

Heritage & Planning Consultancy

HERITAGE STATEMENT

Fishing Lodge, The Close, Salisbury, SP1 2EY

Prepared for: Mr & Mrs S Maton | April 2026

1.0 Introduction

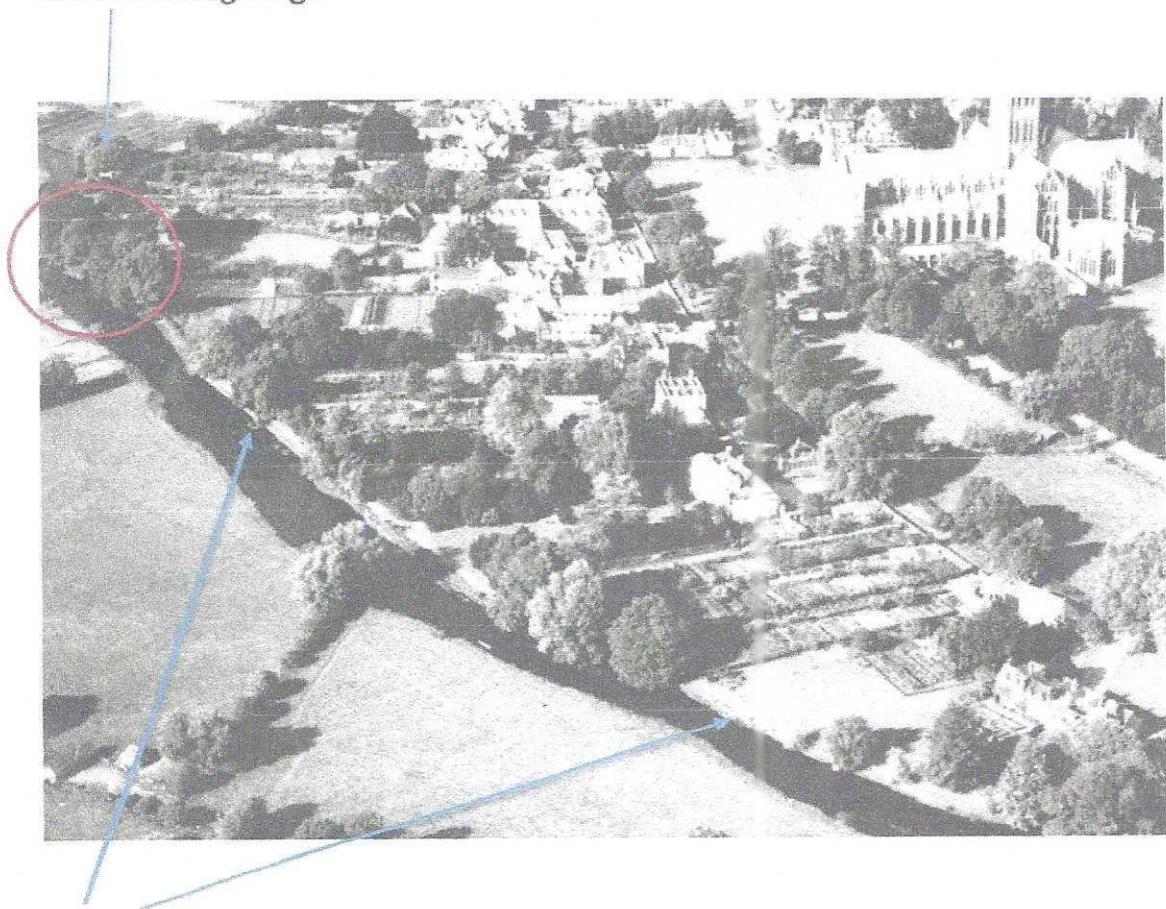
This Heritage Statement has been prepared in support of a planning application for roof reconstruction and minor alteration works at the Fishing Lodge, located within The Close, Salisbury.

The application site comprises a small, single-storey detached structure constructed circa 1915–1920. The building was originally erected as a boat store and fishing hut positioned adjacent to the River Avon. Its location reflects the historic importance of the river for recreational angling.

Historically, the building was accessed via a riverside path running from the South Canonry towards the town centre. In addition, access was available via a track alongside Myles Place.

