

Conservation Appraisal and Management Plans

Meeting: Southern Area Planning Committee
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The Agenda for the above meeting indicated the following documents would be published separately due to the volume of the documents.

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7 **Salisbury Conservation Area Appraisal and Management Plan** *(Pages 1 - 308)*

Pages 1 - 28 – Britford Plan
Pages 29 - 74 – Milford Hill Plan
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Britford
**Conservation Area Appraisal and
Management Plan**
July 2013



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Part 1: Introduction

1.0 Background to the appraisal

- 1.1 There are 70 conservation areas in south Wiltshire covering historic settlements and small villages.
- 1.2 A conservation area is described in the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.3 Conservation areas are designated by the local authority and designation is the recognition of an area’s special qualities, which the council intends to safeguard as an important part of the district’s heritage. It is the accumulation of an area’s positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.
- 1.4 Conservation area designation allows for strengthened planning controls, gives protection to trees, and provides control over the demolition of unlisted buildings.

2.0 Planning policy context

- 2.1 The council is required by legislation to periodically review their existing conservation areas. An appraisal of each area is therefore required in order to identify the particular attributes that make each conservation area special. Guidance is provided to councils by English Heritage in its publication Guidance on Conservation Area Appraisals and its companion document Guidance on the Management of Conservation Areas, both published in August 2005.
- 2.2 There is also guidance from central government in the National Planning Policy Framework 2012 (chapter 12), which stresses the need for local authorities to consider whether their conservation areas continue to merit designation and to consider means to preserve and enhance them.
- 2.3 The former Salisbury District Council encapsulated the broad principles of the government guidance in its local plan policies (saved policies CN8-CN17, Appendix 3 of the South Wiltshire Core Strategy – adopted by Full Council on the 7 February 2012). Planning applications that affect the character of the conservation area should be considered on their individual merits and in the light of the Core Strategy saved policies, and take into account all other material considerations. The appraisals and management plans are used to guide and inform the decision-making process.

3.0 Purpose and scope of the document

3.1 Conservation area appraisals and management plans are seen as the first steps in a dynamic process, the aim of which is to seek the preservation and enhancement of the character and appearance of conservation areas and to provide a basis for making decisions about their future management.

3.2 Each appraisal and management plan aims to:

- identify those elements of the conservation area which contribute to its character
- identify elements which detract from the character
- propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.

3.3 All reasonable steps have been taken to carry out a thorough appraisal of the conservation area and, with the exception of some areas of private land that have not been possible to access for the survey, the appraisal is as comprehensive as it can be.

4.0 Executive summary

4.1 Part of Britford previously sat within the City of Salisbury Conservation Area, which was originally designated on 17 March 1970. One of the recommendations of this appraisal is that there should be a separate conservation area for Britford because of its distinct character.

4.2 The character of a conservation area stems from: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas, and the interaction with natural features and the present and former pattern of activities and land uses.

4.3 It is the particular mix of these elements that gives Britford its character, namely:

- The open rural landscape setting
- The loose but coherent groups of traditional domestic and farm buildings
- The generally wide, low profile of the built form
- The variety of boundary walls and hedges in the full range of vernacular materials, creating continuity of frontage and privacy
- The rich palette of vernacular building materials

- The informal nature of the lanes
- The waterways and bridges
- The green spaces between the three main groups of buildings
- The views to the cathedral spire.

4.4 Summary of recommendations

- Create a separate conservation area for Britford
- The design, site, scale and materials of proposed alterations and extensions to all buildings and boundary walls in the Conservation Area should be the subject of detailed expert consideration
- The area of the recycling facility requires an enhancement scheme in order to enclose and manage the space sympathetically
- Consider the reinstatement of the lynch gate to the church.

Part 2: Appraisal

5.0 Location

- 5.1 The small village of Britford lies within the valley of the River Avon approximately 2 kilometres (km) to the south-east of Salisbury. Whereas most valley bottom villages across the chalk downlands are located on the gravel terrace just above the valley floor, the historic areas of Britford are mostly positioned within the flood plain of the river. Manor Farm and the adjacent area of settlement is the only element of historic settlement that lies on slightly higher ground above the valley floor.

6.0 Historical background and archaeology

- 6.1 The Parish of Britford occupies a large part of a long spur of land bounded by two rivers, the Avon to the north and east and the Ebbles to the south. Evidence for early occupation of the area has been discovered on the higher parts of this spur including an important Palaeolithic flint-working site in a lost valley on the eastern slopes of the spur north-east of Odstock Hospital. An archaeological evaluation recovered tools and waste flakes as well as animal bones discarded over 200,000 years ago. Prehistoric flint tools have been found in several other locations within the parish including on the valley floor. Little Woodbury, an Iron Age settlement, overlooks the valley of the Avon and, importantly, there is a ford across the river where a ridgeway crossed the valley. The ford became known as 'the ford of the Britons', possibly reflecting some now forgotten event that occurred during the Saxon occupation of the area.
- 6.2 Whilst no settlement site of the Roman period has been discovered in the area of the village, the use of probable Roman bricks within the church and the record of the discovery of fourth-century coins during the restoration of the church in the nineteenth century suggest that there was a Romano-British settlement in the area.
- 6.3 The church retains some Saxon work, probably dating from the eighth or, more likely, ninth century, including the well-preserved arches to the former porticoes. The early date of the church, the quality of the work and the fact that Britford was a royal estate indicates that Britford was a minster church. As such it is likely that there was a college of priests attached to the church who served the surrounding communities. King Edward the Confessor is known to have visited Britford. It was here, with Tostig, Earl Harold's brother, that he heard of the Northumbrian uprising in 1065.
- 6.4 After the Conquest, Britford remained in the King's hands except for two small holdings of one hide each that were held by two thanes and one further hide of land held by the priest. The Domesday Book refers to two mills, six slaves and ten freed slaves working on the 'manor farm' and a further thirty-two villagers and cottagers. As the Domesday Book recorded heads of households, these figures would suggest a late eleventh century population of up to two hundred people.

- 6.5 During the medieval period Britford was the property of a succession of families. During the fourteenth century, for example, members of the Mounte and Syward families were styled 'lord of Britford'. From the mid-sixteenth century the manor was the property of the Jervois family, whose principal residence was at Herriard in Hampshire and they leased out the manor house. Some junior members of the family were resident in Britford during the eighteenth century.
- 6.6 During the seventeenth century the landscape of Britford, especially within the flood plain, underwent some major changes that are still reflected in the landscape today. By 1634 the idea of 'floating' the meadows, the intentional flooding of the land to promote the early growth of grass in the spring, alongside the river was being tried out at Britford, one of the earliest examples of the use of water meadows in the county. The following year an 'undertaker' was employed to manage the watering of the meadows. The water meadows at Britford survive as one of the few working systems in the country.
- 6.7 To the west of the Britford Conservation Area there is a watercourse called The Navigation. This is a section of canal that was to run between Christchurch and Salisbury, intended to give Salisbury *'the reputation of a port and be ranked with Bristol'* according to the Mayor and Corporation of the city in 1675. Work began that year, some 52 years after the idea was first recorded, but the project soon ran out of money and work stopped in 1677. The scheme was revived in 1685 and by 1688 the Avon was said to be navigable with the use of several locks, turnpike cuts and other works. The canal was abandoned *circa* 1730. One of the few 'works' to survive is a lock at Britford.
- 6.8 Agriculture has been the mainstay of the village economy and several of the farmsteads have origins that can be dated back to the medieval period. In common with most farming communities across the chalk downs of Wiltshire and neighbouring counties, sheep and corn were the principal elements of the farming system with common arable, meadows and downland. Enclosure of parts of the common fields and downs was underway in the late seventeenth century and continued into the eighteenth century. Britford was also the location of a well-known sheep fair which would have brought farmers and drovers from a wide area to the village every year. Associated with the fair was a barn called the 'Faire Barn' recorded in the early eighteenth century.
- 6.9 **Settlement plan**
- 6.9.1 The present-day settlement of Britford consists of three principal areas: the church and rectory; an irregular row of houses and farms, including The Moat at the northern end, but principally along Lower Road, the southern part of which faces onto a small area of common or green; and a short irregular row along Park Lane, including Manor Farm and Upend Farm. There is a record of there once being earthworks to the south and east of The Moat which may suggest that the village has experienced some shrinkage. The Moat, probably on the site of the medieval manor, is not thought to represent a medieval moat site, but is believed to be a post-medieval garden feature. By the nineteenth century, the land to the south and east of The Moat was described as a park, although today there is little to indicate that it was once anything other than farmland.

6.10 Archaeological potential

6.10.1 Based on the known extent of historic settlement it is possible to suggest an Area of Archaeological Potential (AAP). The area of interest extends from the church and Rectory Farm, clearly a focus of settlement since the mid-to-late Saxon period at least, along Church Lane and Lower Road both west as far as Bridge Farm and south as far as the Green. The AAP should include the area south and east of The Moat where there were once earthworks that may have been associated with former settlement. Within such an AAP there may be the possibility that areas fronting the lane may contain abandoned property plots.

6.10.2 Given that the village of Britford was settled by the eighth or ninth century at least, it is possible that evidence for the origins and development of the settlement could be encountered within the AAP. Any future development proposals on sites that have not been compromised by development within the limits of the AAP may be subject to archaeological conditions in accordance with Planning Policy Guidance Note 16: Planning and Archaeology.

6.11 Key historic influences

- Saxon royal estate centre and minster church
- Dominance of agriculture in the local economy
- Major landscape changes in the seventeenth century with the development of water meadows, the construction of The Navigation and the process of enclosure of the common fields
- The landscaping of the gardens of The Moat with the construction of a moat and the creation of a park to the south-east.

7.0 Spatial analysis

7.1 Character areas

7.1.1 Conservation areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more useful and comprehensive document in development control terms.

7.1.2 It should be noted that whilst five sub areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of the Britford Conservation Area.

7.1.3 Each character area makes reference to the following points

- Form (cohesiveness – why a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features.

7.2 **Brief overview**

- 7.2.1 The settlement of Britford is small, low density and somewhat dispersed, in overall character, with cohesive groups of buildings and spaces within this overall structure.
- 7.2.2 The landscape setting of Britford is of great significance historically, both in relation to the major changes to its infrastructure in the seventeenth century, still evident today, and for their aesthetic qualities providing very attractive rural backdrops to the built form.
- 7.2.3 Views across the water meadows and river towards Salisbury Cathedral spire provide a good sense of the close proximity of the city and the shared historic resource of the water meadows.

7.3 **Character areas**

7.3.1 **(1) The area around St Peter's Church**

- Around the church is centred one of the most significant groups of historic buildings within the conservation area.
- Enclosed by hedges and boundary walls of varying heights, most development has an east-west grain of building alignment. The boundary walls and hedges form strong enclosure to the roads (Figure 1). Buildings are generally set back behind boundary walls and are between two and two-and-a-half storeys in height.
- The church, former rectory and former vicarage form an historic group of some considerable significance. Boundary walls and hedges help link these buildings..
- Houses are constructed in red handmade bricks and plain clay tile roofs. The church has a combination of stone, both ashlar and rubble stone, and is predominantly greensand (Figure 2).
- There is a general sense of seclusion to this section of the conservation area. Views from the churchyard comprise open countryside. Elsewhere, views are localised and enclosed by the hedgerows and boundary walls (Figure 3).
- The mausoleum of the Earls of Radnor, built in 1777 and remodelled in 1873 by GE Street, to the north-east corner of the church is a striking addition to the church and reflects the importance of this family to the church and the Parish of Britford.

7.3.2 **(2) The area around the Moat**

- This area is a relatively disparate group of buildings linked by boundary walls, and dominated in part by the house known as the Moat and the road junction, with its focus on notice board, post box and recycling bins.
- The scale of building is predominantly two storey, but the Moat is on a grand scale and is the equivalent of a three storey building in height (Figure 4). Building lines vary as well as building orientation, with some buildings parallel to the lane and some gable end on.

- The group enclosing and defining the road junction forms an important part of the townscape of the conservation area. The Moat is set in a parkland landscape with a pastoral setting (Figure 5).
- Red handmade bricks, in Flemish bond and English bond, with plain clay tiles are predominant. The lanes are partially lined by brick walls in Flemish garden wall bond. Coote Cottage is distinctive for its use of chalk block and timber framing to the upper storeys. This building is strikingly at odds with the predominant materials in this part of the conservation area.
- The view looking north along Lower Road is terminated by Coote Cottage (Figure 6). There are some good local views towards the Moat picking up on the large ogee-arched windows to the first floors of its crenellated canted bays.
- The George V posting box in the attractive red brick boundary walls with half round cappings makes a very positive contribution towards the character and appearance of the conservation area.

7.3.3 (3) The Green and Little Manor

- The Green is perhaps the most distinct character area and is clearly defined and enclosed by buildings, boundaries and strong tree belts.
- All entrances to the Green are narrow pinch points. The historic buildings which enclose the Green front the space and are accessed via an unmade track forming one side of the Green. All buildings are one-and-a-half to two-storey. Soft edges to the paths, roadside verges and to the Green itself add to the sense of an informal rural space, but with sufficient structure to create a real sense of place.
- All the buildings to the Green form a group of some considerable historic significance.
- Materials comprise a mix of red brick with tile and thatch. The thatch is combed wheat reed with flush wrapover ridges with cross spar patterning (Figure 7). The combination of traditional materials is particularly pleasing, especially the survival of thatching traditions and the absence of untraditional block cut ridges.
- There are long views of large houses (Figure 8) and a brick-built gazebo to the rear garden of Pigeon House Cottage forms a focal point for views north from the footpath to the eastern boundary of the conservation area (Figure 9).
- The survival of thatch roofs with their good, local vernacular details makes a valuable contribution towards the positive character of this part of the conservation area.

7.3.4 (4) The Bridge Farm complex

- This character area comprises a considerable complex of listed and unlisted buildings in a linear form, enclosing yards. It also includes the cottages which line the road to the north of the complex. This area has a sense of relative activity.
- Most of the buildings are single storey or two storeys and are arranged in groups enclosing yards. The farmhouse is larger and rightly dominates the groups. Otherwise, modest cottages and houses hug the fringe of the lane (Figure 10).

- All of the buildings and structures in this character area form a group of some considerable historic value and complexity. Their relationship to the spaces they enclose, and to each other, forms a very positive part of the character and appearance of the conservation area.
- There is a very attractive mix of materials within the farm complex. This includes red brick, clay tile, natural slate, combed wheat reed thatch with flush wrap over ridge and stained weatherboarding (Figure 11).
- There are some good, long-range views towards Salisbury with the cathedral spire projecting above the tree-lined foreground (Figure 12). There are also good views down into the Bridge Farm complex from the High Road. The bridge concentrates routes and also provides long views to the spire.
- The farm complex makes a very strong contribution to the rural qualities of the landscape of Britford and displays many of the locally distinctive agricultural characteristics of 'the Wiltshire farm', such as thatched barns, large enclosed yards, a farmhouse forming part of the group and separate, small, square-plan granaries.

7.3.5 (5) The landscape on the north side of the settlement

- This is the largest of the character areas and displays a pastoral serenity which is so characteristic of the landscape setting to Britford (Figure 13)
- Buildings within this landscape are modest houses of two storeys set very much within their landscape surroundings (Figure 14)
- The influence of the river is considerable, with angling, cattle watering, the bridge and riverbank buildings all providing cohesion to this character area (Figure 15).
- There are some excellent views up and down river. The views north, or up along the river, are defined by the cathedral spire, set within a tree-lined foreground (Figure 16)
- The area is 'contained' by sporadic clusters of buildings, avenues, planting and hedgerows (Figure 17).

8.0 Architectural and historic qualities of buildings

- 8.1 Britford possesses examples of a range of building styles and periods, mainly within the sphere of domestic and farm types. St Peter's Church is the exception, being the most architecturally intricate, and displaying work from the Saxon and Norman periods to the 'Decorated' style of the fourteenth century and to the restorations in the eighteenth and nineteenth centuries. The form of the church, cruciform with a low central tower, is found in a number of locations in Wiltshire. The mausoleum, on the north-east side of the church, with its stone slab roof, is of considerable architectural and socio-historic interest (Figure 18).
- 8.2 Wide front low profile larger houses are well represented. Some of these are medieval in origin, re-fenestrated in the eighteenth century. Others are of seventeenth century origin, such as the Old Rectory, with the most extensive mullioned and transomed windows in the village and dominant central stack (Figure 19), and Little Manor Farmhouse, with some recent windows. Eighteenth

- century examples are the Old Vicarage, with later Regency canopy porch, and the double-pile Bridge Farmhouse, with well-proportioned casement windows. Both have plain tile hipped roofs. The much altered Mallards also falls into this category.
- 8.3 The complex forms of the Moat boast Gothic elements such as castellations and ogee-arched windows (Figure 4). Ogee arches can also be seen in the Pigeonhouse.
- 8.4 Small vernacular cottages are perhaps best represented by Cootes Cottage and Bridge Cottage.
- 8.5 Houses from the nineteenth century are few. The best is Bridge Farm, but otherwise there is a much altered nineteenth century house on the south bank of the Avon, by the small footbridge.
- 8.6 Twentieth century houses are mostly of a standard suburban type. Recent extensions on the Green display a more contextual awareness (Figure 20).
- 8.7 Farm buildings are most evident at the Bridge Farm complex. The steeply-pitched thatched barn, with black weatherboarding on a brick plinth, is an excellent example of this type. Otherwise, there are low ranges of brick nineteenth century estate-type farm buildings with slate roofs.

9.0 Activity: prevailing and former uses

- 9.1 Britford is now a predominantly residential settlement, with the church being the social as well as religious hub of the village. There is no public house, post office or general store, and farming nowadays plays only a minor part in the settlement's activities.
- 9.2 However, in recent years the Bridge Farm complex has become the focus of a number of small scale enterprises. These include bed-and-breakfast accommodation, a farm shop, the Bridge Farm Workshop and other small craft-based workspaces.
- 9.3 Angling is a modest but welcome addition to the activities of Britford.

10.0 Contribution made by key unlisted buildings

- 10.1 Three unlisted buildings within Britford successfully terminate key views within the settlement.
- a) The late nineteenth century house at the entrance to the Bridge Farm complex terminates and deflects the view from the north as one crosses the Bridge (Figure 21). The red bricks and plain tiles create continuity with the established pattern of built form. The authenticity of this well-proportioned building is, unfortunately, spoilt by the uPVC tilting sash windows and large roof lights.
 - b) The vernacular cottage, Cootes Cottage, at the T-junction by Moat Cottage, with a striking façade of brick and chalk banding and timber box-frame, is unusual and of great value. The traditional windows and simple plank door and canopy and the picket fence all contribute to the value of this building (Figure 22).

- c) The wide-fronted brick and timber box-frame cottage with thatched roof enlivened by three eyebrow dormers effectively terminates the view south from the north of the Green. Its recent windows, porch and rear extension do not harm the general effect of this view.

11.0 Prevalent local and traditional materials

- 11.1 The rich palette of vernacular building materials found in this part of Wiltshire is reflected in the 30 to 40 buildings and structures that comprise Britford.
- 11.2 The local soft orange-red brick predominates, used in a range of bonds, on buildings and for boundary walls (Figure 23). The brick is enlivened in places by the informal use of burnt headers. Buff brick is used more sparingly, mainly on minor elevations, but most effectively on the rear and side elevations of the Moat (Figure 24). Greensand, both coursed and rubble, is seen in the walls and tower of St Peter's Church and its western boundary wall.
- 11.3 Other materials can also be detected in individual buildings. Knapped flints, usually alternating with blocks of rubble stone, comprise the southern elevation of the house on the southern bank of the Avon (Figure 25), north of Bridge Farm. This is also seen in the walls of St Peter's. Chalk, rarely robust enough for building, is seen to great effect in bands with brick and timber frame in Cootes Cottage. Exposed timber box frame is seen, with brick nogging, on some cottages and farm houses. There are a few examples of render, usually associated with cob, either in cottages or boundary walls. It is used in an untraditional way more recently on Bridge House. Weatherboarding, painted black or coated in pitch, is reserved for some of the barns associated with Bridge farm and Rectory Farm.
- 11.4 Roofing materials are also varied, although clay plain tiles predominate. Slate is most notably used on the Moat House. Thatch is represented mainly on cottages and farm buildings and as a coping to cob boundary walls.

12.0 Contribution made by green spaces, trees, hedges and natural boundaries

(See townscape map)

- 12.1 The formal green spaces within Britford are the churchyard and the Green; they are key spaces within the conservation area. However, the linking, linear features, such as verges, with soft, un-kerbed edges (Figure 26), hedges and trees, are also key components of the character of the Britford conservation area. The regular avenue of mature trees lining the lane running north from Bridge Farm is an attractive natural feature. This forms a strong defining element on the western boundary of the conservation area. Other lines and groups of trees include those on the lane at the south-east and south-western edges of the conservation area, framing views on entry to the Green.
- 12.2 Trees lining the river and water courses are also critical elements in the landscape. The farmland surrounding the settlement forms its setting and to some degree contributes to providing continuity between the groups of buildings. The glimpses of green spaces, farmland, trees or hedges between individual buildings or groups, are an essential feature which defines the low density, rural character of the settlement

13.0 Key views, vistas and panoramas (see townscape map)

- 13.1 Except for a good general view as one turns off the A338, down Lower Lane, there are no set-piece views of the whole village; rather, it is revealed as one passes from group-to-group.
- 13.2 The church tower, being low, can be seen from few vantage points, mainly at the southern end of the avenue just past the bridge over the Navigation (Figure 27), and from the south eastern corner of the Moat and the corner of the lane just beyond the south eastern corner of the conservation area. From here the Pigeonhouse is seen on the tree-fringed edge of the conservation area.
- 13.3 Panoramic views of the Green are to be seen at its northern and southern ends.
- 13.4 The strong regular verticals of the avenue of trees to the western boundary of the conservation area are best appreciated from the entrance gates to the Old Vicarage.
- 13.5 Otherwise it is the range of long views to the spire of the cathedral that are a feature of the western side of Britford. The main viewpoints are at the junction of Lower Lane and the drive to Bridge Farm, from the bridge over the Navigation, and the view from the bridge over the River Avon.

14.0 Degree of loss of architectural and/or historic elements

- 14.1 The most widespread loss of architectural features involves the replacement of timber and sash windows of eighteenth and nineteenth century origin with uPVC products which do not replicate the proportions of traditional glazing bars and other members. These introduce an alien material to the vernacular materials of the historic buildings. To a lesser extent, off-the-peg timber windows have had a similar effect.
- 14.2 The design of porches and extensions has had a negative effect on some buildings, especially where the porch does not fully reflect the character, materials and proportion of the original house. Flat roofed rear extensions, although rare, also have a detrimental effect on the architectural and historic character of the settlement.
- 14.3 There is evidence to suggest that the churchyard entrance had a lynch gate until recently. Its replacement might be a welcome addition.

15.0 Negative elements

- 15.1 The area to the rear of Mallards is designated as a recycling point with provision for six or seven bins. This area has a haphazard, 'uncontained' and poorly maintained appearance (Figure 28) which would be a source of nuisance to adjacent properties. It would be desirable to find another site, or have the existing one contained by walls, apart from necessary access.
- 15.2 Whilst the design and materials of the post-war houses facing the Green do not contribute to the special architectural or historic interest of the settlement, they do not cause any significant harm as they are mostly screened by hedges.

16.0 Conclusion

- 16.1 The high landscape quality within the Britford Conservation Area forms a wider setting to the city and the consuming backdrop to built form within the conservation area. Its character is separate from the city and it should not be considered part of the Salisbury City Conservation Area, but should have its own identity and set of management tools.
- 16.2 An extension to the south-west is recommended to ensure the continued protection of the all-important landscape setting to Britford, and to secure recognition and understanding for the former section of the seventeenth century canal with possible survival of structures from this period. This should be recognised in the conservation area designation.
- 16.3 Generally the quality of the built form is very high and there has been limited loss of historic features such as windows, doors, roofs and boundary walls. There is an eclectic mix of buildings, mostly from the eighteenth century, but some older, and these are united by brick boundary walls, in varying degrees of repair, hedgerows and trees. This combination of hard and soft treatments of enclosure to the roadsides, along with the grass verges, makes a very positive contribution to the character of the conservation area.
- 16.4 Britford has a high number of heritage assets and needs to be carefully monitored and managed to ensure its special quality is maintained. This is particularly the case for new buildings and extensions to historic buildings, which in general terms have been fairly successful to date.

Part 3: Management Plan

17.0 Vulnerable buildings and buildings at risk

17.1 Listed buildings:

17.1.1 Dovecote to the rear of Pigeon House Cottage (Figure 29)

This small outbuilding requires constant monitoring given the limited nature of its use and its exposed location.

17.1.2 Churchyard wall

Small sections of the churchyard wall are showing signs of failure (Figure 30). The wall has also been repointed in strap cement pointing, some of which has cracked and failed. Where this pointing can be easily removed, it is recommended that this work be repointed using a lime mortar. The capping in particular should be checked for cracks to the mortar pointing and repointed in lime mortar where necessary.

17.2 Unlisted buildings:

The wall to the west of the modern house to the west of the Moat lines the road leading south into the Green and is, for some parts, completely covered in ivy (Figure 31). There is the potential for long term damage to the brickwork, particularly the cappings to the wall if the ivy is left to grow.

17.2.1 It should be noted that boundary walls generally are vulnerable and some are in poor repair or have sections of wall which are becoming damaged through the presence of ivy growth, or through a general lack of maintenance such as re-pointing and the re-bedding of capping bricks.

18.0 Article 4 Directions

18.1 Within the Britford Conservation Area there are a small number of important unlisted buildings which would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest.

18.2 The Management Issues Map identifies these buildings for potential designations. They largely comprise those houses identified earlier in the document as buildings which make a positive contribution towards the character and appearance of the conservation area. Appendix B identifies which types of alteration could be controlled through Article 4 Directions for each building, should this be pursued. (Note: This would need to be subject to a separate consultation exercise).

19.0 Boundary revisions

- 19.1 As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development and local and national policy designations and changes.
- 19.2 Include: Area to the south-west of the Green, extending to the line of the former canal up to the southern boundary of Bridge Farm and down to, and including, the bridge over the former canal to the south.
- 19.2.1 Reason: This area has very considerable landscape value and includes surviving structures from the former historic canal route, including the remains of a lock. This area also contains the sluice gates (Figure 32) and the bridge (Figure 33), which are significant features.

20.0 Proposals for enhancement

20.1 Reinstatement of the Lynch Gate to St Peter's Church

- 20.1.1 The entrance to the churchyard would appear to comprise the remains of a lynch gate (Figure 34). Early photographs, drawings or paintings may be able to provide evidence of its original appearance and detailing, and there might be the opportunity, subject to funding, to reinstate the lynch gate.

20.2 Improvements to the recycling centre (on Lower Road – north of Mallards)

- 20.2.1 The recycling centre (see Figure 28) has a rather haphazard appearance at present. The floor materials are varied, as is the use of steel posts for bollards. It is generally an unsightly area in what is otherwise a very high quality rural environment.
- 20.2.2 There are several potential opportunities for improving this area, subject to funding. This could involve some or all of the following:
- Consolidation of the surface material – some form of bonded gravel demarked by drain gulleys formed in clay pavements
 - Incorporation of the bins into purpose-built structures which would be weather boarded and left to weather naturally
 - Consideration of the possibility of a purpose-built building taking the form of a low cattle shed type structure - brick plinth with timber boarding and possibly incorporating the posting box into a brick section of wall.

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Maps

Ordnance Survey: 1881, 1901, 1925

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Guidance on the Management of Conservation Areas, English Heritage 2005
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Appendix A: List of buildings of local importance

Lower Road: Barns and outbuildings including holiday-let conversions to Bridge Farm, The Fishing Lodge, Bridge House, River Cottage and outbuilding, Bridge Cottage, The Net House, Coote Cottage, Peterslee, former estate cottages (now one) to south-west of the Green, The Old Bakery.

Appendix B: Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
LOWER ROAD							
The Fishing Lodge	■	■	■		■		■
Bridge House	■	■	■		■	■	■
River Cottage and outbuilding	■	■	■		■	■	■
Bridge Cottage	■	■	■		■	■	■
The Net House	■	■	■		■	■	■
Coote Cottage	■	■	■	■	■	■	■
Peterslee	■	■	■		■	■	■
Former estate cottages (now one) to south-west of the The Green	■	■	■		■		■
The Old Bakery	■	■	■		■		■

Appendix C

Historic Maps



Figure 1 1881 Ordnance Survey

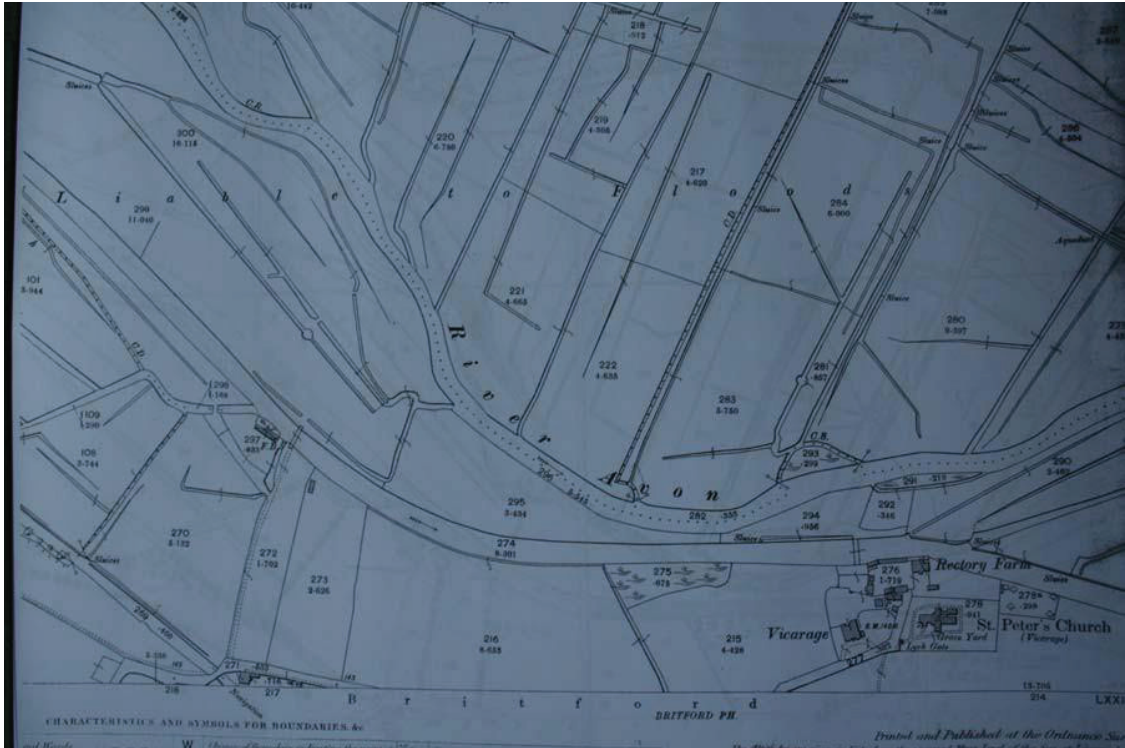


Figure 2 1901 Ordnance Survey



Figure 3 1901 Ordnance Survey



Figure 4 1925 Ordnance Survey



Figure 5 1925 Ordnance Survey

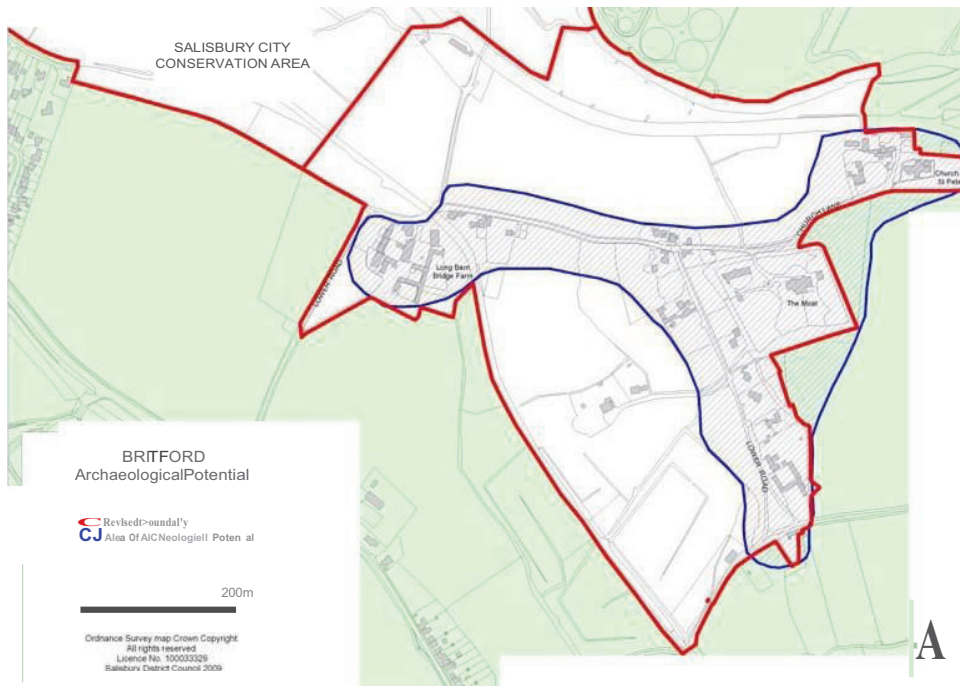


Figure 6

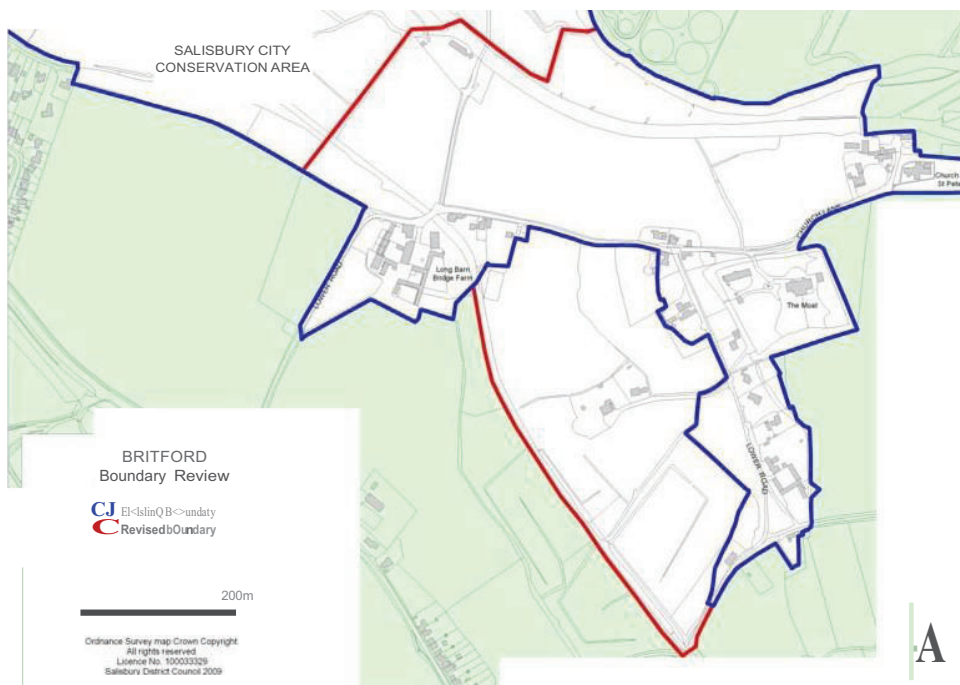


Figure 7

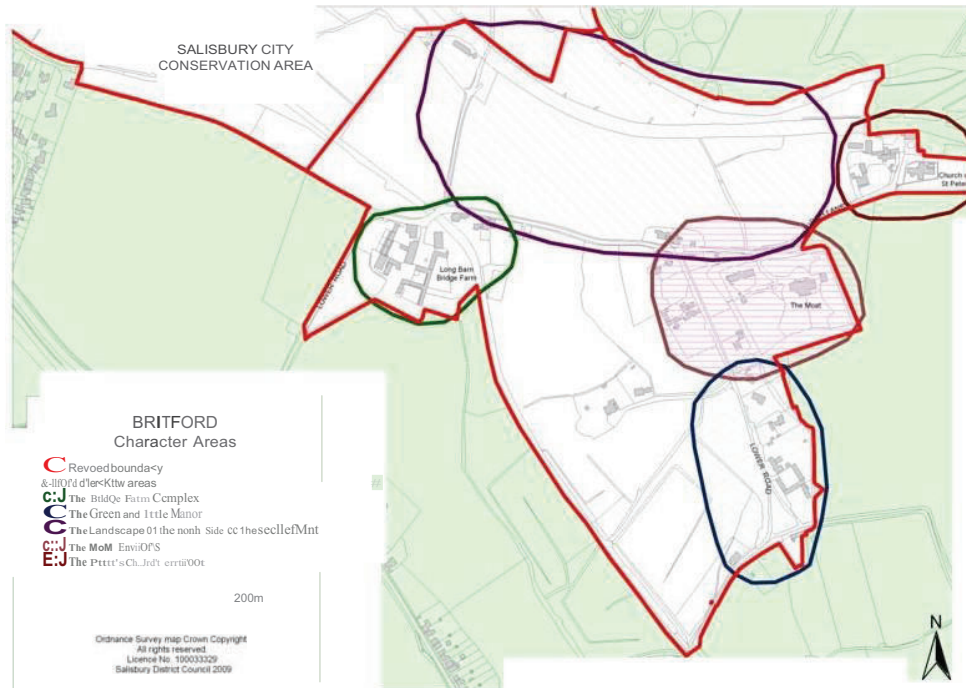


Figure 8

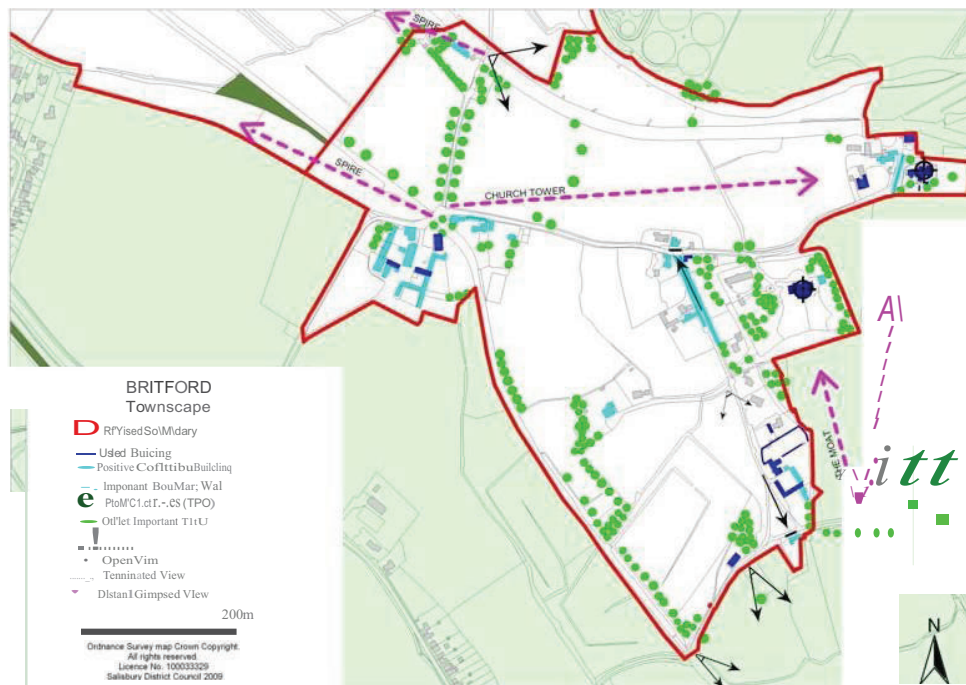


Figure 9

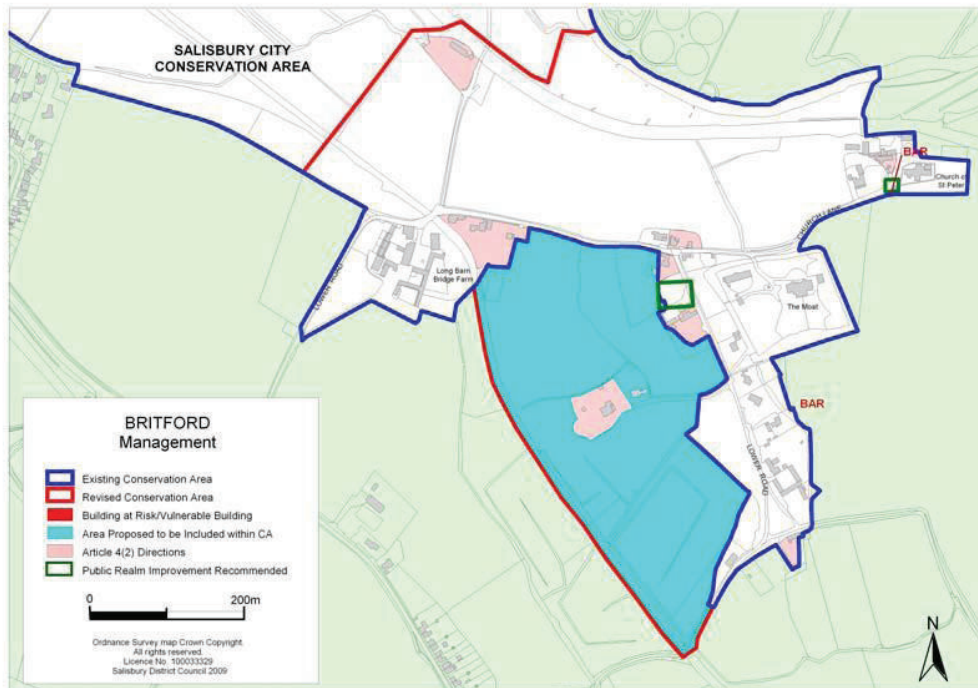


Figure 10



Fig 21.JPG



Fig 22.JPG



Fig 23.JPG



Fig 24.jpg



Fig 25.JPG



Fig 26.jpg



Fig 27.jpg



Fig 28.jpg



Fig 29.JPG



Fig 30.jpg



Fig 31.jpg



Fig 32.jpg



Fig 33.jpg



Fig 34.jpg



Fig 1.jpg



Fig 2.jpg



Fig 3.jpg



Fig 4.JPG



Fig 5.JPG



Fig 6.jpg



Fig 7.jpg



Fig 8.jpg



Fig 9.JPG



Fig 10.JPG



Fig 11.JPG



Fig 12.jpg



Fig 13.jpg



Fig 14.JPG

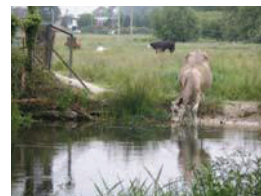


Fig 15.JPG



Fig 16.jpg



Fig 17.jpg



Fig 18.jpg



Fig 19.JPG



Fig 20.JPG

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Milford Hill

Conservation Area Appraisal and Management Plan

July 2013



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Part 1: Introduction

1.0 Background to the Appraisal

- 1.1 There are 70 conservation areas in south Wiltshire covering historic settlements and small villages.
- 1.2 A conservation area is described in the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.3 Conservation areas are designated by the local authority and designation is the recognition of an area’s special qualities, which the council intends to safeguard as an important part of the district’s heritage. It is the accumulation of an area’s positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.
- 1.4 Conservation area designation allows for strengthened planning controls, gives protection to trees, and provides control over the demolition of unlisted buildings.

