

HERITAGE ASSET and IMPACT STATEMENT (HIS)

Installation of door in party wall to number 42
at
44 Silver Street
Salisbury SP1 2NE

August 2026



Fig. 1. View of the south side of the building.

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INTRODUCTION

Number 44 Silver Street is sited in the centre of a terrace of mainly C17th, and earlier, buildings and are viewed as part of a group of similar styled and dated buildings.

In 1991, the use of the building changed from a shoe shop to a hair-dressing salon under the franchise of Tony and Guy. Since then, the use remained but the name changed to Smith England.

The aim of this application is to gain listed building consent for a new opening to be formed, on the ground floor, between numbers 44 and 42 in order to open number 42 as an extension to the hair dressing salon, catering for supplementary treatments – such as nail and skin therapies. The need for the opening is to allow customers to enter number 44 and be directed by the receptionist to either the ground floor of 44 or the alternative treatments in number 42.

The successful business has been a boon to the economic health of the city centre and this proposal will help the concern thrive.

In accordance with instructions from the owner, detailed measurements were undertaken in 2022 and 2026, including investigations into the history and previous repairs and alterations of the fabric of the building. The results, incorporated in the following report, present a photographic and textual record of the building as it now stands, supported by survey drawings, map and documentary evidence, where relevant.

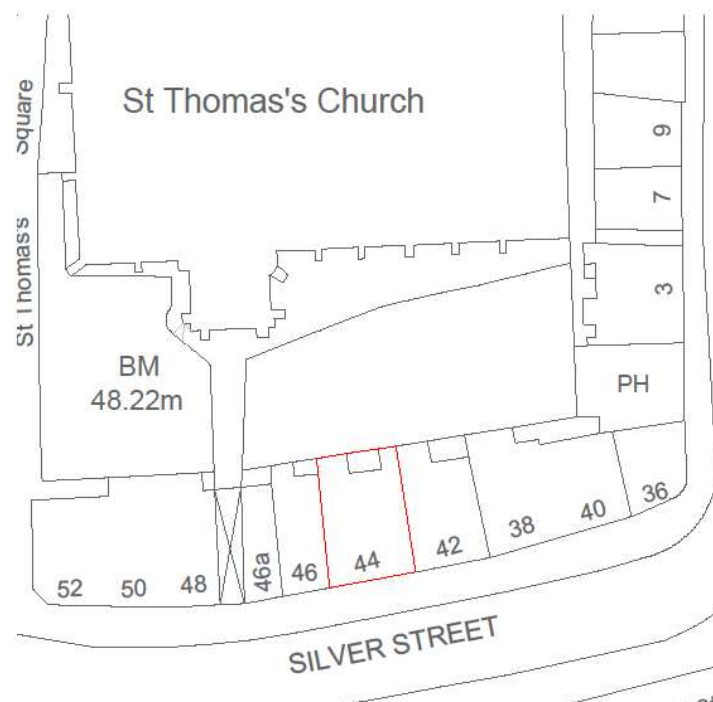


Fig. 2. Site Location Plan North is at the top.

HERITAGE DESIGNATIONS

SILVER STREET 1. 1594 (North Side) Nos 42 and 44 SU 1429 NW 3/318 28.2.52. II GV 2. C15/C16. 2 storeys and attic. Double wide gabled front of timber frame. No 42, tile hung, No 44 stuccoed. The tiles on No 42 in shaped and plain bands.*

*Old tile roofs No 42 has C19 paired sash windows first floor, glazing bars intact. 2 small casements below overhang, modern shop front. No 44 has one flush framed sash in attic and 3 on first floor, later glazing, modern shop front. Rear elevations tile hung No 42, stucco No 44 Irregular sash and casement windows. **Originally one house.** The Poultry Cross and Nos 36 to 52 (even) form a group. The rear elevation of Nos 1 to 17 (odd) Minster Street forms a group with the rear elevation of Nos 36 to 52 (even) and with St Thomas's Church, St Thomas's Square.*

The Royal Commission's book - Ancient and Historical Monuments in the City of Salisbury Volume 1 - (Entries 60 and 61 Pg. 64.) describes the buildings as of 2 storeys with an attic, with timber-framed walls and a tiled roof, was built in the C17th. The gabled south front has C19th sashed windows.

DESCRIPTION OF THE BUILDING

In September and October 2023, a full historic analysis of number 44 Silver Street by Wiltshire Buildings Record.