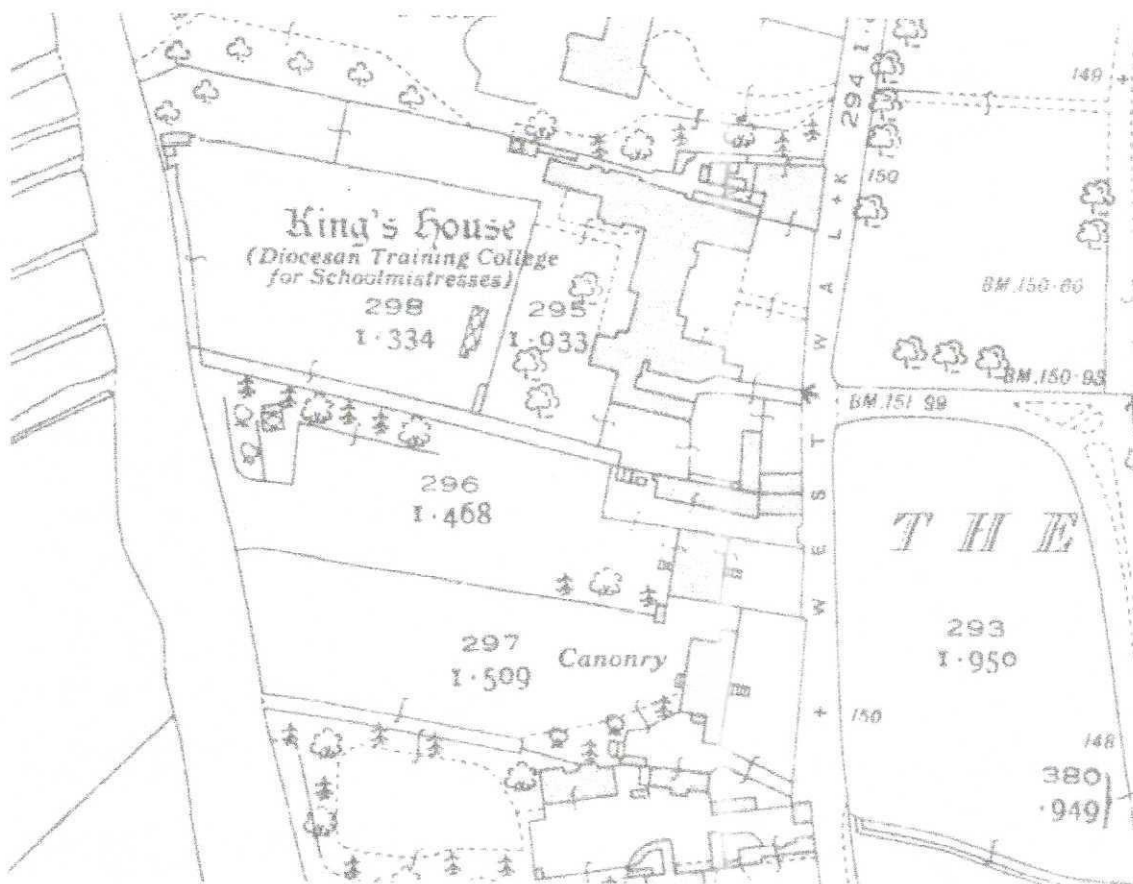
It is also likely that the riverside path connected informally to adjoining properties whose gardens extended to the riverbank, including Leaden Hall and Walton Canonry, forming part of a wider semi-private riverside access network.

