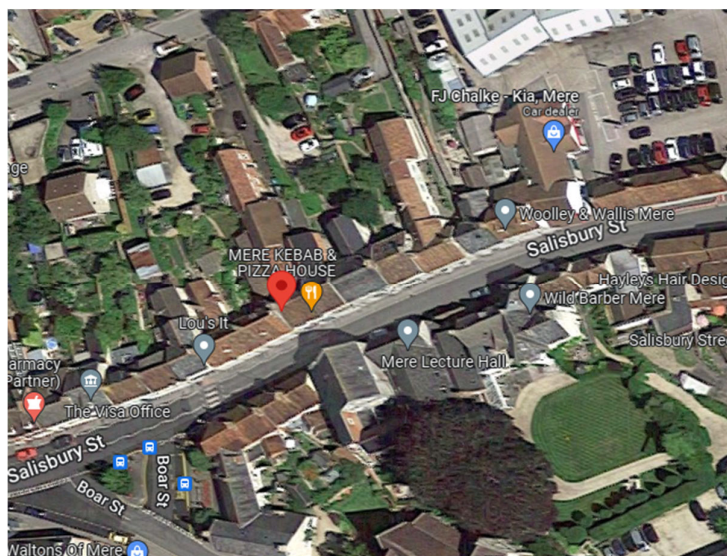


Historic Statement

The House, Salisbury Street, Mere, Wiltshire, BA12 6HE

Location:



Site and surroundings:

The application site is within the village's conservation area and the setting of Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

The property is a mid terrace town house, listed Grade II but with no real internal features retained.



Heritage Statement

In Support of a Listed Building Consent Application

Property: The House, Salisbury Street, Mere, Wiltshire BA12 6HE

Proposal: Replacement of existing staircase and associated alterations to first-floor doors and partitions.

1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent for works at The House, Salisbury Street, Mere, a listed historic dwelling within the conservation area of Mere, Wiltshire.

The proposed works comprise:

Removal and replacement of the existing staircase.

Alterations to first-floor door openings and lightweight internal partitions.

Formation of a compliant first-floor landing to satisfy current Building Regulations relating to means of escape and safe circulation.

The proposals have been designed to preserve the building's special architectural and historic interest while ensuring its continued safe and viable residential use.

2. The Heritage Asset

The House is a traditionally constructed historic building that contributes positively to the character and appearance of Salisbury Street and the wider Mere Conservation Area. Its

significance derives principally from its historic fabric, traditional form, and its contribution to the historic streetscape.

Internally, the building retains elements of historic interest; however, not all internal features are original. The existing staircase has been substantially altered during previous works and does not represent historic or original fabric.

3. Significance of the Existing Staircase

The current staircase is of low heritage significance for the following reasons:

It is not the original staircase serving the building.

The risers and goings have been altered and replaced during previous interventions, resulting in a loss of historic authenticity.



Its current geometry is steep and irregular, presenting a significant safety risk for occupants.

Consequently, the staircase makes only a limited contribution to the significance of the listed building and its replacement does not result in the loss of important historic fabric.

4. Proposed Works

The proposal is to replace the existing staircase with a new stair designed to meet current Building Regulations while respecting the character of the historic interior.

Associated works include:

Minor alteration of first-floor door positions.

Adjustment of non-original internal partitions to provide the required landing dimensions.

Retention of historic structural elements wherever practicable.

Installation of a traditionally detailed staircase using appropriate materials and joinery.

The alterations are confined to areas that have already been subject to previous modification and avoid unnecessary intervention into significant historic fabric.

5. Heritage Impact Assessment

The proposals have been developed in accordance with the conservation principles set out in the National Planning Policy Framework (NPPF), seeking to conserve heritage significance through proportionate intervention.

Impact on significance:

Element

Impact

Existing staircase

Neutral to beneficial – replacement of a non-original, unsafe feature

Historic fabric

Low impact – works largely affect previously altered elements

Internal layout

Minor change to non-original partitions

Overall listed building

Less than substantial harm (at the lowest end), with clear public and private benefits

The replacement stair will improve safety, accessibility of circulation, and the long-term occupation of the building without diminishing its special architectural or historic interest.

6. Justification

The works are justified for the following reasons:

The existing staircase is unsafe due to its steepness and altered construction.

It is not an original historic feature and has limited heritage value.

Compliance with Building Regulations requires an adequately sized landing and improved means of circulation.

The associated partition and door alterations are minimal and principally involve later fabric.

The proposals secure the continued sustainable use of the listed dwelling while preserving its overall character.

7. Conclusion

The proposed replacement staircase and associated internal alterations represent a proportionate and sensitive intervention. The existing stair is a later, substantially altered

feature of limited significance, and its replacement will provide a safe and functional means of access while preserving the special interest of the listed building.

It is therefore considered that the proposals preserve the significance of The House, Salisbury Street, Mere, and satisfy the statutory duty under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant heritage policies of the NPPF.

Applicant: The House, Salisbury Street, Mere, Wiltshire BA12 6HE

Proposed Works: Replacement staircase and associated first-floor internal alterations.