2.0 Planning policy context

- 2.1 The council is required by legislation to periodically review their existing conservation areas. An appraisal of each area is therefore required in order to identify the particular attributes that make each conservation area special. Guidance is provided to councils by English Heritage in its publication Guidance on Conservation Area Appraisals and its companion document Guidance on the Management of Conservation Areas, both published in August 2005.
- 2.2 There is also guidance from central government in the National Planning Policy Framework 2012 (chapter 12), which stresses the need for local authorities to consider whether their conservation areas continue to merit designation and to consider means to preserve and enhance them.
- 2.3 The former Salisbury District Council encapsulated the broad principles of the government guidance in its local plan policies (saved policies CN8-CN17, Appendix 3 of the South Wiltshire Core Strategy – adopted by Full Council on the 7 February 2012). Planning applications that affect the character of the conservation area should be considered on their individual merits and in the light of the Core Strategy saved policies, and take into account all other material considerations. The appraisals and management plans are used to guide and inform the decision-making process.

3.0 Purpose and Scope of the Document

3.1 Conservation area appraisals and management plans and are seen as the first steps in a dynamic process, the aim of which is to seek the preservation and enhancement of the character and appearance of conservation areas and to provide a basis for making decisions about their future management.

3.2 Each appraisal and management plan aims to:

- identify those elements of the conservation area which contribute to its character;
- identify elements which detract from the character;
- propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.

3.3 All reasonable steps have been taken to carry out a thorough appraisal of the conservation area, and with the exception of some areas of private land that have not been possible to access for the survey, the appraisal is as comprehensive as it can be.

4.0 Executive Summary

4.1 Milford Hill was formerly part of the City of Salisbury Conservation Area, which was originally designated on 17 March 1990. One of the recommendations of this appraisal is that there should be a separate conservation area for Milford Hill because of its distinct character.

4.2 The character of a conservation area stems from: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas, and the interaction with natural features and the present and former pattern of activities and land uses.

4.3 It is the particular mix of these elements which gives Milford Hill its character, namely:

- A sense of the grand high Victorian period of Salisbury's expansion
- Remains of large houses set in generous often landscaped grounds
- Eclectic use of materials, predominantly brick and much variation in finishes
- Strong boundary wall treatments throughout and the survival of some cast iron railings
- Mature trees that add to the sylvan setting of many of the larger houses
- Views and glimpses to Salisbury Cathedral spire and over the city generally.

- Two schools which provide a vibrancy to the area and stimulate movement and activity.
- An intimacy created from narrow lanes, cut throughs and paths, lined with houses, brick boundary walls and mature trees and hedges.

4.4 Summary of recommendations

- A number of areas could benefit from the withdrawal of permitted development rights to protect the historic features that give them their character; windows, doors, roofs, chimneys, unpainted brickwork and boundary walls.
- There are a number of boundary revisions; one area for inclusion which includes St Mark's Church and two areas for exclusion to reflect the significant erosion of historic features that has taken place in these areas.
- Proposals for enhancement include a programme of proactive work relating to the reinstatement of traditional windows and doors in the Milford Hill area – in the form of guidance for owners.
- The issue of dormer windows has been highlighted in particular and it is recommended that guidance be prepared for homeowners as to the appropriate use and design of dormer windows.
- Proposals to improve the surface treatments of the footpath and lane network throughout the conservation area are outlined;
- Consideration should be given to developing a strategy for the management of street trees.

Part 2: Appraisal

5.0 Location

- 5.1 The Milford Hill Conservation Area lies on the eastern side of the city of Salisbury, separated from the Salisbury City Conservation Area by the elevated section of the A338.
- 5.2 The conservation area covers much of the western side of a ridge of land which rises from the eastern edge of the city at 50m OD to around 70m OD at the crest of Milford Hill before falling away into the valley of the River Bourne to the east. To the south of Milford Hill the land falls away towards St Martin's church which lies at 50m OD. The ridge allows views across the city to the west and eastwards across the valley of the River Bourne towards the former royal palace of Clarendon.

6.0 Historical Background and Archaeology

- 6.1 The story of the development of settlement within the Milford Hill Conservation Area begins before the creation of the Salisbury which replaced the earlier city at Old Sarum. The name Milford refers to a mill by a ford – the mill on the River Bourne to the east side of Milford Hill. Three medieval settlements have been identified; one on the west bank of the river where Milford Manor is located (Milford Episcopi, indicating that the west side of the river was the bishop's land) and two on the king's manor to the east of the river.
- 6.2 Within the conservation area the Church of St Martin represents the focal point of a small settlement, often referred to as 'the old town', which pre-dates the creation of the new city. This settlement lay alongside a route-way that led to Southampton. This joined the route between Wilton and Winchester (descending Milford Hill) that seems to have dictated the line of Milford St. when Salisbury's grid of streets was set out in the early thirteenth century. Archaeological observation and recording at the time of the construction of the ring road discovered a ditch which was interpreted as the boundary of this settlement. The Domesday Book does not identify this settlement, recording only a large estate called Salisbury, but a document of 1091 refers to 'the church of Sarum'. An early thirteenth century charter indicates that St Martin's was the principal church of the estate and so confirms the eleventh century identification as being St Martin's. The earliest dateable fabric within the church is of c.1100.
- 6.3 St Martin's was a parish church but when the new city was created the boundary was drawn so that St Martin's had no jurisdiction over any part of the new development although St Thomas' was initially a chapel, becoming the parish church by 1248. After 1231, when the hospital of St Nicholas was founded, it had parochial rights over the southern and eastern parts of the town. However, as the city expanded there was a need for another church to serve the growing population but St Martin's was over-looked and a new church, St. Edmund's, was founded on the northern edge of the city in 1269. St. Edmund's was a collegiate church and was given responsibility over the parish of St. Martin's which was extended to include the south-east section of

the chequers of the city. When defences were built on the eastern side of the city, St Martin's church was left outside the defended area.

- 6.4 The eastern entrance to the city was probably the most important route into Salisbury (at least commercially) as it carried both traffic to Winchester and London but also to the royal palace at Clarendon and Southampton (one third of Southampton's commercial traffic in the fifteenth century was bound for Salisbury). Despite its importance, this extra-mural area did not develop into a suburb, possibly due to the fact that the road was contained in a hollow along much of its length as it descended Milford Hill.
- 6.5 John Speed's map of Salisbury, published in 1610, shows a line of houses along St Martin's Church Street north-west of the church and a few properties on Southampton Road, a route which provided an alternative to the Milford Hill approach to the city from the east but this does not seem to represent a significant suburb. By the sixteenth century the route to Winchester had shifted to the north, entering the city at Winchester Gate at the east end of Winchester Street but again, there was little suburban development along the road outside the gate. Some development had taken place on the eastern fringe of the city by 1700 but generally, Salisbury did not expand much beyond the area of the city and its medieval suburbs until the nineteenth century.
- 6.6 By 1840 only two new houses had been built on the western side of Milford Hill; both were large houses set in sizeable grounds. The earliest was built for Dr Fowler but is now remembered only by the names of Fowler's Road and Fowler's Hill, its ground being developed from the 1880s. The other large property was Milford Hill House, which survives within its grounds. After 1850 further large houses set in large plots developed on the slopes over-looking the city to the north of Milford Hill but even in 1860 much of the area between Green Croft and the site of St Mark's was still open land crossed only by footpaths. The last decades of the nineteenth century saw increasing levels of development to the east and north-east of the city. The Elm Grove area developed from 1864 and streets such as Manor Road and Fairview Road were laid out in the 1880s, the layout of the streets often reflecting the earlier grain of boundaries and route-ways. The two schools within the conservation area were founded in the late nineteenth century: Chafyn Grove School, founded in 1879 as the Salisbury School for Boys and The Godolphin School, opened in 1891 at the top of Milford Hill. A new church, St. Mark's, was built in 1892 to serve the expanding populations north and north-east of the city centre. During the early twentieth century the large grounds of some of the Victorian houses were sub-divided and developed with houses.
- 6.7 By the early years of the twentieth century development to the south of Milford Hill was generally of a different character, predominantly consisting of terraced houses along Rampart Road, Milford Hill itself and the northern part of Fowlers Road, created by 1901 cutting across the grounds of Dr Fowler's house. The central and southern part of this road was developed with detached and semi-detached houses. The arrival of the railway in 1847 had a major impact on the area to the east of St Martin's church. After the opening of the Yeovil line Milford Station was closed to passenger traffic but continued to serve as a goods station. The presence of the railway resulted in the construction of terraced houses for railway workers nearby.

- 6.8 There is a small defined Area of Archaeological Potential relating to the early settlement associated with St Martin's church. This settlement would appear to be of at least eleventh century origin. Despite continued development in the area around the church it is possible that fragmentary remains of the medieval settlement may be encountered.
- 6.9 Across the remainder of the conservation area the late development of this part of Salisbury means that there is no specific Area of Archaeological Potential related to the existing settlement pattern. However, archaeological records indicate that the area of higher ground above Milford Hill was occupied from the Palaeolithic period with finds of flint implements being made at various locations including during a watching brief at the Godolphin School.
- 6.10 Any future development proposals on sites that have not been compromised by development within the limits of the conservation area may be subject to archaeological conditions in accordance with PPS 5. Such conditions would relate to the potential for the discovery of remains of prehistoric settlement and use of the area and, in the area of St Martin's church, evidence for the medieval settlement that pre-dated the creation of the new city.

6.11 Key historic influences

- The rural settlement focused on St Martin's church that pre-dates the foundation of the city.
- The sunken road descending Milford Hill, representing a road that pre-dates the foundation of Salisbury, and which served as the main road between Winchester and Wilton.
- Other than the St Martin's area, the majority of the conservation remained undeveloped agricultural land outside of the city defences.
- During the early to mid-nineteenth century a number of large houses set in large grounds were built over-looking the city.
- Extensive development occurred in the late nineteenth century with larger houses and villas built in the area north of Milford Hill and smaller houses and terraces in the southern part of the conservation area, some possibly built as a response to the construction of the railway.

7.0 Spatial Analysis

7.1 Character Areas

- 7.1.1 Conservation areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more useful and comprehensive document in development control terms.
- 7.1.2 It should be noted that whilst nine sub areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of the Milford Hill Conservation Area.

7.1.3 Each character area makes reference to the following:

- Form (cohesiveness – why a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features

7.2 Brief overview

7.2.1 With the exception of St Martin's Church and environs, the Milford Hill Conservation Area represents the mid to late nineteenth century expansion of the city.

7.2.2 The area comprises remnants of large detached houses set on generous plots within the eastern hills of Salisbury. Further examples of Victorian building stock such as large and small terraced houses and villas are also found in the conservation area.

7.2.3 There is a diversity of architectural styles with some eclectic examples of both the Victorian Gothic as well as the Arts and Crafts movement.

7.2.4 It is this mix of styles, combined with a juxtaposition of grand avenues and intimate alleys and unmade roads and footpaths, which provide much of the special character of this conservation area.

7.2.5 Trees play an important role in the conservation area; enclosing roads, and providing soft boundaries and attractive backdrops to large houses. The largest concentration of trees is to Milford Hill itself and the setting of Godolphin school, though there are significant groups surrounding Kelsey House (off Kelsey Road), the triangle of land in front of the former Tollgate Public House, and around St Martins Churchyard.

7.3 Character Areas:

7.3.1 (1) St Mark's Environs

- This small character area is a suggested addition to the conservation area to safeguard the setting of a fine Grade II listed church and a small group of semi detached houses to the west of the church.
- St Mark's Church (1892, by J. A. Reeve) is on a grand scale and closes views from the east and south (figure 1). Houses around the church help enclose these views and define its setting. Houses to Campbell Road running west away from the church up a slight gradient, are consistent in their building line and strongly define the street (figure 2). This is also helped by strong boundary treatments of brick with gate piers. Houses vary in scale but are generally two, to two and a half storey. Those to Campbell Road have large dormers set at eaves level. These form a strong punctuation in the skyline.

- Numbers 70 to 82 (even) and the Rectory (number 84) is an exceptionally well preserved small group of large late Victorian (post 1881) semi detached and detached villas. These houses form a group with the boundary wall opposite St Mark's Church at the junction with St Mark's Avenue. The terrace to the bottom of St Mark's Avenue makes a very positive townscape contribution defining the St Mark's Church setting and providing positive enclosure. With the exception of the Old Rectory (no.84) it is considerably altered in terms of its detailing and is not considered of sufficient quality to be included within the conservation area.
- Houses are red brick with predominantly natural Welsh slate roofs. Some have stone dressings to windows, doors and bays. The houses to Campbell Road still retain their four panel doors, decorative fanlights and multi-paned windows to the bays (figure 3). St Mark's Church is distinctive for its use of 'rock faced' Greensand with ashlar work to windows and doors (figure 4).
- There are long views up to St Mark's Church from Churchill Way, (usually experienced by car), and from the lower slopes of the Manor Road area. These are marred by the road infrastructure and to an extent by the trees to the traffic island.
- There is a good survival of boundary walls and front paths, and architectural features to the section of Campbell Road in the conservation area. The use of Greensand in this 'rock faced' fashion is locally distinctive and singles out St Mark's Church for special attention.

7.3.2 (2) Bourne Avenue and Manor Road

- This character area has been fragmented by modern development. This has included subdivision of plots and houses of a scale not commensurate with the overall historic character of the area, but nonetheless illustrates the quality and diversity of styles seen in the Victorian and Edwardian expansion of Salisbury (figures 5 and 6).
- The scale and building line does vary within this character area but is generally consistent within streets. Houses are slightly set back from the road with small gardens to the front enclosed by red brick boundary walls with gate piers (figure 7). The original houses are at a grand two, to two and a half storeys. The half storey is usually accommodated within the roof space with eaves dormers (figure 8) or a lighted gable end being common (figure 9).
- Nos. 19-22 form an attractive group of detached houses to Bourne Avenue (figure 10) as do the remaining houses to Bourne Avenue as seen looking up and down the hill (figure 11). Elsewhere the grouping is more piecemeal with much modern intervention of indifferent character.
- This area, in terms of traditional materials comprises mainly red brick and natural Welsh slate with only a few exceptions. There is an array of additional decorative materials employed; areas of render, sometimes painted, faux timber framing, decorative and undecorated barge boards, tile hanging and some stone dressings in some of the finer examples of the Victorian Villa (see figure 6)
- There are some fine views looking east from the top of the hill, across the railway to the downs beyond. There is also a complex view of the roofscape

of the city to the west from the northern end of Manor Road, before it drops down to Bourne Avenue. The terrace to the west of Chafyn Grove School terminates the view up Bourne Avenue and is nicely enclosed by the trees (figure 12).

- There is a real sense of the high Victorian to this character area, with the extensive use of materials for detailed elements such as inset panels of terracotta detailing (figure 13) or carved joinery (figure 14) and the survival of gate piers (figure 15) and front paths (figure 16).

7.3.3 (3) Terrace and villas, Manor Road – 2-12 (even) Manor Road, No.14 (detached villa), Nos 16-18 (even) (semi detached villas)

- This character area comprises a terrace of townhouses (figure 17) to the southern section of Manor Road. It forms its own area because it is so different to the predominant development of the Milford Hill area, and so should be considered and appreciated separately.
- The three storey terrace makes a strong statement in townscape terms with its consistent building and eaves line, complemented by the canted rendered projecting bays to first floor height. These form very sensitive and pleasing rhythm to the façade (figure 18). To the north are two further buildings at two storey; a detached house and a pair of small Victorian Villas (figure 19)
- The character area comprises a single terrace and a detached house, and a pair of small villas. All of these buildings form a group of some significance and this would include their boundary walls and original outbuildings to the rear.
- The main terrace is red brick with rendered and painted projecting bays, and mostly natural Welsh slates to the roofs. The villas to the north are rendered (single detached) and Fisherton brick (pair of villas). Both have some fine terracotta detailing to windows and doors, although this has been painted on the detached villa. To the separate villas, there is a mix of natural Welsh slate and concrete tiles, the latter making no positive contribution to the character or appearance of the conservation area.
- The terrace and subsequent villas form an attractive part of the street scene, and are clearly seen from some distance in local views due to the articulation of the facades and, in the case of the terrace, its scale. The corner bay to (No.3) Kelsey Road (figure 20) is a particularly successful piece of townscape and strongly defines this corner, despite being slightly set back in small gardens.
- The boundary treatments to the terrace are a strong feature of its composition. This includes the survival of an original cast iron gate (figure 21). Most of the houses have reinstated appropriately detailed railings (figure 22) which also greatly adds to the locally distinctive qualities of this group.

7.3.4 (4) The Avenue and Elm Grove Road

- This character area could be considered as the heart of the conservation area with the most consistent quality of buildings and spaces, interrupted only occasionally by modern development. It centres on The Avenue, which continues north as an unmade road and then a footpath, then linking to the grandeur of Elm Grove Road and the intimacy of Millbrook.

- Building lines are consistent in groups, with the east side of The Avenue slightly set back in walled gardens but the west side often forming the edge to the road or path (figure 23). Elm Grove Road displays a more efficient pattern of development with large houses set in generous grounds with consistent building lines. The scale of houses varies but can include three storeys plus basement (Elm Grove Road), to two, and two and a half storey on The Avenue. Houses are generally on a grand scale with large windows and grand entrances (figure 24).
- Elm Grove Road shows a consistent high quality in terms of its built form despite some unfortunate loss of original windows. Other groups are more dispersed. The southern end of The Avenue includes a number of earlier buildings which have been subsumed into the Godolphin School complex. The main school building itself was purpose-built at the turn of the last century and considerably extended (figure 25). These groups converge at the top of Milford Hill and combine with other character areas to make a memorable space of buildings interspersed with mature trees.
- Materials are more consistent in this part of the conservation area and comprise mostly red brick for houses and boundary walls, and natural Welsh slate for roofs. There is some variation, for example the striking house known as The Mount (figure 26) with its use of Fisherton brick with buff terracotta detailing to windows and doors and string courses. A number of houses are complemented by the use of stone dressings to windows and doors (figure 27) and this adds to the richness and complexity of this particular character area.
- The positive enclosure to much of the character area by boundary walls or built form means that views are often constrained to short intimate views along paths or roads. There is a good view out over the city from Kelsey Road, which highlights towers and spires of churches other than that of the cathedral. Kelsey Road is also notable for its street lime trees which line parts of the road and accentuate views into the City from the higher ground of Milford Hill.
- The boundary walls are a strong local feature of this character area and define lanes (figure 28) and paths (figure 29), as well as the garden enclosures to the large houses on Elm Grove Road (figure 30) which back onto Kelsey Road (having an almost dual aspect). It is particularly pleasing to see the survival of original house names in the gate piers to Elm Grove Road (figure 31).

7.3.5 (5) Millbrook

- This character area captures some of the more modest development of this Victorian suburb, made all the more interesting for its jumble of houses, lanes and footpaths (figure 32).
- Houses are predominantly two storey, with use of the roof spaces with dormers to provide additional accommodation. This is undertaken with varying degrees of success. There is a variation to building lines which adds to the character of the area. Groups of up to six houses share common building lines, but these are interspersed with individual houses and pairs. Some face onto footpaths, others roads and lanes, creating a real sense of informality and village-like intimacy (figure 33)

- The houses set in this informal way form multiple groups with each other but there are two particularly good terraces which stand out; one to the north of Clarendon Road (Nos. 23, 25, 27 and 29) and set facing a footpath (figure 34) and the other off of Millbrook (Nos. 3-8 inclusive - set off an unmade path) (figure 35). The latter is a good example of the medium sized terraced artisan house, despite some poorly designed dormers to the front elevations.
- Materials are consistent within this part of the conservation area, with the almost continuous use of red brick and natural Welsh slate. There is some variation to detailing with the use of painted plaster finishes for door, window and bay detailing. This includes, in places, the use of quoins and rusticated surrounds to doors (figure 36).
- The view out of the conservation area to the surrounding countryside is characterised by the green skyline of Laverstock Down (figure 37). Other than this, the townscape is such that views are very short and intimate within this character area but are all the more sensitive for this.
- Boundary walls also form a very important part of the character of this area. There are some fine examples of brick walls defining ancient routeways which have been subsumed into this urban environment (figure 38). Similarly there are some good survivals of boundary walls and gate piers as well as railings (No.2 Millbrook or Millbrook House) (figure 39).

7.3.6 (6) Tollgate and Rampart Road

- Rampart Road and Tollgate Road are terraces of generally small houses, predominantly two storey, facing Churchill Way and towards the city. Historically they would have fronted the old London Road (which was essentially widened to create this section of the ring road known as Churchill Way East).
- This area's character is more akin to the city's. It has a very tight townscape and the houses have modest plots, more like the medieval burgage plots of the chequers than the generous character of the plots that tend to characterise Milford Hill as one rises up the hill.
- Architecturally the terraces are very modest and undistinguished, although there are short sections of grander three storey terraces book ending Rampart Road (ie 38-44 even and 9-13 odd). Of particular note is number 2 Kelsey Road, which is an attractive building turning the corner of Kelsey Road and Rampart Road (figure 40). The Crescent, a small development of originally 4 houses accessed from Hillview Road, has a more informal and arcadian feel as this terrace faces towards the grounds of Milford Hill House and is tucked away (figure 41).
- In terms of age, the 1843 map shows the Rampart Road houses (numbers 22-44 even and 2-14 even Kelsey Road) and Thomas's Terrace on Rampart Road (41-57 odd). By 1891 Jubilee Terrace (numbers 69-93 odd Rampart Road), Hillview Road and the remainder of Rampart Road (numbers 9-43 odd). The Crescent doesn't appear until the 1919 map.
- Materials are predominantly red brick with originally natural Welsh slate roofs (very few survive). Individuality to various runs of terraces is introduced through detailing such as the decorative tile hanging at first floor level and

attic dormers on 69-83 (odd) Rampart Road (figure 42), string course detailing as at 93-95 (odd) Rampart Road and the houses along Hill View Road; the use of Fisherton brick along Rampart Road (numbers 9-27 odd). A short stretch along Tollgate Road (identified on the historic maps as Thomas's Terrace) is set up above road level (41-57 odd) and retains much of its original wrought iron railings (figure 43), further along Rampart Road where it becomes Tollgate Road is a terrace of railway mens cottages which have flint work panels above the windows and doors.

- Unfortunately this area has suffered considerably from unsympathetic alterations. Many of the houses have been rendered or painted so that brick no longer dominates in this character area. Most of the roofs have modern roofing materials; very few original doors or windows survive; in Hill View Road – a number of the houses now have large flat roofed porches and in a stretch of Rampart Road (22-44 even), very large non-traditional dormers dominate. Given the degree of erosion of historic features and materials, the retention of this area within the conservation area boundary is borderline, however, because of the consistency of scale, degree of architectural variation within relatively short stretches of terrace and prominence of the terraces from Churchill Way East, this character area is considered worthy of retention within the conservation area.

7.3.7 (7) Milford Hill

- Milford Hill has immense townscape value as a continuous terrace stepping up the eastern edges of the city (figure 44). This is complemented by the dense tree cover to the north side of Milford Hill, and within the grounds of the Grade II listed Milford Hill House (now a youth hostel). The house cannot be seen from the road but its grounds, and particularly the mature trees, make a very positive contribution towards the character and appearance of this part of the conservation area. The character area also includes the important edge to the Churchill Way and the setting of Godolphin School at the top of the hill.
- Houses are consistently two storey with limited use of the roof space, which means roof lines are generally unbroken by dormer windows. The building line is strong and almost consistent throughout with houses to the back of pavement.
- All of the terraced houses within this character area form a group. Their consistency of scale, detailing and materials helps to provide a cohesive character to this part of the conservation area.
- Materials are predominantly red brick with natural Welsh slate roofs. There is some degree of variation to the handling of window and door details with some window and door heads painted (and some with keystones), and some just simple cambered arches (figure 45).
- The enclosure of Milford Hill with mature trees, combined with its slight curve, restricts views down to the city from the top of the hill. But the view down the hill characterised by overhanging trees, raised pavements and the terrace stepping down is a very pleasing one, marred only by Churchill Way at the bottom (figure 46)
- There is a small section of modest locally distinctive (for example the use of local bricks) Victorian housing representative of the period, and generally in a fairly poor condition in terms of the survival of heritage assets. It is suggested

that this should be included within the conservation area for both its representative value and its high townscape value.

7.3.8 (8) Fowler's Road and Fowler's Hill

- This character area comprises some of the largest houses in the conservation area and has much in common with the Bourne Avenue and Manor Road character area. Some of the large plots on which former houses were located have been redeveloped towards the end of the twentieth century and this has somewhat damaged the coherence of this area.
- Buildings range on a generally grand scale from two, to a monumental four storeys in height (No.37 Fowler's Road). Despite this wide variation the houses carefully use the topography and architectural detailing to bring down their scale. Building lines are fairly consistent throughout, with houses slightly set back from the road in generous gardens stretching behind them. This provides the opportunity for hedges and trees often set behind low brick boundary walls (figure 47).
- The historic houses of Fowler's Road, despite their diversity, combine as a reasonably cohesive group which share common design principles; materials, the way in which they address the street, their use and handling of what are significant changes in level, and their eclectic individual architectural styles. There is a further small group, rather segregated from Fowler's Road but very much in the spirit of these houses; Highmount and Eastmount to the north-east corner of this character area. The former has a superb projecting corner bay with ogee lead roof and boldly anchors this corner of the conservation area (figure 48).
- The main walling material is red brick, but there is variation in its colouration, with some of a darker red (figure 49), some of Fisherton brick (figure 50). There is a mix of natural Welsh slate and some clay tile roofs and tile hanging (see figure 49).
- No. 28 Fowler's Road, on the corner as the road swings round to meet Milford Hill, terminates this local view with its very vertical emphasis, but very attractive decorative barge board to the gable. There is also an accidental glimpse between buildings towards the spire of the Cathedral (figure 51)
- There is some very high quality detailing to the buildings in this character area, for example the stained glass windows to No.34 Fowler's Road (figure 52), and the door case and door to No.3 (also with stained or painted glass) Fowler's Hill (figure 53). In common with other character areas, front boundary walls also play an important role in the street scene and are striking (figure 54) and attractive parts of the conservation area.

7.3.9 (9) St Martin's environs

- This character area centres around St Martin's Church but includes townscape to the north (St Martin's Crescent) which shares common characteristics.
- The scale of building varies between two, and three storey (or equivalent) and includes some houses with dormers inserted at a later date (figure 55). The building line is consistent throughout; that of houses set to the back of pavement. This is a defining feature of this part of the conservation area.

- There are three distinct groups of buildings to the character area;
 - Nos 12-40 Tollgate Road (railway workers cottages)
 - The cottages to St Martin's Terrace
 - The approach to St Martin's (most of these are Grade II listed)
- Red brick is the dominant walling material with the intermittent use of grey headers (figure 56). Unfortunately some of the natural slate and clay tile which would have covered the roofs of the houses within this character area has been replaced with concrete tile. The former Tollgate Public House has a fine survival of a handmade clay tile roof and is a prominent landmark on travelling Churchill Way. The clay tiles of the church also appear prominent in views towards the church. Of note is the use of slate hanging to the flank wall of No.14 St Martin's Church Street (figure 57). The use of an alternating brick and stone chequerwork to the chapel is also an attractive variation in materials in the street scene. Flint is seen in this character area and is used extensively in the church walls, and for boundary walls and architectural detailing.
- There is a superb view towards the spire of St Martin's Church, protruding above the houses to the southern side of St Martin's Church Street (figure 58). Similarly there is an excellent view (marred by Churchill Way) west towards the Cathedral spire. The spire is also glimpsed over houses and trees from Fowler's Hill.
- There is a very distinctive use of flint in this character area, a material not seen in the rest of the conservation area. The boundary wall leading to the church, and substantial parts of the church itself are constructed of flint, and this provides a welcome variation from brick walls. It is unfortunate that the flint wall has been badly repointed which has diminished some of its quality (figure 59). Flint is also put to great effect in the architectural detailing of 12-40 Tollgate Road. Shards of flint have been inlaid in mortar to form stepped arch details to the doors (figure 60) and flat arch finishes to the windows. When seen across the whole crescent this is a very effective and attractive detail, although showing signs of damage in places.

8.0 Architectural and historic qualities of buildings

- 8.1 In terms of a timeline of the architectural and historic interest of the buildings across Milford Hill, the conservation area can be divided into three broad areas. The area around St Martin's Church which is the most consistently historically settled land within the conservation area, the development northwards with the building of St Mark's Church, and 1892 marking the final phase of house building to the northern section of the conservation area.
- 8.2 St Martin's Church is the oldest building in the conservation area, dating in parts from the thirteenth century, and makes a significant impact on the architectural interest of the conservation area for two reasons; its commanding position at the end of a well enclosed road, and its use of ashlar stone and flint (unlike anything else within the conservation area). The church reflects the spirit of the conservation area architecturally, being a mix of styles and having the somewhat haphazard appearance of a building much altered over time.

- 8.3 The approach to the church is equally architecturally rewarding and provides good examples of both the vernacular (former Tollgate Inn, late seventeenth century in origin with eighteenth century additions – figure 61) and the polite (Nos. 18-24 St Martin’s Church Street). The cottages which line this important route are also well considered polite architecture, with their modest slightly projecting hoods to doors supported on timber pilasters (see figure 56). These houses are constructed of brick in a Flemish bond (with grey headers) with flat gauged rubbed brick arches to the windows. This subtle use of classical features is very attractive and picks up on the simple but well considered detailing of the townscape in this street. The chapel to the House of Mercy on the south side of the street is of note for its very good quality glass and its brick and stone chequerwork and decorative clay tile roof. This is a small but highly stylised building which makes a very important contribution to the overall historic quality of this street (figure 62).
- 8.4 Moving northwards, Milford Hill House, set in its own splendidly appointed landscaped grounds in the centre of the conservation area, was constructed around 1830. The building cannot be seen from the public highway but is in use as a youth hostel. It is a villa in the Regency style, complete with verandah and white stucco finish, and a one off in the conservation area as there is nothing else of this period or style. It is a valuable survival of the early development of the eastern hills of the city and is Grade II listed.
- 8.5 The remaining sections of the conservation area were developed as private land parcels or speculative developments from the 1860s to the early part of the 1900s, following the sale of land by the Ecclesiastical Commissioners (with the exception of Dr Fowler’s land). The only grand house to remain from this period is Milford Hill House c1835.
- 8.6 In architectural terms, the houses represent a broad spectrum of the late nineteenth century styles and fashions. There is a strong emphasis on the grand nature of the houses, and their detailing and scale reflect this. There are very few of the original large houses still in single occupation with most converted to flats. Of particular note is the Grade II listed Hillcote, 1896 by Frederick Bath (who also designed the Tudor façade (1881) of the house of John Halle, now a cinema). This house (figure 63) perhaps represents a more eclectic character than that of the other houses within the conservation area, but its materials and features pick up on much of the detailing of buildings throughout the conservation area.
- 8.7 Houses falling into the late nineteenth century period of building within the conservation area display one or more of the following characteristics:
- Projecting bays – taking many forms, a good example is that of No. 7 Wain-a-Long Road (figure 64)
 - Decorative porches (figure 65)
 - Full and half-eaves dormers with gable ends (figures 66 and 67). These are often finished with decorative barge boards
 - Decorative ridge tiles
 - Large chimneys with clay pots and decorative brick string-courses (figure 68)
 - Plain but prominent painted barge boards (see figure 49)
 - Doorcases, architraves, decorative panels and string courses of terracotta and plaster (figure 69)

- Strong boundary wall treatments, often with moulded bricks or half round cappings and some with surviving railings (figure 70).

- 8.8 The key to their character is their scale and the confident handling of this scale through the use of materials and architectural detailing. The conservation area loses its cohesion where this scale has not been considered and where buildings do not respect the building plot in the same way the traditional large villas have done.
- 8.9 The final period of building towards the late nineteenth century also saw the speculative development of small and large terraces of artisan housing. The conservation area includes the best examples on Milford Hill (see figure 44) and in Millbrook (see figure 35), and are included as much for their townscape value in these positions as their architectural and historic value. They have suffered significantly from unsympathetic alterations to windows, doors, roofs and boundary walls.

9.0 Activity: prevailing and former uses

- 9.1 The predominant use within the conservation area has always been and remains residential. However, this has fluctuated somewhat over time. There are three types of residential use:
- Single family dwellings
 - Flats / Houses in multiple occupation
 - Nursing homes
- 9.2 The majority of houses are used as single family homes, with many of the larger villas having been subdivided into flats and/or converted to nursing homes.
- 9.3 The three schools, Chafyn Grove, Godolphin and St Martin's (the latter just outside the Conservation area) have a significant impact on the area. Godolphin and Chafyn both play an important role in townscape terms with important buildings of architectural merit making a significant contribution to the street scenes. Godolphin School in particular, given its split sites and older age of pupil, provides activity and movement around the top of the Milford Hill area (together with St Martin's). It should be noted that both schools (Godolphin and Chafyn) have large areas of playing fields and amenity space which are private but form large areas of the conservation area.
- 9.4 The youth hostel, which occupies Milford Hill House, also provides activity and interest to the lower parts of Milford Hill and allows partial access to this fine Grade II listed building and its grounds.
- 9.5 There are churches to the northern and southern ends of the conservation area. St Martin's Church is said to contain the remains of one of the oldest buildings in Salisbury. The church covers the areas Milford, Petersfinger, the Friary and Exeter Street. In 1899, the district chapelry of St. Mark was formed out of the northern part of St. Martin's parish and St Mark's was consecrated. In 1914 work began on finishing the nave, which was completed in 1915. A chapel was added on the northern side after the First World War

as a war memorial. In 1922 the south porch was added. A planned tower did not come to fruition.

- 9.6 There are two shops within the current conservation area boundary; an antiques shop (now closed) on the corner of Milford Hill and Fowler's Road, and a Co-op housed in a modern purpose-built building on Kelsey Road. There is now only one public house, the Winchester Gate on Rampart Road, as the former Tollgate Inn closed and is in the process of being converted to residential units.

10.0 Contribution made by key unlisted buildings

- 10.1 There are only a small number of listed buildings within the conservation area, but a large number of important individual and groups of unlisted buildings. The key groups are as follows:

- Nos. 70-82 (even) Campbell Road (see figure 2)
- Nos. 1-31 Milford Hill (inclusive) (see figure 44)
- Nos. 12-40 St Martin's Crescent, Tollgate Road (figure 71)
- Nos. 23-29 Clarendon Road (see figure 34)
- Nos. 19-22 (inclusive) Bourne Avenue (see figure 10)
- Nos. 2-18 (even) Manor Road (see figure 18)
- Nos. 3-8 (inclusive) Millbrook

- 10.2 Buildings and groups of buildings which make a positive contribution towards the character and appearance of the conservation area are shown on the Designations Map and a list can be found in Appendix A.

11.0 Prevalent local and traditional materials

- 11.1 The most common material for walling throughout the conservation area is brick. This is often seen in Flemish bond, although there is some variation with stretcher and Flemish garden wall bond. This is mostly an orange/red brick, with some variation; examples of deeper reds and some buff brick are used. The latter is the locally produced Fisherton brick which is an attractive variation to the predominant red brick (see figure 19). The brick is often complemented by stone, plaster or terracotta dressings (see figure 19 and 26); particularly string courses, architraves and doorcases. These are seen to various designs and finishes throughout the conservation area.
- 11.2 Local bricks are often used in combination with natural Welsh slate, prevalent in buildings of this period. These in turn are complemented by decorative terracotta ridge tiles with finials, and lead finished abutments and rolls to hips and bays (see figure 6). Clay tile is evident in the St Martin's section of the conservation area and on selected buildings throughout the conservation area, usually dating to the turn of the last century, but it does not dominate any part of the area in the same way that clay tile dominates the city.
- 11.3 Tile and slate hanging is also seen in limited numbers throughout the conservation area. Tile hanging appears mostly as a decorative finish and as an infill to gables (figure 72). Slate hanging appears to have had a much more functional role and is probably an addition to the existing building. Slate

hanging is also seen on older chimneys to increase their resistance to water penetration (figure 73).

11.4 Also seen in very limited numbers are mathematical tiles (which feature much more commonly in the Salisbury City Conservation Area). These can be seen at Milford Cottage (figure 74) and 45 Manor Road.

11.5 There are some rendered buildings within the conservation area, most notably Milford Hill House with its striking white stucco, but generally it is not a common material and is more likely to be brick buildings which have been rendered at a later date. This is also true of painted brickwork, which is also relatively rare and has invariably been undertaken as a later alteration to the original design. Both of these finishes (render and painting) are disruptive and unfortunate when seen in a terrace of houses of unpainted red brick.

12.0 Contribution made by green spaces, trees, hedges and natural boundaries (see Townscape Map)

12.1 There are no public green spaces within the conservation area. The closest to a public space is the graveyard to St Martin's Church. As a semi-public space, this area contains a number of very fine trees and is a very attractive setting to the church.

12.2 There are significant private open spaces enjoyed by the two schools within the conservation area. Their grounds are extensive, and can be seen in some views, particularly from Bourne Avenue over the Chafyn School grounds.

12.3 These aforementioned areas are clearly important to the schools and the setting of the church but have limited amenity value to the public. However the school grounds and churchyard contain a number of trees which can be seen from outside the grounds and which make a significant positive contribution to the conservation area, contributing to the impression of a very green and well treed area. This is particularly the case around the boundary of Godolphin School, where trees also provide a framed setting for the front buildings of the school (figure 75) as well as line much of the surrounding roads and paths (figure 76). In the case of Laverstock Road, the effect of the overhanging trees is to create a lane with a very rural feel. This is also the case on sections of Fowler's Hill.

12.4 Trees in the grounds of private houses are also very prominent in the public realm. Those to the grounds of Milford Hill House, particularly the magnificent Cedar of Lebanon (referred to in the list description) make a very positive contribution to the quality of the semi private grounds and the sense of enclosure experienced to Milford Hill. They provide a soft, very attractive foil to the terrace on the opposite side of the street (see figure 46). The same can also be said of Kelsey House, to the north of Kelsey Road and east of Churchill Way. Here, mature trees to most of the boundary form a very pleasant natural barrier to the bypass and give a very green feel to the slopes of the Milford Hill area (figure 77).

12.5 Street trees and boundary hedges generally make a very valuable contribution to the street scene within the Milford Hill Conservation Area. Trees in particular often perform an almost architectural role of enclosing streets, roads and lanes, creating very positive townscape. This is the case

on both Milford Hill, the triangle of land at the approach to St Martin's Church Street, and the western section of Kelsey Road.

13.0 Key views, vistas and panoramas (see Townscape Map)

13.1 The key views within the conservation area can be divided into two sections - those views to the west which are characterised by the cityscape; roofs, spires, towers and the Cathedral spire, and those to the east to the open countryside and the green open ridge of Laverstock Down.

13.2 It should be noted that, with the possible exception of the extended view down St Ann Street to the Cathedral spire, there are no planned vistas. Most views are incidental and occasioned by topography, road alignment and the accident and incident of built form. This does not diminish the value of these views but puts them in the context of their manmade and natural environment. Some views identified (see Townscape Map) are terminated views by buildings. In these cases, the subject building will be sensitive to change as it forms a significant part of a familiar and often cherished local scene. A good example of this is the termination of St Martin's Church Street with the spire and nave of St Martin's Church (see figure 58).

4.0 Degree of loss of architectural and/or historic elements

14.1 There has been a very significant erosion of the architectural and historic interest of the conservation area through the loss of original and traditional windows, doors, roof materials, front boundaries and architectural detailing.

14.2 There have been some very poor quality additions and extensions to the grand villas of the conservation area. Both schools have, in the past, produced some poor extensions and additions to their building stock, which have eroded the character of the original buildings and the setting of others.

15.0 Negative elements

15.1 Erosion of architectural quality

15.1.1 The general erosion of the architectural quality of buildings through the inappropriate replacement of windows, doors, roofs and removal of boundary walls is a very significant issue for this conservation area. The extent of loss of these features has resulted in the recommendation to remove some areas from the conservation area. For example, it is proposed to remove Fairview Road and sections of Clarendon Road and Elm Grove Road from the Conservation Area. In these sections of the conservation area, there are almost no original or traditional windows or doors. (In Fairview Road it was almost impossible to tell the original window and door configuration). Roofs are often concrete tiles and there have been a number of painted and rendered facades which have significantly damaged the cohesion of terraces of houses. In light of this, the future of the terraced houses which remain in the conservation area need to be seriously considered.

