

CONSERVATION AREA IMPACT STATEMENT

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 building housed a hair-dressing salon under the franchise of Tony and Guy. When SRP Holdings Ltd purchased the freehold in 2003 the use remained but the name changed to Smith England.

The aim of this assessment is to demonstrate that the proposed works will have no adverse impact on the character and setting of Salisbury Conservation Area.

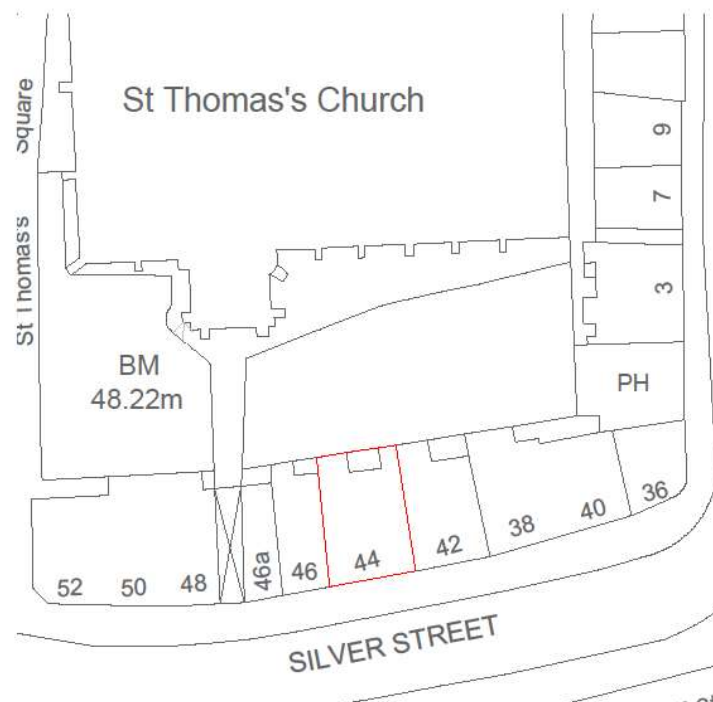


Fig. 2. Site Location Plan North is at the top.

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.

CONSERVATION AREA

The building lies to the west of the Market Place and Mitre Chequer and south of the parish church of St Thomas. This Chequer is a zone defined within the main Salisbury Conservation Area. It is possible that this area was originally part of the market place and that the buildings within the narrow block of properties developed, either through stalls being replaced by permanent structures or the intentional development of the area by the civic authorities. No archaeological excavations have taken place within the area.

Reference to the City of Salisbury Conservation Area Appraisal and Management Plan, of 2014, shows the density of listed properties within the area. Number 44 Silver Street is identified by the red arrow.



Fig. 3 Excerpt from the Conservation Area Appraisal

The historic core of the conservation area consists of a collection of buildings that have significant scale, traditional shopfronts, historic grain, unbroken frontage and materials distinctive to the chequer.

A number of medieval buildings survive within the chequers. As with other buildings, number 44 has remnants of earlier structures found behind later facades of render and tile hanging.

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.

The accompanying Heritage Asset Statement highlights the history and development of the building. The present structure is partly timber-framed with later alterations in different materials. What remains is a 2-storey building with an open-plan ground floor, partitioned first floor and attic rooms.



Fig. 3 Existing Ground Floor Plan

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



Fig. 4 Image of the north elevation



Fig. 5 Image from the north west

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* and is reproduced in the Heritage Asset Statement.



Fig. 6 A photograph of the café in the early 20th century



Fig. 7. Fig. 7 Image from the early 1920's



Fig. 8 Front elevation of 44 Silver Street in the 1960s when occupied by Freeman, Hardy & Willis.

PROPOSALS

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

- a. Alteration to the modern, plasterboard and studwork wall to the west side to allow a doorway to be installed, to number 44.
- b. Construction of a doorway at 1 meter wide and a pocket hole, sliding door system added.

ASSESSMENT OF IMPACT

Number 4 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.

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 the rhythm to 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 the other buildings, 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 and, therefore, the conservation area..

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. The building is felt to be too small for a single retail outlet. The proposals would cause less than substantial harm to the conservation area and therefore would satisfy the local plan policies and the policies contained within the NPPF. The proposals accord with the adopted conservation area appraisal.