Results of the survey are found in extracts from the survey, below. Of particular interest is that, at the time of the listing process on:28th February 1952, the 2 buildings were joined, in part, to form a single business and dwelling owned by one family. There are no further details.

The present building appears to date from the first half of the 17th century. Over the years the building has undergone significant alteration, particularly between the late C19th and early C20th, as follows:

- a. A fire in the ground and first floors affected the structure with smoke damage and charring still to be seen in the few, remaining roof timbers.
- b. Possible as a result of the fire, the ground floor had been made open plan with the addition of steel columns and beams now supporting the substantial chimney breasts on the first and attic floors.
- c. The original oak newel stair from ground to first floor has been removed.
- d. A modern staircase in the south east corner has been added and removed.
- e. A staircase in the north east corner has been added.
- f. The south elevation has been entirely re-constructed using modern softwood studwork, covered in sand/cement render on metal lath. Steel beams were inserted to support the first floor and gable and to allow insertion of a wide shop front.
- g. Extensions have been added to the north elevation. The north elevation is similarly altered, as the south end.
- h. The original roof was over-built with softwood rafters and plain above the oak roof structure.
- i. On the first floor, modern studwork and plasterboard partitions have been added.
- j. Throughout the premise shopfitting has been added to obscure any remaining historic features.
- k. In 2003 some alteration works were granted permission – including an altered shop front, the alterations of some, non-loading partitions and the repairs and added partitions to the attic level.

What remains is a 2-storey building with an open-plan ground floor, partitioned first floor and attic rooms.

Originally, the appearance of the building would have matched the many timber-framed structures of Salisbury, complete with decorative bargeboards and tile-hung walls, typical of the type of narrow plots which the former city plan allowed for.

On the ground floor no visible historic features can be seen. The party wall with number 42 is entirely covered with modern plasterboard on wooden studwork. The northern flank wall of the services cupboard in the south east corner indicates where the [proposed doorway will be located.

Location of proposed doorway.



Fig. 4 Ground floor plan as re-measured in June 2026
North is at the top of the page.



Fig. 5 Image of the north side



Fig. 6 Ground Image of the party wall between 44 and 42 glimpsed through a small opening at the back of the cupboard.
Note the modern brickwork and sand/cement mortar joints



Fig. 7 Image of the service cupboard. The proposed door is to the left of the side wall of the cupboard

Ground Floor

No visible historic features can be seen. The party wall with number 42 is entirely covered with plasterboard on wooden studwork. A painted, fitted, wooden cupboard close the main shop window goes further back towards the modern brick party wall. The building was heated, perhaps from the start, and a large clunch chimney stack remains on the east side. At ground floor the stack has been removed and propped by steel beams and columns.

First Floor

The first floor is divided into two rooms at the front, one smaller, one larger. Previously one continuous room fronting the road. Approximately 20 years ago or so, a plasterboard partition was inserted to form two rooms, one smaller to the east, one larger. The present 2x2 sashes are later 19th century/early 20th century, the westerly window with a new lower sash, and the upper dividing bar removed. A low modern cladding at window sill level has been introduced at the same time as the partition, and opening shows the previous match-boarded partition and brown-painted skirting still in situ. The rear (north) gable wall retains some elements of the 17th century build at first floor and in the roof space.

Attic floor

An early 17th century 3-bay roof runs north/south. The attic floor is reached by a newel stair at the west end of the corridor. None of the deep joists making up the ceiling of the first floor appear to have been cut to accommodate this stair, and it appears primary to the build. The octagonal newel rises continually from the first floor to level with the top of the stair guard. The roof comprises remains of 2 collar-tie, tie-beam trusses with small nailed braces and 2 tiers of butt purlins, Rafters are pegged over the lower purlins and butted into the upper purlins. There is a little evidence that the north gable was exposed timber frame – now covered and tiled. The south gable was replaced in 1977 with softwood studs and rendered metal laths. A doorway once connected the roof-spaces of nos. 44 & 46, now blocked. On the east side a hatch was found, adjacent to the chimney stack, which allowed communication with the roof space of no.42.

HISTORY

John Chandler in his book, *Endless Street*, provides an interesting reconstruction of the character of Salisbury Market Place in c.1600, based on his interpretation of descriptive names of designated parts and information extracted from documentary sources. He refers to a row of buildings in c.1600 between Silver Street and St Thomas Church known as 'Cordwainer Row' where were found shoemakers' stalls.