15.2 Modern infill (extent of and quality)

- 15.2.1 The conservation area has suffered from a significant amount of infill development. It is accepted that much of this development has taken place before original designation. However, there are some modern developments which do not reflect the character of the conservation area.
- 15.3 Churchill Way and its general impact on the area
 - 15.3.1 Churchill Way has a major impact on the approach to the conservation area from the west, and forms much of its western boundary. The uncompromising character of this major road does not sit well next to the Victorian suburb. The relationship between the conservation area and bypass is very poor, relieved only by the tree cover to the north of Kelsey Road which lines Churchill Way and acts as a landscape buffer to this part of the conservation area. Elsewhere, the townscape, and in many cases the setting of traditional terraces and listed buildings, have been devastated by the intervention of Churchill Way, particularly at the historic crossing points of Kelsey Road, Milford Street and Milford Hill and St Ann Street and Tollgate Road.
- 15.4 Surface treatments/finishes
 - 15.4.1 The footpath / access road to the north of The Avenue is one of the key pedestrian routes through the conservation area. It is in a very poor condition (figure 78) and could be significantly improved with appropriate resurfacing and drainage.
 - 15.4.2 Generally, the lanes and paths network throughout the conservation area are in a poor condition and could be significantly improved and signed to provide a better pedestrian and cycling experience.
- 15.5 Dormer windows
 - 15.5.1 Dormer windows are not an uncommon characteristic of the roofscape within and surrounding the conservation area. However, there are some particularly poor examples on traditional buildings (figures 79 and 80) which detract from the overall character of the host building and impact on the wider character of the conservation area (figure 81).

16.0 Conclusion

- 16.1 The Milford Hill Conservation Area is facing very different challenges to that of the City of Salisbury Conservation Area and has suffered from significant unsympathetic development in the late twentieth century. This has included large scale replacement of traditional features such as windows, doors, roofs, painting of brickwork, removal of chimneys (see figure 55), removal of boundary walls and removal of architectural features such as gates and railings.
- 16.2 Despite this erosion, there is a sufficient survival of the former grand Victorian suburb to justify designation albeit piecemeal and fragmented.
- 16.3 The important elements of the surviving sections of the suburb are the large Victorian and Edwardian houses set in generous grounds with good brick boundary walls and mature trees which make a very positive contribution to the conservation area as a whole. The positive effect of the tree cover within the conservation area can also be appreciated from its boundaries, particularly from Churchill Way. There is also the more modest development

from the early (St Martin's Church Street) to late (Milford Hill) nineteenth century of the terraced cottage. This building type is well represented in the northern and eastern suburbs of the city and only the best examples from a quality, cohesiveness and townscape perspective should be included within the conservation area.

- 16.4 Two changes to the boundary are suggested to reflect this erosion of the heritage asset. Their historic qualities have been all but wiped out by the combination of permitted development rights, poor extensions and alterations.
- 16.5 To maintain what is a fragile survival of the grand Victorian extensions of the city of Salisbury, promotion of the understanding of the heritage asset, and education as to the value of the individual to the whole is required, in order to enhance what remains and reinstate where appropriate traditional details and finishes. This is especially true of the terraced housing included within the conservation area.

Part 3: Management Plan

17.0 Vulnerable buildings and Buildings at Risk

17.1 Listed Buildings:

17.1.1 Tollgate Inn Grade II listed (figure 82)

17.1.2 This is currently being converted to residential units.

18.0 Article 4 Directions

18.1 Within the Milford Hill City Conservation Area there are a number of key groups of important unlisted buildings which would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest or encourage their reinstatement.

18.2 Properties identified for potential Article 4 Directions are shown on the Management Issues Map and a detailed schedule of which type of Article 4 Direction can be found in Appendix B.

19.0 Boundary revisions

19.1 As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development and local and national policy designations, changes and best practice:

19.2 Inclusion:

19.2.1 St Mark's and environs

The church and part of its immediate setting would appear worthy of inclusion within the conservation area. Of particular note is the short terrace to Campbell Road which is remarkably intact and makes a very positive contribution in part to the setting of the church. Unfortunately the terraces to the immediate east and west of the church (with the exception of the former Rectory) are not considered to be of sufficient merit to warrant inclusion and have been significantly eroded by inappropriate replacement of windows, doors and roofs.

19.2.2 South-east side of Fowler's Hill (to include the trees to the top of the bank)

Fowler's Hill is one of a number of lanes which run through the conservation area and are complimented by the heavy tree cover to one or both sides creating a very rural feel to these areas. These modest extensions will ensure the protection of the trees to the south east side and enable the lane to be considered in its entirety rather than just one side.

19.3 Exclusion:

19.3.1 Fairview Road

This road has suffered considerably from the removal of historic fabric such as windows, doors, roofs and boundary walls, to such an extent that it is difficult to tell what window and door configuration is original. There is also painting of brickwork, modern tile hanging and the changing of window proportions (figure 83). It is felt that the alterations are so far reaching and in some cases highly unlikely to be reversed, that the area does not and is not likely to be in the future of sufficient quality to remain in the conservation area.

19.3.2 Sections of Clarendon Road and Elm Grove Road (area known as Millbrook)

These sections of road have suffered considerably from the removal of historic fabric such as windows, doors and roofs. These have significantly eroded the character of fairly modest Victorian housing stock.

20.0 Proposals for enhancement

20.1 Milford Hill - Article 4 Directions

- 20.1.1 A number of houses are recommended for Article 4 directions which would cover windows, doors, roofs, chimneys and painting of the exterior.
- 20.1.2 A series of leaflets covering improving energy efficiency whilst retaining historic features such as windows and doors could be designed and launched as part of the project.

20.2 Dormer windows

- 20.2.1 Opportunities should be taken to improve the appearance of buildings which have been marred by the introduction of inappropriately designed dormer windows. Consideration should be given to their replacement with rooflights or with a more appropriately designed dormer window.
- 20.2.2 An advice leaflet could provide best practice examples and detailed drawings of appropriate designs and provide guidance as to the assessment of the appropriateness of the host building for dormers and where/if they should be located in order to best respond to the character of the host building.

21.0 Traffic and Street improvements

21.1 Footpath/lane improvements

- 21.1.1 The footpath network which also includes shared surfaces occasionally used by cars is in a poor state of repair and could be considerably improved by a consistent approach to materials and finishes and low key signage providing the opportunity for walking or cycling trails to include sections of the conservation area.

- 21.1.2 The footpaths could benefit from resurfacing in a resin bonded gravel and the use of granite setts to demark drainage channels either to the centre or to one or both sides. The advantages to this would be to emphasise these paths as a series of networks easily recognisable by the materials employed. This would also greatly improve the setting to many of the conservation areas important historic buildings.
- 21.1.3 This approach could be adopted throughout the conservation area but is perhaps best applied to the section of footpath/lane which run from The Avenue to Elm Grove Road and the lanes (including Millbrook) which run off this path.

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Maps and Plans from Wiltshire and Swindon Records Office

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GLOSSARY

- Article 4 Direction:** An Article 4 Direction may be issued by the Council in circumstances where the danger of the erosion of the character of the areas is such that specific control over development is required. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a planning application to be made. It can include for example any proposals to replace windows, doors, roof and can restrict the construction of a porch or extension, the painting of the external surfaces or the removal of chimney stacks.
- Building Line:** The common alignment of building frontages in relation to the back edge of the carriageway, footpath or waterfront. The building line might also refer to a common alignment of the backs of buildings.
- Building at Risk:** A phrase used to describe a building which is in poor repair (eg, leaking/blocked gutters, broken slates, structural problems) and often vacant with no use. The combination of these two factors and the severity of the repair issues determines the degree of risk and the need for action.
- Buildings of Local Importance:** A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list of buildings of special architectural and historic interest. It may, for instance, be part of a group which by its scale, alignment, materials or style contribute to the quality of the townscape.
- Chapelry:** Part of a large parish, usually with a separate settlement distinct from the main parochial centre, that was provided with a chapel sub-ordinate to the parish church.
- Demesne:** Land retained by the lord of the manor for his own use or land that was part of the main farm of the manor.
- Double-pile:** A 'pile' is a row of rooms. A double pile house is one of two room depth.

Enclosure:	The arrangement of buildings, walls, trees etc. to provide different levels of containment of space.
Knapped flints:	The process of breaking or snapping flints to reveal the smooth black surface and using these as the exposed facings to walls, often used with brick or stone dressing and also seen in bands.
Ogee-arched:	Upright double curve concave at the top and convex at the bottom (see figure 4)
Public Realm:	The spaces between buildings accessible to the public, including the highway, green areas, squares etc.
Scale:	This can have two meanings: It can be used to define the mass or bulk of a building often in comparison to other buildings or spaces or (the more strictly correct) meaning appertaining to the subdivision of a building to create different effects for example the architectural expression of structural bays, intervals of windows, proportions etc.
Setting/ context:	The physical (built and landscape), community and economic setting in which the development takes place.
Streetscape:	The character of the street environment, existing or proposed.
Townscape:	The urban equivalent of landscape: the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.
Vernacular/ polite:	Vernacular Traditional buildings of a region, frequently developed by local builders in response to the regional requirements, climate, site conditions and available locally sourced materials. Polite Designs developed by architects and architectural pattern books usually incorporating classical concepts of symmetry, proportion and scale in both plan and elevation.

Appendix A: List of buildings of local importance

Bellamy Lane:	Holly House, 5 (house to S of Holly House)
Bourne Avenue:	21, 4-22 (even), 23-29 (odd), Chafyn Grove School (section fronting road only)
Campbell Road:	Nos.70-82 (even), 84 (former Rectory)
Clarendon Road:	23-29 (even)
Elm Grove:	1, 3 and 5, 1-2 Westview
Elm Grove Road:	1-11 (odd), 15 (The Mount), 23, 18-26 (even)
Fowlers Hill:	1, 3, Eastmount, (1-5) Highmount, The Old Coach House.
Fowler's Road:	3-27 (odd), 2-28 (even), 30-38 (even), 31-37 (odd)
Kelsey Road:	Kelsey House, 3 (flats), 6 and 8
London Road:	76, 78
Manor Road:	2-12 (even), 14, 16 and 18, 40, 42, 44
Millbrook:	1, 2 (Millbrook House), 3-8 (incl.)
Milford Hill:	2-31 (incl.), Pickney House (n. side), Milford Hill Cottage (n. side), Godolphin School (front building only).
Milford Hollow:	Brome House (Godolphin School), building N of Brome House (Godolphin School)
Rougemont Close:	Rougemont House
St Martin's Ch. St:	9-21, former St Martin's Infant School, chapel and long range of college buildings south of chapel.
Shady Bower:	Rose Villa (Godolphin School)
The Avenue:	1, 2, 3 and 4
Tollgate Road:	12-40 (even)
Wain-a-long Road:	3, 5, 7

Appendix B: Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
BOURNE AVENUE							
14 (Corner House)	■	■	■	■	■	■	■
21	■	■	■	■	■	■	■
23-29 (odd)	■	■	■	■	■	■	■
CAMPBELL ROAD							
Nos.70-82 (even)	■	■	■	■	■	■	■
84 (former Rectory)	■	■	■	■	■	■	■
CLARENDON ROAD							
23-29 (odd)	■	■	■	■	■	■	■
ELM GROVE ROAD							
1,3,7,9 (Holmside), 11	■	■	■	■	■	■	■
15-17 (The Mount)	■	■	■	■	■	■	■
23	■	■	■	■	■	■	■
ELM GROVE							
Westview (1 & 2)	■	■	■	■	■	■	■
3, 5	■	■	-	■	■	■	■
FOWLER'S HILL							
3	■	■	■	■	■	■	■
Old Coach House	■	■	■	■	-	-	-
FOWLER'S ROAD							
25, 27	-	■	■	■	■	■	■
18, 20	■	■	-	■	-	-	■
28	-	■	■	■	■	-	-
32 (Apothecary House)	■	■	-	■	■	■	■
34 (Ramsay House)	■	■	■	■	■	■	■
33, 35	■	■	■	■	■	■	■

Appendix B: Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
LONDON ROAD							
76-78	■	■	■	■	■	■	■
MANOR ROAD							
Nos 2-12 (even)	■	■	■	■	■	■	■
14, 16, 18	■	■	■	■	■	■	■
40, 42	■	■	■	■	■	■	■
45	■	■	■	■	■	■	■
47	■	■	-	■	■	■	■
MILLBROOK							
1 (Millbrook House)	■	■	■	-	■	■	■
2 (Millbrook House)	■	■	■	-	■	■	■
3-8 (incl.)	■	■	■	■	■	■	■
MILFORD HILL							
2-31 (incl.)	-	-	-	-	■	-	■
Milford Hill Cottage	■	■	■	■	■	■	■
THE AVENUE							
2	■	■	-	■	-	■	■
3	■	■	■	■	■	■	■
4	■	■	-	■	■	■	■
WAIN-A-LONG ROAD							
7	■	■	■	■	■	■	■

Appendix C – Historic Maps



Figure 1. John Speed's Plan of Salisbury 1610



Figure 3. William Naish 1716



Figure 4. Ordnance Survey circa 1843

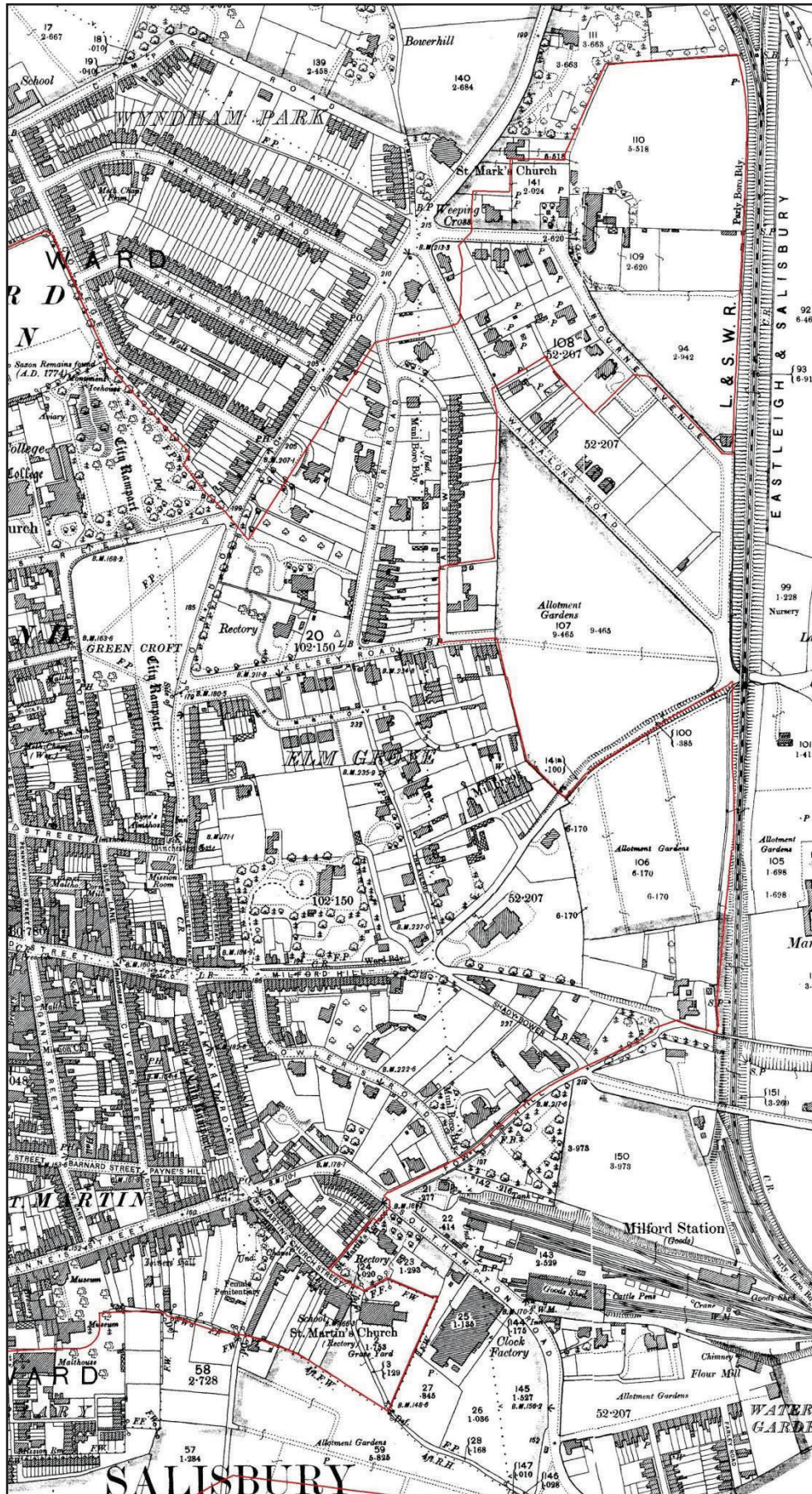


Figure 5. Ordnance Survey circa 1891



Figure 6. Ordnance Survey circa 1904

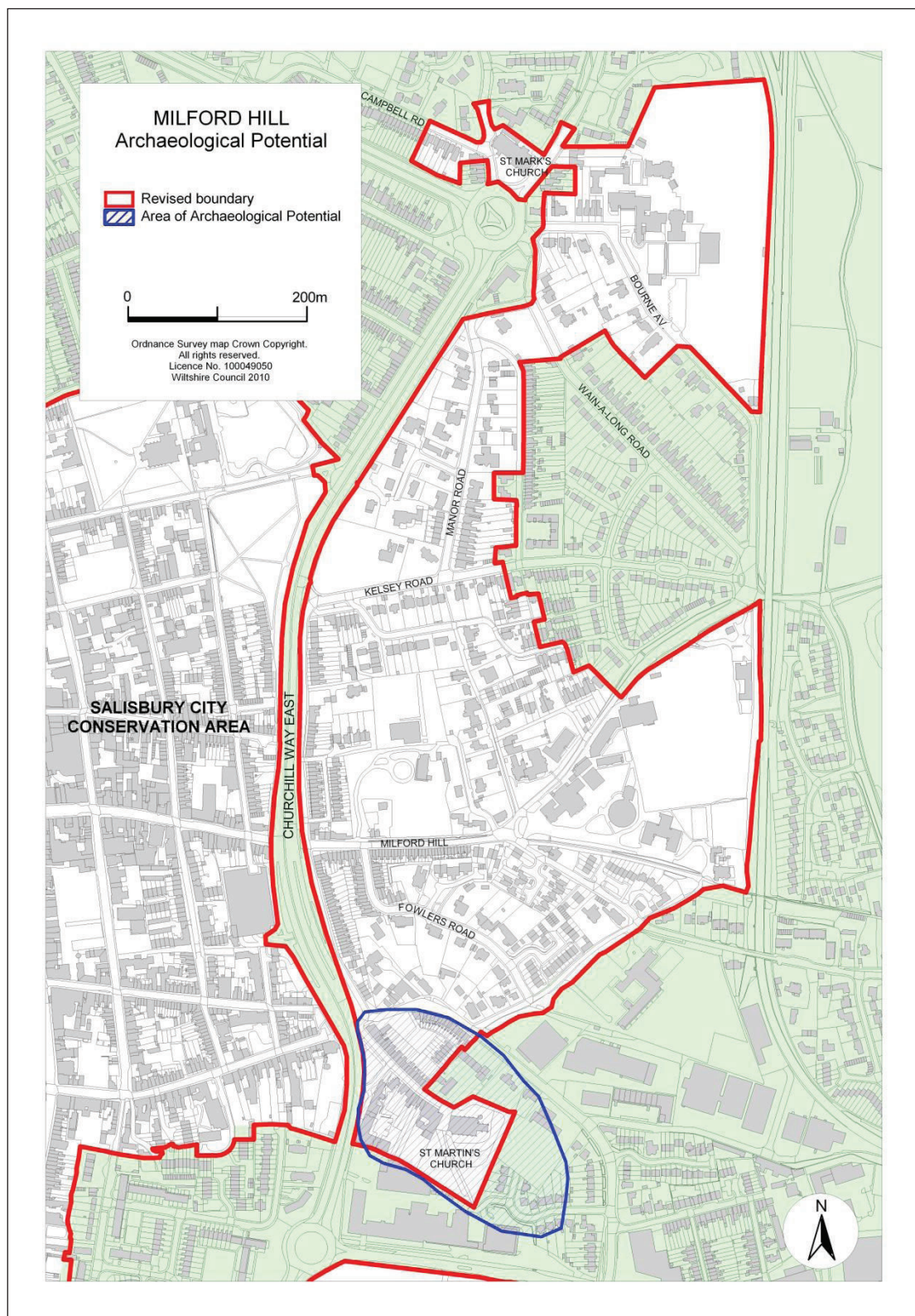


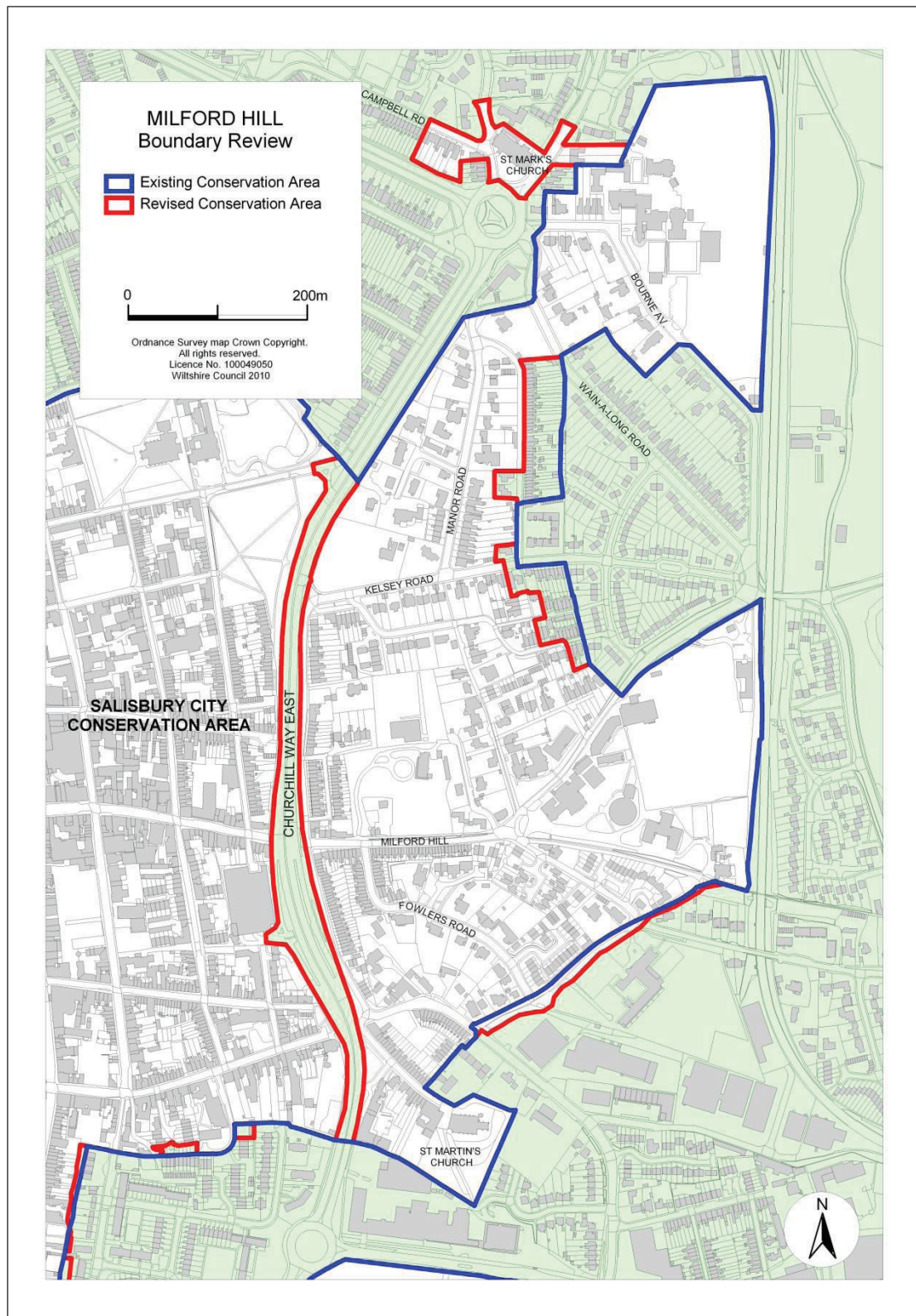
Figure 7. Ordnance Survey circa 1919

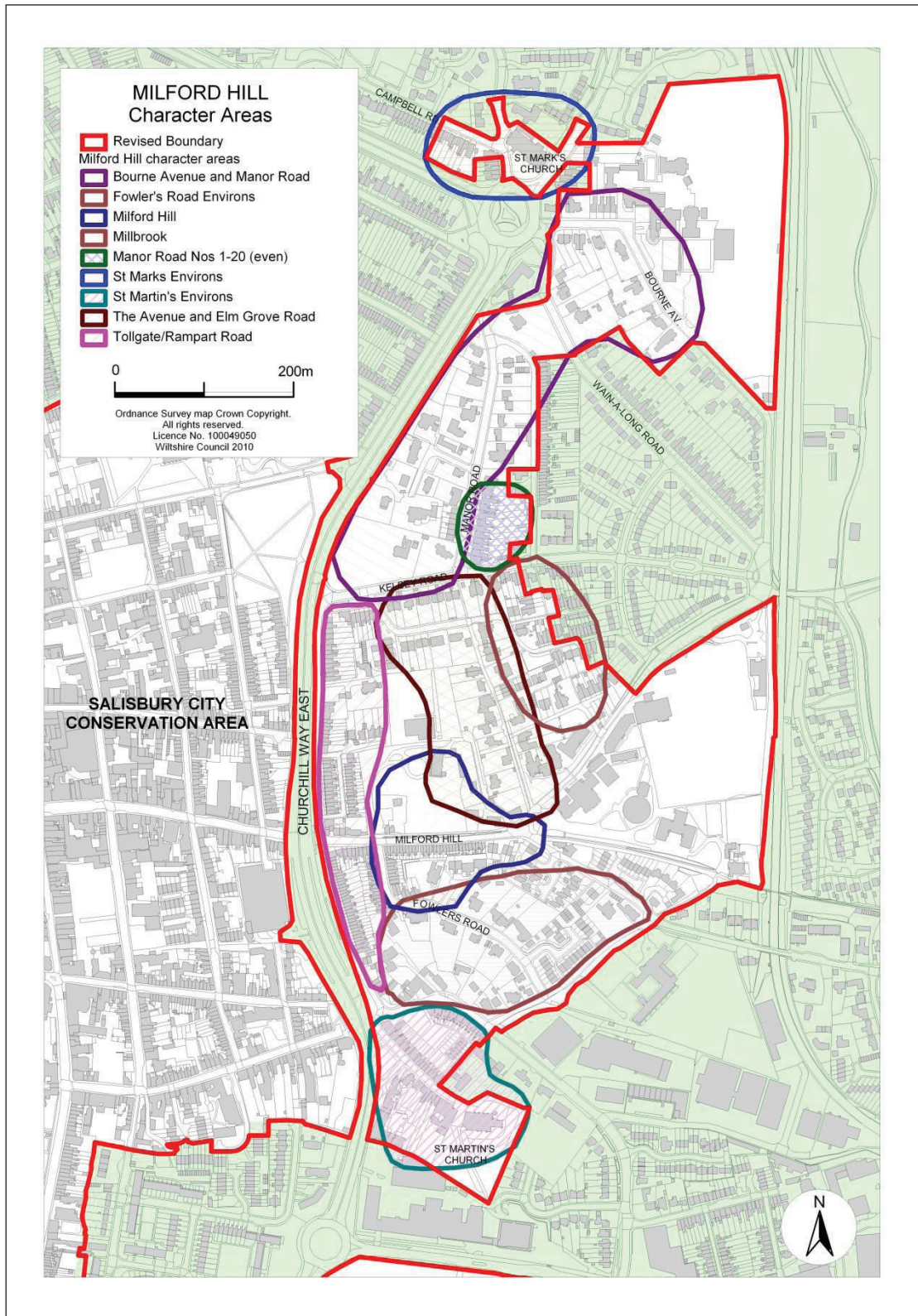


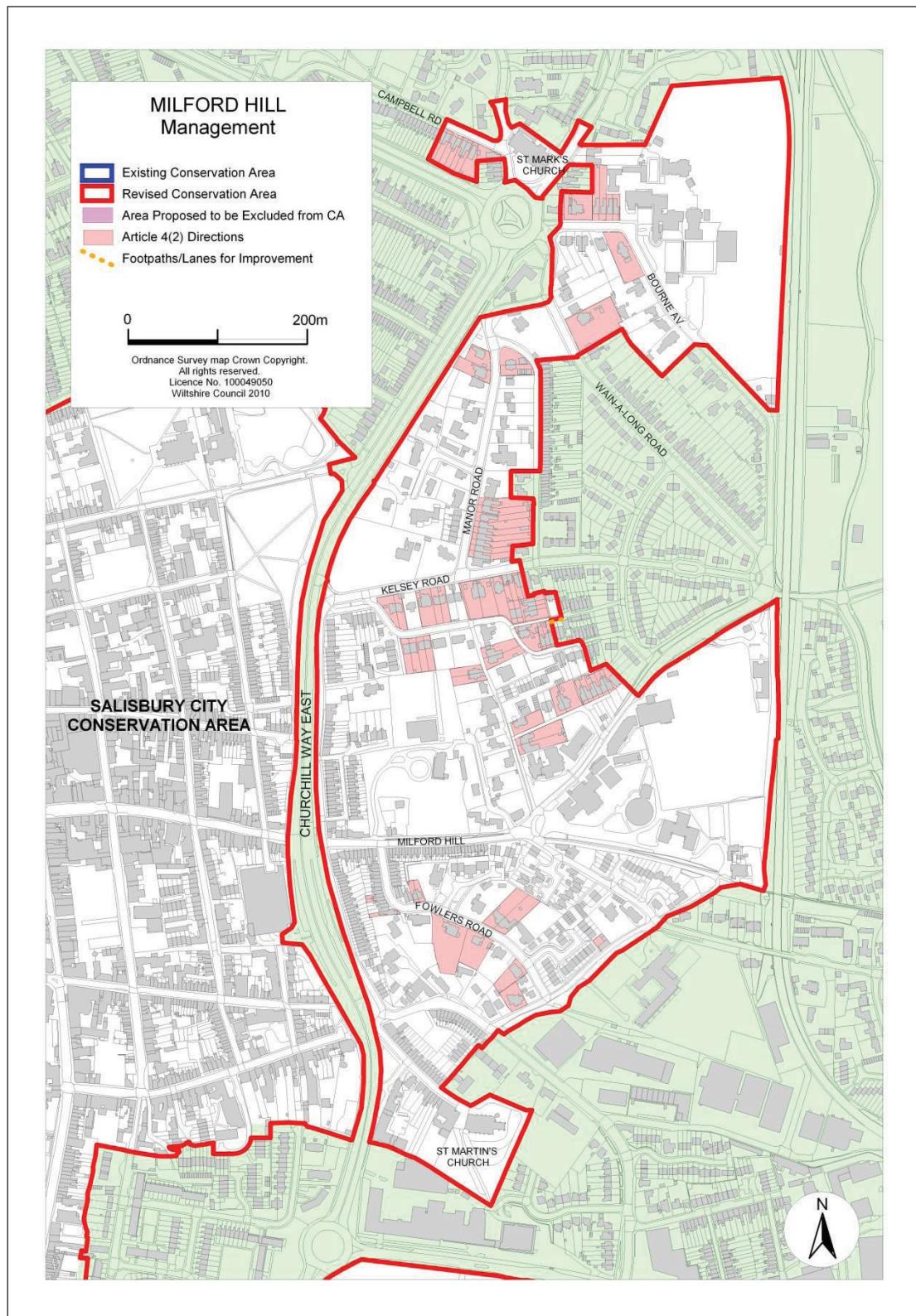
Figure 8. Tithe apportionment map 1840.

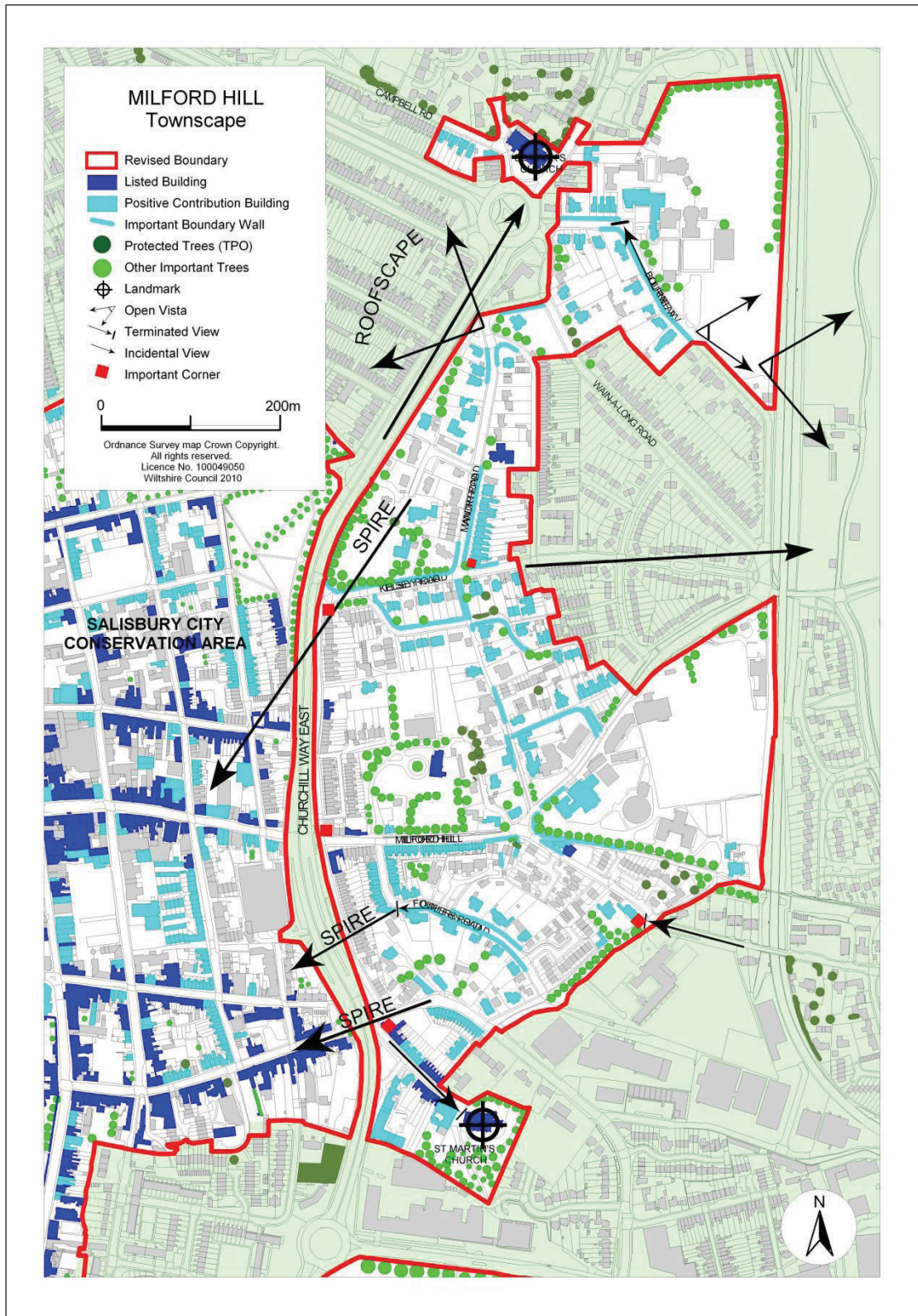
Appendix D – Schematic maps











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City of Salisbury Conservation Area Appraisal and Management Plan

Final draft May 2012

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Executive summary

Salisbury conservation area was formed by the amalgamation of a number of conservation areas (original designation dates are in brackets):

Salisbury City Centre	(17.03.70)
Fisherton	(01.06.76)
St Martin	(01.06.76)
Harnham	(24.10.84)
Milford Hill	(24.10.84)
Old Manor Hospital	(24.10.84)

The amalgamation to form the Salisbury conservation area took place on 7 February 1990.

The key characteristics of the Salisbury City conservation area are:

- a spectacular semi-rural landscape riverside setting comprising water meadows and tree-lined slopes of the surrounding valleys
- a medieval street pattern of grids surrounded by Victorian suburbs
- survival of the historic building plots (burgages) of the thirteenth century
- medieval timber-framed buildings, many of which have been re-fronted with brick and render in the Georgian Period
- the high quality representation of architectural styles, materials and finishes throughout the city
- The varied use of materials – brick, timber, mathematical tiles, and tile hanging to disguise and historically upgrade timber framed buildings.
- Medieval rooflines in old red clay tiles (often seen behind later facades; revealed to rear elevations).
- A dynamic Market Square, host to two weekly markets since the thirteenth and fourteenth centuries.
- Georgian frontages - traditional sash windows, classical doorcases or doorhoods, cornices, parapets and plat-bands.

- Views to the Cathedral – cultural/artistic (through nationally acclaimed paintings and artists), processional, accidental and terminated views.
- Cathedral Close with its building history spanning eight centuries of planning and architecture.
- A dynamic positive tension between the spiritual and the commercial sectors of the City.
- Green spaces of high quality particularly to the riverside.
- The presence of trees in the streetscape.

The summary of recommendations for the City of Salisbury Conservation Area arising from this document follows:

- It is proposed to disaggregate the conservation area into four separate conservation areas:
 - City of Salisbury
 - Milford Hill
 - Britford
 - Old Manor Hospital
- conservation area appraisals and management plans have been produced for the four separate areas
- two additions to the conservation area have been recommended; inclusion of the train station, and the section of the River Avon adjacent to the central car park
- twelve small areas are recommended for potential Article 4 Directions – withdrawal of permitted development rights
- there are a number of proposals for enhancement relating to the negative areas identified in the appraisal
- the identification of five grade II Listed Buildings at Risk
- historic paving has been highlighted as a key issue in the conservation area
- a summary of the ‘Streets for All’ audit undertaken by the Salisbury Civic Society should form part of the recommendations of the management plan
- an audit of trees in line with recommendations contained in the management plan.

Part I: Introduction

1.0 Background to the appraisal

- 1.1 There are 70 conservation areas in south Wiltshire covering historic settlements and small villages. A conservation area is described in the Planning (Listed Buildings and Conservation Areas) Act 1990 as: “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.2 Conservation areas are designated by the council and designation is the recognition of an area’s special qualities, which the council intends to safeguard as an important part of the county’s heritage. It is an area’s collective architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.
- 1.3 Conservation area designation allows for strengthened planning controls, gives protection to trees, and provides control over the demolition of unlisted buildings.

2.0 Planning policy context

- 2.1 The council is required by legislation to periodically review their existing conservation areas. An appraisal of each area is therefore required in order to identify the particular attributes that make each conservation area special. Guidance is provided to councils by English Heritage in its publication Guidance on Conservation Area Appraisals and its companion document Guidance on the Management of Conservation Areas, both published in August 2005.
- 2.2 There is also guidance from central government in the National Planning Policy Framework 2012 (chapter 12), which stresses the need for local authorities to consider whether their conservation areas continue to merit designation and to consider means to preserve and enhance them.

- 2.3 The former Salisbury District Council encapsulated the broad principles of the government guidance in its local plan policies (saved policies CN8-CN17, Appendix 3 of the South Wiltshire Core Strategy – adopted by Full Council on 7 February 2012). Planning applications that affect the character of the conservation area should be considered on their individual merits and in the light of the Core Strategy saved policies, and take into account all other material considerations. The appraisals and management plans are used to guide and inform the decision-making process.

3.0 Purpose and scope of the document

- 3.1 Conservation area appraisals and management plans are seen as the first steps in a dynamic process, the aim of which is to secure the preservation and enhancement of the character and appearance of conservation areas and to provide a basis for making decisions about their future management.
- 3.2 Each appraisal and management plan aims to:
 - identify those elements of the conservation area which contribute to its character
 - identify elements which detract from the character.
 - propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.

Part II: Appraisal

4.0 Location and setting

- 4.1 Salisbury sits near the confluence of five rivers, with the wider setting formed by the rich chalk lowlands of Wiltshire. The watermeadows to the south of the city have historically played a key role in the internationally significant landscape context of the city.
- 5.0 Historic development and archaeology
[see Appendix A for maps]
- 1611 Speed's Plan of Salisbury
- 1751 William Naish's Map
- 1773 Andrew's and Dury's Map
- 1810 Andrew's and Dury's Map
- 1820 James Easton's City Plan
- 1881 First Edition (OS 25'')

Historic background

- 5.1 Salisbury is probably one of the best known medieval planned towns in the country. The town and cathedral were moved from the hill-top site adjacent to the castle at Old Sarum in the thirteenth century. In reviewing the development of settlement in the Salisbury area, Old Sarum provides the obvious starting point.
- 5.2 In the Iron Age, a large hill-fort occupied the hill-top and probably served as an administrative centre for the area. In common with other important hill-forts in the Wessex region, the hill-fort became the focus for several Roman roads and a settlement called Sorviodunum developed close to the hill-fort, probably in the area of the village of Stratford-sub-Castle. The defences of the hill-fort may have been brought back into use in the post-Roman period and Old Sarum is almost certainly the site of a battle between the British and Saxons in the mid-sixth century, recorded in the Anglo-Saxon Chronicle as being fought at Searoburh.
- 5.3 Whilst there is little archaeological evidence of Saxon settlements, the presence of a number of inhumation cemeteries along the river

valleys indicates that there were settlements nearby. The threat of Viking attacks in the area in the late ninth century meant that Old Sarum became a place of refuge for the local population. It is specifically mentioned in the Anglo-Saxon Chronicle in the description of the Danish attack on Wilton in c.1003. After that date the Wilton mint moved to Old Sarum and coins continued to be struck there until the reign of Henry II.