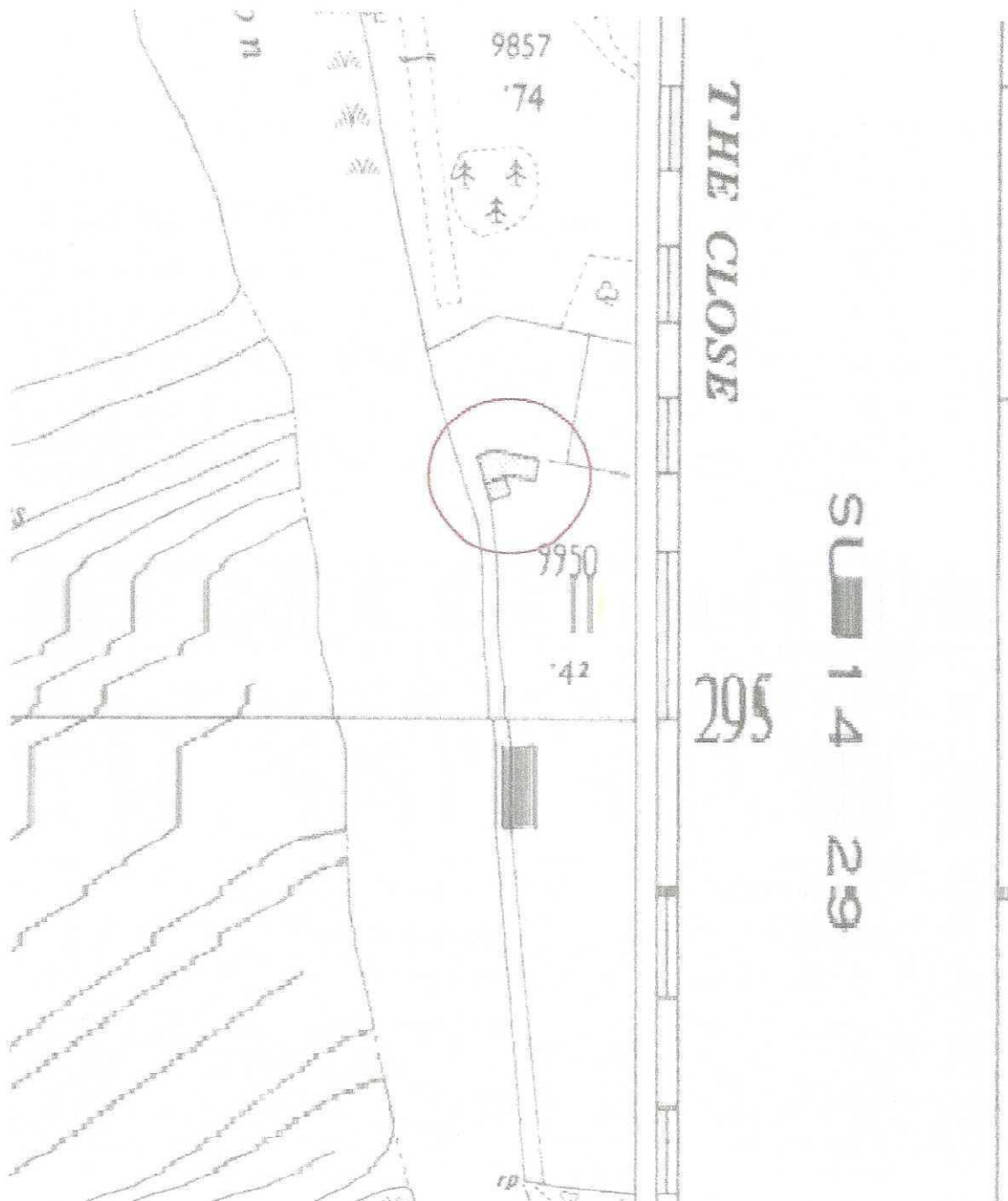
Site of Fishing lodge



Riverside Path

Ordnance Survey mapping from 1939 indicates that the Fishing Lodge formed part of a distinct land parcel of approximately 1.334 acres, likely comprising a former orchard. This parcel is clearly defined by brace symbols and shown as separate from the land associated with King's House, with no direct access between the two. This confirms the building's historic functional and ownership independence.





Fishing Lodge 1953 OS map

By the early 1950's the site of the Fishing Lodge has been further expanded to incorporate an additional small area of land with steps down to river level. This would have provided an easy and safe access point for anglers who are wading up or downstream for the purpose of fly fishing or for launching small boats. The strip of land next to the bank is clearly reserved for fishing and continues to be separated from the grounds of Kings House with which it had no association.

The proposed development comprises:

- Reconstruction of the existing roof
- A modest increase in the height of the central section
- Replacement of the existing felt roof with standing seam zinc in a dark grey finish

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- Blocking up existing external doors and minor internal alterations which includes re-positioning of WC area and knocking through to tackle room.

2.0 Heritage Designations

The Fishing Lodge lies within The Close and forms part of the setting of Salisbury Cathedral.

The surrounding area contains a high concentration of designated heritage assets, including Grade I listed buildings such as King's House and numerous ecclesiastical residences.

Historic Ordnance Survey mapping demonstrates that the Fishing Lodge site formed part of a separate landholding of approximately 1.334 acres, distinct from the King's House estate. This reinforces its independent historic role associated with riverside leisure and landscape use.

3.0 Description

The Fishing Lodge is a modest, single-storey structure positioned adjacent to the River Avon. Its original function as a boat house and fishing store is reflected in its simple form and utilitarian character.

The building has undergone incremental alteration and currently presents:

- A deteriorated felt roof covering and collapsing roof structure
- A mix of inconsistent and deteriorated timber and uvpvc doors and windows

These elements detract from the building's overall appearance and coherence.

4.0 Building Summary

The Fishing Lodge is a non-designated heritage asset whose significance derives from:

- Its early 20th-century origin
- Its association with a defined riverside land parcel (former orchard)
- Its functional independence
- Its contribution to the conservation area

Its architectural value is modest, and its significance is primarily contextual.

5.0 Planning Policy Context

The proposals have been assessed against the National Planning Policy Framework (NPPF) and Wiltshire Core Policies 57 and 58.

The proposals result in no harm to heritage significance, preserve the setting of Salisbury Cathedral, and enhance the building through improved materials.

6.0 Impact Assessment

The proposed works include roof reconstruction, a modest height increase, non-reflective dark grey zinc roofing, and black aluminium heritage-style windows and minor interior alterations.

The proposals improve durability, visual coherence, and overall appearance.

Summary of Impact:

- Fishing Lodge: No harm (minor enhancement)
- Setting of listed buildings: No harm
- Conservation area: Preserved and enhanced

The proposals are compliant with the NPPF and Wiltshire Core Policies 57 and 58 and should be supported.

7.0 Conclusion

The proposed works are proportionate, well-considered, and conservation-led.

They will secure the long-term future of the building, replace inappropriate materials, and improve overall appearance.

The proposals preserve the character of the conservation area and meet planning policy requirements.



Figure 8 1923 OS map