The famous English mapmaker, John Speed, produced the first street map of Salisbury, as part of a county map of Wiltshire in 1611. Appearing on this map is a row of buildings lining the southern edge of the site of St Thomas Church, where Silver Street is now found. It should be noted that John Speed's map provides a stylised representation of the City of Salisbury and therefore one individual building found on the map, may represent several buildings which actually existed.

A copy of this map can be seen in John Chandler's book on Salisbury, *Endless Street, A History of Salisbury and its People*.

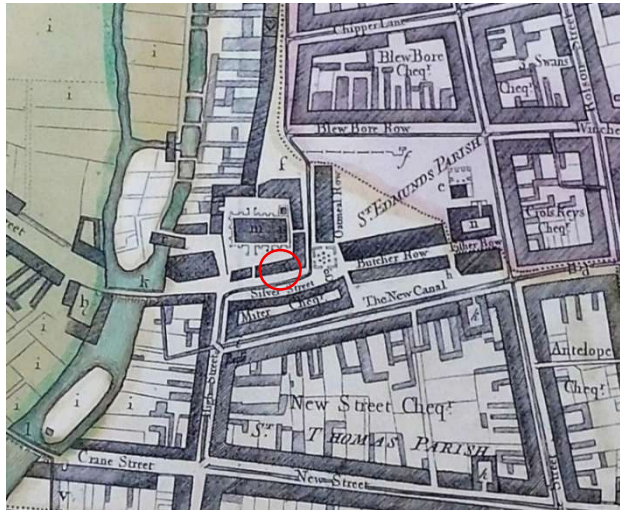


Fig.9. Extract from the later edition of the Plan of City of Salisbury published in 1751 (the first edition was published in 1716 by William Naish).



Fig. 10. Extract from Andrews and Dury's map 1773 focussing on the St Thomas' Church, Silver Street and the Market Place.

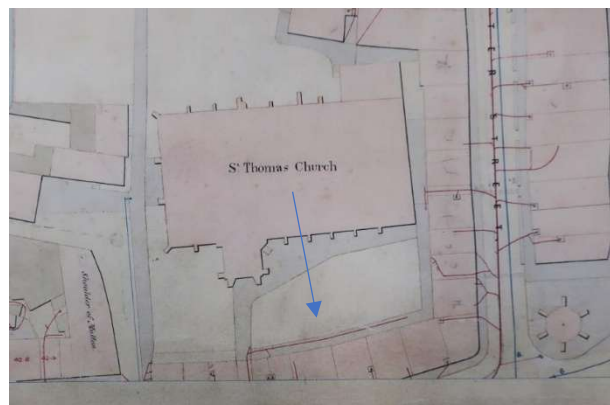


Fig. 11. Extract from the Local Board of Health plan dated 1854 of the City's new sewerage and drainage scheme (from one of the individual high scale plans). 44 Silver Street marked with a blue arrow.



Fig. 12. 25 inch OS map published in 1881. 'Reproduced with the permission of the National Library of Scotland'.



Fig. 13. 25 inch OS map - revised 1900, published 1901. 'Reproduced with the permission of the National Library of Scotland'.

Ownership and Planning History.

The following is a record of owners and uses since the middle C19th.

1861, James Jenkins, hair dresser and wig maker, in Silver Street, living close to 44 Silver Street.

1864 - Salisbury and Winchester Journal on Saturday 27 February – James Jenkins, hair cutter and perfumier, moved from number 42 to number 44.

1871 the 10 yearly census shows that James Jenkins occupied 44 Silver Street. He was a hair cutter and a perfumer. Jenkins occupied the premises along with his wife, Sarah and two children.

1880 Saturday 2nd October the buildings were transferred by James Jenkins to Edward Smith who continued the hairdressing business. The layout of the buildings was extensively altered. The front wall of 44 Silver Street has likely been taken down and rebuilt. The north gable had extensions added.

1891 Mrs Smith still living at 44 Silver Street but working herself as a hairdresser and perfumer. An assistant in the salon/shop lived with her.

1900 A change of business owner from E. Smith to Messrs Raymond - hairdresser and wig maker.

1901 James Wadey takes the business over.

1905/1906 number 44 was being used as tea rooms and cake makers.

1907 Number 44 was used as café by Nicholas Bros.

1923 Number 44 Silver Street was still a café but occupied now by Frederick A Nicholas, baker. The business had extended into the first floor of 46 Silver Street. Additionally, the shop front had been altered by the Nicholas Brothers since they took occupation of the premises in the early 20th century.