- 5.4 At the Norman Conquest, Old Sarum had become an important defensive and economic centre, with a castle founded by William I and a civil borough probably located outside the defences. The borough lay within a large estate owned by the Bishop of Ramsbury and Sherborne that extended from Woodford in the north to the confluence of the Avon and the Bourne in the south. Whilst the Domesday Book simply refers to this estate as 'Salisbury', there were a number of settlements within the estate, including Stratford-sub-Castle, Milford, and settlement around the church of St Martin's known as 'the old town'. There may have also been some settlement close to the Bishop's Mill on the western edge of the estate. Settlements also existed on adjacent manors at Fisherton Anger and East Harnham.
- 5.5 In 1075 the seat of the Bishop of Ramsbury and Sherborne was moved to the Borough of Salisbury and a cathedral church was completed by 1092. The cathedral and monastic precinct initially lay outside the castle defences within the area of the earlier hill-fort, but during the episcopacy of Bishop Roger (who had obtained custody of the castle) a wall was built on the line of the inner rampart, enlarging the castle to include the cathedral precinct. This action proved to be a source of friction between castle and clergy, eventually resulting in the removal of the cathedral from the hill-top to a new site in the valley.
- 5.6 Conflict between the castellan and the clergy is traditionally cited as the main factor in the relocation of the cathedral and the foundation of the town, but Old Sarum was clearly a difficult location for a major settlement and monastic site where even water had to be brought in. Economic factors were probably also instrumental in the decision to move. In the years around 1200, England saw a boom in new town foundations and the Bishops of Winchester were one of the principal founders of new towns in the south (including a new

borough at Downton, just a few miles south of Salisbury). A new town provided the bishop with the opportunity to create a larger, more convenient site for the cathedral and to develop a market centre free from interference by the castle, where more trades and industries could flourish and so maximise rents and tolls. The idea to move the Cathedral appears to have been approved by Richard I in the 1190s, although lack of money and turbulence in church and state during the reign of King John prevented the plans being implemented. Despite this, discussions continued in chapter, and plans appear to have been developed for the buildings of the Close by 1213. In 1217, the year following the death of John, the Pope authorised the transfer of the cathedral to its new site in the meadows alongside the River Avon.

- 5.7 Work began on the new church in 1220 and a licence to hold a market was granted the same year. The following year New Salisbury was granted an annual fair. In 1225, the bishop granted a charter setting out the conditions of tenure in the new city. The plots, about 50ft wide and 115ft long, were to be held by what amounted to burgage tenure (although it was not described as such in the charter) for the rent of 12d a year.
- 5.8 The city grew rapidly and a number of ecclesiastical buildings and complexes were built in the thirteenth century including: the chapel of St Thomas à Beckett at the west end of the market place; St Nicholas' hospital to the south of the precinct; a chapel on a small island in the river near Ayleswade Bridge; the church of St Edmund's at the north east edge of the city; De Vaux College (an academic institution associated with the Cathedral, near St Nicholas' hospital); a Franciscan friary at the south-eastern edge of the urban area; and a Dominican friary across the River Avon from the Bishop's Mill. Small suburban areas developed, principally alongside the road towards Wilton in the manor of Fisherton Anger, and south of Ayleswade Bridge in Harnham.
- 5.9 By 1377, Salisbury ranked sixth amongst the provincial towns of England. This prosperity was built on the wide range of trades and industries carried out in the city, but wool and cloth were the predominant factors in creating the town's wealth. Salisbury's economic prosperity lasted until the early seventeenth century when the cloth trade declined and the city was described as a 'place of squalor, poverty and plague'. For the next 200 years the population

of the city was impacted upon by plague reducing the populace but with an immigration of people from local villages maintaining an equilibrium (with some fluctuation). During this period the inns of the city were probably the most prosperous element of the economy, although industries such as lace making, leather working (including boot and shoe making) and cutlery making developed.

- 5.10 By the beginning of the nineteenth century the city had hardly spread beyond its medieval limits, although whether this was due to a lack of demand for expansion or was a reflection of the lack of available land for development is unknown. Some of the earliest nineteenth century development on the edges of the city occurred south of St Ann Street in the Friar's Orchard, and on the west side of the Avon beyond Fisherton Street. It was not until the second half of the nineteenth century that development commenced to the north and east of the historic core. Little development occurred south of the Avon until the twentieth century.

Settlement plan

- 5.11 The layout of New Salisbury was on a scale far grander than most other new town foundations of the late twelfth and early thirteenth centuries. The streets of the town were planned to create a grid; possibly reflecting the demand for property or the expected size of the city although Salisbury's grid does not have the high degree of regularity seen in some other green field town foundations of the period. This is partly explained by the presence of existing routeways that crossed the site, and the desire to accommodate water courses in some streets. There was an east-west road between Wilton and Winchester now represented by Milford Street, and a north-south road that took a line close to that of Castle Street and High Street continuing south through the precinct, passing close to the west front of the Cathedral. This route was clearly not intended to be the main thoroughfare as the present day Endless Street/Queen Street/Catherine Street was formerly known as 'High Street'.
- 5.12 The intention to provide a water supply running in channels along the centre of many of the streets would also have meant that the layout plan was dependent upon contours and gradient. Two deeper water channels were also constructed. Town Ditch flowed along

Milford Street before turning south to flow towards the marsh of Bugmore, then turning eastwards close to the northern boundary of the Franciscan Friary. Close Ditch bounded the monastic precinct on its northern and eastern sides.

Archaeological potential

- 5.13 Salisbury has been the subject of numerous archaeological excavations and watching briefs, the majority of which have been undertaken since 1980. The city is extremely fortunate in having had its standing buildings extensively studied and recorded by the Royal Commission on the Historical Monuments (England), published in three volumes – The City (RCHME 1980), The Houses of the Close (RCHME 1993a) and Salisbury cathedral (RCHME 1993b). The work to date has shed considerable light on the early history of the city and its subsequent development. Salisbury has also been the subject of an English Heritage-funded Extensive Urban Survey which collated the known archaeological record for the city and made an assessment of its archaeological potential (Cave-Penney, 2004).
- 5.14 Although there have been many excavations in the city, this work has not been spread evenly across the urban areas. Almost half of the chequers, including some of the most important areas at the centre of the city around the market place, have not been subject to any archaeological research. Equally, there is little archaeological information on many of the ecclesiastical sites in and around the city (with the exception of the cathedral), and the full extent of the defences of the city is not understood.
- 5.15 Whilst Salisbury benefits from having a well documented history, there remain some issues that can only be resolved through archaeological excavation, for example clarifying the date of the construction of Town Ditch and Close Ditch. The low-lying nature of the site of the city and the importance of water management in the early phase of urban development means there is good potential for water-logged deposits to be encountered in excavations. Such deposits can mean the survival of artefacts and materials that do not normally persist; such as wood, leather and textiles. The relatively high water table would also have had a positive impact on the survival of archaeological deposits because it has discouraged the construction of cellars although it is known that most buildings around the market square had (and have) semi-basements.
- 5.16 Archaeological excavation can also shed further light on the origins of the settlements that pre-date the foundation of the city, and help chart the changes these settlements experienced as the city flourished. The discovery of Saxon burials in two locations to the north-east of the city centre also raises the possibility that there were other, unrecorded settlements in the vicinity in the Saxon period. Stepping further back in time, the landscape around the city is rich in prehistoric monuments, and by the Roman period the landscape was intensively settled and farmed. The potential for prehistoric settlement to be found on the gravels alongside the river is considered to be high.
- 5.17 With the exception of sites where it is known that development has completely destroyed any archaeological deposits, it is considered that the city has high archaeological potential. Salisbury is one of a small number of planned medieval cities that rapidly grew to fill most of its grid of streets, and consequently the archaeology of the city is considered to be of national importance. The preservation of archaeological deposits in-situ should be achieved where mitigation is possible. Otherwise an appropriate level of excavation and recording should be secured. Any works which affect the special architectural, archaeological or historic interest of the cathedral and precinct require the consent of the Cathedral's Fabric Commission for England, who must obtain the advice of the Fabric Advisory Committee and English Heritage. This includes works that otherwise would not require planning consent.
- 5.18 Whilst many of the standing buildings of the city have been recorded, it is probable that for most buildings there are areas of historic fabric that have not been recorded. Later alterations are likely to have obscured or obliterated significant features or details that will enhance the understanding of the construction and development of the building. Any alterations to historic buildings should be complemented by recording to support the understanding obtained by the RCHME and other work to date. Even small interventions can reveal details that can answer questions or aid the understanding of the development of a building.

Summary of key historic influences

- 5.19 The key historic characteristics of the City of Salisbury are:
- the construction of the cathedral in the thirteenth century
 - the development of the high status houses of the canons of the cathedral within The Close
 - the creation of a large new city based on a grid of streets – the chequers (although the layout incorporated some pre-existing route-ways) and regular burgage plots
 - the provision of a large market place at the heart of the new city with two weekly markets and an annual fair operating since the thirteenth century
 - the provision of running water along the centre of most of the streets of the new city necessitating the slightly irregular grid of streets to utilise the natural gradient.
 - the construction of high quality timber-framed buildings including inns, merchants' houses and guildhalls, several of which survive
 - the 'Georganisation' of many buildings in the eighteenth century
 - the construction of a number of high quality Victorian buildings especially to the Market Square area.

6.0 Spatial analysis – overview

Overview of the character of the conservation area

- 6.1 The present conservation area boundary comprises three broad areas of character type. These are:
- historic core
 - the Suburbs (with earlier origins)
 - landscape setting (watermeadows)
- These broad areas (summarised below) have subsequently been divided into fourteen sub-areas.
- 6.2 It is important to appreciate the origins of Salisbury as a planned city. It lies within a manmade landscape setting; the watermeadows, and is striking in its human scale. It is walkable and eminently legible given its grid of streets and distinctive landmark (the Cathedral spire).

Historic core: The Close and the chequers

- 6.3 The historic core of the conservation area consists of two principal areas each with a distinct character; the quiet formality of The Close, and the busy commercial and residential area set within the medieval grid of streets. Both of these areas are significant for their quality and the special interest of the built environment.
- 6.4 The Close has at its heart the cathedral, surrounded by a series of grand houses ranging in date from the thirteenth to the eighteenth century. These are bounded by the medieval precinct wall to the east, south and north and entered via one of three medieval gates. The spire of the cathedral serves as a focal point for many views within the city and for miles around.
- 6.5 Within the slightly skewed grid of streets, laid out at the time of the foundation of the city in the early thirteenth century and largely dictated by the inclusion of watercourses fed by the river, there is a wealth of architectural styles and materials. Many medieval timber-framed houses, shops and inns have been re-fronted in the Georgian period but their scale and idiosyncrasies (irregular fenestration, jetties, parapet eaves lines with steep tile roofs behind), all make a valuable contribution to the character and appearance of the conservation area, providing numerous examples of outstanding townscape quality which are characteristic of the city.
- 6.6 The street pattern and the numerous surviving historic buildings give the city a strong sense of historic character. However, there has been a relatively high degree of twentieth century development within the chequers, not all of which makes a positive contribution to the character of the city.
- 6.7 It should be noted that the ring road (Churchill Way) is an uncompromisingly modern barrier forming part of the eastern edge of the conservation area and severing some historic areas from each other (for example St Martins Church environs and St Ann Street). This has fundamentally changed the way the city is perceived and experienced by visitors. Similarly, but less intrusively the railway provides (in part) a clearly defined boundary to the north and northwest.

Fig 1

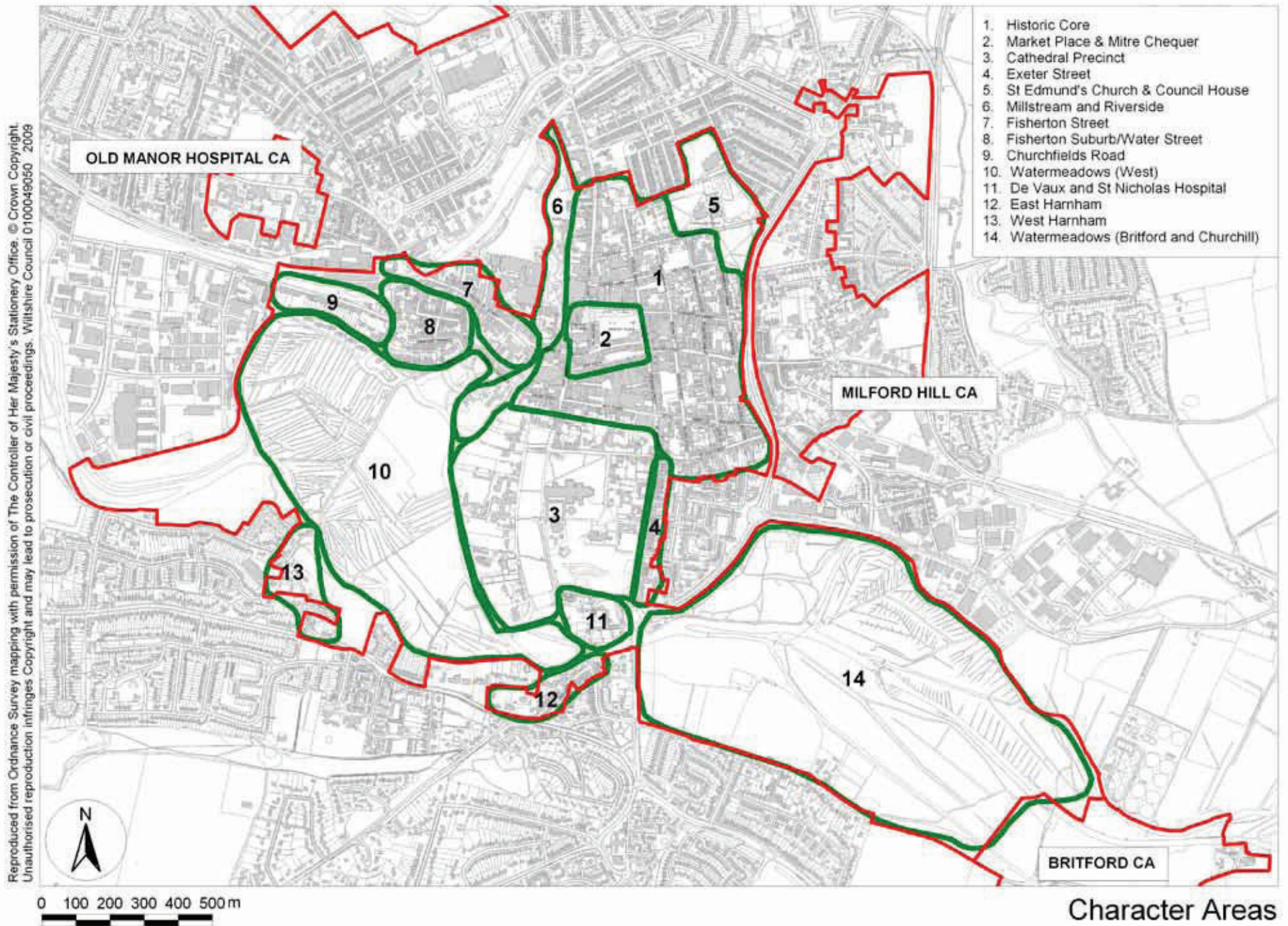


Fig 2



The suburbs

- 6.8 One characteristic feature of the city is its mix of uses and survival of independent shops and services. This is most evident in Fisherton Street. The street has a strong Victorian character overlaying its medieval origins. It offers a different retail experience to that of the central core (with the exception of Winchester Street which still retains a strong character of independent shops) although many of the niche Fisherton Street shops have closed during the current recession.
- 6.9 Supporting Fisherton Street is a Victorian grid of relatively narrow streets with terraced housing, corner shops, a public house and a church.
- 6.10 To the south of Ayleswade Bridge is the suburb of East Harnham. This area was built up in the medieval period at the crossing of the river, and has sixteenth, eighteenth and nineteenth century buildings lining the streets. The overall impression however is of a Victorian suburb with terraces (presently outside the conservation area) making a very positive contribution to the street with their stone bays and detailing. This area also comprises houses, shops and public houses.

Landscape setting

- 6.11 The iconic status of the spire of Salisbury cathedral is a national embodiment of England's heritage. The combination of topography, the mature trees of the river valley (particularly the trees of Harnham Hill and Milford Hill) often manifesting as a tree-lined horizon almost continually around the city, watermeadows and architectural achievement gives the city of Salisbury its special character and sense of place (Figure 2).
- 6.12 The wider setting of Salisbury is formed by the rich chalk lowlands of Wiltshire. The convergence of five river valleys means that water historically, and currently, plays a key role in the landscape context of the city.
- 6.13 The management plan identifies a number of key strategic view corridors which capture the essence of this small cathedral city.
- 6.14 A number of other historic churches occupy the city and tell their

own story with regards to its development. It is the relatively modest and consistent scale across the city which makes the cathedral such a dominant landmark and provides memorable townscape from both a distance and in the immediate context of the street.

- 6.15 Figure 03 illustrates key viewpoints from outside the conservation area from which the spire of the cathedral can be observed. This ranges from the long views looking north towards the city from the valley, to the shortened views from Milford Hill environs, and the historically poignant views from Old Sarum across open areas of land which have historically been the subject of development (and subsequently returned to open countryside), culminating in the planned city seen today on the valley floor.
- 6.16 In addition to the wider landscape setting, it is important to appreciate how the countryside weaves its way into the heart of the city. Early seventeenth century watermeadows encircle the southern half of the city and the gardens of the grand houses of The Close back onto these, forming an almost seamless connection with these historic waterways.

7.0 Character areas within Salisbury city conservation area

Introduction to the 14 character areas

- 7.1 Conservation areas are designated for their special character, but within a conservation area there are likely to be zones which are varied in character but contribute to the whole. It is important to define these 'sub-areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more easily understandable and user friendly document.
- 7.2 It should be noted that whilst fourteen sub-areas have been identified (Figure 01 – Character Areas Map) it is also important to appreciate the cohesion of the whole conservation area, particularly in relation to views into and across the city, which should always be considered when addressing the character of the Salisbury city conservation area.
- 7.3 Each character area analysis is based on and makes reference to the following: form (cohesiveness – why is this a character area); scale

and building line; significant groups of buildings; materials; principal views towards the cathedral as well as local views of importance; and local features relating to the Salisbury vernacular or that particular sub-area.

- 7.4 Each character area has a townscape map which has designations (listed buildings and buildings which make a positive contribution towards the character or appearance of the conservation area), important strategic views (city defining views which include those to the cathedral and others) and local views; those which are important in the immediate locality and contribute towards character and appearance. Within the chequers area given the complexity and variation of townscape quality and character each chequer has a townscape map. The townscape maps also identify negative frontages (those considered to detract from the character or appearance of the conservation area, dead frontages (those which do not contribute to the active character of the street) and missing frontage, those areas where there should be emphasis on reinstating the building line to help reinforce or re-define sections of the townscape.

The character areas

1: Historic core (including the chequers)

- 7.5 The complexity of this sub-area and its unique character has necessitated a rigorous and more robust analysis of its subtle and ever-changing character than might usually have been required within a sub-area study. The area has been surveyed methodically to provide an understanding of the following elements in relation to each chequer:
- Scale
 - Uses – e.g. shopfronts
 - Historic grain
 - Unbroken frontage
 - Access to internalised spaces

- Trees
- Gardens
- Car parking (internally)
- Materials (predominant)
- Materials (other) distinctive to chequer
- Local features
- Condition (generally; categorised as excellent, good, fair, poor or very poor).

- 7.6 The results of the analysis of each chequer is presented in tables below, together with a brief note giving information on the historic character of the chequer based on standing buildings, documentary sources and archaeological investigation. The chequers are presented in alphabetical order.
- 7.7 The chequers have a distinct character derived from their rigid medieval grid pattern layout. Historically they comprised a roughly square or rectangular perimeter block of development, with buildings lining the four edges facing inwardly onto the road or lane. The development and subsequent remodelling of plots varied in scale, depending on their proximity to the market place or the principle routes through the city. The name ‘chequers’ suggests that the analogy with the chess board was not lost on the medieval town planner. A number of medieval buildings survive within the chequers. These buildings, or remnants of them, are often found behind later facades of brick, render or tile hanging (see Figure 121).
- 7.8 There is a hierarchy within the chequer layout, centred on the medieval market square (and its present derivative). The scale of built form and the intensity of building (consistent, uninterrupted building lines) radiates from the market place. Figure 04a-d shows a series of sections taken to the north and south of the market place. They are intended to show the hierarchy of development across the chequers character area. The chequers towards the commercial centre of the city are densely developed. This falls away dramatically on travelling east. Of note is the clear breakdown in the townscape where a building is absent to the edge of a chequer.

Fig 3

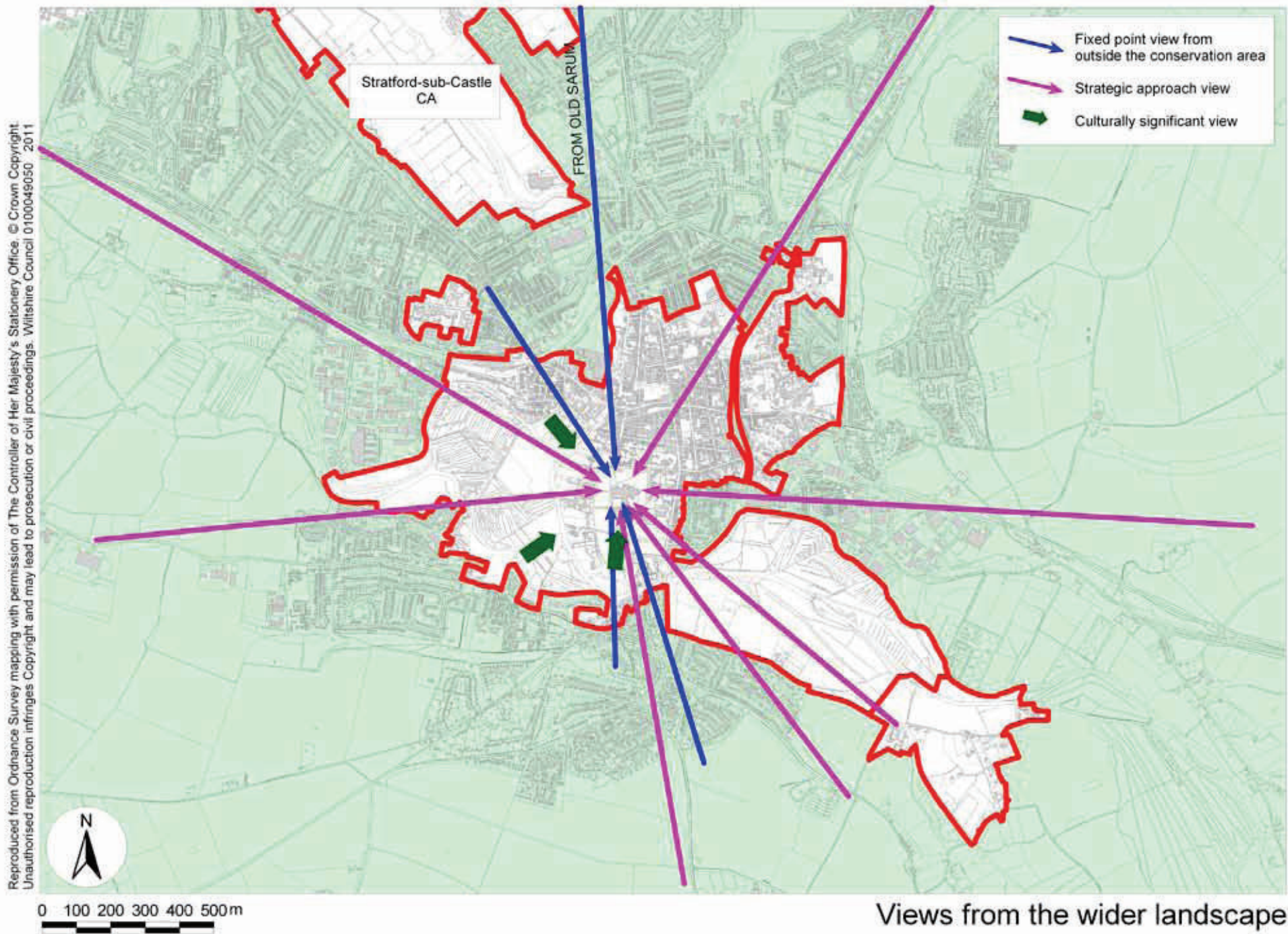


Fig 4a

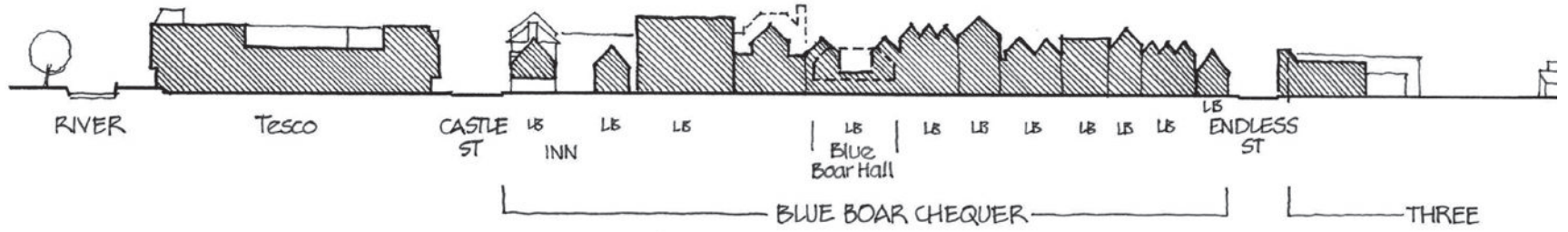
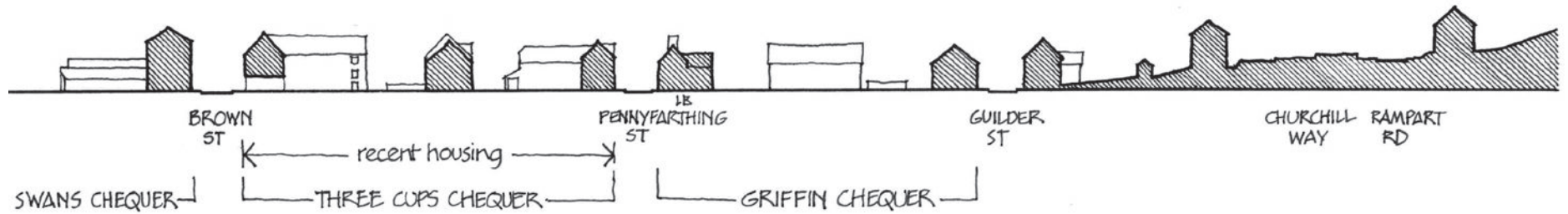


Fig 4b



Page 90

Fig 4c

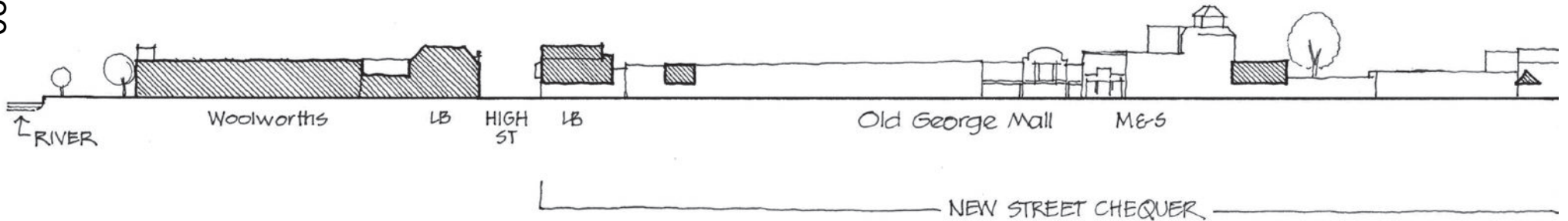
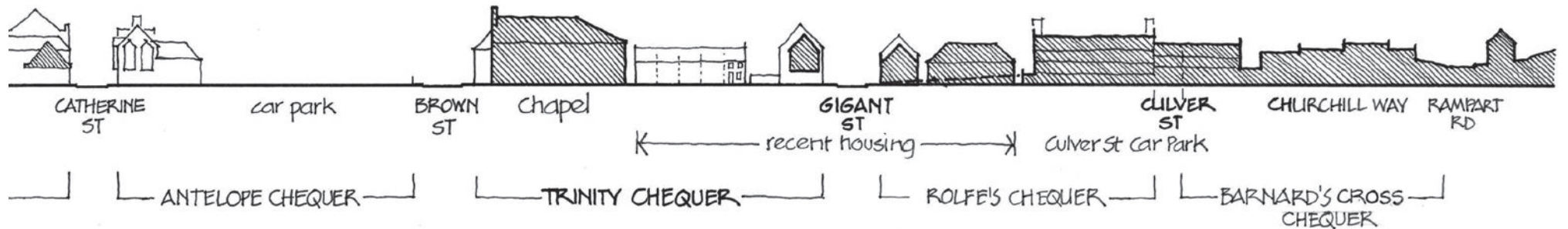


Fig 4d



7.9 Within the individual chequers seen today there is some variation in extent of enclosure (building lines) to the street and in scale. The scale of one side of some of the chequers can vary from two, to four and a half storeys. It should be noted that the tallest buildings are not always found at corners. However, the corner plots to each chequer are very important and some still retain the public house after which the individual chequer was named. A good example of this is the White Hart Hotel to the north-west corner of the chequer of the same name. The present building dates from c1820, however an inn of this name existed on the site in 1635.

7.10 Most of the chequers are given over to parking to the centre. There are some survivals of earlier buildings; stables, outbuildings and even houses, built along the alleys which led off the main street. Good examples of these can be found in the Blue Boar (Figure 5) and Cross Keys chequers, north and east of the Market Square respectively.

7.11 Both the scale of the chequers and the mix of uses varies as one travels out from the market place. The further one goes, use becomes predominantly residential and less mixed. The survival of shops, shopfronts and public houses are an important part of the distinct character and vitality of individual chequers.

7.12 The following is a summary of the key characteristics of the chequers:

- consistent building lines to back of pavement;
- important corner buildings but not over emphasis (in terms of scale) of corners;
- a mix of uses and survival of nineteenth century shopfronts;
- survival of early outbuildings, stables and houses within the core of individual chequers;
- a limited survival of private gardens and urban trees within the chequers.

Figure 6 provides a key to the chequer names.

7.13 The character area is divided into the following chequers with the relevant page number in brackets.

Antelope (page 19)

Black Horse (page 22)

Blue Boar (page 25)

Cross Keys (page 28)

Gore's (page 31)

Griffin (page 34)

Marsh (page 37)

New Street (page 40)

Parson's (page 43)

Pound (page 46)

Rolfe's (page 49)

South East (page 52)

Swayne's (page 54)

Three Cups (page 57)

Three Swans (page 59)

Trinity (page 62)

Vanner's (page 64)

White Hart (page 67)

White Horse (page 70)

7.14 There are also a series of peripheral areas which are described within this character area as they have a direct relationship with the chequers and form an integral part of the historic townscape. These are as follows:

- West of St Edmund's Church
- West of High Street
- North end of Endless Street
- East of Greencroft Street
- Crane Street, south
- New Street, south
- St Ann Street
- Castle Street

Fig 5



Townscape summary of the historic core

- 7.15 The historic core which includes the market place, a series of peripheral areas which contribute to the chequers plan and the grid layout of the chequers themselves (see Figure 06 – key to chequers) provides a highly structured, and in places rigid, townscape. This character area comprises very well-defined street layouts and spaces for example, the market place and Greencroft to the north-east. There is a very clear hierarchy which is complemented by uses and connectivity, such as the distinctive character of Winchester Street and Milford Street with their mix of independent retailers, restaurants and hotels as opposed to the quiet residential character of Gigant Street or Love Lane.
- 7.16 There is much variation in scale and the summaries of each chequer will help in defining the particular scale of the development to each street. This must also be considered in terms of the scale of the adjacent chequer, which in itself can provide for interesting and varied townscape. Take for example Pennyfarthing Street to the east side of Black Horse Chequer, which is consistently two-storey residential, mostly late Victorian houses to the east but to the west is partly two and a half to three-storey townhouses and some modern development. This dynamic and varied scale, which also includes some consistent sections of street development of Victorian terracing, forms an important part of the character and appearance of this part of the conservation area.
- 7.17 The building line is predominantly to the back of pavement almost throughout. Some buildings are set back but they are in the minority. This consistent enclosure to the streets, forming part of and enclosing the all important views along and between chequers, is a vital part of the character and appearance of the historic core and its chequers.
- 7.18 Within most of the chequers the buildings form the four edges of each of the perimeter blocks form a group of considerable importance. Any change to one building is going to affect the setting of many others. Buildings to one side of a street will also form groups with those to the opposite side which will be in different chequers. There are also important groupings of buildings to corners where up to four chequers will be affected by changes to the character and appearance of one of the corner buildings or sites. Occasionally, boundary walls form some sections of the enclosure to chequer perimeter blocks. Where the walls are of a traditional construction they will inevitably form part of a group with adjacent buildings or just the building for which the wall forms part of the enclosure to a garden (or former garden space). The exceptions are Barnard's Cross Chequer and Rolfe's Chequer. Barnard's Cross Chequer has virtually disappeared, replaced by the ring road (Churchill Way East) and the access road to Culver Street multi-storey car park. Rolfe's Chequer has lost the entire eastern side and part of the chequer to the Culver Street car park so that it is no longer possible to walk the entire perimeter of the chequer.
- 7.19 The buildings surrounding and within the market place form a group of considerable architectural and historic interest with most either statutory listed or making a positive contribution towards the character and appearance of the conservation area. Often unlisted buildings will complement and form groups with statutory listed buildings both within the market place and throughout the historic core.
- 7.20 There is a very wide range of materials to the historic core (see also Section 9.0). The use of the red/orange handmade brick is marginally dominant but is often painted or rendered (usually cream or white in colour). There is also a mix of red/orange handmade clay tiles which give a rich and undulating texture to the roofs. Equally present are natural slate roofs. This unstructured variation and mix of materials is an intrinsic part of the character and appearance of the historic core. The individual chequers' townscape summaries provide some indication of where a particular material is dominant and so could be said to characterise a street or block, but this is rarely consistent anywhere within this historic core. In townscape terms a varied material use is important as it enhances the sense of a planned city with plots defined not only by buildings of varying periods and architectural styles but also by the use of differing materials within those defined periods and styles, for example, the use of stone for many of the grander public buildings within the historic core. In long views between chequers, chimneys, oriel windows and variations in the roofscape (parapets and gables to the street side by side) can have a very dynamic and active effect on the richness of the townscape and bring a very attractive architectural rhythm to the street.

- 7.21 The rigid city plan and well-enclosed streets with consistent building lines lends itself to numerous and constantly changing local views along streets and lanes. These are often terminated by buildings of varying degrees of quality. Perhaps one of the best examples is looking south along Love Lane between Marsh and Pound Chequer into St Ann's Street where the view is very successfully terminated by Vale House, No. 44 St Ann Street. There are other good examples throughout the character area. In addition, there are strategic views across the chequers to key buildings and landmarks. These views help orientate the traveller and provide a sense of the intimate scale of the city as it is often possible to gain a view to one or more key landmarks (such as the spire of the cathedral or St Edmund's Church to the north) to gauge distance and proximity to other parts of the city.
- 7.22 Throughout this character area, there are individual elements of key local distinctiveness. This includes: the use of regional timber-framing techniques which still survive, oriel windows at first floor (a very locally distinctive architectural feature), doorcases, boot-scrapers, decorative window surrounds, architectural lettering, carved brackets to windows, parapets and doors and decorative ironwork¹.
- 7.23 There follows a detailed break-down of the Historic Core Character Area by chequer.

Vanner's Chequer (Figure 7)

Heritage Assets

- 7.135 Documentary sources indicate that within this chequer there was a large house set within grounds that occupied the centre of the chequer. In 1504 there was a gateway, a barn and a stone house facing St Edmund's church suggesting that the north side of the chequer was not completely built-up. Naish's map of the city (1751) depicts this house and also shows that the east side of the chequer was not built up at that date. To the north, west and south there were small houses with small or no gardens (remains of a single

storey sixteenth century house were uncovered within Nos 68-70 St Edmund's Church Street). The south side was also developed by the sixteenth century as evidenced by No.51 Salt Lane, the sole survivor of a number of timber-framed houses that occupied this frontage. No archaeological investigations have been carried out in Vanner's Chequer.

Townscape Summary (see matrix and Figure 8)

- 7.136 Vanner's Chequer is on the edge of the historic grid network of chequers with the church and churchyard of St Edmund's to the north side, Council House and its grounds to the north-east and the open green space of Greencroft to the east. In this respect, the north and east edges of Vanner's chequer perform important roles of enclosing and defining larger open spaces adjacent to them. They are all the more sensitive to change given this public space-defining role. Development is on a fine to medium grain.
- 7.137 Houses are a mix of two and two and a half storey throughout with some notable exceptions to the north-east corner of three-storey. The general feel of the scale of buildings, complemented by the uses, is domestic. There is much use of the attic space for accommodation and these are lit generally by one dormer to the front roof plane. Roofs are normally eaves line parallel to the roadside with some exceptions (gables and pediments) which enliven the streetscene. There is contrast in places between the scale of adjoining buildings, with grander townhouses adjacent to modest cottage-scale houses (see Bedwin Street). The building line is maintained throughout the chequer but there are some gaps and negative frontage which could benefit from redevelopment (see Salt Lane).
- 7.138 There is a complex series of building groups to this chequer with groups on all sides (listed and unlisted) making a positive contribution to the character and appearance of the conservation area. These groups also contribute to wider townscape groups with adjacent chequers, notably those to Griffin Chequer (south side of Salt Lane) and those to the east side of Parson's Chequer (west side of St Edmund's Church Street). Generally, there is a very high quality to the townscape character to this part of the conservation area with

¹ For further information on local architectural details of Salisbury, please refer to Salisbury in Detail (2009) The Salisbury Civic Society

the north and east edges of the chequer having wider enclosing roles to public open spaces (St Edmund's churchyard and Greencroft respectively).

- 7.139 The centre of the chequer is occupied by a large detached Victorian house with polychrome brickwork, a former rectory to St Edmund's Church. The house was used until recently as council offices, but is currently vacant. The building can be seen across the chequer from Salt Lane and Bedwin Street where the modest access drive is located. The house is clearly a significant historic building which raises the status of the chequer.
- 7.140 Elsewhere, there is a mix of painted and unpainted brickwork. The unpainted brickwork is generally red brick but there is also some Fisherton brick used giving variation and interest. There is a mix

of natural slate and clay tiles to the roofs. Varied roof pitches and dormers enliven the roofscape. The contrast within short stretches, between individual buildings and short terraces, is a key part of the character of the chequer.

- 7.141 There are fine views from the edges of the chequer to the open spaces to the north and east. In addition, there are attractive views along the main routes, particularly Bedwin Street, which is of a fairly consistent scale and defined for most of its length (on looking west from Vanners Chequer) by statutory listed buildings.
- 7.142 The double height oriel bay to No. 58 Bedwin Street (grade II listed) is a prominent local feature of note in the townscape and complements a group of similar windows along the length of Bedwin Street.

**Fig 7,
Vanner's Chequer**



Fig 8



Chequer: Vanner's	North	East	South	West	General
Street scale					
Bedwin Street	2 – 2½				
Greencroft Street		2½			
Salt Lane			2		
St Edmund's Church Street				2 – 2½	
Scale (adjacent chequer)	n/a – St Edmund's churchyard	n/a – Greencroft	2 – 2½	2 – 2½ and car park	
Grain					Fine to medium
Unbroken frontage	Yes (except access to house)	Yes – but part walls	No	Yes	
Uses	Residential	Residential	Mixed	Residential	
Access to internalised spaces (high/medium/low)					Medium – mostly car parking but some public buildings
Trees (yes/no)				Tree in the grounds of the former Registry Office	Yes
Gardens				Small gardens	Yes
Car parking (in chequer)					Yes
Materials (predominant)	Brick/50:50 – tile/slate	Brick/tile	Brick/tile	Brick/tile/some slate	
Materials (other) – distinct to the chequer	Timber framing to N/W corner	Artificial slate is common			
Local features					Polychrome brickwork to the Registry office
Heritage assets (no of listed buildings and buildings making a positive contribution) (high/medium/low)					Medium to high
Condition					Good

Fig 9,
Parson's Chequer



Fig 10



Parson's Chequer (Figure 9)

Heritage Assets

7.79 Naish's map of the city (1716) shows that the south side of the chequer was largely undeveloped at that date, but the creation of a car park over most of the southern half of the chequer has resulted in loss of buildings fronting the west and east sides of the area. Most historic buildings surviving here are of eighteenth and nineteenth century date. There are two sets of almshouses in the chequer, the earliest being Taylor's Almshouses built 1698 but reconstructed in 1886, and Frowd's Almshouses built in 1750. No archaeological work has been undertaken within this area. The area of the car park is likely to have high potential for the survival of archaeological deposits.

Townscape Summary (see matrix and Figure 10)

7.80 Parson's Chequer is characterised by its absence of built form as over half of the former chequer is given over to a surface level car park. There remain good sections of townscape to the north edge (Bedwin Street) which forms part of an important edge to the churchyard of St Edmunds church, and a terrace of modest Victorian houses to the western edge facing Rollestone Street. The latter are notable for their use of Fisherton brick throughout.

