

DESIGN, ACCESS AND HERITAGE STATEMENT

17 Milford Street, Salisbury, SP1 2AL

Reinstatement of former internal ground-floor openings between Nos. 17 and 19 Milford Street
Provision of customer WC facilities
Replacement of rear UPVC window with a new door opening

Prepared for
A&P Trading Solutions Ltd

Planning and Listed Building Consent Submission
October 2026



Summary

This Design, Access and Heritage Statement accompanies the Planning Permission and Listed Building Consent relating to 17 Milford Street, Salisbury, SP1 2AL. The proposals are intended to facilitate the expansion of the existing Little Poland Delicatessen business from No19 into the adjoining premises at No17, together with a café element.

The works comprise of the reinstatement of former internal openings between Nos 17 and 19 Milford Street; provision for customer WC facilities; and the replacement of an existing rear UPVC window with a new timber door and associated access stair replacement. The works are designed as a restrained, minimal-intervention scheme.

The principal heritage interest of the property derives from its historic fabric, form and contribution to the Salisbury Conservation Area. The proposed works are concentrated principally at ground-floor and rear locations, with no identified loss of significant historic fabric. The assessment concludes that the proposal would preserve the significance of the listed building and would result in, at most, negligible or very low less-than-substantial harm, while providing practical and modest public benefits.

1. Introduction

This statement has been prepared in support of an application for Planning Permission and Listed Building Consent for works at 17 Milford Street, Salisbury, SP1 2AL. It addresses the design approach, access arrangements and potential effects of the proposals on the significance of the listed building and its wider historic setting.

The statement is based on the information contained in the submitted project material and the existing photographic and historical material. It has been structured to provide a clear planning and heritage assessment, including the statutory designation, significance, proposed works, design principles, access and fire safety considerations, policy context, heritage impact and planning balance.

2. Site and Surroundings

17 Milford Street is situated within Salisbury city centre in a prominent secondary retail location on the north side of Milford Street. The property forms part of a historic townscape of high heritage value and lies within the Salisbury Conservation Area.

The listed building forms part of the historic street frontage and has undergone alterations over time, including the introduction of modern shopfronts at ground-floor level. The immediate context therefore combines historic upper-floor fabric and townscape character with established commercial use at ground-floor level.

Site Location Plan



Location Plan 17 Milford Street - Scale 1:1250

3. Statutory Heritage Designation

The property is a Grade II listed building (List Entry No. 1242993) and is located within the Salisbury Conservation Area.

List entry name	15 and 17 Milford Street
Statutory address	17 Milford Street
Heritage category	Listed Building
Grade	II
List Entry Number	1242993
Date first listed	12 October 1972
Parish	Salisbury
District	Wiltshire (Unitary Authority)
National Grid Reference	SU1458929966

The list description identifies the building as of 16th/17th-century origin, or possibly earlier, with two storeys, painted slate-hung upper floors, wide hipped gables and historic upper-floor window openings. It records modern shopfronts at ground-floor level. The listing identifies Nos. 15 and 17 Milford Street together within the listed group.

4. Significance of the Heritage Asset

The principal significance of the building derives from its historic architectural fabric, age, form and contribution to the historic townscape of Salisbury. The building's 16th-century origins, later alterations and surviving upper-floor characteristics contribute to its evidential, historical and architectural interest.

The ground-floor commercial frontage has been altered and is described in the source material as modern and of limited heritage significance. This provides an important context for considering the proposed internal alterations and the limited external intervention at the rear.

Historical material supplied with the statement illustrates the evolution of Milford Street and the adjoining properties. The historic record indicates that 17 Milford Street was formerly a bakery and was subsequently incorporated into the Baker family's clothing business. The pathway between Nos 17 and 19 was built over and incorporated into the ground floor of No17 during the later commercial history of the premises, with associated changes to the front elevation and exposure of oak beams.



Milford Street showing 1902 Street Scene

5. Historical Context

17 Milford Street was a bakery shop until the 1930s, when the premises were acquired by the Baker family, who expanded their clothing business into the property. The business subsequently expanded into No19 Milford Street in the late 1960s or early 1970s.

The pathway between Nos 17 and 19 was subsequently built over and incorporated into the ground floor of No17, including the first-floor arrangement. The supplied historical information records the removal of front-facing hanging tiles associated with these changes, exposing of the oak beams.

The present proposal seeks, in part, to reinstate the former relationship between the two commercial units at ground-floor level following their subdivision into two shops in 2021.



Milford Street Scene



No19 Milford Street 1920 before the building was destroyed by fire

6. Proposed Development

The proposal is to enable A&P Trading Solutions Ltd, trading as Little Poland Delicatessen, to expand its existing food business from No19 into the adjoining No17 Milford Street, with an additional café/shop use.