1931 Occupier was Freeman, Hardy & Willis Limited, boot & shoe dealers.

1935 to 1939 Occupier of 44 and 46A, on first floor - Lemon & Merry, civil, military & ladies' tailors and breeches makers.

1960's The hung tiles on the front facade of 44 Silver Street were removed and replaced with stucco.

1985 S/1985/0768

A/D Application - illuminated shop fascia sign

1991 Change the shop window and fascia for the new business, Toni and Guy, hairdressers.

2023 PL/2023/05066

PROPOSAL Change of use of upper floors to hairdressing salon



Fig. 8 A photograph, held by the Wiltshire Buildings Record, shows the café in the early 20th century.



Fig. 9. Café Nicholas, 44 Silver Street in the early 20th Century



Fig. 10. 44 Silver Street in the 1920s still known as The Café Nicholas with a restaurant and tea rooms. The business extended into the first floor of 46 Silver Street. Note the tile hanging.



Fig. 11. Front elevation of 44 Silver Street in the 1960s when occupied by Freeman, Hardy & Willis.



Fig. 12. Rear elevation of 44 Silver Street in the 1960s when occupied by Freeman, Hardy & Willis.



Fig. 13. Front elevation of 44 Silver Street in the 1990s when occupied by Toni & Guy

ASSESSMENT OF SIGNIFICANCE

Number 42 Silver Street is an attractive building, typical of the seventeenth century development of this part of the centre of Salisbury. It is listed grade II due to its age, location and its relationship with its listed neighbours. It displays a modesty of scale and is of local interest for its historic association with this principal shopping street and its relation to St Thomas' church.

The character of number 44 is a simple gabled structure, typical of many similar properties in the city centre, using vernacular construction techniques and materials. It contributes to the rhythm of the whole street and makes a positive contribution to the character and appearance of the Conservation Area.

All of the buildings surrounding the cemetery of St Thomas's church are listed as of historic interest.

Number 44 shares common characteristics - materials and traditional appearance - with other buildings and the character and appearance of the conservation area. Despite modern interventions, the character of the building and its contribution to the cityscape remains important. The proposed works will have no impact on the remaining structure. The use of a new doorway will help to increase business and add to the vibrancy of the city centre.

PROPOSALS

The following schedule lists the area in the building that require alteration, improvement or new works:

- Alteration to the modern plasterboard and studwork wall, and modern shopfitting, to the east wall, to allow a doorway to be installed, to number 42.
- Construction of a doorway at 1 meter wide,

The works will entail:

- the removal of some modern shopfitting,
- the needle and propping of the wall,
- careful removal of the bricks,
- insertion of 2 concrete lintels,
- the making good of the studwork and
- the insertion of a pocket hole system, on number 42 side, complete with painted lining boards and un-moulded, painted architraves.

PLANNING POLICIES

A statutory duty exists under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant 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.

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.

The Wiltshire Core Strategy (WCS) was adopted by Wiltshire Council on 20 January 2015 where core Policy 57 seeks to ensure high quality design and place-shaping. Core Policy 58 seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

Section 16 of the NPPF. It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.

Paragraph 193 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.

Paragraph 195 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.

Paragraph 196 advises 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 securing its optimum viable use.

The Salisbury City Conservation Area Appraisal and Management Plan was adopted as supplementary guidance by the council in June 2014. The document provides generic guidance for new development within the conservation area.

HERITAGE IMPACT ASSESSMENT

The party wall has been re-built in the past resulting in no original timber framing or early brickwork remaining. The construction shows it is made of modern C20 bricks in sand/cement mortar, with the lower levels covered with a cement slurry.

The proposal will cause less than substantial harm to the building or impact its position in the street scene.

In the future, in the event of the door being blocked, the brickwork can be toothed in so that the integrity of the wall would return to its former state, without it affecting any historic features.

CONCLUSION

The change in ownership of number 42 and its incorporation into the hair dressing salon in number 44 will mean that a significant employer will be able to add to the economic prosperity of Salisbury.

The building has lain empty for over a year with few potential lease-holders interested as the building is felt to be too small for a single, retail outlet. The proposed doorway would add a link to number 42 and echo the listing description of 44 and 42 being originally one house.

The proposals would cause less than substantial harm to its heritage significance and therefore would satisfy the local plan policies and the policies contained within the NPPF. The proposals accord with the adopted conservation area appraisal.