7.81 Most buildings to the edge of the chequer are two-storey although the group to the north-east corner (the junction of Bedwin Street and St Edmund's Church Street) are generally on a grander scale and some are three-storey. Notable decorated pediments to the street frontage along Bedwin Street add to the sense of a grander scale to the buildings along the northern edge of the chequer. Where there is built form, it is set to the back of pavement. It is generally of a fine to medium grain but does not entirely reflect the medieval plot layout of the original chequer. However, consistent building lines to built form in places strongly defines the street enclosure, particularly to the north along Bedwin Street.

7.82 The buildings to the Bedwin Street edge of the chequer, which are all statutory listed including two groups of almshouses, form a group of considerable historic and architectural quality. They form a wider

group with the houses to the north side of Bedwin Street (some listed and some making a positive contribution towards the character and appearance of the conservation area) and the churchyard, its walls and St Edmund's church to the north-east.

7.83 Red and some buff (Fisherton) brick is prevalent throughout. There is very little painting of brickwork and no render. The use of red brick makes the Bedwin Street section of the chequer, along with the northern side of Bedwin Street and the east side of St Edmund's Church Street, a particularly cohesive part of the conservation area. A consistency to the period of building and the general scale also contributes to this strong sense of place. Roofs are mostly clay tile, with the terrace to Rollestone Street at a much lower pitch and using natural slate (reflecting their later Victorian date). There is also some use of slate hanging to the sides of houses where they rise above the line of neighbouring properties (seen in Bedwin Street).

7.84 Rollestone Street is terminated by No. 31 Bedwin Street (Grade II listed) and its distinctive canted oriel bay. There is a view towards St Edmund's church from the corner of the chequer. Moving east along Bedwin Street, the townscape opens up on reaching the churchyard. There is therefore a pleasing contrast between the enclosed character of the west end of Bedwin Street and the open and verdant character of Bedwin Street at its west end (which continues into Bourne Hill at its most westerly end).

7.85 There is much loss of townscape cohesion to the south side of the chequer and the presence of the car park does little to enhance the robust and well-defined townscape found to the northern edges of the chequer. There are open views across the car park to the rear of Bedwin Street and the gardens of houses to Rollestone Street and St Edmund's Church Street. This includes glimpses of some greenery to these gardens.

7.86 There are some fine examples of decorative doorcases to Bedwin Street and two very prominent canted oriel windows. These local architectural features contribute to the considerable quality of the built form to the northern sections of this chequer.

Chequer: Parson's	North	East	South	West	General
Street scale					
Bedwin Street	2				
St Edmund's Church Street		2 – 3			
Salt Lane			n/a		
Rollestone Street				2	
Scale (adjacent chequer)	2	2 – 2½	2	1 – 2	
Grain					Medium
Unbroken frontage	Yes	No	Completely open	No	
Uses	Residential	Residential	Commercial – car park	Residential	
Access to internalised spaces (high/medium/low)					High
Trees (yes/no?)	Small trees to gardens				Yes
Gardens	Yes				
Car parking (internally)					Yes – Public car park
Materials (predominant)	Brick/tile	Brick/tile	n/a	Brick/slate	
Materials (other) distinct to chequer	Early brickwork of almshouses				
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) (high/medium/low)					Medium to high
Condition					Poor to fair

Gore's Chequer (Figure 11)

Heritage Assets

7.52 Limited archaeological work has been carried out in Gore's Chequer. A small excavation on the Bedwin Street frontage indicated that this side of the chequer was largely undeveloped in the medieval period, probably forming part of the backland of a property facing Endless Street, which was a major thoroughfare through the city. Naish's map of the city (1751) shows that behind the properties facing Bedwin Street there was a large unoccupied area with undeveloped frontages to the west and east. By the early nineteenth century this area had become the garden of No 26 Endless Street and was walled to the Rollestone Street frontage, the wall appearing to date from the seventeenth century. One of Salisbury's medieval watercourses ran north-south through the centre of the chequer, probably forming a boundary between the burgage plots to the west and east. It may also have been utilised for some industrial use and has the potential to contain water-logged deposits. Surviving historic buildings include the seventeenth century Shoemakers' guildhall, forming part of The Pheasant Inn and Crewe Hall on the south-east corner of the chequer.

Townscape Summary (see matrix and Figure 12)

- 7.53 Gore's Chequer lies to the east of Endless Street, one of the principal historic routes to and from the city. This relatively small chequer has a fine grain to the development and reflects much of the medieval plot division (particularly to Endless Street) present from the laying out of the grid plan. As a result, the elevations to Endless Street are varied and diverse and add to the quality of the streetscape to this part of Endless Street.
- 7.54 There is some variation to scale throughout the chequer but the majority of development to Bedwin Street and Endless Street is three-storey. This is interspersed, however, with two-storey buildings. There is also some variation to roof form with gables, pediments and varied roof pitches all contributing to a dynamic and constantly changing roofline. Salt Lane is distinct for its continuous two-storey development although variation to the roof pitch is also a

feature of this chequer edge. The eastern side of the chequer (part of Rollestone Street) is maintained to the north-east corner by the survival of an early brick boundary wall (listed as Garden wall to east of No 26 Endless Street) which belonged to a former sixteenth century house in the centre of the chequer. There are also good survivals of earlier brick boundary walls within the chequer.

- 7.55 There are fine groups of mostly statutory listed buildings to both Endless Street and Salt Lane. The north-east corner of Bedwin Street has the Grade II listed No. 24 Bedwin Street, with its attractive bowed oriel window facing Rollestone Street. This house forms a significant group with the garden wall to the south and the further statutory listed houses to the north side of Bedwin Street and Frowds Almshouses to the north-west corner of the adjacent Parsons Chequer.
- 7.56 Red brick is dominant to Bedwin Street and links this chequer to the houses to the north side of Bedwin Street forming the edge of the chequer. Salt Lane is dominated by painted brick. Endless Street is a varied mix. Roofs are a mix of natural slate and clay tile. Due to the steep pitch and relatively modest scale of some houses in the chequer, roofs are a dominant feature in the streetscene; more so than in most chequers.
- 7.57 The view north along Rollestone Street is terminated by No. 31 Bedwin Street (grade II listed) and its distinctive canted oriel bay.



Fig 11,
Gore's Chequer



Fig 12

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Chequer: Gore's	North	East	South	West	General
Street scale					
Bedwin Street	3+				
Rollestone Street		1 – 2			
Salt Lane			2		
Endless Street				2 – 3	
Scale (adjacent chequer)	2 – 3	2	2	2 – 3	
Grain					Medium (but Salt Lane is fine grained)
Unbroken frontage	Yes	No	Yes	Yes	
Uses	Residential	Commercial	Mixed	Residential	
Access to internalised spaces (high/medium/low)					Medium – but all private car parks
Trees (yes/no)					Yes – approx 6 to 7
Gardens					Yes – hidden
Car parking (internally)					Yes – LA
Materials (predominant)	Brick/modern slate	Brick	Brick/tile	Brick/slate	
Materials (other) – distinct to chequer			Stud timber frame (cnr Endless St/ Salt Lane)		
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) (high/medium/low)					Medium
Condition					Good

White Horse Chequer (Figure 13)

Heritage Assets

7.150 Archaeological evidence and documentary sources indicate that this north-western edge of the city had been developed by c.1300. Much of the northern and central parts of the area have been re-developed in the late twentieth century. Few early buildings survive: there are two seventeenth century houses on the Endless Street frontage but most historic buildings are of the nineteenth century date. An excavation at the rear of a property facing Endless Street encountered a water-logged ditch aligned north-south.

Townscape Summary (see matrix and Figure 14)

7.151 The White Horse Chequer has different and contrasting faces in townscape terms. The elevations to Castle Street on the western edge of the chequer are on a grand scale and the status of the buildings is reflected in the materials used. The commercial uses to Castle Street are also in contrast to the largely residential and small scale commercial uses to Endless Street (with the exception of the cinema to the corner plot). To the east side (Endless Street) mostly relatively modest houses line the chequer edge. Both the east and west edges are, and were historically, on principal routes to and from the city. Castle Street in particular remains a busy thoroughfare connecting the northern suburbs to the city centre. The centre of the chequer is almost completely developed by mostly twentieth century buildings (BT, new office space and the former cinema).

7.152 The scale reflects the present and to some extent nineteenth century hierarchy of the streets. There are three and four-storey buildings to Castle Street; principally nineteenth and early twentieth century buildings on a grand scale with large floor to ceiling heights reflected in the window proportions and treatment of the facades. This is in contrast to the far more modest, in most cases three-storey houses, to Endless Street. The latter includes some large townhouses but also includes a two-storey public house. To the principal elevations (on

both Castle Street and Endless Street) there is much variation to roof form which includes gables to the street, parapets and varied roof pitches and eaves lines. This enlivens the roofscape in views along the chequer's east (Endless Street) and west (Castle Street) edges. Built form generally respects the established back of pavement building line. Where buildings are not present, boundary walls continue the building line and maintain enclosure. However, both Chipper Lane (to the south) and Scott's Lane (to the north) have extensive areas of dead frontage due to the nature and orientation of the buildings and their use (offices).

7.153 The Endless Street houses are a mix of listed and unlisted buildings which make a positive contribution to the character and appearance of both the chequer and the wider group of Endless Street stretching north and south. Similarly, the Castle Street elevation is very much part of the wider group which comprises the buildings to the south and north of the White Horse Chequer in addition to the buildings on the chequer. They form part of a highly significant group of grand buildings which give Castle Street a real sense of being a processional route through the city culminating in the arrival at the market place.

7.154 There is some variation to materials but most buildings are red brick, with degrees of painted stone and painted moulded plaster dressings. There is some Fisherton brick and an extensive use of red brick with grey headers in a Flemish bond in the unforgiving facades of the cinema in the Art Deco style made common place by the Odeon cinema chain in the 1930s. Chilmark ashlar stonework to the former post office building reflects its quality and status and complements the streetscene when seen as an intimate group with the adjacent Ham stone Lloyds Bank building (to the north-west corner of Blue Boar Chequer). Roofs, where seen, are almost entirely clay tile.

7.155 The White Horse Chequer western frontage (to Castle Street) forms part of the strategic city view of the Cathedral spire looking south along Castle Street.

Fig 13,
White Horse Chequer



Fig 14

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White Horse Chequer

Chequer: White Horse	North	East	South	West	General
Street scale					
Scots Lane	Equivalent to 4 storey				
Endless Street		2½ – 3			
Chipper Lane			Equivalent to 4 storey		
Castle Street				3 – 4	
Scale (adjacent chequer)	2 – 3	2 – 3	3 – 4	2 – 3	
Grain					Medium to coarse
Unbroken frontage	No – gaps for services entrances	Yes	Yes	Yes (some carriageway arches)	
Uses	Servicing	Mixed	Commercial	Mixed	
Access to internalised spaces (high/medium/low)					Low
Trees (yes/no)					No
Gardens					No
Car parking (internally)					Limited but some parking
Materials (predominant)	Brick	Brick/tile	Brick	Brick with stone dressings/tiles	
Materials (other) – distinct to the chequer				Ashlar stonework to the Post Office building on the cnr Chipper/Castle Street	
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) (high/medium/low)					Medium
Condition					Fair

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Blue Boar (Figure 15 and 16)

Heritage Assets

- 7.37 This chequer is named after an inn that faced the market place on the site of Nos. 41-44 Blue Boar Row. The inn can be dated back to the mid-fifteenth century with the earliest records of the property dating back to 1404. Of particular interest is a surviving range of the fifteenth century building; a two-storey wing for which the carpenter's contract of 1444 survives.
- 7.38 Almost the whole of the south frontage of this chequer consists of buildings of eighteenth or nineteenth century date. Only No. 51 at the south-east corner retains medieval fabric, in this case timber-framing of late fifteenth century date. Other than at the north-east corner, little modern development has occurred within the chequer and no archaeological investigations have been carried out.

Townscape Summary (see matrix and Figure 16)

- 7.39 Blue Boar Chequer is perhaps the most complex in terms of its survival of historic buildings and the sheer density of development behind the facades. Virtually the whole chequer has buildings on it, with the exception of narrow alleyways, lanes and small courtyards and a service yard to provide access. There is some of the best survival of medieval plot division and a very fine grain to the built form. However, this is not reflected on the principal frontage to the market place where plots have been merged with single buildings; combining earlier plot divisions. At either end of the market place facades buildings are of a finer grain more reflective of the earlier plot divisions.
- 7.40 Buildings are generally three to three and a half storey. There is some two-storey development but the general sense is of a scale reflective of the commercial core of the city, just adjacent to the market place.

Built form within the chequer behind facades is generally lower; single and two-storey only. There is an almost uninterrupted building line to the entire chequer with very few gaps or openings other than alleyways, courtyards and a service yard to the department store.

- 7.41 The market place façade contains representative building styles from the city, including a valuable survival of late medieval timber-framing to the corner of Blue Boar Row and Endless Street. This northern face of the market place is particularly cohesive and reads as a group of considerable historic and architectural significance.
- 7.42 There is much variation in materials to this part of the city core. There is a notable use of Ham Hill stone to Lloyds Bank on Blue Boar Row and the bank building to the corner of Castle Street and Chipper Lane. The warm colour of the stonework contrasts with the red brick and painted render of adjacent buildings and the resulting colour palette of materials is very pleasing and a distinct part of the character of the chequer. Given the height of the buildings and the relatively narrow street section roofs, other than from the market place, are rarely seen. Where seen, they are a combination of clay tile and natural slate.
- 7.43 There are views of the cathedral spire which projects above the roofline of the buildings to the south side of the market place, a reminder of the unprecedented scale of the cathedral and its dominance of the historic core of the city.
- 7.44 The chequer contains a rare survival of early buildings to the rear of the main facades. Some of these buildings are used, for example the fifteenth century Blue Boar Inn, now part of Debenhams and used as their restaurant, others are unused and in need of new uses. They have considerable historic and architectural value and they reflect a largely lost characteristic of the city; that of a series of buildings set along alleyways penetrating the chequer and behind the principal façades.

Fig 15
Blue Boar Chequer



Fig 16

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Chequer: Blue Boar	North	East	South	West	General
Street scale					
Chipper Lane	2½ – 3				
Endless Street		2 – 3			
Blue Boar Row			3 – 4		
Castle Street				2 – 3 (4 on SW cnr)	
Scale (adjacent chequer)	Equivalent of 4	3	n/a – Market Sq	2 – 3	
Grain					Medium to coarse
Unbroken frontage	Yes – some gaps	Yes	Yes	Yes	
Uses	Services	Commercial	Commercial	Mixed	
Access to internalised spaces (high/medium/low)					Low – not possible
Trees (yes/no)					No
Gardens					No
Car parking (internally)					No
Materials (predominant)	Brick/tile	Brick/tile	Brick/render/ stone	Render/brick/ stone	
Materials (other) – distinct to the chequer	Westmoreland slates to bank on NW corner	Restored timber frame to SE corner	Timber framing	Tile hanging	
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) (high/medium/low)					Medium to high
Condition					Fair

Three Swans Chequer (Figure 17 and 18)

Heritage Assets

- 7.121 This chequer has been subject to a relatively high degree of clearance of historic buildings, particularly within the central area and also leaving part of the Rollestone Street frontage open. The Three Swans Hotel which gave this chequer its name stood on Winchester Street; the former warehouse (No. 5) is the only historic part of the inn surviving. Another inn, the Old George Inn, stood at the south-east corner. Part of the roof structure of this inn dating from c.1500 survives, but the building was subject to extensive alterations in the seventeenth century. There are few other historic buildings of note.
- 7.122 The only archaeological work carried out in the Three Swans Chequer is an excavation near the south-east corner of the chequer. This work revealed the flint walls and chalk floor of a medieval building facing onto Winchester Street with the remains of an outbuilding to the rear.

Townscape Summary (see matrix and Figure 18)

- 7.123 The Three Swans Chequer is the location of the city bus station and much of the central section of the chequer is taken up with this use. As a result, much of the historic fine grain of the medieval grid plan has been lost with remaining and new development generally at a medium to coarse grain. Some historic buildings survive but these are generally isolated. There are, however, traditional buildings which make a positive contribution towards the character and appearance of the conservation area and these form groups with the statutory listed buildings. These are mainly to the principal route of Winchester Street (to the southern edge of the chequer) and Salt Lane (to the northern edge).
- 7.124 The scale of built form is varied throughout with some buildings at two-storey and others at three and even four-storeys. There is also some considerable variation in terms of how buildings address the street with some gable on to the street and others with strong parapet lines (some incorporating the unusual detail of chimneys to the front parapet line, for example Salt Lane). The building line, where found, is consistent to the back of pavement but this breaks down at the entrance and exit to the bus station. From the Rollestone

Street entrance there is the feeling of a loss of structure to the townscape with open views across the chequer interior and beyond to the west side of Endless Street.

- 7.125 The buildings to the southern edge of the chequer fronting Winchester Street are a formal group of architecturally individual buildings united by their distinctive detailing, use of materials and grander scale to this principal route and form a wider group with buildings to Winchester Street, both old and new.
- 7.126 There is wide variation in material use within this chequer with a mix of stone, render, painted brick and terracotta and red brick (although the latter is not dominant in this part of the historic grid). Roofs are mostly clay tile but there is some use of natural slate, especially to prominent buildings on Rollestone Street.
- 7.127 Longer views along streets are constantly terminated by built form. Some are more strongly-defined than others due to the cranking of the grid of streets which creates deflected views along some streets. For example, south along Rollestone Street into Brown Street. In this case, one side of the street will eventually close the view rather than the termination of the view by a building on a street running across the grid (to the edge of the historic core).

Fig 17
Three Swans Chequer



Fig 18



Chequer: Three Swans	North	East	South	West	General
Street scale					
Chipper Lane	2				
Rollestone Street		2 – 4			
Winchester Street			2 – 4		
Endless Street				3	
Scale (adjacent chequer)	2	2 – 3	3 – 4	2 – 3	
Grain					Medium to coarse
Unbroken frontage	Yes	No	Yes	No	
Uses	Mixed	Mixed	Commercial	Mixed	
Access to internalised spaces (high/medium/low)					Medium to high – much of Chequer taken up by bus station
Trees (yes/no)					No
Gardens					No
Car parking (internally)					Yes
Materials (predominant)	Brick/tile	Brick/slate	Brick/tile	Brick/tile	
Materials (other) – distinct to the chequer			Stone/flint chequerwork		
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) (high/medium/low)					Low to medium
Condition					Poor

Three Cups Chequer (Figure 19 and 20)

Heritage Assets

7.115 This chequer is named after an inn that stood on the south-east corner of the chequer, now occupied by No. 47 Winchester Street, a Grade II* listed late seventeenth century house. This building is one of only a few surviving historic buildings within the chequer and has been subject to a considerable level of re-development. Several excavations within this chequer have shed light on the medieval development of the area. At the south-west corner of the chequer the foundations of a large courtyard house (demolished in 1962) were uncovered. Various investigations along the St Edmund's Church Street frontage have shown that there had been considerable post-medieval disturbance. Some pits and other features were recorded in the area to the rear of the buildings along the street. Documentary sources indicate that this area was largely occupied by craftsmen in the medieval period.

Townscape Summary (see matrix and Figure 20)

- 7.116 Despite having a relatively limited number of heritage assets, this chequer maintains its integrity with almost continuous frontage development to the back of pavement building line. The development is generally medium to coarse grain.
- 7.117 There is some variation to scale and articulation of the roofline but most buildings are three-storey or equivalent. The exception to this is the Salt Lane elevation where buildings and rooflines vary from single to two-storey, although the Salisbury Steam Laundry building is an imposing two storey building which towers over adjacent two storey buildings.
- 7.118 Due to the extent of modern development to this chequer, there are limited groups of historic buildings of townscape importance. The grade II* No. 47 Winchester Street to the corner of St Edmund's Church Street and Winchester Street needs particular mention as it forms a group with the statutory listed buildings to the south-west corner of Griffin Chequer (corner St Edmund's Church Street and Winchester Street).

7.119 In the absence of buildings to the south side of the Parson's Chequer, the northern edge of Three Cups Chequer also performs the role of enclosing the car park. In this respect the south side of Salt Lane is exposed to extensive views across the car park towards Parson's Chequer.

7.120 The southern end of Rollestone Street has buildings set back (the two listed Georgian buildings and the 1960s Journal building). This set back with the poorly defined forecourt areas (parts used for parking cars) combined with the breakdown in the building line on the opposite side of the road (the bus station entrance and forecourt), makes for a poorly-defined townscape in need of improvement.

Fig 19
Three Cups Chequer



Chequer: Three Cups	North	East	South	West	General
Street scale					
Salt Lane	1 (Salvation Army Hall) – 2				
St Edmund's Church Street		2 – 3			
Winchester Street			2 – 3		
Rollestone Street				2½ – 3	
Scale (adjacent chequer)	n/a – car park	2	3	2 – 4	
Grain					Medium to coarse
Unbroken frontage	Yes	Yes	Yes	Yes	
Uses	Mixed	Residential	Mixed	Mixed	
Access to internalised spaces (high/medium/low)					Low – private car parks
Trees (yes/no)					Yes – number of small trees
Gardens					Yes – very limited
Car parking (internally)					Yes
Materials (predominant)	Brick/render/slate	Brick/tile	Brick/tile	Brick/tile	
Materials (other) – distinct to the chequer					
Local features	Salisbury Steam Laundry building		Oriel window Jettied building		
Heritage assets (no of listed buildings and buildings making a positive contribution) (high/medium/low)					Low – medium
Condition					Fair

Griffin Chequer (Figure 21 and 22)

Heritage Assets

- 7.58 Surviving historic buildings suggest that this area was largely residential in the medieval period, although excavations have revealed evidence for copper alloy working, reportedly beneath the later rampart of the city. Excavation in the northern part of the chequer has shown that the Greencroft Street frontage was developed by the thirteenth to fourteenth century. An interesting survival of a fifteenth century cruck-framed house is encased within Nos. 51-55 Winchester Street.

Townscape Summary (see matrix and Figure 22)

- 7.59 Griffin Chequer gives the impression of being predominantly residential but there is an interesting mix of uses including the Methodist church and the stable building (the latter to the rear of The Five Bells) on St Edmund's Church Street, a number of public houses and offices, particularly to Winchester Street, which is perhaps the most active and busy of the four surrounding streets. There is a fine to medium grain to the development with some larger, later buildings to the frontage and within the chequer. From St Edmund's Church Street (near the stable building) there are glimpses of trees in the rear gardens of the Salt Lane houses – an unusual but welcome sight in the city.
- 7.60 Most buildings are two-storey with much use of attic storeys and the presence of dormer windows to light these rooms, unusually a single dormer window. Greencroft Street is a more consistent domestic scale to the rest of the chequer and with the east side (the built up sections of the Greencroft area) forms a quiet residential street of unassuming but well built Victorian houses. The back of pavement building line helps strongly define the street and houses are consistently eaves line to the roadside. This varies to the remaining streets, with the notable set back of the Methodist church on St Edmund's Church Street, which still commands a prominent place in the street scene due to its well-considered free-classical façade of

two-storeys and parapet. Elsewhere the roof form is eaves parallel to the road and pitched roofs angled back from the roadside. A notable exception to this and a striking building in the townscape is the Anchor and Hope Public House in Winchester Street with its series of steep gables to the street elevation greatly enlivening the street scene.

- 7.61 The residential houses to Greencroft Street combined with those to the east side of the street form an attractive group of Victorian terraces within the historic core despite loss of original windows, doors and roof coverings. The Five Bells, Abbey Stores (recently closed) and Fisherton brick terrace beyond in Salt Lane to the northern edge of the chequer form a group of unlisted buildings of considerable historic and architectural significance and quality.
- 7.62 Materials are predominantly brick, including examples of Fisherton brick and some painted brick. There is some remnant flintwork and the red brick is mostly complemented by painted lintels. Brickwork to Winchester Street is mostly painted. Roofs are mostly clay tile with some unfortunate replacement with modern concrete interlocking tile.
- 7.63 Local views are well-defined along the streets and the topography of the immediate surroundings lends itself to longer views into other chequers from Griffin Chequer. There is a fine vista across Greencroft from the corner of Greencroft Street and Salt Lane. This takes in the fine avenue of Lime trees leading north-east across the park area. There are also glimpses north towards Council House, Bourne Hill from this junction.
- 7.64 Local features of note within this part of the conservation area include a number of modest but well-detailed doorcases, some good original windows (both casement and sash), a canted oriel window to St Edmund's Church Street, the chamfered corner of cut bricks to the Five Bells Public House to the corner of Salt Lane and St Edmund's Church Street and the former stable building behind.

Fig 21
Griffin Chequer



Fig 22



Chequer: Giffen	North	East	South	West	General
Street scale					
Salt Lane	2				
Greencroft Street		2			
Winchester Street			2		
St Edmund's Church Street				2	
Scale (adjacent chequer)	2	2	2 – 3	2 – 3	
Grain					Fine to medium
Unbroken frontage	Yes	Yes but small gaps	Yes	Yes but buildings set back	
Uses	Mixed	Residential	Mixed	Mixed	
Access to internalised spaces (high/medium/low)					Medium – but not public
Trees (yes/no)					Yes – a small number of trees
Gardens					Yes – small
Car parking (internally)					Yes
Materials (predominant)	Brick/concrete tile	Brick/tile	Brick/tile – mostly painted	Brick/render/tile	
Materials (other) – distinct to the chequer				Some painted brick	
Local features				Oriel window Methodist church Trad. dormers	Close stud timber framing
Heritage assets (no of listed buildings and buildings making a positive contribution) (high/medium/low)					Medium
Condition					Good

Swayne's Chequer (Figure 23 and 24)

Heritage Assets

7.108 Most of the buildings within this chequer were built in the eighteenth and nineteenth centuries with only a few timber-framed buildings surviving. Of particular interest are the row of cottages on Guildler Lane (Nos. 2-14) which date from the late fifteenth century. The historic buildings of all periods within the chequer confer a generally domestic character. However, there was an inn on Milford Street and within the core of the chequer the Tailors' Hall (demolished 1971) was a sixteenth century remnant of a house built by the Tailors' Craft Guild. No archaeological work has been undertaken within this area.

Townscape Summary (see matrix and Figure 24)

7.109 Swayne's Chequer lies between two important present and former principal routes into and out of the city; Winchester Street to the north and Milford Street, still an important route-way, to the south. The development to the edges and within the chequer varies from a fine to a medium grain. To the northern and western edges (Winchester Street and Pennyfarthing Street respectively) there is a form of development which probably reflects the finer grain of the laid out plots of the medieval city, although in most cases the houses have been rebuilt with most dating from the eighteenth and nineteenth centuries. Much of the central area to the chequer is given over to parking for the late twentieth century offices on Milford Street. There is some limited survival of private gardens and green spaces.

7.110 The scale of built form varies throughout between two and three-storeys (and occasionally more) with the exception of the former warehouse to the south of Nos. 2-14 Guildler Lane. There is, however, consistency to groups rather than a random varied storey height to each plot (as seen in other areas such as Catherine Street). For example, this part of Pennyfarthing Street (to the east side) is almost

consistently two-storey. The building line is maintained almost throughout with houses and other buildings to the back of pavement forming good enclosure with adjacent chequers. The only exception to this is to the east side of the chequer on Guildler Lane where a low wall reveals open views across the central section of the chequer into parking areas for the offices on Milford Street.

7.111 The juxtaposition of the former warehouse building and the jettied timber-framed sixteenth century houses to Guildler Lane forms an unusually cohesive group. From the corner of Pennyfarthing Street and Winchester Street the rows of eighteenth and nineteenth century houses stretching along these roads form a group of considerable townscape interest. These houses are both statutory listed and unlisted buildings making a positive contribution. Their varied heights (usually with consistency to two or three houses with then a change to the eaves line) is an attractive part of this large but cohesive townscape group. All of the built form which makes up the streets surrounding this chequer forms a series of groups with the adjacent chequers. Milford Street and Winchester Street in particular are read as part of a larger more complex group of buildings which includes Swayne's Chequer but focuses on these two principal historic routes to and from the city.

7.112 The chequer has a varied palette of materials with the majority of buildings being red brick, but with some Fisherton brick and painted brick. There are also rendered panels to timber-framing and in some cases complete facades of tile hanging (particularly seen to Milford Street). Roofs are mostly clay tiles.

7.113 There is a strategic view north along Pennyfarthing Street towards the tower of St Edmund's Church on Bedwin Street.

7.114 Tile hanging is used more freely and commonly within this chequer than in most and it defines a number of buildings (including two corner buildings) in the chequer. There are also examples of mathematical tiles.

Fig 23
Swayne's Chequer



Fig 24

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Swayne's Chequer

Chequer: Swayne's	North	East	South	West	General
Street scale					
Winchester Street	2 – 3				
Guilder Lane		2 – 3½			
Milford Street			3		
Pennyfarthing Street				2	
Scale (adjacent chequer)	2	2	3	3	
Grain					Medium to coarse
Unbroken frontage	Yes	No	Yes	Yes	
Uses	Mixed	Mixed	Mixed	Mixed	
Access to internalised spaces (high/medium/low)					Low
Trees (yes/no?)					No
Gardens					Yes
Car parking (internally)					Yes
Materials (predominant)	Brick/tile	Render over timber frame/tile	Tile hanging/tile	Brick/render/ slate/ modern concrete tile	
Materials (other) – distinct to the chequer	Some painted brick	Polychrome brickwork	Mathematical tiles		
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) (high/medium/low)					Medium
Condition					Poor to fair

Black Horse (Figure 25 and 26)

Heritage Assets

- 7.30 Black Horse Chequer contains two of the oldest documented buildings in the city; No. 21 Milford Street and No. 13 Brown Street (The Bolehall) which was recorded in the early fourteenth century and retains much of the crown post roof. On the Milford Street frontage several medieval timber-framed buildings survive including the fifteenth century timber-framed former Milford Arms Inn (No. 25) and the former Catherine Wheel Inn (Nos. 31-33).
- 7.31 The buildings to the northern and eastern sides of the chequer, mainly small houses and cottages, principally date from the eighteenth and nineteenth centuries. In the centre of the chequer there is a nineteenth century warehouse. Many of the chequers originally had large storage or industrial buildings such as maltings in the yard areas behind the principal buildings but few have survived.

Townscape Summary (see matrix and Figure 26)

- 7.32 Black Horse Chequer is one of the more built up examples with virtually uninterrupted development to each edge on a fine grain. There is much mixed use; shops, offices and services to ground floor, and office/residential uses to upper floors. Milford Street, a principal route to and from the city, passes along the southern edge. Winchester Street, a secondary shopping area of small independent shops, runs along the north. The commercial mix is also seen to a lesser extent along Brown Street to the west.
- 7.33 The scale of building varies between two and three-storey, but there is some consistency to Winchester Street which is almost entirely three-storey townhouse scale, with low pitched roofs and strongly defined eaves lines. There is consistent back of pavement development throughout which strongly defines the enclosure of the streets to this part of the conservation area. The inner sections are glimpsed through access lanes and footpaths.

- 7.34 Finch's Court, off Winchester Street, is a surviving example of a residential court that would once have been much more common throughout The Chequers. There is a good photograph of the court in John Chandler's book 'Endless Street'.
- 7.35 The Winchester Street section of the chequer is the most cohesive as a group, with more individually styled and remodelled buildings to be found to Pennyfarthing Street and Milford Street. Brown Street has a more consistent two-storey scale at this point which helps this part of the chequer read more as a group rather than individual buildings, although shopfronts and finishes vary.
- 7.36 This section of Winchester Street, and indeed a number of other buildings within the chequer, is distinctive for the use of painted brick. The colours vary and this variation provides interest in the townscape. Generally they are muted colours and soft pastels rather than strong primary colours. There is some use of Fisherton Brick, most notably to the late Georgian corner building to Milford Street and Pennyfarthing Street. Roofs are mostly clay tile with the exception of the group to Winchester Street which are low pitched natural slate.
- 7.37 There is a long view looking north along Pennyfarthing Street which picks up the tower of St Edmund's church. Due to the consistent townscape to this part of the conservation area, there are generally good, well-defined local views along streets.
- 7.38 A number of buildings have well-defined cornices at eaves level and the dentil cornice is a feature of buildings within the chequer. The timber-framed, vertical sliding, sash window is used almost throughout the chequer.

Fig 25
Black Horse Chequer



Fig 26



Chequer: Black Horse	North	East	South	West	General
Street scale					
Winchester Street	3 (traditional)				
Pennyfarthing Street		3			
Milford Street			2		
Brown Street				2	
Scale (adjacent chequer)	2 – 3	2	2½	3	
Grain					Fine
Unbroken frontage	Yes	Yes – small gaps	Yes	Yes – small gaps	
Uses	Mixed	Mixed	Mixed	Commercial	
Access to internalised spaces Spaces (high/medium/low)					Low
Trees (yes/no?)					No
Gardens					No
Car parking (internally)					Yes
Materials (predominant)	Painted brick note – almost ubiquitous use of sash windows	Brick/tile	Brick (red and buff – Fisherton Brick)/ painted render/tile	Brick/tile	
Materials (other) – distinct to the chequer					
Local features			Dentil cornices to a number of buildings		
Heritage assets (no of listed buildings and buildings making a positive contribution) (high/medium/low)					Medium to high
Condition					Fair

Cross Keys (Figure 27 and 28)

Heritage Assets

7.45 Lying on the eastern side of the market place, it is likely that the Queen Street frontage of this area was developed from an early date in the growth of the city. Overlooking the market place, and being close to the Guildhall and wool market, this area was developed by merchants who built large houses and shops. For example No 9 Queen Street is a remarkably well-preserved fourteenth century building, and Nos. 15-19 Queen Street (which had become an inn, The Plume of Feathers, by the seventeenth century). Although a large part of the chequer was redeveloped in the 1970s, archaeological investigation within the chequer is limited to a small excavation behind the Cathedral Hotel which encountered the remains of a medieval domestic building. This illustrates the potential for the archaeological remains of major medieval buildings within the heart of the principal chequers at least.

Townscape Summary (see matrix and Figure 28)

7.46 To the eastern edge of the market place, and with the principal route of Milford Street to its south side, Cross Keys Chequer underwent major redevelopment in the 1970s which resulted in some loss of historic built form and the total loss of open space to the centre of the chequer. The centre is now a covered shopping area and associated multi-storey car park which is also seen to the east side (Brown Street). As a result, the chequer could be considered to have medium and sometimes coarse grain with large commercial units retrofitted into historic spaces. This eastern edge to the chequer is largely dead frontage as it forms the rear of inward-facing commercial properties to the Cross Keys shopping centre and the upper storeys to the car park.

7.47 Buildings are mostly three-storey but with varied roofscape; some parapets and some gables set on to the street, providing much variation in the street scene. This is especially the case on the Queen Street elevation. The building line is strongly defined and consistent throughout with buildings to the back of pavement.

7.48 The Queens Street frontage contains buildings of considerable historic and architectural significance and also acts as the eastern edge of the market place. The Queen Street buildings form a group with the Guildhall to the south-east corner of the market place. The trees lining the edge of the market place and the western side of Queen Street play a structural role especially in the summer months when, in full leaf, they strongly define the western side of the street and create enclosure to this side of the chequer

7.49 Materials are varied with considerable modern use of red brick and tile hanging. There are good examples of genuine late medieval timber-framing and some later faux timber-framing to buildings on Queen Street and Winchester Street corner. Roofs are generally clay tile.

7.50 Buildings on Queen Street (Nos.6 to 8) close the view east along Butchers Row.

7.51 Local shops and the twentieth century shopping centre have maintained and emphasized the name of the chequer; Cross Keys. This is to be encouraged to enhance a sense of individuality and reflect the strong medieval plan form of the city.

Fig 27
Cross Keys
Chequer



Fig 28



Chequer: Cross Keys	North	East	South	West	General
Street scale:					
Winchester Street	3 – 4				
Brown Street		3			
Milford Street			2½ – 4		
Queen Street				4	
Scale (adjacent chequer)	2 – 4	2	2 – 3	Equivalent to 3 storey and Market Sq	
Grain					Medium to coarse
Unbroken frontage	Yes	Yes	Yes	Yes	
Uses	Commercial	Commercial	Commercial	Commercial	
Access to internalised spaces (high/ medium/low)					Low
Trees (yes/no)					No
Gardens					No
Car parking (internally)					Yes – elevated service yard
Materials (predominant)	Brick/tile	Brick/tile	Render/brick/tile	Brick/tile	
Materials (other) – distinct to the chequer			'Fisherton Brick' mathematical tiles	Some faux timber framing and stonework	
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) (high/medium/low)					Medium
Condition					Good

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New Street Chequer (Figure 29 and 30)

Heritage Assets

7.72 The north side of New Street Chequer (facing New Canal) originally fronted the south side of the market place (see Speed's map of 1611) and here were some of the largest houses in the city. The Hall of John Halle, which survives in part and forms the Odeon cinema entrance, was the house of a wealthy merchant and mayor of Salisbury. Most of the southern New Street frontage of the chequer is car parking and service areas to the George Mall. Some excavation was carried out prior to re-development and deposits up to 1m deep were encountered including thirteenth century pottery. Little archaeological work has been carried out on the Catherine Street, High Street and New Canal frontages or within the backland area.

Townscape Summary (see matrix and Figure 30)

7.73 The New Street Chequer is one of the largest chequers but also one that has seen considerable change in the twentieth century. The majority of the interior of the chequer is given over to a modern shopping centre (The Old George Mall) with central open walkway and a covered car park off New Street to serve the centre. Catherine Street to the east and the north-east section of New Canal contain the most intact historic townscape. The west side of Catherine Street contains the most widely varied townscape to the central core with a diverse mix of materials, building styles and scale of building. The south side of the chequer (New Street) comprises a largely dead frontage relating to the service areas and car park to the shopping centre (the exceptions being The Hall – an eighteenth century building at the east end and an attractive gault brick building on the corner at the east end). The High Street section contains an attractive and varied mix of historic buildings with footprints reflecting the old burgage plots. A key building on this street, and half way along, is the Old George Inn, through which the Old George Mall is accessed at ground level.

7.74 Buildings are consistently set to the back of pavement with very few gaps or open spaces. Access to the centre and across the chequer is generally via lanes, alleyways and covered walkways until the

central wide shopping streets are reached. There is an odd sense of disconnectivity within the historic core where the modern shopping complex shares little in common with the historic streets that surround it. This is most evident along New Street where the modern buildings and service areas of the shopping centre face the varied historic buildings of the south side of New Street. In terms of scale, buildings are generally three-storey but there is some variation with two-storey buildings and some four-storey examples ie NE corner of New Canal. Many buildings are finished with a parapet with roofs often concealed from view (in particular Catherine Street). There are some gables to the streets, including partially or full timber-framed examples, which haven't been refronted by later eighteenth and nineteenth century brick or render facades.

7.75 Buildings to the Catherine Street side of the New Street Chequer along with those to the east side of the street form a group of some considerable townscape interest with most buildings being either statutory listed or making a positive contribution towards the character and appearance of the conservation area. Their variation in materials, use, scale and form (particularly the way they front the street) whilst largely maintaining the fine grain of the medieval plot layouts provides dynamic townscape interest and gives the feel of a vibrant, dynamic and active city centre.

7.76 Red brick and render are seen in equal quantities and side-by-side with no strongly defining material use to any of the chequer. Roofs, where seen, are clay tile but many are hidden or too elevated to be easily seen. The older, steeper pitches to the road frontage and running perpendicular to the street are usually old clay tile.

7.77 There are glimpsed views of the cathedral spire across the chequer, making the height of buildings in particular extremely sensitive to change. To the north, there is a local view along the High Street to the tower of the church of St Thomas. To the south, the view along High Street is successfully terminated by the Grade I listed North Gate to the cathedral Close. The scale of the cathedral can be clearly seen on travelling south along High Street with the nave and spire towering above the houses to New Street to the south. This is accentuated the further south one travels.