The proposed works are:

- Reinstatement of the former internal ground-floor openings between Nos 17 and 19 Milford Street, which were closed when the premises were subdivided into two shops in 2021.
- Provision of a customer WC area at the rear of the premises.
- Creation of a rear ground-floor access into the store room to provide a practical route for goods deliveries and staff access without requiring movement through the front of the shop.
- Removal of the existing rear UPVC window and associated brickwork nib to form a new doorway.
- Installation of a new timber door frame and blank timber fire-rated door.
- Removal of the existing concrete slab steps and replacement with a powder-coated metal staircase with standard tread dimensions, arranged to provide adequate space at the foot of the new doorway.



Removal of UPVC window along with brickwork nib to make way for new store entrance



Concrete slab steps to be removed and replaced with new powder coated metal staircase

7. Design Principles

The design approach is based on minimal intervention and the retention of significant historic fabric. The works have been focused on areas where the existing building has already been altered or where practical access and servicing requirements necessitate limited intervention.

At the rear, the existing UPVC window is to be replaced by a timber-framed door. The proposed timber door and frame are considered more appropriate to the character of a listed historic building than the existing modern UPVC unit. The new staircase is intended to be functional and visually restrained, while allowing the existing concrete steps to be removed and the doorway to operate effectively.

The reinstatement of the internal openings responds to the historic relationship between the two premises and supports the proposed commercial use without requiring unnecessary intervention elsewhere in the building.

8. Access and Fire Safety

The proposed rear door will provide a safer and more convenient route between the shop units for the movement of stock and access by staff. It will also provide a secondary rear route that can assist escape in an emergency.

The replacement staircase will provide a practical external approach to the new rear doorway. The door is proposed as a blank timber fire-rated door, supporting the fire-safety requirements of the use while maintaining a visually simple appearance appropriate to the rear of the listed building.

The proposal also provides a customer WC facility at the rear of the premises, improving the functionality of the proposed café/shop use.

9. Planning Policy Context

The source statement identifies the National Planning Policy Framework (NPPF, 2023) and Wiltshire Core Strategy Policies CP57 and CP58 as the relevant policy framework. On the basis of the submitted assessment, the proposal is considered to accord with these policy requirements.

In heritage terms, the proposal has been designed to preserve the significance of the listed building, with intervention concentrated in areas of limited heritage significance and at the rear of the property.

10. Heritage Impact Assessment

The works mainly affect the ground-floor and rear areas of the property. The assessment considers the impact on both the listed building and its wider setting.

The reinstatement of the internal openings represents a low-level alteration within the commercial ground-floor area and is intended to restore a former connection between Nos 17 and 19. The customer WC involves a minor internal change. The proposed rear door replaces an existing modern UPVC window and therefore does not require the removal of identified significant historic fabric.

The overall heritage impact is assessed as negligible to very low and, where harm is identified, less than substantial. The proposal is not considered to cause visual harm to the wider setting of the listed building or the Salisbury Conservation Area.

12. Heritage Impact Matrix

Element	Significance	Impact / Harm	Mitigation / Response
Reinstatement of internal openings	Low	Low-level alteration	Reinstates former connection and is contained within existing commercial ground-floor area.
Customer WC	Low	Minor change	Contained internal alteration; maintains overall character.
Historic fabric	High	None identified	Significant historic fabric retained.
Setting	High	Minimal / no visual harm	Works are predominantly internal or at the rear and have limited visibility within the townscape.
Rear access door and stair	Low to moderate at affected area	Very low	Replaces modern UPVC window with restrained timber door and visually simple metal stair.

13. Planning Balance

The proposal would bring an additional commercial unit into active use and support the expansion of an established local food business. The works would provide improved rear access for goods and staff, improve the practical operation of the premises, provide customer WC facilities and create a more effective secondary route for emergency escape.

These practical and economic benefits are modest but tangible. They are achieved through a restrained scheme which, on the information submitted, would preserve the significance of the listed building. The identified benefits therefore support the proposal and outweigh any minimal heritage impact.

14. Conclusion

The proposed works at 17 Milford Street have been designed around the principle of minimal intervention and retention of significant historic fabric. The reinstatement of the former internal openings responds to the historic relationship between Nos. 17 and 19, while the rear access works replace an existing modern UPVC window with a more appropriate timber door and provide improved operational and emergency access.

The proposal is considered to preserve the significance of the Grade II listed building and its contribution to the Salisbury Conservation Area. The heritage impact is assessed as negligible to very low and less than substantial. Subject to the detailed design and implementation of the works described, the proposal is considered to provide an appropriate balance between the continued commercial use of the building and the conservation of its heritage significance.

Accordingly, the application for Planning Permission and Listed Building Consent should be supported.