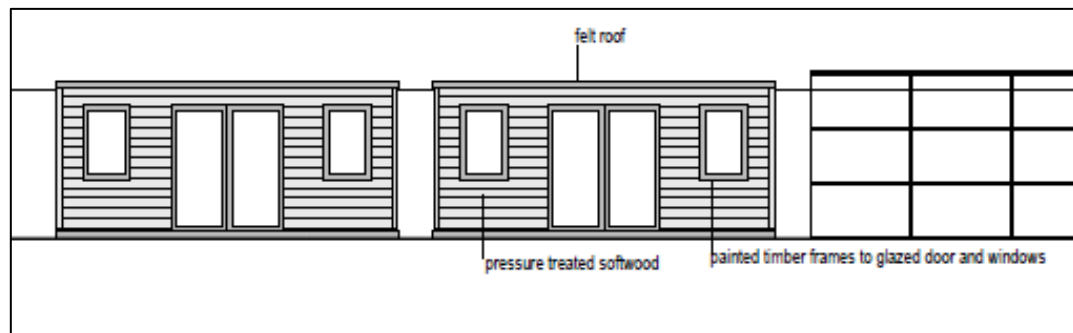


Figure 1: Proposed sheds to provide workspace for the repair of the Jesse Window

- 3.3 As referred to previously, the buildings are required to allow for glaziers to work on the Cathedral's Jesse Window: a stained glass window dating from the thirteenth century which depicts the Tree of Jesse – a medieval depiction of Christ's genealogy on earth. This window, shown as figure 2, comprises of 2 lancet windows set in the south nave aisle.



Figure 2: The Jesse Window

- 3.3 Whist the submission does not relate to the window itself, for context the statement of significance relating to the Jesse Window states:

The medieval stained glass of Salisbury Cathedral, mainly dating from the 1220s to the 1260s, is of international importance. The remains of this once vast and prominent glazing scheme are now gathered into a few windows within the church. Window s33 (the Jesse Window) incorporates the majority of the surviving historiated glass from the east end of the church, some figure panels from the Chapter House, foliage borders and a small quantity of grisaille.

Planning Policy

National Planning Guidelines

National Planning Policy Framework

- 4.1 Guidance in the NPPF relating to heritage is assessed within the accompanying Heritage Impact Assessment. Otherwise, the NPPF provides guidance on matters relating to how planning policies and decision making should support business and encourage growth – in this case through providing space for glaziers to work on the historic window – and in respect of development within areas at risk of flooding. In this respect the application is accompanied by a flood risk assessment.

Wiltshire Core Strategy

- 4.2 The most up to date policy position is the Wiltshire Core Strategy. There are no policies within the Core Strategy that directly relate to this form of development. Most relevant is policy CP58: Ensuring the Conservation of the Historic Environment. This proposal is specifically to *facilitate* the conservation of the historic environment, providing space for the restoration of one of the most important windows in the Cathedral.

Salisbury Neighbourhood Development Plan

- 4.3 Policy 7 of the Salisbury NDP (The Close and its Liberty) relates to development with The Close. This policy sets out criteria by which development proposals within The Close be considered. As referenced previously, this proposal is for three functional buildings within the Cathedral's works yard which are to allow for the preservation of part of the distinctive character of the Cathedral Close through allowing for the restoration of the Jesse Window. Although this is not an application for a temporary planning permission, the sheds are temporary in nature and,

as with the rest of the works yard, are in a location where the Cathedral has aspirations for redevelopment in a form more appropriate to the historic setting of the area.

Salisbury Cathedral Masterplan 'An Exceptional Place'

- 4.4 The Cathedral Masterplan does not make reference to specific works or maintenance relating to the Cathedral. The proposed sheds are within the current Cathedral works yard, which is an area that the Cathedral has longer term aspirations for, as set out in the Masterplan. The provision of these sheds would not impact on such a development taking place.

Design and Access Statement

The Use of the Site

- 5.1 The site is within the Cathedral's works yard, an area which has a longstanding use for the purposes of maintaining the Cathedral. It is home to buildings used by masons, glaziers and for storage of materials and equipment relating to their work. The use of the buildings as proposed for the repair of the Jesse Window sits within this existing planning use of the works yard and should thus be considered acceptable in principle.

The Amount of Development

- 5.2 The amount of development proposed is illustrated on the drawings accompanying this submission. The floor area of the buildings to be removed is essentially the same as that proposed. The floor area of the existing buildings is 61.6sqm with the replacement buildings being 59.9sqm. This illustrates that the amount of built development within the works yard would effectively be unchanged as a result of this development taking place, as would any flood displacement – as detailed with the accompanying flood risk assessment.

The Layout of Development

- 5.3 The layout of the site is not proposed to significantly change. The current buildings run alongside the western boundary wall of the works yard, which is the same arrangement as proposed for the replacement buildings and stone rack.

The Scale of Development

- 5.4 Similarly, the scale of the proposed sheds is the same as those they replace. As illustrated on the submitted drawings, the rear elevation of the sheds is at the same level as the adjoining wall, so they will not be seen over the top of this boundary.

The Landscaping of the Development

- 5.5 From the west the works yard site is screened by the tall wall shown on picture 3. It is thus submitted that no additional hard or soft landscaping would provide better mitigation for the new sheds.

The Appearance of the Development

- 5.6 The sheds as proposed are designed to be functional workspaces appropriate to their proposed use. As with other structures within the works yard, they are not designed to be permanent structures within the setting of the Cathedral, but rather temporary buildings for a specific purpose. That said, the new sheds as proposed will improve on the current appearance of the site.

Access to the Development

- 6.1 The site will be accessed via the existing entrances to the works yard.

Flood Risk

- 7.1 The application is accompanied by a flood risk assessment prepared by Cole Easdon. This concludes that there would be no increased flood risk as a result of the proposed development taking place.

Biodiversity net gain

- 8.1 The site contains storage sheds which are sat on a concrete base. There are no plants, soil or other biodiversity on the application site and thus it is not possible to provide a 10% net gain from a zero starting point. It is thus considered that this site should be considered *di minimis* in respect of BNG.

Conclusion

- 9.1 This proposal is essentially that some old sheds and a portacabin with the Cathedral works yard be removed and replaced by three sheds, with a rack for storing stone remaining in situ. The new buildings are required to allow for the repair of the Jesse Window, which is a significant part of the Cathedral's fabric. Although functional in form, the sheds are screened from public view by the boundary wall of the works yard and, as such, have no wider impact on the setting of the Cathedral.
- 9.2 Salisbury Cathedral is a grade I listed building and the Jesse Window is an important and integral part of its fabric and history. The restoration of this window is part of the Cathedral's commitment to maintaining the building's fabric for future generations and it is thus anticipated that the Council will back a proposal that facilitates this work.