7.78 The reuse of the Grade I listed John Halle's Hall (on New Canal) as the lobby to the Odeon cinema is a highly unusual re-use of an historic building. Similarly the retention of the façade, several important rooms and a hall to the Grade I listed George Inn on High Street with the new entrance to the shopping centre behind punched through

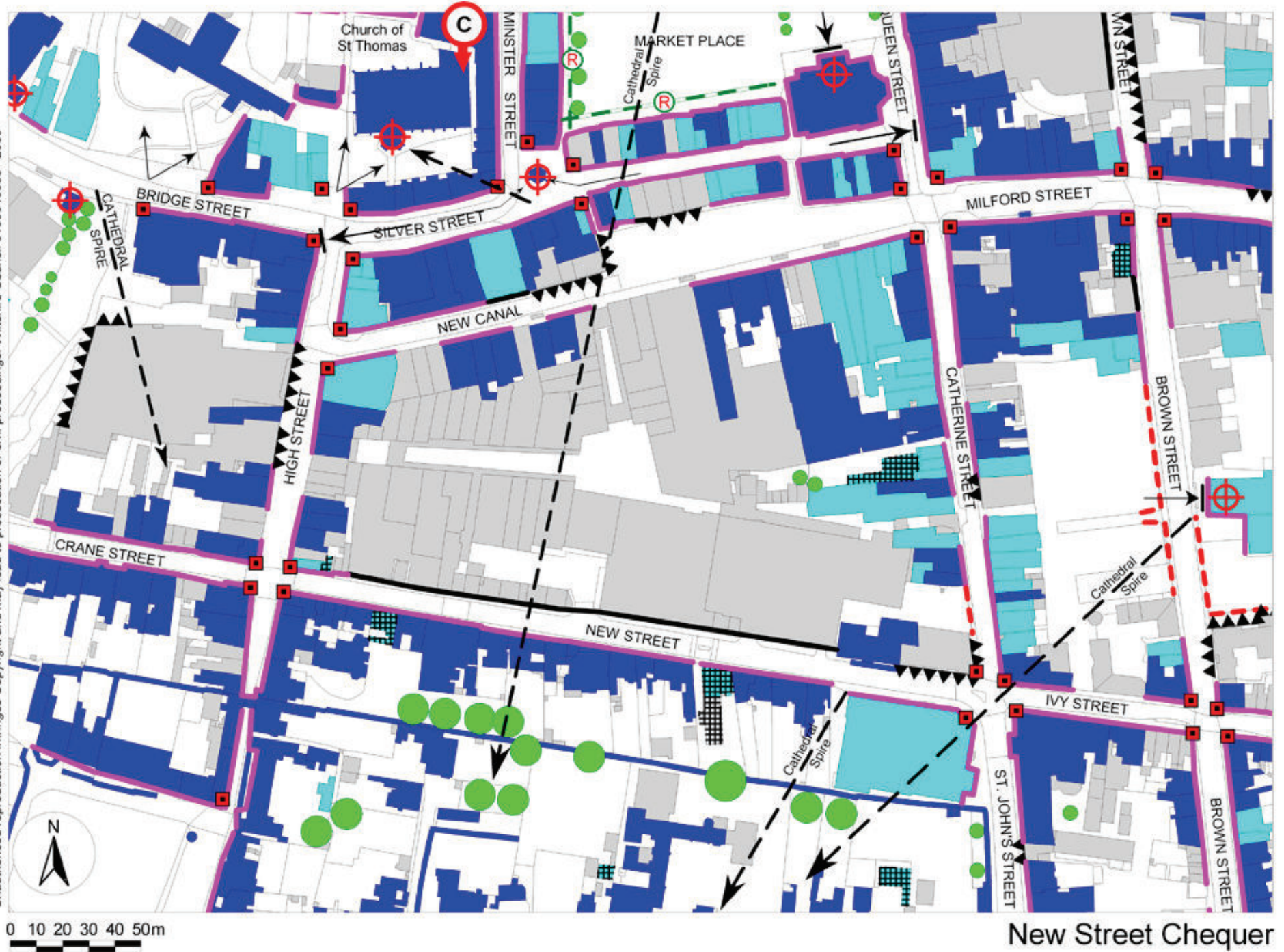
the ground floor is also a bizarre and surprising juxtaposition of old and new. Catherine Street is a commercial street of considerable character and diversity and has some good examples of old and new oriel windows along its length on both sides of the street.

Fig 29
New Street Chequer



Fig 30

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New Street Chequer

Chequer: New Street	North	East	South	West	General
Street scale					
New Canal	2 – 4				
Catherine Street		3			
New Street			3 – 4		
High Street				2	
Scale (adjacent chequer)	3 (in part)	3	2 – 3	2	
Grain					Medium (mostly not historic)
Unbroken frontage	Yes	Yes	Yes	Yes	
Uses	Commercial	Commercial	Commercial	Commercial	
Access to internalised spaces (high/medium/low)					High
Trees (yes/no?)		Survival of a small number of trees to r/o Catherine Street			Yes
Gardens					No
Car parking (internally)					Yes – multi-storey
Materials (predominant)	Render/brick/tile	Brick/tile	Brick	Brick/render	
Materials (other) – distinct to the chequer			Render to modern buildings		
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low					Low to medium
Condition					Fair

Antelope Chequer (Figure 31 and 32)

Heritage Assets

7.24 Three small areas of excavations and observation within Antelope Chequer have shown that there was development within the area during the thirteenth and fourteenth centuries. However the Ivy Street frontage may not have been developed during the medieval period, although there may have been attempts to raise the ground level to enable development. Water-logged deposits were encountered within one excavation, demonstrating the potential for survival of organic remains.

Townscape Summary (see matrix and Figure 32)

7.25 Much of Antelope Chequer is dominated by 'at grade' (ground level only) car parking. There is fine grained built form to the north (Milford Street), west (Catherine Street) and south (Ivy Street). The eastern edge of the chequer is to a greater extent missing and the townscape is very weak at this point and not helped by gaps to the east side of Brown Street (Trinity Chequer) which generally provide poor enclosure and streetscape to this eastern edge.

The scale of buildings varies between two and three-storey and there is variation to the roofscape, but with most roofs obscured, or at a low pitch or set behind parapets. Where developed, the building line is consistently to back of pavement. This strongly defines Catherine Street in particular, as this is narrower than Brown Street and Milford Street.

7.26 The buildings to Catherine Street, almost without exception, form a group of considerable interest and variation in terms of detailing and detailed use of materials. The Red Lion Hotel dominates Milford Street and with its wrought iron overthrow is a local landmark of some considerable significance.

7.27 Brick marginally dominates this chequer but this is often painted. Where seen, it is mostly Flemish bond. Roofs are largely hidden behind parapets but where exposed or glimpsed are usually clay tile.

7.28 There is a glimpsed view across the southern part of the chequer towards the cathedral spire. The views along Catherine Street are very attractive and all the more interesting for their activity, particularly pedestrian movement. There is a glimpsed view into Catherine Street along the alleyway from the car park. The Baptist Church makes an important contribution to the townscape quality of adjacent streets and successfully terminates views from Catherine Street across the car park looking east.

7.29 Local features of note include the wrought iron overthrow of the Red Lion Hotel and the projecting bays at first floor to Catherine Street; both square and canted windows. There is a good survival of traditional, vertical sliding, timber-framed sash windows with various configurations of glazing bars throughout the chequer, but particularly apparent and dominant in Catherine Street.

Fig 31
Antelope
Chequer



Fig 32



Chequer: Antelope	North	East	South	West	General
Street scale					
Milford street	2-3				
Brown street		2-3			
Ivy street			2		
Catherine street				3	
Scale (adjacent chequer)	2½-4	Equivalent of 3	2-3	2½	
Grain					Fine (where surviving)
Unbroken frontage	Yes	No – car park	Yes	Yes	
Uses	Commercial	Commercial	Commercial	Commercial	
Access to internalised spaces (high/ medium/low)					High
Trees (yes/no?)					Yes – avenue of trees through car park
Gardens					No
Car parking (internally)					Yes
Materials (predominant)	Painted brick or render	Brick/tile	Painted brick or render	Painted brick	
Materials (other) – distinct to the chequer				Tile hanging	
Local features	Wrought iron overthrow – Red Lion			Projecting bays	
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low					Medium
Condition					Fair

Trinity Chequer (Figure 33 and 34)

Heritage Assets

7.128 Trinity Chequer has been subject to the greatest level of archaeological investigation of all the chequers in Salisbury. Evidence for industrial activity including metal-working, part of the Town Ditch and buildings forming part of Trinity Hospital (founded 1379) have been encountered. It is thought that the Milford Street frontage was of particular importance and that parts of the Gigant Street frontage were not developed until the fourteenth century.

Townscape Summary (see matrix and Figure 34)

7.129 Much of the central core and streets to the eastern (Gigant Street) and western (Brown Street) edges of the chequer have been the subject of major redevelopment although in most cases the all important building line of the historic grid has been maintained. Although there is much new building, this has also maintained the fine to medium grain of historic development to the north (Milford Street) and south (Trinity Street) of the chequer.

7.130 For the most part buildings are either two and a half storey or three-storey but with an often changing roofline to both old and new developments. The crucial and grid-defining building line has been maintained almost throughout with the exception of a breakdown in townscape to the south of the Baptist church where the setting of the church is somewhat compromised by the car parking areas to the south of this important historic building.

7.131 There are important groups of listed and unlisted buildings to the northern and southern edges of the chequer. To the north, on the principal route of Milford Street, all of the buildings forming the edge of the chequer are statutory listed and they form an exceptional group with the north side of Milford Street (Black Horse Chequer) which are also all statutory listed. To the south, Trinity Street, the Trinity Hospital almshouses form an important townscape group with both the unlisted houses either side of the hospital and the statutory listed terrace of houses and a shop with accommodation above to the south side of Trinity Street (Marsh Chequer).

7.132 Red brick is the predominant walling material with a mix of clay tile and natural slate to roofs. The natural slate tends to define the more modern buildings in the chequer and is seen on large expanses of roof in places.

7.133 There is a glimpsed view to the cathedral spire from the Baptist church. The Baptist church terminates views from across the car park opposite (Antelope Chequer).

7.134 The Trinity Hospital building is an exceptionally well-detailed building and is very prominent in the streetscape due to its tall twin brick chimneys set to the front slope of the roof. Its semi-private courtyard has a very special historic and architectural character and quality and is a quiet and tranquil place away from the busy character of the street frontage.

Fig 33
Trinity
Chequer



Fig 34



Chequer: Trinity	North	East	South	West	General
Street scale					
Milford street	2½ – 3				
Gigant street		3			
Trinity street			2		
Brown street				Equivalent to 3	
Scale (adjacent chequer)	2	2½ – 3	2½ – 3	2 – 3	
Grain					Fine to medium (but much of this new build)
Unbroken frontage	Yes	Yes	Yes	No	
Uses	Commercial	Residential	Residential	Mixed	
Access to internalised spaces (high/medium/low)					Medium – access to private parking
Trees (yes/no?)					No
Gardens					No
Car parking (internally)					Yes
Materials (predominant)	Brick/some render/ tile	Brick/tile	Brick/tile Stone	Brick/tile/slate	
Materials (other) – distinct to the chequer					
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low					Low to medium
Condition					Good

Rolfe's Chequer (Figure 35 and 34)

Heritage Assets

- 7.94 This chequer has been subject to extensive re-development leaving few historic buildings remaining. The Milford Street stretch has a couple of timber-framed buildings which suggests this area was occupied by relatively humble dwellings from the fifteenth century, but even these houses have been extensively altered in modern times. The majority of the Gigant Street frontage of this area has been subject to archaeological investigation. Previous archaeological observations at the time of the construction of the fly-over (started in the early 1970s but never completed and subsequently dismantled) encountered some possible pre-thirteenth century pottery and features that may be related to settlement focused on St Martin's Church before the foundation of the new city.

Townscape Summary (see matrix and Figure 36)

- 7.95 Rolfe's Chequer has seen much change over the late twentieth century and much of this development has had little regard for the early form or scale of the chequer. Approximately a third of the interior of the chequer is given over to the Culver Street multi-storey car park which towers over the rest of the chequer. The car park is built across the original eastern boundary of the historic chequer so that much of Culver Street has been obliterated (a very short section to the north, off Milford Street survives, and a section to the south). The access road to the car park from the ring road has cut across another section of Culver Street so that only two short sections of Culver Street survive (a stub to the north and a slightly longer southern section). The north edge of the chequer (Milford Street) has a concentration of listed buildings and historic buildings that make a positive contribution to Milford Street, a principal route to and from the city. There are some scattered historic buildings elsewhere (north end of Gigant Street and Barnard Street) that make a positive contribution, but otherwise the quality of development (modern) is poor – in particular along Gigant Street and either side of truncated Culver Street (see figure 106 – Heritage Assets).

- 7.96 Buildings are generally three-storey and reflect the scale of the adjacent by-pass and mostly modern development to the adjacent Trinity Chequer (Gigant Street) and Swaynes Chequer (Milford Street). Barnard Street is a generally more modest two-storey scale. All buildings are set to the back of pavement maintaining strongly-defined street sections throughout although this has been eroded along Gigant Street where some modern houses have modest front gardens. There is a pedestrian access to the Culver Street car park (accentuated by the curve of the modern town houses to the corner of the footpath) from Gigant Street, and vehicular access to a modern block of flats which creates a wide gap, at odds with the character of the chequer.
- 7.97 There is a good historic group of buildings focused on the corner of Gigant Street and Barnard Street where the Huntsman Tavern grounds the corner, with listed and unlisted traditional buildings either side, providing an attractive setting and giving this part of the chequer some historic integrity.
- 7.98 Red brick is the predominant walling material with the only examples of render and painted brickwork being on modern buildings. Roofs are a mix of natural slate and clay tile. The painted lintel is a common feature to old and new buildings in this chequer.
- 7.99 From the corner of Gigant Street and Milford Street, there is a long strategic view towards the tower of St Edmund's Church seen above the gently cranked St Edmund's Church Street. Another good view is looking up Barnard Street towards number 53 Payne's Hill (a late 17th century, early 18th century building). Because of the relative broadness of Barnard Street,, the topography (Payne's Hill is higher), and because the modern block of flats (Graham House) has been deliberately set back from the SE corner, 53 Payne's Hill features prominently and terminates the view.
- 7.100 No. 42 Milford Street (a listed building) as a large central first floor canted oriel bay window with panelled apron, architrave frame, plain frieze and moulded cornice at head and ogee shaped lead roof terminating in a half sphere on the wall. This is a notable local feature and adds to the many diverse and architecturally significant projecting upper storey windows found throughout the city.

Fig 35
Rolfe's Chequer



Fig 36



Chequer: Rolfe's	North	East	South	West	General
Street scale					
Milford street	3 (a couple at 2)				
Culver street (only part survives)		2 (Graham House)			
Barnard street			2		
Gigant street				2 – 2½– 3	
Scale (adjacent chequer)	3	Bypass (at 2-3 storey level)	5 – 6 (St Ann's St)	3 (Culver St)	
Grain					Medium to coarse
Unbroken frontage	Yes	Yes (Graham Housee)	Yes	No	
Uses	Mixed	Car park	Mixed	Residential	
Access to internalised spaces (high/medium/low)					High – multi-storey car park
Trees (yes/no?)					No
Gardens					No
Car parking (internally)					Yes – car park
Materials (predominant)	Brick/tile/slate?	N/a	Brick/render/ slate/ tile	Brick/tile/slate	
Materials (other) – distinct to the chequer				Modern concrete tile	
Local features	Oriel window (no.42)	dominant car park			
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low	High	Nil	Low	Low	Low overall
Condition					Poor/fair

South East Area (Figure 37 and 38)

Heritage Assets

7.101 The smallest of the city's chequers, the chequer at the south-east, is one of the few that is not named. The west and south frontages of the area have retained historic buildings, including a pair of sixteenth century timber-framed houses, one of which retains its jettied frontage (the other having been under-built). The construction of the ring-road resulted in the loss of a few buildings along the eastern edge of the chequer. No archaeological discoveries have been made in this chequer.

Townscape Summary (see matrix and Figure 38)

7.102 For the smallest chequer within the planned grid of the historic core, the built form is of a very high quality. All the buildings along the west and south side (Dolphin Street and St Ann's Street) are statutory listed buildings. These are modest timber-framed buildings (with much alteration) on a fine to medium grain. The close proximity of the ring road has not diminished the quality or historic character of the townscape of this small but important section of the historic core.

7.103 The scale of development is a modest two-storey almost throughout but with some use of attic storeys to St Ann Street which sees a number of dormer windows to the roofspaces. Most houses have eaves lines parallel to the road. Houses are set to the back of pavement reflecting entirely the adjacent street lines and in this way providing consistent and comfortable enclosure throughout.

7.104 The southern (St Ann Street) and western (Dolphin Street) edges of this chequer form a group of some considerable townscape quality. This is accentuated when seen in the context of the houses to the south side of St Ann Street which are also statutory listed buildings. This corner of the conservation area, despite the immediate presence of the A36, is of very high townscape value.

7.105 Materials almost entirely comprise either painted brick or painted render (various pastel colours with mostly whites and creams) over concealed timber frames and steeply pitched roofs to the roadside with old red clay tiles to the roofs. The continuous roofs of the rows

of houses are particularly attractive in local views along these parts of Dolphin Street and St Ann Street. There is also some tile hanging to upper floors and gable ends.

7.106 The St Ann Street section of the chequer forms part of one of the city-defining views of the cathedral on looking west along the cranked St Ann Street with the cathedral and spire towering over the townscape. The view along Dolphin Street looking south is terminated by the grade II* listed Nos. 60-66 St Ann Street. The early sixteenth century timber-framing to this building is seen in the context of the early row to the east side of Dolphin Street, including the jettied frontage of Nos. 117-119 Dolphin Street. The combined channelling of the view and its termination is a complex, pleasing and valuable piece of historic townscape.

7.107 There is an important survival of a Victorian shopfront to No. 53 on both the Dolphin Street and St Ann Street elevations.

Fig 37
South East Area Chequer



Fig 38



Chequer: South East	North	East	South	West	General
Street scale					
Paynes Hill	2				
Churchill Way East (bypass)		n/a			
St Ann Street			2½		
Dolphin Street				2	
Scale (adjacent chequer)	2	n/a	2 – 3	5 storey in part	
Grain					Medium
Unbroken frontage	Yes	n/a	Yes	Yes	
Uses	Residential	Residential	Residential	Residential	
Access to internalised spaces (high/medium/low)					Low
Trees (yes/no?)					No
Gardens					Yes
Car parking (internally)					No
Materials (predominant)	n/a	n/a	Render/tile	Render/tile	
Materials (other) – distinct to the chequer					
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low					Medium
Condition					good

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Pound Chequer (Figure 39 and 40)

Heritage Assets

7.87 Most of the surviving historic buildings within the chequer date from the eighteenth century, although Barnard's Cross House has seventeenth century origins in part. Although there has been some modern development on the west side of the chequer, no archaeological work or discoveries have been made.

Townscape Summary (see matrix and Figure 40)

7.88 Pound Chequer is one of the smallest of the historic grid layout and lies to the north of the St Ann Street, a former principal route into and out of the city now truncated by the ring road. It is only partially (but intensively developed) with development concentrated into the north-west corner, and gardens and a car park to the south and south-east. Development is of a medium to coarse grain. There has been a recent extension to the Alabare centre on Barnard Street. This recently completed modern four storey building dominates the south side of Barnard Street.

7.89 With the exception of the modern extension to the Alabare centre (number 58 Barnard Street) the general scale of built form is two and a half storey, usually with rooms in the roofspace lit by dormer windows. There are individual exceptions of three-storey townhouse scale (to St Ann Street). The buildings to Barnard Street are exceptional in terms of their height and bulk and do not define the general scale of built form in this part of the conservation area. Buildings are set to the back of pavement and where absent the building line is continued by high brick boundary walls (for example the wall bordering the Alabare centre carpark on St Ann's Street and Dolphin Street).

7.90 The best group of buildings lies to the north-west corner of the chequer where the relatively modest terraces of houses to the corner of Barnard Street and Love Lane form a group of some quality with those to the corner of the adjacent Marsh, Trinity and Rolfe's Chequers, including the grade II listed Huntsman Tavern to Rolfe's Chequer and the flint walled chapel further south along Love Lane.

The grade II* listed St Martin's House (No. 49 St Ann Street) forms a group with Vale House (grade II* listed) and other listed houses to the east. These are a group of considerable quality which also form part of the wider strategic view along the length of St Ann Street focused on the Cathedral.

7.91 Most buildings are red brick with some painting of brickwork but this is limited. The chapel to Love Lane is knapped flintwork with stone dressings and makes a distinctive impact in the street scene, in part because of this change in material. There is some tile and slate hanging which is seen to a number of buildings. Roofs are mostly clay tile.

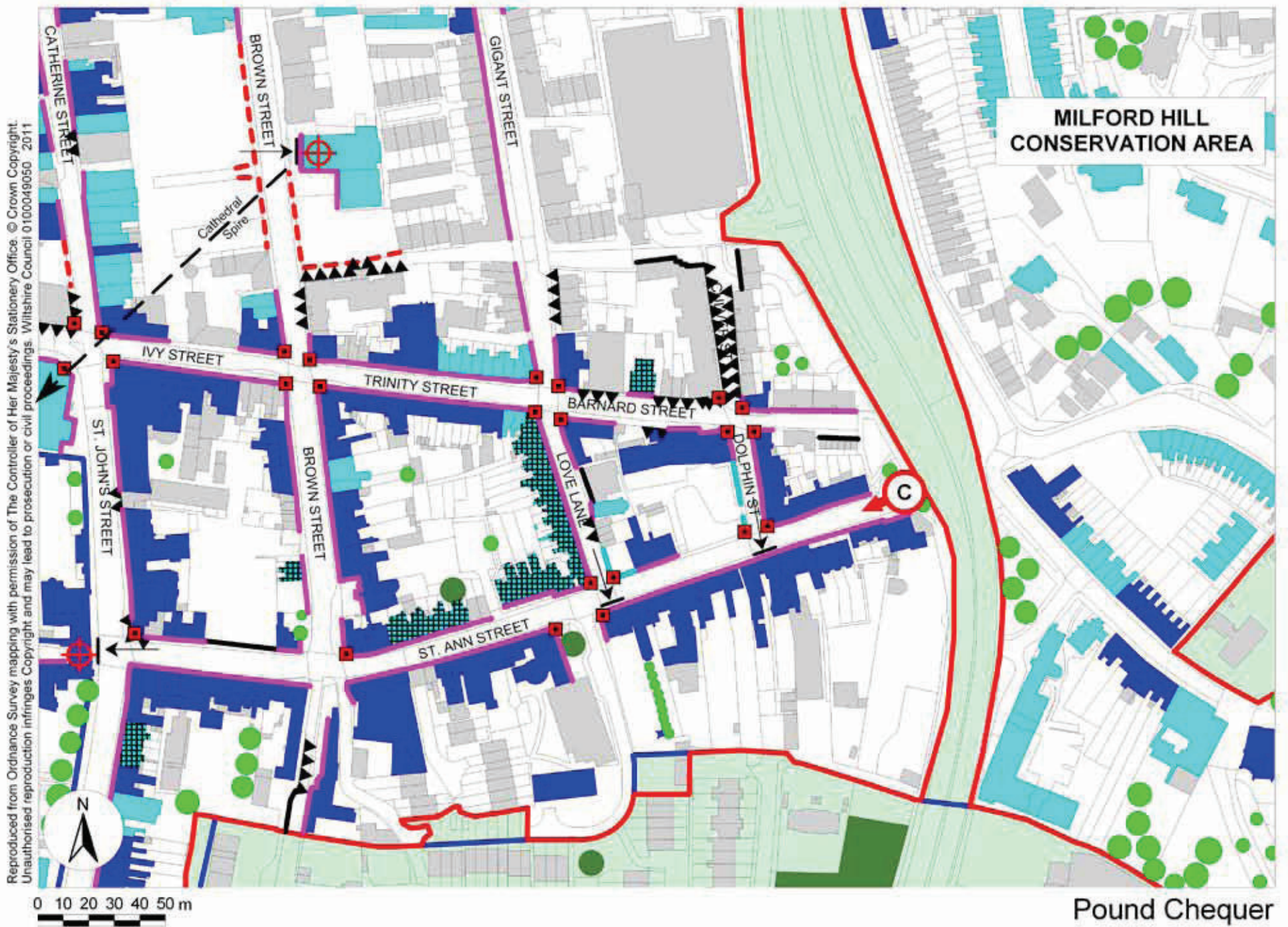
7.92 Views looking south along Love Lane and Dolphin Street are terminated by listed buildings of considerable historic and architectural interest on St Ann's Street. The buildings to the south side of the chequer lining St Ann Street, form part of the wider view to the cathedral along this principal route, one of the most important city-defining and conservation area defining views. Another good view is looking up Barnard Street towards number 53 Payne's Hill (a late 17th century, early 18th century building). Because of the relative broadness of Barnard Street, and the topography (Payne's Hill is higher), the building features prominently and terminates the view.

7.93 Along St Ann's Street the majority of houses are hard back of pavement (with the exception of a small run at the top of St Ann's Street and a short terrace of Victorian houses towards the bottom of the street – see Marsh Chequer). The walled garden/carpark to the rear of the Alabare centre, with its small trees, therefore provides a welcome break in built townscape.

Fig 39
Pound Chequer



Fig 40



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Chequer: Pound	North	East	South	West	General
Street scale					
Barnard street	3 – 5				
Dolphin street		n/a			
St ann street			2½ – 3		
Love lane				2	
Scale (adjacent chequer)	2	2	2½	2	
Grain					Medium to coarse
Unbroken frontage	Yes	Yes (comprising wall in part)	Yes (comprising wall in part)	Yes	
Uses	Residential	Residential	Residential	Residential	
Access to internalised spaces (high/medium/low)					Medium – but private
Trees (yes/no?)					Yes
Gardens					Yes
Car parking (internally)					Yes
Materials (predominant)	Brick/tile	Brick (wall)	Brick/tile	Brick/flint	
Materials (other) – distinct to the chequer					
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low					Medium to high
Condition					Good

Marsh Chequer (Figure 41 and 42)

Heritage Assets

7.65 All sides of the chequer retain historic buildings, mostly dating from the eighteenth and nineteenth centuries, with very little redevelopment. The minimal extent of modern building in the area means that there have been no opportunities to examine any part of this chequer archaeologically.

Townscape Summary (see matrix and Figure 42)

7.66 Marsh Chequer is a remarkably intact chequer sitting to the north of one of the most important principal routes into and out of the city; St Ann Street. There is considerable historic and architectural quality to the built form of the chequer, and equally importantly, the chequer retains plots and gardens with trees of some distinction within the central core. The chequer is almost entirely residential throughout which provides a relatively quiet and tranquil character to the streets despite Brown Street forming part of the arterial routes around the centre of Salisbury.

7.67 The scale is mainly two-storey (the exception being Brown Street) with much use of roof spaces for additional accommodation. The built form is varied with different roofs, the exception is Love Lane which still retains an almost uninterrupted roofscape throughout. Where houses are more than two-storey they tend to be of an older date with townhouse qualities (wider frontages, often symmetrical and low or hidden roofs) associated with the Georgian and late Georgian periods. Houses are generally set to the back of pavement with the exception of The Priory on Brown Street (an imposing early seventeenth century listed building) and a small attractive group of mid-Victorian terraced villas on St Ann Street, which are set back behind small gardens but with the line of the street successfully retained by railings and box hedging.

7.68 The almost ubiquitous use of the sliding sash and a grander townhouse scale to the houses creates a grouping of houses to Brown Street. A set development of very distinctive houses to Trinity Street with their use of casement windows and a mansard roof give

this group a cohesion and they form a wider group with the Trinity Hospital and Almshouses to the north side of Trinity Street. The rhythm and repetition of window openings and architectural details to Love Lane defines these houses as a group. To St Ann Street, there is a very attractive group of Victorian terraced villas with bays and projecting dormers with decorative barge boards. The houses facing St Ann Street but within the chequer form part of a wider group which takes in St Ann Street, as one of the principal routes to and from the city. This part of the chequer retains buildings and groups of buildings of very high historic and architectural significance. An added significance is the fact that these buildings line and therefore strongly define one of the finest views to the cathedral and spire in the city.

7.69 The majority of houses are red brick, with some Fisherton brick and some painted brick. Roofs, where seen, are clay tile but vary in their pitch providing variation to the roofscape in extended views across and towards the chequer.

7.70 There is one of the best terminated views in the city looking south along Love Lane towards St Ann Street where the view is successfully closed by the grade II* listed Vale House, No. 44 St Ann Street. The southern edge of the chequer; St Ann Street, forms part of the strategic view from the eastern end of the street focused on the cathedral and its spire. This is one of the best views of the cathedral in its city context.

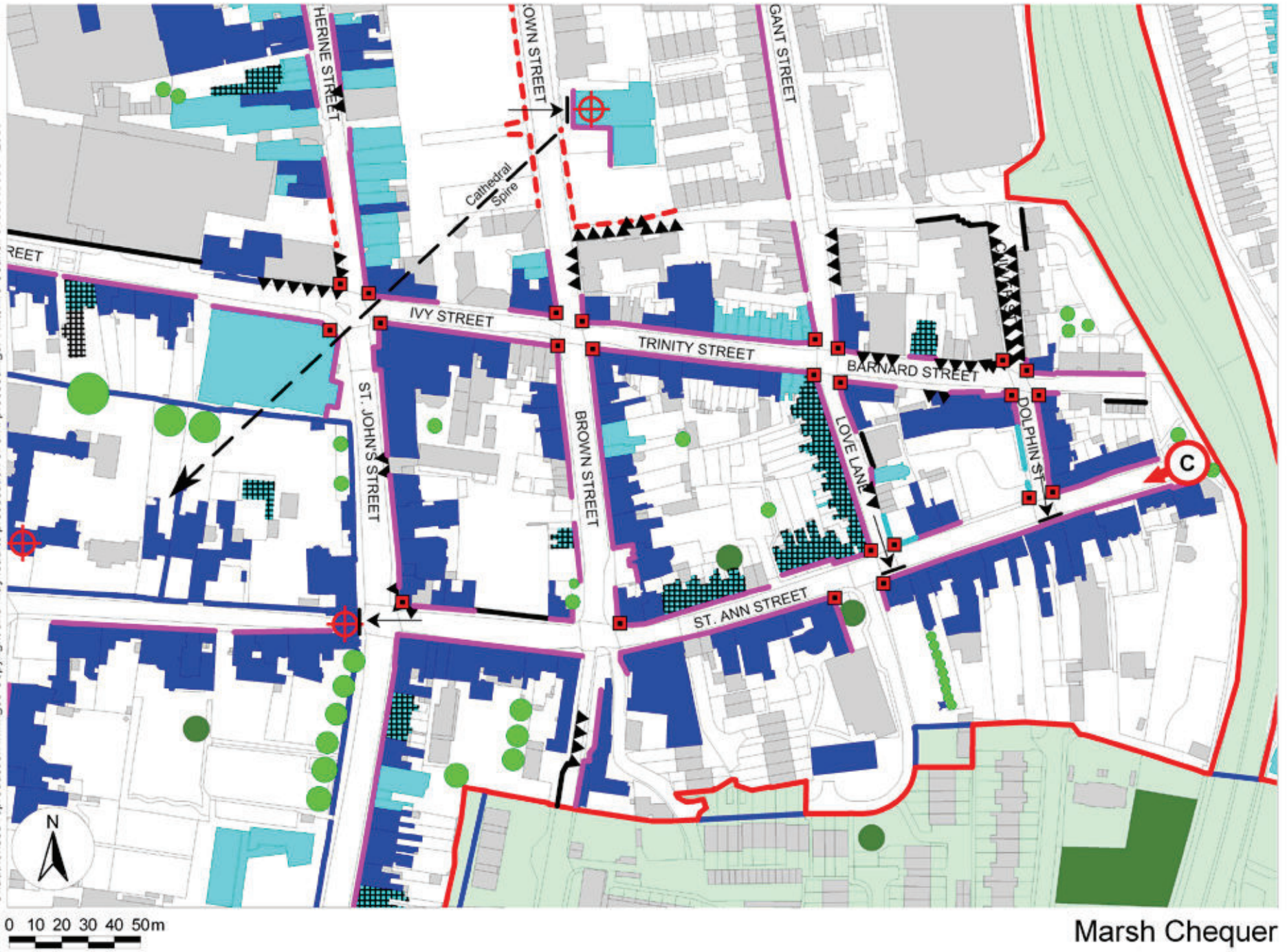
7.71 Arches to windows are a very distinctive element defining much of the openings to the built form in this chequer. There is much use of the flat gauged brick arch over sash windows (particularly to St Ann Street and Brown Street) and this contrasts with the use of cambered arches (generally less common in the city) to the houses of Trinity Street. The use of catslide dormers, particularly when seen to a group of houses as in Trinity Street, is an unusual and street defining feature of the chequer (to its northern edge).

Fig 41:
Marsh Chequer



Fig 42

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Marsh Chequer

Chequer: Marsh	North	East	South	West	General
Street scale					
Trinity Street	2½ – 3				
Love Lane		2			
St Ann Street			2 – 2½		
Brown Street				2½ – 3	
Scale (adjacent chequer)	2	2	2½ – 3	2 – ½	
Grain					Fine
Unbroken frontage	Yes	Yes	Yes	Yes	
Uses	Mixed	Residential	Residential	Residential	
Access to internalised spaces (high/medium/low)					Medium
Trees (yes/no?)					Yes
Gardens					Yes
Car parking (internally)					Yes
Materials (predominant)	Brick/tile/some slate	Brick/painted brick/some render and slate	Brick/painted brick/render/ slate/ tile	Brick – some painted/tile	
Materials (other) – distinct to the chequer	Rendered timber frame			Fisherton brick	
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low					High
Condition					Excellent

White Hart Chequer (Figure 43 and 44)

Heritage Assets

7.142 The White Hart Inn at the north-west corner of the chequer is recorded from the early seventeenth century although the existing building is mainly of c.1820. Clearly, the St John's Street frontage was the most important side of the chequer and here buildings from the fifteenth to seventeenth century survive. On the east side, facing Brown Street there was a large stone-faced house called The Barracks which dated from the fifteenth century but this was almost entirely demolished in the nineteenth century. Late thirteenth century documentary sources tell of a row of five small buildings facing Brown Street at the south end of the chequer which included shops and cottages and a principal house to the rear. There has been little modern intervention within this chequer and accordingly no archaeological work has been carried out.

Townscape Summary (see matrix and Figure 44)

7.143 The White Hart Chequer, in townscape terms, is one of stark contrast derived from its historic evolution and proximity to the Cathedral and The Close. The chequer forms part of two principal routes into and from/out of the city; St Ann Street to the southern edge and St John's Street to the west which leads south into Exeter Street. This is currently the most well-used entrance to the city and one which takes in the sheer scale and extent of survival of the Cathedral Close walls which line the west side of Exeter Street and St John's Street.

7.144 The White Hart Hotel and the Kings Arms Hotel dominate the western edge (facing St John's Street) and contrast in terms of their architectural style; the White Hart overtly classical with its stone portico forming a pentice type structure over the pavement, and the Kings Arms still a high status building but retaining sections of medieval framing to the façade and added to later with subsequent timber-framing and faux framing in the nineteenth century. Much of the core of the chequer is given over to a modern extension to the White Hart Hotel and hotel car park. Development is on a fine to medium grain with many of the former plots amalgamated, particularly to the north-west corner, to form the substantial classical

facades of the White Hart Hotel. Earlier buildings survive to the south-west and provide more of an indication of the historic grain of this chequer.

7.145 The scale across the chequer is contrasting. There is the three and occasionally four-storey heights to St John's Street in a very grand classical architectural style, including the dominant portico right to the road edge to the two and occasionally two and half storey. This reduces to the almost cottage-scale to some of the houses on the east side (Brown Street) of the chequer. The scale of the three-storey modern extension (with water tank and services to the roof) is over dominant in the incidental but important views into the chequer along St Ann Street and Brown Street. The building line is maintained throughout with either buildings to the back of pavement or brick boundary walls.

7.146 The varied buildings (in terms of scale, height, architectural style and materials) to St John's Street form a group of considerable townscape importance, including within their wider setting St Ann's Gate to the Cathedral Close and the walls either side which are an ever present feature on this principal route to and from the city. This group is also seen within the context of the row of statutory listed buildings to the south side of St Ann Street turning the corner into Exeter Street and the grade II listed public house The Cloisters, to the corner of Ivy Street and Catherine Street (Cross Keys Chequer).

7.147 The White Hart Hotel is distinctive for its use of Fisherton brick. This local brick is also used elsewhere within the chequer. Exposed timber-framing forms a strong element in the townscape with other buildings being of brick, painted brick or painted render. There is an even mix of natural slate and clay tile to the roofs. There is much variation to the roof pitches adding to the historic townscape qualities of the edges to the chequer.

7.148 The view west along St Ann Street is successfully terminated by the stone St Ann's Gate to the west side of St John's Street. Surprisingly, due to the nature of the townscape enclosure from the south side of St Ann Street, the cathedral is not in view until one is almost to the junction with St John's Street and Exeter Street. The cathedral spire is glimpsed from the entrance to the car park (on Brown Street) to the rear of the King's Head Hotel.

7.149 There are some notable architectural details at eaves level throughout the chequer including decorative barge boards and deep dentil cornices which add to the quality of the more modest houses on the chequer. The stag sculpture sitting at the apex of

the pedimented portico to the White Hart Hotel is a notable local landmark and can be seen for some distance along Exeter Street (leading into St John's Street).

Fig 43
White Hart Chequer



Fig 44

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White Hart Chequer

Chequer: White Hart	North	East	South	West	General
Street scale					
Ivy Street	2 – 3				
Brown Street		2 – 2½			
St Ann Street			2½		
St Johns Street				3 – 4	
Scale (adjacent chequer)	2	2½ – 3	2½	3 (in part) part walls of The Close???	
Grain					Fine to medium
Unbroken frontage	Yes	Yes	Yes	Yes	
Uses	Mixed	Residential	Residential	Mixed	
Access to internalised spaces (high/ medium/low)					Low – mostly private access
Trees (yes/no?)					Yes
Gardens					No
Car parking (internally)					Yes
Materials (predominant)	Brick/render/ slate/ some tile	Brick/slate and tile (50:50 split)	Brick/tile	Brick/painted brick/render	
Materials (other) – distinct to the chequer				Stone pediment of the White Hart Hotel	
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/ medium/low					High
Condition					Good

Additional sub-areas to the periphery of the Chequers

7.156 The following sections form the boundaries to the chequers character area. Although not specifically named chequers, they share much of the common characteristics of the chequers. For this reason, a summary of heritage assets and a townscape matrix providing details of the urban form and scale and a townscape map defining the area have been provided.

These areas are as follows:

Area West of St Edmund's Church (p.74)

West of High Street (p.77)

North end of Endless Street (p.79)

East of Greencroft Street (p.81)

Crane Street, south (p.83)

New Street, south (p.85)

St Ann Street (p.87)

Castle Street (p.90)

West of St Edmund's Church (Figure 45 and 46)

Heritage Assets

7.157 This area on the northern edge of the medieval core is not one of the named chequers and probably represents a later phase of development, possibly following the foundation of St Edmund's church in 1269. The area was later bounded on its northern side by the city defences. The earliest building surviving in this area is the Royal George Inn which has fifteenth century origins. Speed's map of 1610 shows buildings on the south and west sides only. In 1860 a National School and school house were built on the east side of the block facing St Edmund's Church (School Lane). Belle Vue Road was created in the early twentieth century as the area between the Victorian housing of Wyndham Road and the northern edge of the historic core was laid out for development. A short terrace was built facing north shortly afterwards. No archaeological work has been undertaken within this area.

Townscape Summary (see matrix and see Figure 46)

7.158 On the periphery to the well-defined chequers area of the city, this part of the conservation area forms an important part of the definition of the chequers area and is laid out in the same form as the chequers to the south. There are four developed sides to a large almost square series of streets; Endless Street (top section), Bedwin Street, School Lane and Belle Vue Road (forming in-part the northern edge of the conservation area) all sitting to the west of St Edmund's church and churchyard. This part of the conservation area is particularly cohesive and well-defined and provides comfortable enclosure to the surrounding streets (particularly Bedwin and Endless Street) and encloses the west side of the churchyard.

7.159 Development varies between two and three storey, with grander townhouses, particularly on Endless Street, and remnants of warehouse type buildings (with much apparent re-building). There are some dormer windows to roof slopes particularly to Bedwin Street but these are generally discreet and in-proportion with the roofspaces.

7.160 The building line is very strongly defined throughout this part of the conservation area and there are few gaps in the street frontage. Where gardens front onto the edge of the perimeter, there are high brick boundary walls which maintain the line of the street but allow glimpsed views of rear gardens and trees. These views add considerably to this part of the conservation area.

7.161 There are strong groups of buildings (listed and unlisted) particularly along Endless Street and Bedwin Street. This section of Endless Street (which should be read with paragraph 7.174 North section of Endless Street) is characterised by the Georgian period and the grouping of well-detailed 18th century houses to this part of the street is particularly apparent and an attractive element of the street scene although the modern development just to the south (Endle Court) is poorly detailed and detracts from the townscape. To Bedwin Street, there is more variation but a consistency to scale and plot division which probably dates from the medieval period. The school and school house to School Lane faces the churchyard and forms a strong group with this open space and the church beyond. The gables to the school building is a particularly attractive feature of the school group. To the north side, facing Belle Vue Road, there is a good group of Late Victorian houses which given the repetition of architectural features such as bays, upstands to party walls and chimneys makes a positive contribution to the townscape character of the conservation area and is an important edge to the designation.

7.162 Red brick and clay tile are dominant in this part of the conservation area and there are some memorable and attractive combinations to buildings within this part of the conservation area, for example 31 Bedwin Street; 18th century brickwork, Georgian multi-pane single-glazed timber sliding sashes and handmade clay tile roof. Painted render is also seen with clay tile but is isolated to short groups (such as those to Endless Street) or single buildings.

7.163 Significant views are: looking north along Rollestone Street with No.31 Bedwin Street (a listed building with oriel window) closing the vista; good views towards St Edmund's church from Bedwin Street and School Lane; glimpsed views into rear gardens (particularly from Belle Vue Road) are important and reveal the complexity of built form behind the front facades and add greenery to the townscape, in contrast with the central core.

7.164 There are some particularly good examples of door hoods, door cases and fanlights to this part of the conservation area. Good examples are found in Endless Street and Bedwin Street. The multi-pane sash window is a very common feature and found to most of the houses within this part of the conservation area. Projecting oriel bay windows are a feature of Bedwin Street, in common with other neighbouring chequers.



Fig 45:
West of St Edmund's
Church

Fig 46:



Periphery area to Chequers: West of St Edmund's Church	North	East	South	West	General
Street scale					
Belle Vue Road	2				
School Lane		2			
Bedwin Street			2 – 2½		
Endless Street				2½ – 4 (equiv)	
Scale (adjacent chequer)	N side of Bellevue road is 2 storey	Adj. to churchyard of St Edmund's	See Gores and Parsons Chequers	See north end of Endless Street	
Grain	Fine	Medium	Fine	Fine/Medium	
Unbroken frontage	Yes	No – but wall continues enclosure	Yes	Yes	
Uses	Residential	Educational buildings/ residential	Mixed use public houses and residential	Office use and residential	
Access to internalised spaces (high/medium/low)					Low
Trees (yes/no?)					Yes – a high degree of tree cover to the centre of the perimeter block
Gardens	Yes	Yes	Yes	Yes	
Car parking (internally)				Yes – much of the garden space behind Endless Street is parking	
Materials (predominant)	Render, brick chimneys, slate roofs	Red brick, clay tile	Red brick, clay tile, some render and painted brick	Red brick, tile hanging, painted brick, clay tiles	
Materials (other) – Distinct to the chequer					
Local features	Curved wall to 74 Endless St		Oriel windows	Some good doors and doorcases to Endless Street	
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low	Medium	High	High	High (Exceptional group of Georgian houses)	
Condition					fair

West of High Street (Figure 47 and 48)

Heritage Assets

7.165 This area, bounded by High Street to the east, Bridge Street to the north, Crane Street to the south and the river on the west is not recognised as a chequer and is not a named area. High Street lay on the line of a pre-town north – south routeway and was the street leading to the north gate of the cathedral precinct. Within this area there were at least three inns in the medieval period, the largest being Pynnocks Inn, recorded in 1270, which occupied a large block in the centre of the area and which was later re-built as four houses and shops. Other inns include the Angel and La Rose or La Hotecorner which stood on the corner with Crane Street and which survives in part. The area was also crossed by the Town Ditch which ran southwards from Fisherton Bridge before turning to the east to run along New Canal. The Town Ditch formed the northern boundary of Pynnocks. There has been little archaeological work carried out within the block; some observation and recording was undertaken when the large modern building was constructed over a large part of the centre of the block. A number of timber-framed houses of fifteenth and sixteenth century date were demolished in the mid-twentieth century.

Townscape Summary (see matrix and Figure 48)

- 7.166 This area is located to the west of the New Street Chequer which is to the east of the High Street and backs down to the River Avon as it passes under the bridges to Bridge Street to the north and Crane Street to the south. There is a fine to medium grain to development, diluted somewhat by some modern intervention with large footprint buildings which have partially obliterated the earlier plot layout of the medieval city.
- 7.167 The scale of building varies between two and three-storey and there is also variation to the way the buildings address the street with examples of parapets and gables and eaves lines parallel to the street.

- 7.168 The west side of the High Street forms an important group with the east side and a consistent scale and variation in materials and built form helps create a cohesive historic townscape. The scale of the street means that there are good views along the High Street to the tower of St Thomas to the west of the market place.
- 7.169 A mix of brick, timber-framing, tile hanging and painted render is seen to the west side of the High Street. Roofs are rarely seen due to the relatively narrow section of the street and the presence of a high number of parapets. Where seen, they are clay tile.
- 7.170 There is an important view looking across the rear of the plots from the bridge on Bridge Street towards the cathedral spire. Presently the rear of some of the shop units detracts from the quality of this view.

Fig 47
West of High Street



Fig 48



Periphery area to Chequers West of High Street	North	East	South	West	General
Street scale				River frontage – some public access	
Bridge street	2½				
High street		2½-3			
Crane street			2-3		
Riverside				2	
Scale (adjacent chequer)	3	3	2½	n/a	
Grain	Medium	Medium	Fine	n/a	
Unbroken frontage	Yes	Yes	Yes	n/a	
Uses	Commercial	Commercial	Commercial	n/a	
Access to internalised spaces (high/ medium/low)					Low
Trees (yes/no?)					Yes – to gardens off Crane Street
Gardens					Yes – to houses fronting Crane Street
Car parking (internally)					Private surface car parks to northern section of 'Chequer'
Materials (predominant)	Ashlar stone	Brick, painted render, exposed timber frame	Painted render/ painted brick/tile	n/a	
Materials (other) – distinct to the chequer		Use of Ham Stone			
Local features					
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/ medium/ low					High – despite large footprint modern stores dominating part of the area
Condition					Fair

North section of Endless Street (Figure 49 and 50)

Heritage Assets

7.171 Endless Street is thought to have been laid out as an alternative route into the town from the north, deviating from the pre-foundation routeway represented by Castle Street/High Street. As such it would have extended beyond the line of the defences but it appears that Castle Street managed to retain its role as the route between castle and city and eventually Endless Street was truncated. Speed's map of 1610 shows the street stopping at the line of the defences and some development on both sides of the street. In the early nineteenth century the villa standing on the line of the street's course beyond the city was built.

Townscape Summary (see matrix and Figure 50)

Page 174
7.172 This area needs to be read in conjunction with Area West of St Edmund's Church (pg 74). This small section of the historic core character area forms an extension of the chequers' grid pattern and is integral to the adjacent White Horse Chequer (west) and Gore's Chequer (east). The development is on a medium to coarse grain.

7.173 Buildings are two and three-storey. There is some variation to the roofscape with varied eaves lines and some strong parapet lines to the townhouses. Some of the large townhouses to the east side of Endless Street are on a truly grand scale (ie 52-54 Endless Street). The building line consistently comprises of houses to the back of pavement with only one short section of open frontage (a modern entrance to parking facilities to the rear of Endle Court).

7.174 To the eastern side of Endless Street there is a group of townhouses dating from the early and late Georgian period. These houses are statutory listed and form a group of considerable historic and architectural significance.

7.175 Red brick and painted brick are equally dominant walling materials to this part of the conservation area. Roofs, where seen, are a mix of natural slate and clay tile. The brickwork to the Georgian townhouses is of a particularly high quality and is notable in the streetscene.

7.176 There is a terminated view looking north along Endless Street to Bellevue House (no. 76) which is set back from the road and was designed to terminate views along Endless Street.

7.177 The quality of the Georgian joinery to windows, doors and doorcases (several of which feature columns) is a notable townscape feature in this part of the conservation area.

Fig 49
North section of Endless Street



Fig 50



Periphery area to Chequers: North end of Endless Street	North	East	South	West	General
Street scale					
	n/a				
		n/a			
			n/a		
Endless Street				Predominantly 2-3 storey, some on a grand scale	
Scale (adjacent chequer)		See area West of St Edmund's Church			
Grain				Medium to coarse	
Unbroken frontage				Yes	
Uses				Office and residential	
Access to internalised spaces (high/ medium/low)				Low	
Trees (yes/no?)					Yes – trees to the northern end of Endless
Gardens				Yes	
Car parking (internally)				Yes – most of rear plots where surviving are parking	
Materials (predominant)				Modern brick and tile hanging and painted brick and render, natural slate and clay tile roofs	
Materials (other) – Distinct to the chequer					
Local features				Doorcases, fanlights, timber doors and sash windows	
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/ medium/ low				Low to Medium (modern Friends Provident occupies a significant site)	
Condition					fair

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East of Greencroft Street (Figure 51 and 52)

Heritage Assets

7.178 To the east of Griffin Chequer was another block of properties which does not appear to have been given a chequer name, presumably indicating that it originated as a phase of later development. This area was bounded on its eastern side by the city defences and was shown on Speed's map of 1610 as a triangular area with properties on all three sides and Winchester Gate at its south-eastern corner. By the mid-eighteenth century there were buildings on the south and west sides only. Development of the east side of the block occurred during the mid-nineteenth century with the construction of short terraces of houses.

Townscape Summary (see matrix and Figure 52)

7.179 Much of this part of the conservation area is taken up by the landscaped park space known as Greencroft. The developed sections of the area comprise relatively modest terraces of mid and late Victorian houses. The development, where found, is of a fine grain.

7.180 Houses to the southern end of Greencroft Street are generally two to two and a half storey, terraced houses set in short groups and some pairs. The building line is consistent throughout to back of pavement. The A36 (Churchill Way) dominates the groups of houses to the eastern side of Greencroft. Despite the close proximity of the road, the houses have considerable architectural presence and retain much of their original fabric (windows, doors, roofs and chimneys).

7.181 The houses to the east side of Greencroft form a positive group of some considerable quality reflected in some of the houses being statutory listed at Grade II. The terraced housing to the west side fronting Greencroft Street has seen more change, particularly to architectural details. Nevertheless, the rhythm of the repetition of door and window openings that these modest terraces provide is an important element of the townscape quality.

7.182 Houses are constructed of brick, some of which is Fisherton brick with red brick dressings, which provides interesting variation to the streetscape. Roofs are natural slate.

7.183 The key views within this character area are views across the landscaped park. Trees, particularly the avenue of limes running diagonally across Greencroft, form an important part of the quality of these local views. To the north-east corner of Greencroft, as the land rises steeply towards the Churchill Way junction, a significant and strategically important series of views are revealed over the roofs of the historic core. Importantly, these views are not of the cathedral spire but of the church of St Thomas and the spire of the United Reformed Church.

7.184 There are some unusually designed porches and some survival of wrought iron railings enclosing front garden spaces to Greencroft.

Fig 51
East of Greencroft Street



Fig 52

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Area East of Greencroft Street

Periphery area to Chequers: East of Greencroft Street	North	East	South	West	General
Street scale					
	n/a				
The Greencroft		2-3			
			n/a		
Greencroft Street				2	
Scale (adjacent chequer)	n/a	Adj. Churchill Way	n/a	2½	
Grain		Fine		Fine	
Unbroken frontage		Yes		Yes	
Uses		Residential		Residential	
Access to internalised spaces (high/ medium/low)					Low
Trees (yes/no?)					Yes – modest number of trees to private gardens
Gardens		Yes		Yes	
Car parking (internally)					No
Materials (predominant)		Fisherton brick with red brick dressings, and red brick with natural slate		Red brick, some painted, natural slate	
Materials (other) – Distinct to the chequer		Wrought iron railings to front gardens			
Local features		Interesting porches and good original four panel doors to The Greencroft			
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low		High		Low/Medium	
Condition					Fair

Crane Street, south (Figure 53 and 54)

Heritage Assets

7.185 Crane Street continues the line of New Street and so is probably one of the earliest streets laid out in the new city. A house on the north side of the street retains thirteenth century fabric and wall painting. By the fifteenth century at least Crane Street included the homes of rich merchants – the front range of Church House was a building known as ‘The Faucon’ owned by William Lightfoot, a mayor and parliamentary representative of the city. In a reversal of status the house became the workhouse in the seventeenth century until 1881 when it was purchased by the Church of England. Archaeological observation in the grounds of Church House recorded the presence of the Close Ditch which was maintained until the nineteenth century.

Townscape Summary (see matrix and Figure 54)

7.186 This part of the conservation area comprises the buildings to the north and south side of Crane Street. To the south, to the rear of the property plots along Crane Street, is the north wall to the Cathedral Close. The development to this part of Crane Street is of a fine grain with much retention of early plot division. This, combined with the high degree of historic buildings to this part of Crane Street, has produced very high quality townscape.

7.187 Buildings vary in scale between two and three-storey. There is also much variation to roof profiles with a series of gables and hipped gables fronting the roadside, and often projecting forward of the building line. The street frontages to both sides are continuous throughout relieved only by carriageway entrances leading to courtyards to the rear of the plots.

7.188 The historic buildings to both sides of Crane Street form a group of considerable quality and architectural significance. The group includes the grade II listed bridge over the River Avon.

7.189 There is a broad palette of materials to this part of the conservation area and no material dominates. Walls are brick, ashlar stonework, painted render and plaster, and there are some examples of tile hanging. The latter will often mask timber-framing. In addition, there are some very good survivals of exposed timber-framing.

7.190 The projecting range of Church House (Nos. 99 to 101) to the western most end of Crane Street is a notable local landmark which partially closes the view west along Crane Street. There are good local views to be had, both up and down river, from the grade II listed bridge. It should be noted that two key glimpsed views pass over the top of this area; the glimpsed view from the bridge on Bridge Street towards the cathedral spire and the view from Cathedral Close towards the spire of the United Reformed Church.

7.191 This small but significant section of townscape has a very high degree of architectural detailing, particularly to windows, doors, doorcases, chimneys and rooflines (decorative barge boards, for example).

Fig 53
Crane Street,
south



Fig 54



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Periphery area to Chequers: Crane Street (south)	North	East	South	West	General
Street scale					
	n/a				
		n/a			
Crane street			2½		Majority of buildings are 2½ storey with accommodation in attic storeys
				n/a	
Scale (adjacent chequer)	2-3	n/a	n/a	n/a	
Grain			Fine		
Unbroken frontage			Yes		
Uses			Mixed use – office, A3 and residential		
Access to internalised spaces (high/medium/low)					Low
Trees (yes/no?)					Yes – to rear domestic gardens
Gardens					Yes
Car parking (internally)			Yes		
Materials (predominant)			Brick and painted render/plaster and tile hanging – often masking timber framing, clay tile roofs		
Materials (other) – Distinct to the chequer			Some good survivals of timber framing (especially Nos. 52-54 High St on the junction with Crane Street)		
Local features			Good survival of early timber framing, some good historic street surfaces and door cases		
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low			High		
Condition					Good

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New Street, south (Figure 55 and 56)

Heritage Assets

7.192 New Street is thought to have been one of the first streets laid out at the time of the foundation of the city. In contrast to the north side of the street, the south side has a high survival of historic buildings including survivals from the fourteenth and fifteenth centuries. The rear boundary of the properties is The Close wall which formerly had the Close Ditch in front of it. Due to absence of later twentieth century development along this side of the street, there have been no archaeological interventions.

Townscape Summary (see matrix and Figure 56)

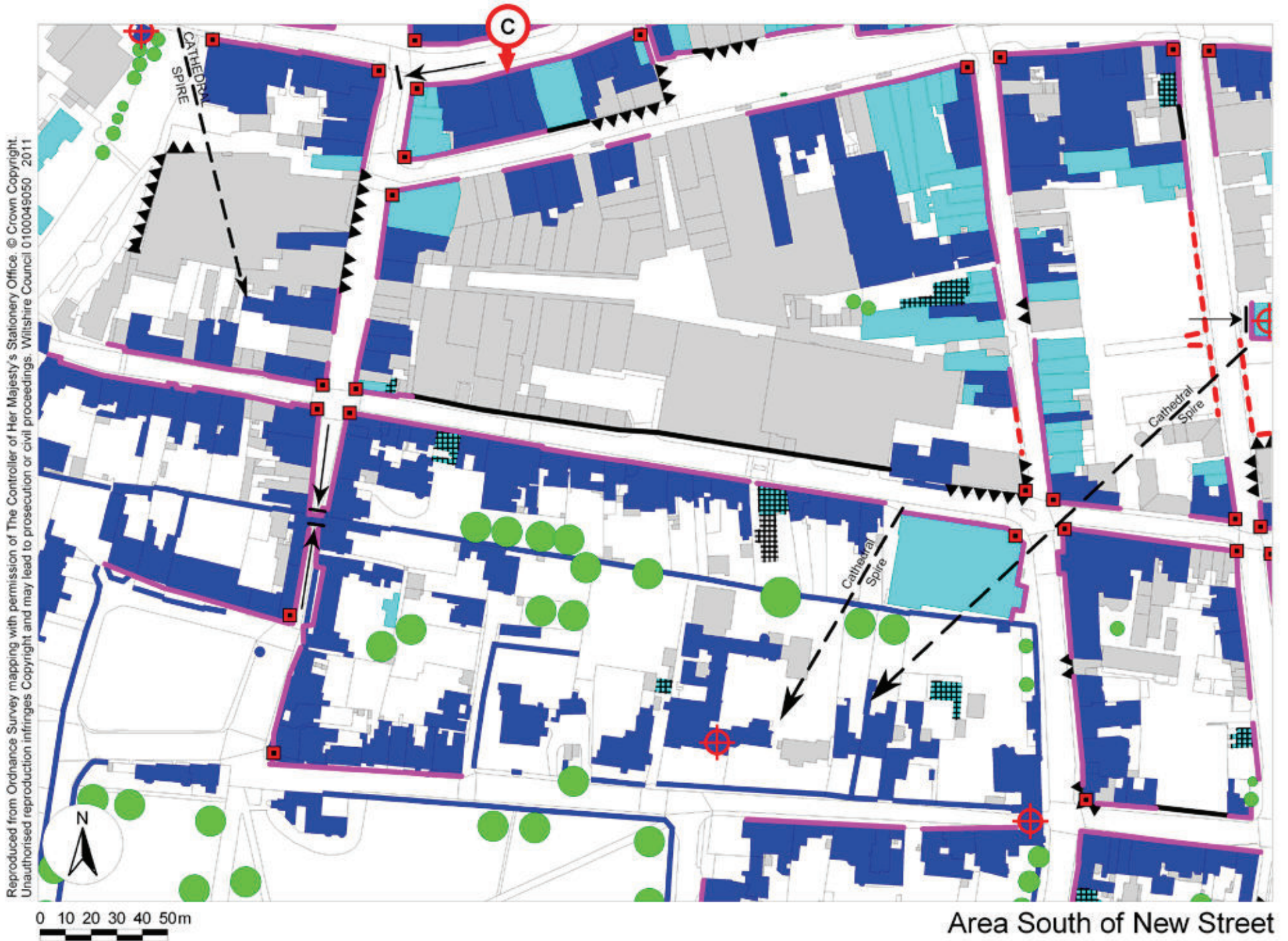
- 7.193 The building plots on the south side of New Street back on to The Close wall. This part of the conservation area is notable for the fact that all the buildings to this south side of the street are either statutory listed or make a positive contribution towards the character and appearance of the conservation area. Sadly, this degree of quality is not sustained to the north side of the street which comprises largely dead frontage relating to the service areas and multi-storey car park to the shopping centre within the New Street Chequer. However, the quality of the built form to the south side more than makes up for the weakness of the built form to the north.
- 7.194 There is considerable variation to the scale of built form along the length of this part of New Street. Part of its townscape charm is the juxtaposition of one and a half, two, two and a half and three-storey buildings. In addition to this there is much variation to the roof profile with gables, projecting gables, bracketed jetties, canted oriel bays and deep cornices to parapets. All buildings are set to the back of pavement with private alleyways providing the only access to the rear of plots.
- 7.195 All of the buildings to the south side of New Street form a group of considerable historic and architectural significance and have extremely high townscape value.

- 7.196 There is a very broad palette of materials to this part of the conservation area. Brick is marginally dominant but there are also good examples of historic timber-framing. The brick is often complemented by stone dressings and high quality joinery to projecting bays and decorative doorcases. There are also some isolated examples of tile hanging. Roofs, where seen, are generally clay tile.
- 7.197 Through one of the few gaps in the townscape there is a glimpsed view of the cathedral spire. It should also be noted that a long glimpsed view of the cathedral spire from the Baptist Church crosses over the building (which therefore could be considered to form an important part of its setting) on the corner of the junction of New Street and St John's Street.
- 7.198 Given the variation in architectural styles and periods of building across the length of this section of New Street, there is significant diversity and quality found in the architectural detailing; windows, doors, doorcases, string courses, lintels, eaves lines and parapet cornices. This detailing significantly contributes to the overall quality of the townscape throughout this part of the conservation area.

Fig 55
New Street,
south



Fig 56



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Periphery area to Chequers: New Street (south)	North	East	South	West	General
Street scale					
	n/a				
		n/a			
New Street			2-3		Variety of 2-3 storey buildings some with parapets and others with low pitched roofs
				n/a	
Scale (adjacent chequer)	4				
Grain			Fine		
Unbroken frontage			Yes		
Uses			Mixed use – Office, A3 and residential		
Access to internalised spaces (high/medium/low)					Low
Trees (yes/no?)					Yes – to rear gardens – some of these are seen from The Close
Gardens			Yes		
Car parking (internally)			Some gardens used as car parking – but good survival of gardens for such a central location		
Materials (predominant)			Red brick and painted render and plaster. Roofs mostly clay tile with some natural slate		
Materials (other) – Distinct to the chequer					
Local features			Some survival of early timber framing		
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low			High – very good group of early buildings which have been remodelled		
Condition					Fair

St Ann's Street (Figure 57 and 58)

Heritage Assets

- 7.199 Along the south side of St Ann's Street a number of properties of medieval date survive including Nos. 22-26 Windover House, No. 18 (both fourteenth century) No. 60 (late fifteenth century) The Old Bell Inn (sixteenth century) and No. 66, a Wealden type house of sixteenth century date. The Joiners' Hall dates from the seventeenth century. These buildings show that whilst this was an area peripheral to the commercial core of the city, it was occupied by people of some substance. Its role as the route to Southampton probably increased its importance.
- 7.200 St Ann's Street was Tanner Street in the sixteenth and seventeenth centuries and documentary sources refer to a number of tanners and parchment makers living in the tenement now occupied by No. 44 St Ann's Street.
- 7.201 A Franciscan convent was founded in c.1228 in the area South of St Ann's Street and east of the properties facing on to Exeter Street. Archaeological excavation on the south side of St Ann's Street encountered massive flint walls, a wood-lined drain and the precinct wall but most of the site of the convent (beyond the conservation area) has not been investigated.

Townscape Summary (see matrix and see Figure 58)

- 7.202 St Ann's Street is a set piece of English historic townscape. Its outstanding architectural and historic importance is recognised in a high number of statutory listed buildings along its length. Almost without exception unlisted buildings, including walls make a positive contribution to the character and appearance of this part of the conservation area. This townscape quality is perhaps consolidated by the fact that one of the best views of the cathedral spire is to be had along its (the streets) entire length, from the bypass looking west. The funnelling of the view by the varied high quality townscape emphasises both the relationship of the city as an entity with the church as well as cementing the importance of each and every building to the quality of this quintessentially English view.

- 7.203 The scale of building varies between two and three storey but the considerable articulation within facades, with projecting oriel windows, bays, gables, dormer and parapets means that no one scale or form dominates. In places two storey buildings or boundary walls define the edges of the street. There is however consistent enclosure by built form be this buildings or boundary walls and this greatly adds to the quality and consistency of the townscape and the maintaining and strong definition of views to the cathedral. Enclosure throughout the street despite its relatively narrow section and three storey buildings at back of pavement is never dominating or imposing and this is in-part due to the highly articulated and well-detailed facades which front this street.
- 7.204 All of the buildings (including boundary walls) within St Ann's Street form a group of considerable townscape quality and importance. Individually and collectively, they form a fundamental part of the character of the city and one of its defining views.
- 7.205 There is much variation in the materials seen to St Ann's Street and no single material dominates. This is one of the significant elements of the street; its architectural and material diversity which combine to form diverse but cohesive historic townscape. There is a high degree of architectural embellishment throughout and almost all examples of typical Salisbury features such as use of mathematical tiles, several examples of timber-framing, the use of bayed oriel windows and the use of the single glazed vertical sliding timber sash window (often but not always with glazing bars).
- 7.206 Listed buildings successfully terminate vistas along chequers south into St Ann's Street (both to Love Lane and Dolphin Street). Views west along the street are terminated by the Grade I listed St Ann's Gate and due to the orientation of the street, the view to the cathedral spire tends to be lost from the junction with Brown Street moving west when St Ann's Gate becomes the focus of townscape views.

7.207 This street is particularly rich in terms of architectural detailing and this reflects much of the local features seen elsewhere within the city. The survival of high quality timber framing from the fifteenth and sixteenth centuries is of particular local importance and

in-part defines the street (as well as being nationally important as statutory listed buildings). The fine carving seen to The Joiners' Hall is a particularly good example of local traditions and the quality of craftsmanship historically.

Fig 57
St Ann's Street



Fig 58

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Periphery area to Chequers: St Ann Street	North	East	South	West	General
Street scale					
St Ann Street	See White Hart, Marsh, Pound and South-East Chequer matrices	n/a	2 to 3 storeys	n/a	Variation to rooflines; gables, parapets, eaves lines which provide such an interesting historic townscape
Scale (adjacent chequer)	2½-3				
Grain			Fine		
Unbroken frontage			Yes		
Uses			Residential		
Access to internalised spaces (high/medium/low)			n/a		
Trees (yes/no?)			Isolated examples in back gardens		
Gardens			Yes – long narrow plots running north-south		
Car parking (internally)			n/a		
Materials (predominant)			Handmade bricks of various types, colour and quality (some examples of mathematical tile), painted brick and painted render – usually white or subtle creams		
Materials (other) – distinct to the chequer			Many houses are enriched with architectural embellishment, moulded architraves, cornices and decorative barge boards.		
Local features			The beautifully carved elements of the Joiners' Hall are a distinctly local feature. First floor oriel windows		
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low			High		
Condition					Excellent

Castle Street (Figure 59 and 60)

Heritage Assets

7.208 The southern part of Castle Street would have formed part of the original planned city but settlement appears to have developed along the street to the north. This suburb had almost certainly developed by 1269 when the parish of St Edmund's was created. Documentary sources show that the occupiers of properties on the west side of the street were often involved in crafts or industries that required a water supply, utilising the river at the back of the plots, including several references to dyers living in this area. The development of defences resulted in a bar across the street which was replaced in the fourteenth century by the Castle Gate. Although some excavations have revealed medieval occupation outside the line of the defences and north of Castle Gate, the full extent of medieval settlement along this street is not known and there are no surviving medieval buildings to indicate the possible extent of development at that time.

Townscape Summary (see matrix and Figure 60)

7.209 To the east side of Castle Street, the Blue Boar and White Horse Chequers make up sections of Castle Street. The west side of Castle Street backs onto the River Avon as it passes through the city from north to south, eventually linking with the River Nadder below Crane Street.

7.210 To the south of Castle Street (Blue Boar and White Horse chequers on the east), the grain of development is more coarse as buildings have been amalgamated and have larger footprints. Nevertheless, in the main, the fine grain of the townscape has been maintained through the division of buildings into traditional bays with a rhythm of window openings to each bay producing a pleasing rhythm along the entire length of Castle Street. This rhythm is an important part of the character of the townscape to this part of the conservation area. Moving further north along Castle Street (beyond White Horse chequer) the surviving narrow burgage plots survive particularly on the west side of the street but also on the east. The notable exception is Friends Provident which has a very large footprint but has an elevational treatment that has introduced a rhythm.

7.211 In terms of scale, the scale of the built form increases travelling further south, with buildings of two-storey and two and a half storey to the north progressing to four-storey on approaching the Market Place. This increase in height helps enclose the strategic views along the street towards the spire of the cathedral.

7.212 There are good groups of statutory listed buildings along the length of the west side of Castle Street, but these are rarely mixed with unlisted buildings. Most modern development along the street is of an indifferent quality and often at odds with the historic grain and pattern of adjacent historic built form. Courtyard groups of buildings leading off alleyways or lanes are a key part of the character of development along the plots within this part of the conservation area.

7.213 Materials include a good survival of timber-framing but much of this is concealed behind later brick facades. The timber-framing can sometimes be seen to side alleyways or from within the rear gardens of the properties. Where seen, roofs are generally clay tile.

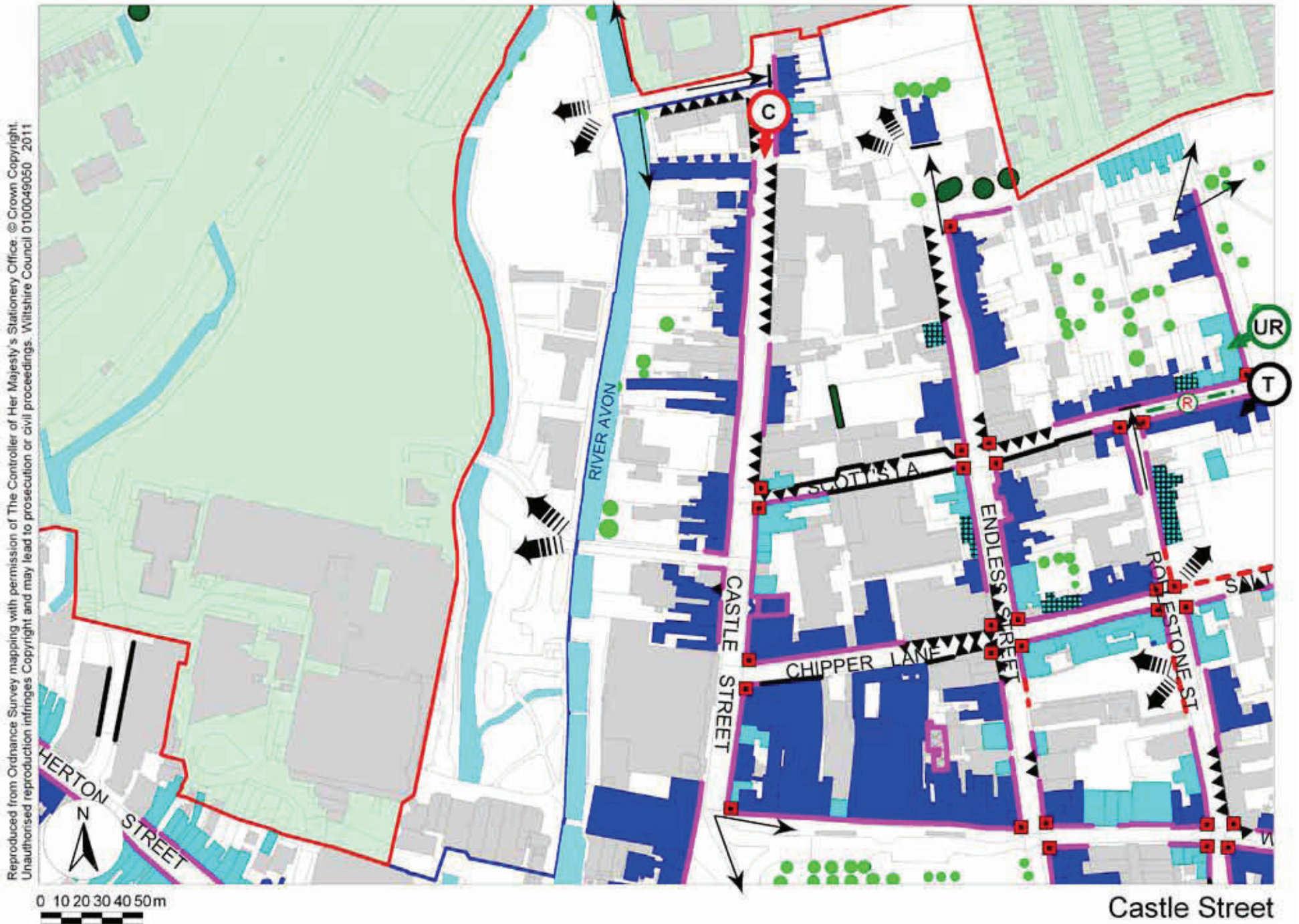
7.214 The strategic view of the cathedral spire is a defining characteristic of the townscape and all buildings within the Castle Street character area make an important contribution to the definition of this important view.

7.215 Particular features of local note include the high number of early decorative wrought and cast iron railings which survive along the street. The Avon Brewery Inn has a distinctive decorative façade which stands out in the townscape as particularly eclectic, and Hussey's Almshouses (at the site of the former Castle Street city gate, commemorated by a stone plaque on the wall), is a particularly attractive almshouse in the Tudor style.

Fig 59
Castle Street



Fig 60



Periphery area to Chequers: Castle Street	North	East	South	West	General
Street scale: (approx. height in storeys)					
Castle street	n/a	See Blue Boar and White Horse otherwise	n/a	2-4	
Scale (adjacent chequer)	n/a	2-4	n/a	2-4	
Grain	n/a	Fine (some larger floorplate modern offices in places)	n/a	Fine	
Unbroken frontage	n/a	Yes	n/a	Yes	
Uses	n/a	Mix of commercial (including restaurants and cafes) and residential	n/a	Good mix of commercial (including a public house) and residential	
Access to internalised spaces (high/medium/low)	n/a		n/a		Low – (however, private courts between west side of street and river are important characteristic)
Trees (yes/no?)	n/a		n/a		No
Gardens	n/a		n/a		Yes – west side of Castle Street running to river
Car parking (internally)	n/a		n/a		Limited but some parking to rear of street
Materials (predominant)	n/a	Ashlar stones, for example Chilmark and Ham Hill, granite, render, brick, clay tiles for roofs	n/a	Timber framing, render, red brick, clay tiles for roofs	
Materials (other) – distinct to the chequer	n/a	Westmoreland Slate (to bank building n/w corner of Blue Boar)	n/a	Some good survival of timber framing (but much refronted in brick – seen to rear elevations especially)	
Local features	n/a	Eclectic architectural styling to buildings	n/a	Avon Brewery Inn has a distinctive decorative facade	Decorative wrought and cast iron railings in front of the Georgian building, two red telephone boxes
Heritage assets (no of listed buildings and buildings making a positive contribution) – high/medium/low	n/a		n/a		High
Condition					Poor to fair

Character Area 2: Market Place, including Mitre Chequer (Figure 62, 63, 64, 65 and 61)

Heritage Assets Market Place

7.216 The continued use of the Market Place for its original purpose, with largely only medieval encroachment (which was occurring by 1300) along its southern and western side means that there has been little opportunity to examine any part of the market place archaeologically. This area would have been one of the principal spaces defined in the laying out of the new city and its considerable size reflects the aspirations for the commercial future of the city. The parish church of St Thomas was built at the western end of the market, over-looking the commercial heart of the city and three market crosses stood within the market place: the High Cross, replaced by the surviving Poultry Cross stood at the south-west corner, a Cheese Cross or Milk Cross was built in the early fifteenth century at the north-west corner and a Wool Cross stood in the north-east part of the market.

Mitre

7.217 Mitre Chequer lies at the western edge of the market place and south of the parish church of St Thomas. 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.

Townscape Summary (see Figure 61)

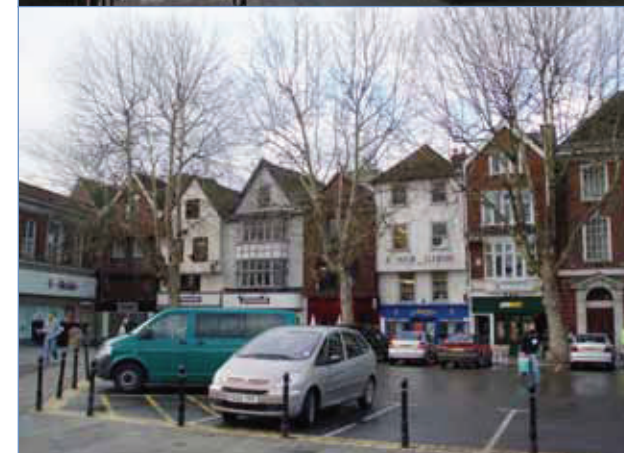
7.218 The Market Place is seen at its very best on market days when the space is given over to stalls providing a traditional market atmosphere (Figure 62).

7.219 The space is well defined by built form with a consistent scale of 3-4 storeys. There is a varied roofline with gables, decorative parapets, straight parapets with roofs set behind and large dormers forming

Fig 62
The Market Place



Fig 63
The Market Place



part of a dynamic and ever-changing skyline from within the Market Place. The building lines are consistent throughout with buildings placed to the back of pavement. Because Ox Row and Oatmeal Row are set right on the square, without a road or distinct pavement in front, they reinforce the 'contained' character of the Market Place.

7.220 Almost without exception, all the buildings which line the market place make a positive contribution towards the special character of this sub-area. Of particular note is the variation in architectural styles and materials used. The formal classical architectural styles of the eighteenth and nineteenth century sit next to the gables and tile-hanging of timber-framed buildings (Figure 63),



Fig 64
Butcher Row



Fig 65
St Thomas' Passage

often upgraded with the addition of a bay window or sashes. It is this variation, rhythm and architectural embellishment which makes the Market Place such a rich and memorable visual experience. To a certain extent this is reflected in the character of the built form of the surrounding chequers. Of particular note is the presence of oriel bays and jetties to many of the buildings which contribute to their architectural quality and give the host buildings a three dimensional depth, which enlivens the facades as well as alluding to the earlier nature of many of these buildings (possibly timber-framed in some cases).

7.221 The Guildhall occupies a corner of the Market Place at the junction of Fish Row and Queen Street. The building is late eighteenth century constructed in Fisherton brick and stone. It is visually prominent because of its grand scale, classical style and position within the square. The Guildhall is an important reminder of the 'secular' and commercial character of this part of the city. It is actually on the (approximate) site of the former Bishop's Town Hall (taken down in 1785). The civic Town Hall, an Elizabethan building which suffered a severe fire in 1780 and was subsequently demolished in 1800, was sited approximately where the war memorial is today.

7.222 No one building material dominates the Market Place. The roofs reflect the period of building with mostly red/brown clay tiles to earlier buildings and natural slate to later ones. Brick is seen more than any other material to the facades but there is real variation which is part of the intrinsic character of the Market Place.

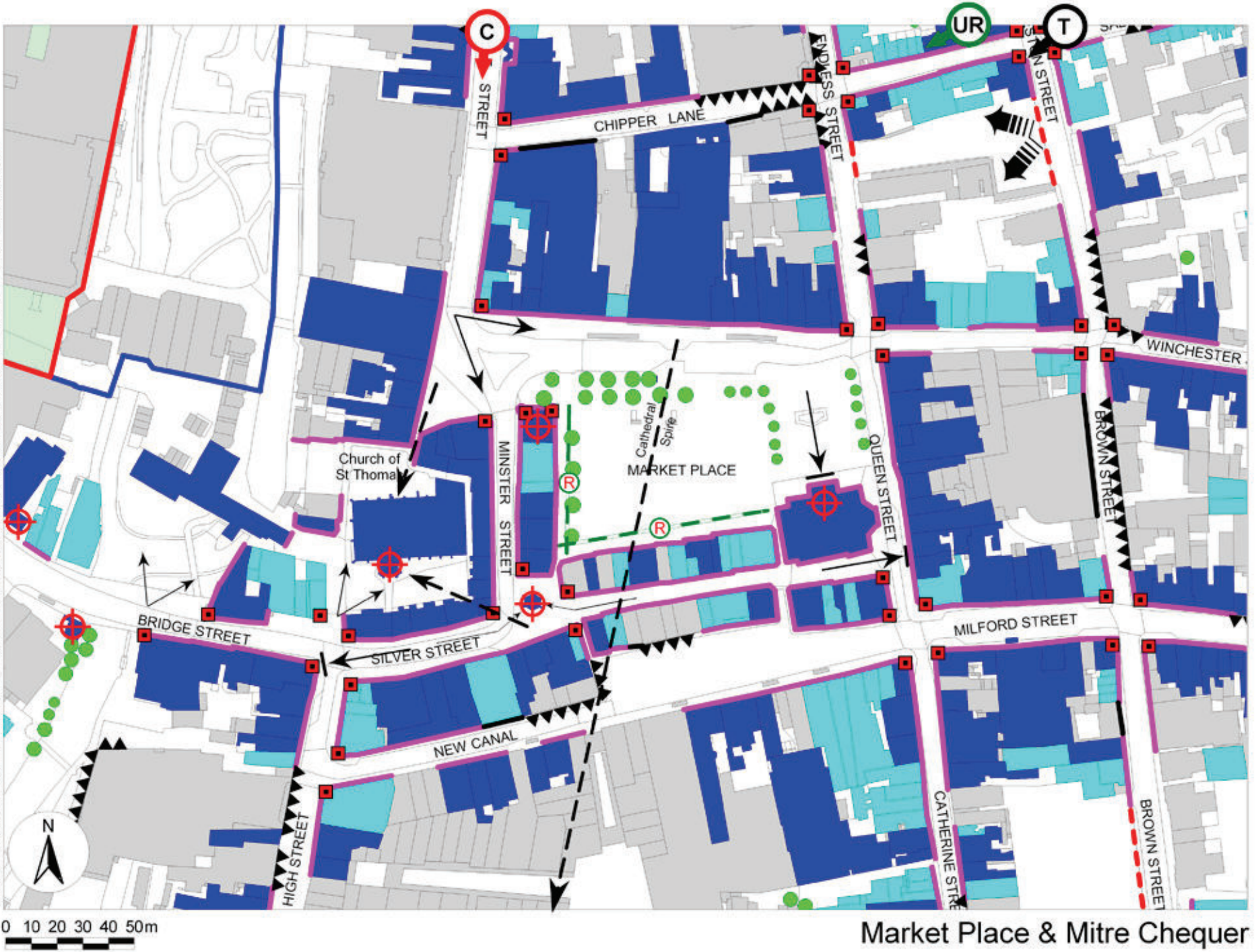
7.223 Included within this sub-area are the Mitre Chequer, Poultry Cross and St Thomas' Church. The Market Place as seen today has evolved as a result of encroachment, particularly to the south and west sides, with former stalls having been replaced by permanent buildings and then redeveloped with more substantial built form. The result of this encroachment is intimate spaces and tight alleys (for example, [Butcher Row and St Thomas' Passage – Figure 64](#)) which form a very distinctive and attractive part of the medieval and post-medieval city. Glimpses of the church from the Cheese Market ([Figure 65](#)), which is itself a separated space from the main Market Place, are a key part of this informal place-making, which is such a strong characteristic of historic cities and towns.

7.224 The market place has a number of trees which form boundaries to particular areas. The trees play an important function in softening the environment, producing shade and subtle movement, and providing a transitional link in scale between the people and the buildings.

7.225 There are no long views within this character area as views are terminated by buildings. The cathedral spire can be glimpsed above the distinctive skyline, however, the tower of St Thomas' church (to the west) is more visually prominent from the square. The lack of long views creates an intimate atmosphere within this part of the city.

Fig 61

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Character Area 3: Cathedral Close (Figure 67 and 68)

Heritage Assets

7.226 It should be noted that this sub-area has been the subject of at least two comprehensive studies; Salisbury Cathedral Conservation Plan and The Royal Commission on the Historical Monuments of England's book; 'Salisbury The Houses of the Close'. It is worth reviewing the conclusions of the former study; the conservation plan defines the significance of The Close in relation to the cathedral and the city as follows:

Archaeological and architectural significance

As a uniquely well preserved example of the medieval planning of a secular cathedral close, it is of outstanding significance. It is exceptional in having been planned and largely developed at one time.

As a reflection of the structure of the organisation of a medieval cathedral, it is of outstanding significance. The Close is a secular version of the 'four square' arrangement of the choir stalls.

As a cross section of English domestic architecture, from the medieval period to the 19th century, it is of outstanding significance. The buildings as a group have an importance which surpasses their individual importance.

The detailed archaeological and architectural understanding of the houses of the Close, given by the RCHM survey, gives considerable significance to many of the individual Close buildings.

The archaeological remains, for example, of the bell tower, churchyard crosses, walls and graves, are of considerable significance.'

Salisbury Cathedral and Close Conservation Plan Alan Baxter and Associates (June 2005) p 81

Townscape Summary (see Figure 66)

- 7.227 Having established the significance of this part of the conservation area it is important to draw some conclusions as to its spatial qualities and its relationship with the remaining sections of the conservation area. This is particularly true of the entrances into this space.
- 7.228 The Close has a tranquil character as opposed to the rest of the city, due principally to the limited and restricted traffic flow and the absence of commercial enterprises within the walls.
- 7.229 The cathedral undoubtedly dominates this space but it is not until one enters The Close that the sheer scale of this building can be appreciated (Figure 67). The remaining buildings in The Close are mostly two, or two and a half storey (attics making up the half storey). Unlike most of the remaining historic core of the conservation area, boundary walls are important to the enclosure of the houses and the defining of public and private space within The Close.

Fig 67
The Close



- 7.230 To the northern end of The Close, the buildings are set to the pavement edge providing more of a street character. This continues round Choristers Green, a small section of very high townscape quality segregated from the main Close by what Pevsner calls: 'the most effective island of houses' p.422 (Buildings of England Wiltshire)
- 7.231 On the western edge of The Close this changes with houses very much set back in their plots; the exception being the North Canonry, thought to be the remains of a much larger thirteenth century house in a courtyard plan. This building probably reflects the form of earlier buildings to the close, entered via a gatehouse or similar into a closed courtyard. Presently it breaks the otherwise fairly consistent line of houses set back in their plots.
- 7.232 These long deep plots run down to the River Avon and the treed gardens form part of the extended views of the cathedral from the Town Path across the Harnham watermeadows from the mill to the southern edge of the Fisherton sub-area.
- 7.233 The conservation plan acknowledges the importance of the group value of the various outbuildings and boundary walls which link spaces and buildings and contribute to the overall outstanding quality of this part of the conservation area. In addition to the graveyard wall, which is a mix of brick and reused stone with a stone slate capping course in places, there are a number of good survivals of eighteenth and nineteenth century railings to individual houses and groups of houses. Those to Nos. 36 and 20 are good examples from the eighteenth and nineteenth century respectively.
- 7.234 The use of stone in The Close is particularly notable. This is invariably Chilmark stone, supplemented with re-used stone from Old Sarum. In addition, a distinct part of the character of this re-use is the inclusion of medieval clay tiles in the construction.
- 7.235 Other than the obvious panoramic views of the cathedral to be had from The Close, there are important local views framed by the gatehouses to the north ([North Gate – Figure 68](#)) and the east (St. Ann's Gate).

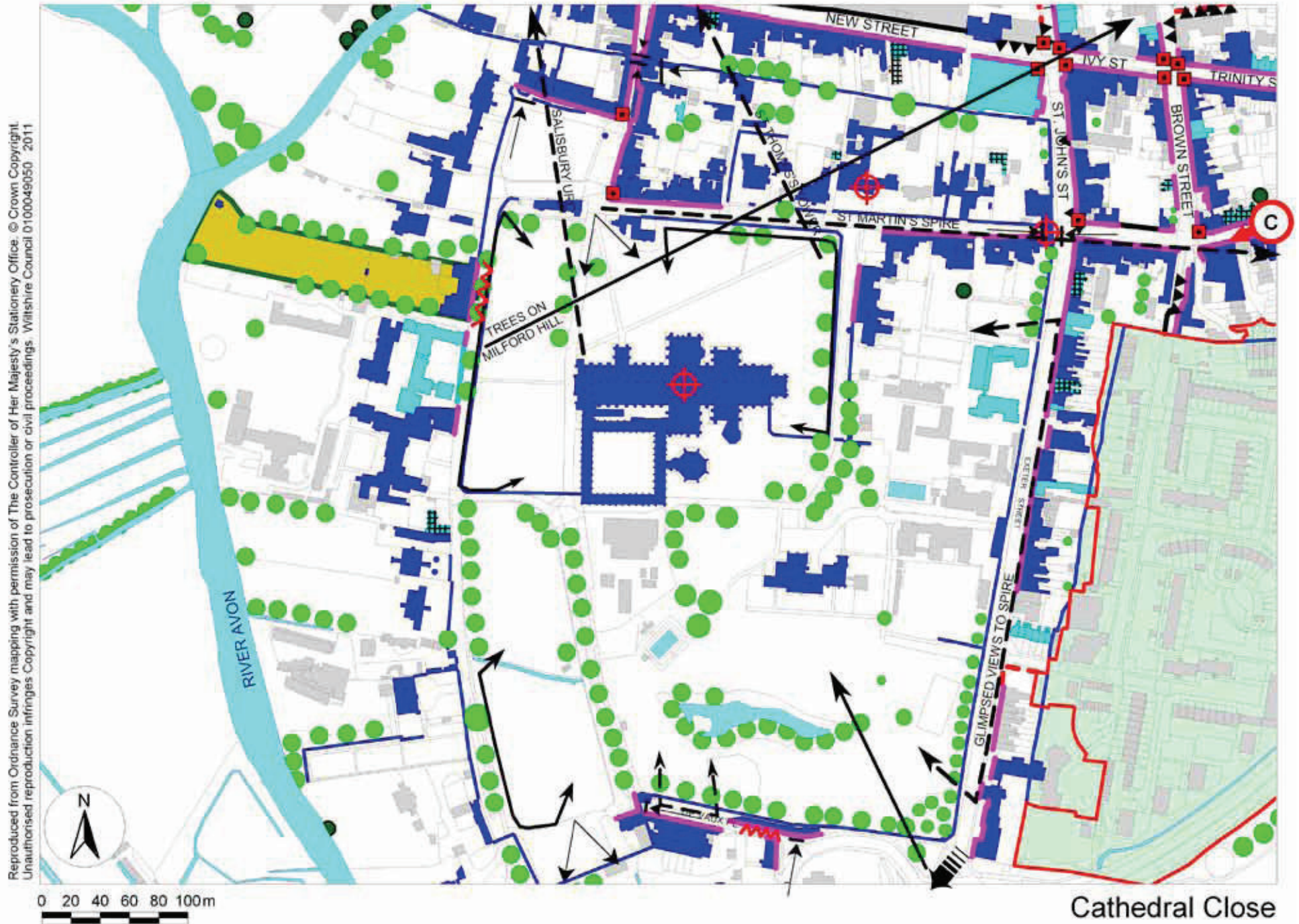
Fig 68
North Gate



These are very effective at leading visitors both into The Close from the High Street where the North Gate is clearly seen, and from The Close out to the High Street where the series of buildings lining the street with their oriel windows and projecting upper storeys provide interest and invite exploration out of The Close.

- 7.236 Various forms of the oriel window can be seen throughout The Close and are a distinctive part of its character. Railings and boundary walls also form a strong part of the character of this part of the conservation area. The latter are of high quality with their use of local Chilmark stone and, in some cases, very early brickwork.

Fig 66



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Character Area 4: Exeter Street (Figure 70 and 71)

Heritage Assets

7.237 Exeter Street developed into the principal thoroughfare into the city from the south after the construction of Ayleswade Bridge in the mid-thirteenth century. Archaeological excavations have demonstrated that there was development along the east side of the street from the thirteenth century. Whilst no buildings appear to date from before the sixteenth century, it is known that at least two remodelled buildings survive along this street which date from the late fifteenth century.

Townscape Summary (Figure 69)

7.238 The street is defined by the walls of The Close to the west side with mature trees in The Close visible over much of the southern portion of the wall, and the two to three storey townhouses (with some early timber-framed house remodelling) to the east. The houses are hard to pavement broken only by the set back of St Osmund's Church and former St Elizabeth's Convent.

7.239 There is a consistent use of a deep red brick seen in facades, gables and chimneys, defining the built form of this character area. This is broken by the contrasting ashlar stone and flint of the school relating to the Church of St Osmund. Natural slate roofs dominate this part of the conservation area.

7.230 The strong line of the stone embattled walls to The Close funnels local views north into the city along the road. This is accentuated by the broad section of the road, wide pavement on the west side (particularly at the southern end of the street) and the more or less consistent building line of houses to the east side (Figure 70).

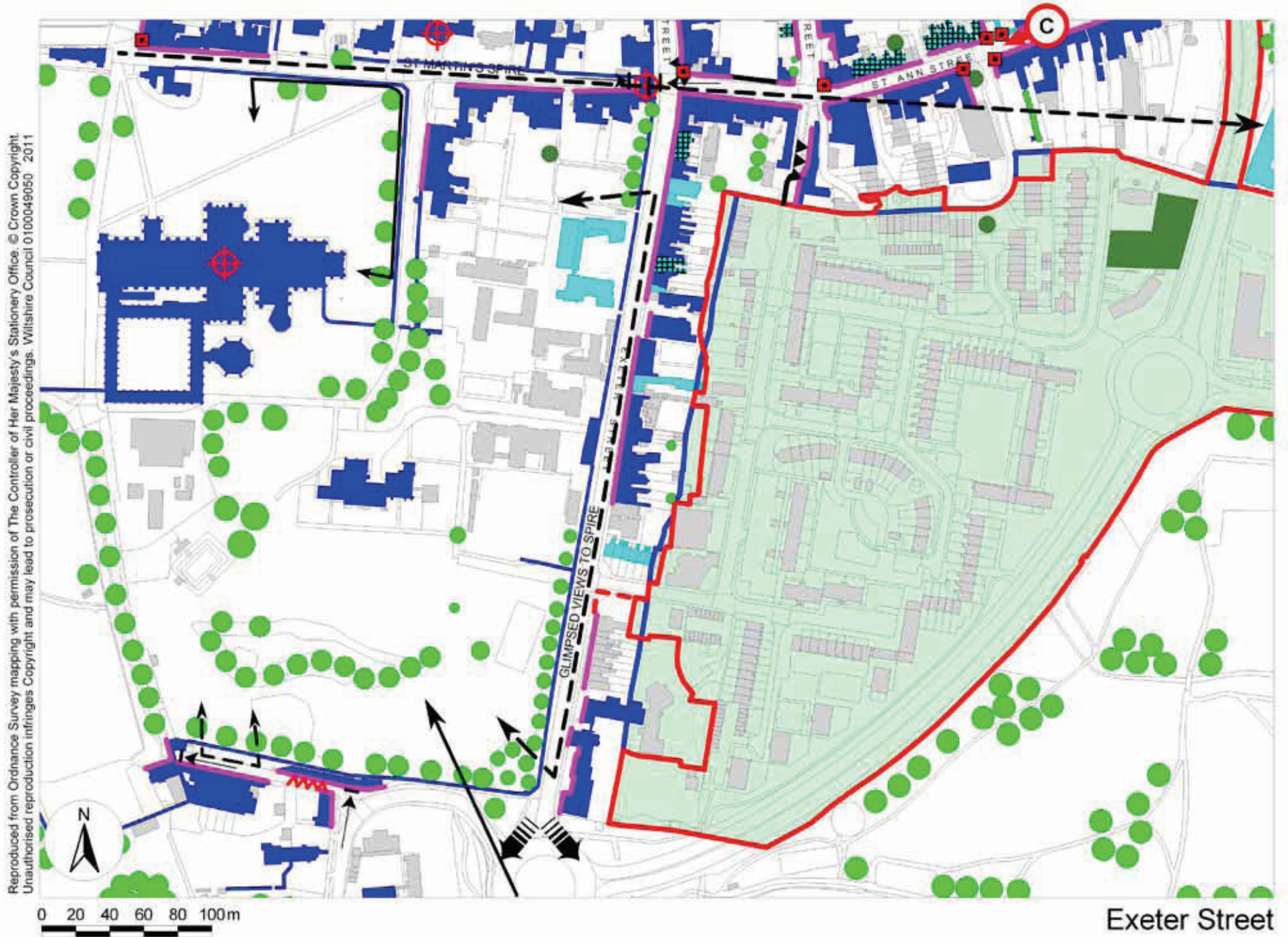
7.231 The Close wall is a strong feature because of its linearity, height (over 3 metres) and because it is only interrupted by two gatehouses with small single doors set into larger openings. There is a particularly good view of the wall from the Ayleswade Bridge roundabout where the wall turns the corner to run along the south side of The Close.

7.232 The stone of The Close walls (partly made up from stone, often carved, brought from Old Sarum and a mix of Hurdcott and Chilmark stone) provides a strong sense of the local vernacular. There are a small number of the distinctive Salisbury projecting canted oriel bays. A good example is seen at No. 81.

Fig 70
View of Close wall
from Exeter Street



Fig 69



Character Area 5: St Edmund's Church and Council House (Figure 72, 73, 74, 75 and 71)

Heritage Assets

7.232 St Edmund's church was built to serve the growing population of the city as it expanded to fill most of the northern chequers. Built in 1269, the church housed a college of priests to serve its new parish. The original church was large and of cruciform plan but no thirteenth century work survives within the existing building. A large chancel (now the nave) was built in the fifteenth century and in 1653 the central tower collapsed. The nave was considered to be in danger of collapse and so was taken down. A new chancel was added in 1766 but demolished in 1865 and replaced by the present chancel. Geophysical survey of the area to the west has shown that the church extended some distance beyond the end of the present-day building.

7.233 The Council House, formerly Wyndham House, is a large house built with sixteenth century origin, although the cellars may be remnants of the medieval college of St Edmund's founded in 1269 and surrendered to the Crown in 1546. The house became the property of the Wyndham family in 1660 and was regarded as the largest and handsomest private house in the city. The sixteenth century house was re-fronted in brick and extended in the eighteenth century. The house is set within large grounds occupying the north-east corner of the city as defined by its defences.

7.234 The park area to the south of The Council House has been open since at least the eighteenth century when it was called Green Croft. However, Speed's map of the early seventeenth century shows a small group of buildings opposite the east side of Vanner's chequer and housing extending further northwards as far as the line of Salt Lane on the east side of Greencroft Street.

Townscape Summary (see Figure 71)

7.235 This character area wraps around and defines the north-east corner of the chequers area of the city and is distinctive for its lack of development. This is in direct contrast to the density and rigidity of the adjacent chequers. The area includes Greencroft to the south,

Council House and grounds to its east (which contains remnants of the City wall), Wyndham Recreation Ground to the north (forming the northern edge of the city conservation area) and the former St Edmund's church, now extended to form the Salisbury Arts Centre.

7.236 St Edmund's Church (Figure 72) and Council House are on a grand scale (equivalent of three to four storey built form) and both sit within a formal setting which defines their architectural, historical and social status in a city of such high density. The former church and Council House share a similar building line running parallel with Bedwin Street. Both Council House and the former church maintain the line of Bourne Hill with boundary walls, though both have lost their original railings (Figure 73). Council House has recently been extended in a modern idiom to the rear of the historic façade giving a very different outlook and appearance to the adjacent open spaces.



Fig 72
St Edmund's
Church



Fig 73
Loss of railings

7.237 The most significant characteristic of this part of the conservation area is the sense of space coming from the density of the chequers to the abrupt line of Bedwin Street; with Greencroft and the Council House grounds to the north and east and the church and Council House set in churchyard and grounds respectively.

7.238 St Edmund's Church and Council House (both are Grade II* listed) and the associated walls and garden buildings (also listed) to the former gardens and grounds of the Council House form a group of some considerable significance. However, given the obviously differing historic roles of these buildings they are seen very much as separate entities. The extensive mature tree cover forming the setting of both these buildings impedes their appreciation as a group, but also enhances their role on the edge of the historic core as a green lung and breathing space between the historic core and its Victorian suburbs.

7.239 There is a mix of materials within the character area, with the limestone ashlar work of the church (much of it reused medieval masonry) and the fine seventeenth century brick work of the Council House. The stonework is also notable on the latter as it strongly defines the main south facing façade and is used to great effect on the Doric porch and rusticated window surrounds and dentil cornice. The two buildings are unified by the use of red clay tiles for roofing materials. Note should be made of the boundary walls to both buildings; the church being a low churchyard wall of stone ashlar with large stone cappings (in poor condition in places) and the Council House having a remnant section of eighteenth century wall in grey brick (Figure 74) and remaining sections of wall in high quality eighteenth century red handmade bricks. This is combined with flint in places with clay tile cappings.

7.240 There is an important strategic view from the north-east corner of the Wyndham Recreation Ground towards the Cathedral spire seen protruding over the trees of St Edmund's churchyard. Key local views are to be had from the opposing corner of the character area to the south-west corner of the churchyard, where church and Council House are seen together amidst a backdrop of mature trees to the Council House grounds. Views from the south-east corner of the churchyard towards the church in its treed setting are also part of the positive character of this part of the conservation area.



Fig 74
The Council
House

7.241 The trees to the Council House grounds, lining Wyndham Recreation Ground and within St Edmund's churchyard, give a verdant and arcadian feel to this area. This is a very attractive foil to the densely developed medieval plan of the Chequers and built up edges (to the west of School Lane) to the south and west. The trees form a very attractive backdrop to the historic buildings in this character area and provide a good natural barrier between Churchill Way and the city's historic core. The tree-lined walkways to Greencroft form a particularly attractive pedestrian approach to this part of the historic core, and the park (with playground) is a very valuable open space and local amenity (Figure 75).



Fig 75
Greencroft

Fig 71



Character Area 6: Mill stream and riverside

(Figure 76 and 77)

Heritage Assets

- 7.242 This character area comprises sections within the conservation area and sections adjacent to the boundary which are proposed for inclusion.
- 7.243 The availability of water from the river and mill stream was a fundamental factor in the layout of the street pattern of the city in the thirteenth century. The mill stream fed the Town Ditch and other surface water drains which ran through the city in a series of culverts, later brick-lined, covered in the nineteenth century, and finally filled in by the end of the nineteenth century. There is archaeological evidence for this surviving in the mill stream banks.

Townscape Summary – see Figure 60 (Castle Street) for north section of millstream, and Figures 48 (Area West of High Street) and 66 (Cathedral Close) for south section of millstream

- 7.244 Both the river and mill stream link a number of character areas together and form an important pivotal role in the conservation area. This is a role often forgotten.
- 7.245 Views from the west bank of the river across to the rear gardens (and garden outbuildings) of Castle Street (and to a lesser extent The Close, at the southern end of the character area) are particularly important to the character of these buildings backing onto these, largely domestic spaces which run down to the riverside. These private spaces are sensitive to change given their public role of providing a setting for the mostly statutory listed buildings fronting Castle Street.
- 7.246 To the northern section of the riverside, mature trees form an important part of the character of the conservation area and screen modern development to Castle Street from views across the former cattle market area.

- 7.247 The southern section is also dominated by mature trees (Figure 77) particularly where this part of the character area links with the water meadows to the south which includes Queen Elizabeth Gardens (to the west) and the mature rear gardens of The Close.
- 7.248 Access to and enjoyment of the riverside is an important part of the character of this part of the city.

Fig 76
Mill stream and riverside

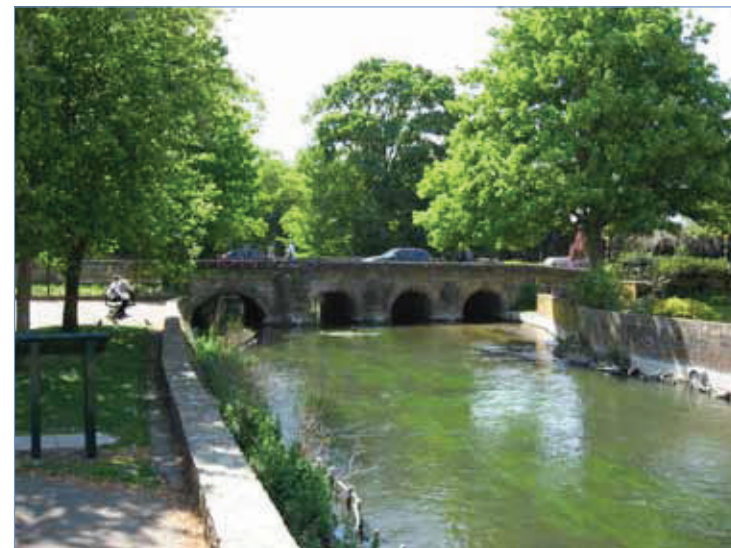


Fig 77

Character Area 7: Fisherton Street

(Figure 79, 80 and 81)

Heritage Assets

7.249 The boundary of this area is defined by the railway station and bridge to the north-west, Mill Road and Crane Bridge Road to the south, the area behind Fisherton Street to the north, and the former Infirmary to the east. It comprises the medieval suburb of Fisherton aligned along Fisherton Street (based on the original village of Fisherton Anger which predates Salisbury new town) and the network of mainly residential streets on the south side of Fisherton Street, which grew up in the 1860s and 70s.

Townscape Summary (see Figure 78)

7.250 Whilst the main route from the city to the west and the mainline railway defines the linear character of the area, it is the relationship to the River Avon and its western tributary that has profoundly shaped the layout and activities of the area. The bridges not only concentrate the crossing points and provide a glimpse of the river, but they are gateways or stepping stones along the routes to the city centre; they break the continuity of development frontage and type of activity. (The same can be said of the effect of the railway bridge at the northern end of Fisherton Street as the 'gateway' to the city centre). Mills have also had a defining effect on the 'working' element of the character of the area, these are the Bishops Mill, an 18th century water mill converted to a electricity generating station, by Fisherton Bridge and Fisherton Mill, a grain mill built in the 1880s (Figure 79).

7.251 The sinuous alignment of the street extends about 400 metres from the railway bridge to Fisherton Bridge. The street is positively enclosed throughout most of its extent by an almost continuous frontage of buildings on the back edge of the relatively narrow pavement. The frontage is interrupted in one or two places; at the junction with Water Lane, where it opens into a small triangular space by the bridge, by the Infirmary, where it is set back, and at the Victorian church opposite.

7.252 The subtle curvature of the street allows views to be opened and deflected as one progresses along. In particular, church towers and spires are glimpsed. The tower of St Thomas' terminates the view to the east, framed by the railway bridge. A few metres along the street, a view south down Dews Road is rewarded by the elegant and inventive Edwardian tower and spire of what is now the Elim Church. Further east, the spire of the Victorian United Reformed Church makes a fine skyline feature (Figure 80), reminiscent of the cathedral spire in its similar profile. There are a number of intriguing glimpses through archways, especially on the north side of the street. These enhance the experience of the street and give it some 'depth'. This is especially true of the cartway opening leading to Fisherton Mill and its arts-based activities.

7.253 The architectural styles and local details in the Fisherton Street area span the periods from the late seventeenth century to the mid to late nineteenth century. There are a few examples of Georgian architecture, and some evidence of Georgian sash windows inserted into earlier buildings. Even then the sashes have been replaced by later larger panes.

7.254 The earliest surviving buildings are fifteenth century wide-fronted two storey buildings, refronted at a later period and typical of early suburban ribbon development. They are characterised by steep pitched plain tile roofs, a low profile and substantial chimneys. Walls above the shopfronts are either rendered or painted brickwork. They have all been considerably adapted over the centuries. Rather awkwardly proportioned sash windows have been fitted into low openings and nineteenth century shopfronts inserted. Examples include No. 51 (The Computer Centre) (Figure 81), No. 43 (with modern windows and shopfront) and No. 65 (with vernacular hipped dormers at second floor level). No. 47 may also date from this period, but this would require investigation. This building is unusual in that it has twin gable ends across its frontage. The modern windows do not enhance the façade. (Its shopfront is discussed below).

Fig 79
Fisherton
Mill



Fig 81
The
Computer
Centre



Page 209
Fig 80
Dews
Road



7.255 The former Infirmary is the main building in the area from the Georgian period. It is a tall and austere, rather utilitarian example. Built in 1771, its castellated parapet and pedimented doorcase are the only embellishments. The sashes are some of the few in the area with the original twelve and nine pane arrangements. The red brickwork ties the building to the predominant material in Fisherton Street. The quoins and voussoirs of the three storey red brick houses (Nos. 49–53) also point to their Georgian origins.

7.256 Most of the buildings date from the nineteenth century. One or two examples display Regency characteristics; low pitched slate roofs and late Georgian window proportions (see north side of the street). There are many examples of Victorian two, three and four bay, three storey commercial and residential buildings, all in red brick and of hybrid styles, often with window surrounds and segmental window heads. Some (as the pair on the south side of the street near the junction with South Western Road) are slightly more ornate, with intact cast iron balconettes. Most of these buildings have low pitched roofs and were obviously developed in groups.

7.257 More recent development is of indifferent character but is limited, therefore having a generally neutral impact. The infill development dating from the 1950s (Nos. 55–57) has a flat-roofed recessed façade above the shopfronts, but at least follows the established building line (not always the case in that period). Some later development dating from the 1970s and 80s is typical of the ‘conservation’ styling of lumpen pastiche buildings, most notably on the corner of Summerlock Approach.

7.258 The over-riding character of Fisherton Street is that of a shopping street comprising independent and specialist shops. It is essential that conservation policies and interventions should aim to foster this scale and type of land use. Shopfronts are an integral ingredient of the character of the street. Fortunately a reasonable number of Victorian shopfronts survive, albeit with inappropriate fascias in many cases.

The recessed doors and tiled thresholds are essential elements of the character of these shopfronts. Recent refurbishment has included sensitive reuse of Victorian shopfronts, for example two shops on the north side of Fisherton Street opposite the junction with South Western Road. An outstanding survival from the Art Nouveau period is that of No. 47, formerly ‘Knight and Company, Poultry, Game and Fish Mart’. The frontage is typical of the period, being in two tones of green tile and faience work, with a segmental arch striding across most of the frontage. Fortunately, the leaded glass details remain, in the upper part of the windows. Unfortunately some of the tiles have been removed, others damaged, presumably when a ‘modern’ shopfront was applied over the existing historic one.

7.259 Intrusions consist of gap sites, poorly designed buildings, inappropriate shopfronts, poor siting and design of street furniture, and the poor state of maintenance of the river. Gap sites are scarce, but they require sensitive infilling. The single storey building on the south side of Fisherton Street, towards the junction with South Western Road, would be more successful as a three storey building to fit in with the scale of buildings on either side of it. Poor shopfront design in terms of the position of the fascia, colour, materials and lettering, erodes the quality of the shops and the character of the area.

7.260 The poor quality of the built environment around and fronting the City Hall and Playhouse has a significant impact on the character and appearance of this part of the conservation area. Potential large scale redevelopment could improve the townscape quality but an active, cohesive and consistent frontage should be retained along Fisherton Street.

Character Area 8: Fisherton Suburb and Water Lane (Figure 82)

Heritage Assets

- 7.261 As with East Harnham, Fisherton Street developed as a suburb to the medieval city along a main route into the city, developing independently from an earlier settlement focus at Fisherton Anger. Fisherton Anger was the site of the parish church of St Clement which was demolished in the mid-nineteenth century and replaced by a new church (St Paul's) on a new site.
- 7.262 Archaeological evidence suggests that Fisherton Anger experienced settlement shrinkage in the fourteenth century, possibly as the suburb along Fisherton Street grew.

Townscape Summary (see Figure 78)

- 7.263 This area comprises the group of streets running almost perpendicular and parallel to Fisherton Street in small tight grids of terrace housing. The development of this area of Victorian housing is in two distinct parts although all of the streets as seen today were laid out by 1881 (OS first edition). Some of the cottages fronting Water Lane may be older in origin, with some to the Fisherton Street end present on the 1854 Salisbury Board of Health map of the City.
- 7.264 To the southern part of the sub area, Harcourt Terrace comprises groups of exceptional quality with very well detailed two and a half storey brick terraces, some with raised parapets or decorative eaves and those to the southern side with double height bays and large dormers. To the northern side of the street, short terraces with projecting Doric pilasters to enclosed porches make a very strong architectural statement in the street scene (Figure 82). Some excellent examples of highly detailed painted glass to leaded window lights adorn the porches and form fanlights.
- 7.265 The houses to Harcourt Terrace are set back from the road with some survival of traditional brick boundary walls, but unfortunately also examples of hard standings formed within the small front gardens.
- 7.266 The northern section of this suburb is more modest in scale at two

storey and has suffered from the replacement of original windows and doors with later inappropriate designs. There are a number of important features surviving, such as panelled doorcases, canted oriel windows and brick chimneys.

- 7.267 The predominant material is red brick, some of which has been painted. Also seen is the distinctive grey of the local Fisherton brick. This makes for an attractive contrast to the red brick and is seen in a number of terraced houses (South Street) and individual houses (Water Lane). The traditional roof material is natural slate but much of this has been replaced by concrete interlocking tiles. Also seen in this character area is slate-hanging to gables and chimneys.
- 7.268 This sub area is facing significant challenges in terms of the potential loss of original windows, doors, roofs, chimneys and boundary walls, all of which form part of the character of this part of the conservation area. Despite this potential loss, the area still maintains a high degree of townscape quality. The way in which streets are terminated by buildings and create deflected views by offsetting junctions forms a very positive part of the character of this area. In addition, Dews Road is successfully terminated by the tower of the Elim Church. The view north along Water Lane is also a very attractive piece of townscape and is a tantalising remnant of the watercourses that originally criss-crossed the city.



Fig 82
Harcourt
Terrace

Fig 78



Character Area 9: Churchfields Road

(Figure 84, 85, 86 and 87)

Heritage Assets

7.269 Churchfields Road is a late Victorian extension to the Fisherton Street area of the city, an area that has a distinct character separate from the City. Churchfields Road stands out as an almost consistent large scale, high status, urban extension along one of the former arterial routes to the town.

Townscape Summary (see Figure 83)

7.270 It comprises groups of individual and paired villas ranging from two storey, to a grand three storey with a raised basement level. These houses line the south side of the road for most of the length of the character area, with later development on the north as one approaches the junction with Mill Road. The houses are close to the back of pavement with small gardens often lined with brick boundary walls and some survival of cast iron railings (Figure 84). The north side of the road is tree-lined and forms a very attractive soft edge to the townscape. Because of the large scale of the houses to the south and the buildings being tight to their plots, and also to the structural nature of the trees, there appears to be an almost consistent line of development and a strong sense of enclosure along the entire length of the character area (Figure 85).

7.271 The south side of the road (Nos. 15-25) comprises a significant group of the larger villas. Towards the eastern end of the road the scale is more modest and these buildings do not hold together as well as a group, but individually there are some notable houses.

7.272 The predominant material is red brick with natural slate roofs, although many of the roofs have been replaced with concrete tiles.



Fig 84
Cast iron
railings

Some of the villas are painted stucco and the brick houses have plaster detailing around doors and windows.

7.273 There are local views of the train station and associated buildings between the mature trees and the channelled view east along Churchfields Road is nicely terminated by the large Victorian villa (No.62 Mill Road) with its Italianate detailing and projecting tower. The spire of the Elim Church also adds to the quality of this local view (Figure 86). There are good views from Town Path, looking across the Water Meadows to the back of the houses on the south side of Churchfields Road (the road is at a higher level than the water meadows).

7.274 There is some good Victorian and Edwardian detailing to the villas.

Fig 85
Strong
sense of
enclosure



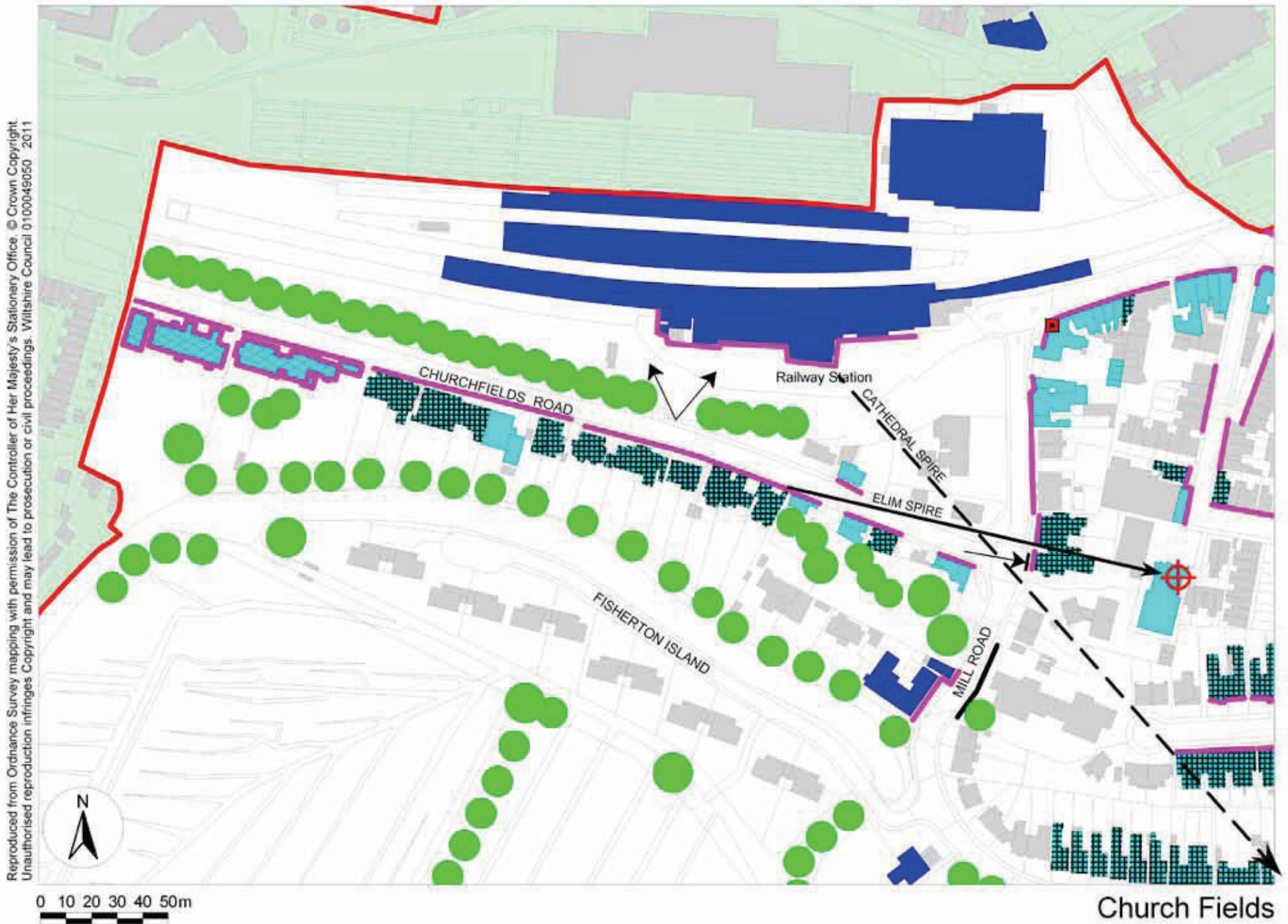
Fig 87
Villa detailing



Page 214
Fig 86
The spire
of the Elm
Church



Fig 83



Such elements as doors, porches (Figure 87), large sash windows and railings add to the historic quality of these houses.

Character Area 10: Watermeadows (west)

(Figure 89)

Heritage Assets

7.275 The Old Mill sits on an island in the middle of the River Nadder at Harnham. The two branches of the river feed the mill stream and the main river, and are also part of the water system for the process of floating water across the meadows, a system in use from the early seventeenth century. This particular system of watermeadows (including drains, hatches and weirs) is part of the River Avon Site of Special Scientific Interest (SSSI), and much of it is owned (jointly) by the Harnham Water Meadows Trust and the Dean and Chapter of Salisbury Cathedral.

Townscape Summary (see Figure 88)

7.276 The Harnham watermeadows are an exceptionally significant part of the setting of Salisbury cathedral. The setting and view was captured and immortalised (albeit with a certain degree of artistic licence) by John Constable in his painting Salisbury Cathedral from the Long Bridge (the bridge in Queen Elizabeth gardens linking the gardens with Town Path) in 1829.

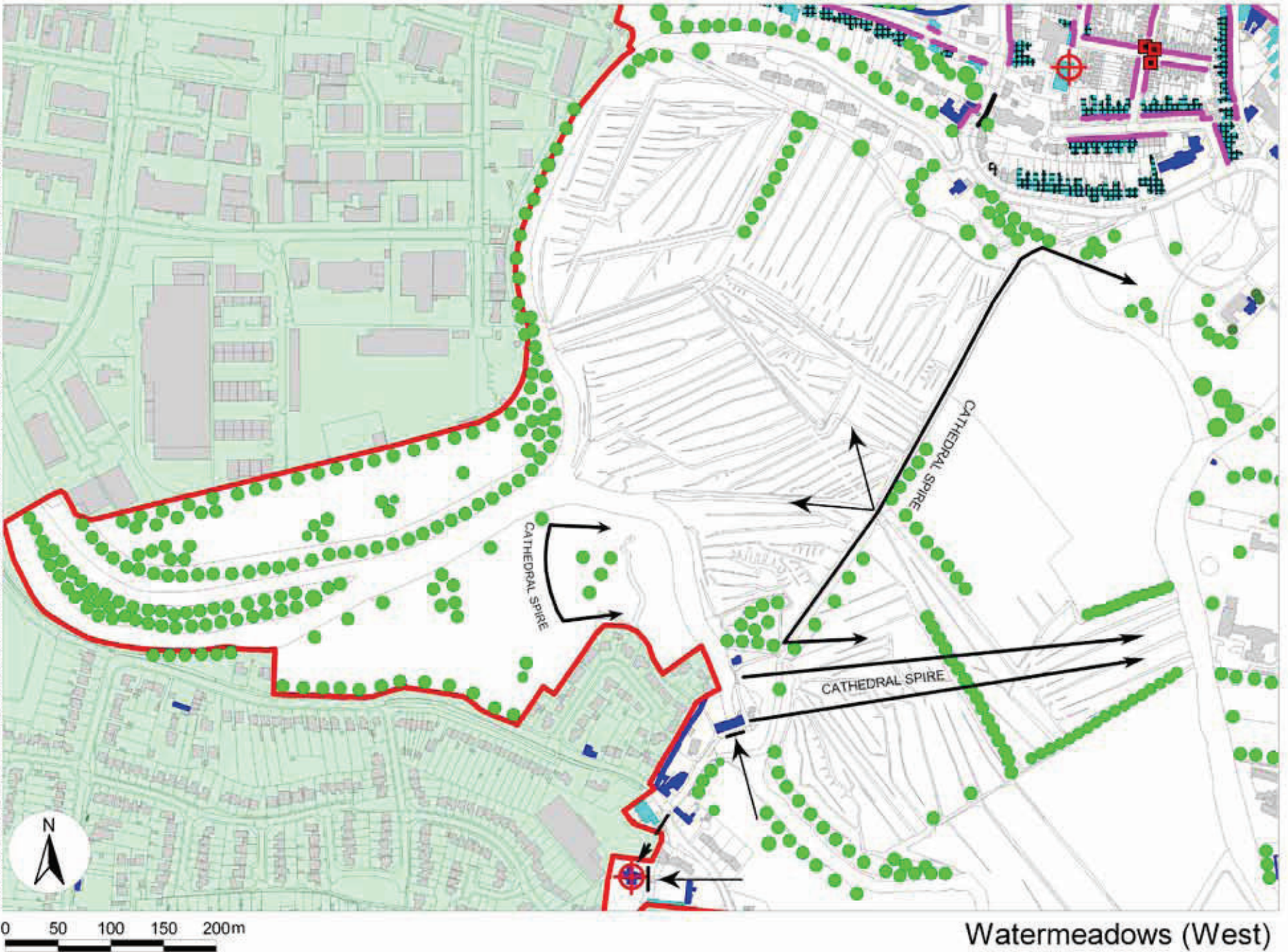
7.277 The area is divided by Town Path which links Long Bridge at Queen Elizabeth Gardens to Harnham Mill. This journey by foot provides the observer with spectacular uninterrupted views of the upper sections and spire of the Cathedral in a semi-rural setting surrounded by trees (Figure 89). Views from the Town Path and other locations within the character area of Salisbury Cathedral are of national significance. In addition to this, the character area is a very pleasant green buffer to the south-west part of the city. This is a very valuable open amenity space for the residents of Salisbury and the Town Path is a popular and well-used route into the town from Harnham.

Fig 89
Salisbury Cathedral,
view from Watermeadows



Fig 88

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Watermeadows (West)

Character Area 11: De Vaux and St Nicholas' Hospital (Figure 91, 92, 93 and 94)

Heritage Assets

7.278 De Vaux College was founded in 1262 by Bishop Giles de Bridport as a college for twelve poor students studying theology and the liberal arts. As such it was the earliest secular college founded in the country, pre-dating Merton College, Oxford by two years. The college was closed in 1542 and much of the medieval fabric was demolished although it is believed that some medieval walls survive in the houses that stand on the site. There has been some limited archaeological work in the area but this has failed to positively identify any remains of the college.

7.279 The Hospital of St Nicholas was founded around 1227 and was enlarged in 1231 to serve the needs of poor and sick travellers. The hospital is typically located on the edge of the city alongside the road into the city from the south which, at the time of foundation and enlargement of the hospital, crossed the river via a ford, Ayleswade Bridge not being built until c.1240. Whilst the construction of the bridge is widely regarded as one of the principal factors that led to the decline in the fortunes of Wilton (where the road had previously bridged the river) the siting of the hospital suggests that this was an important and well-used route. The hospital later housed sick and elderly townspeople and continues, almost 700 years after its foundation, to house elderly residents.

Townscape Summary (see Figure 90)

7.280 This small character area has the remains of some of the earliest buildings in the conservation area and is a very strongly defined gateway to the City, although its prominence and importance has somewhat diminished with the building of the New Bridge Road. This has, however, probably ensured the survival of the buildings closely enclosing this route, and the tranquillity that comes from the through traffic being redirected, leaving the bridge and environs as a very attractive and well used pedestrian and cyclist route to and from the City centre.

7.281 The built form varies in height from two, to three or four storey, but with some houses set on the river bank and accessed at higher level from the roadside (thus giving the impression of two storey when they are larger). There are some strongly defined building lines with houses set on or just back from the roadside. The exception to this is the former St Nicholas' Hospital which, although having a presence on St Nicholas Road, is set in an open 'U' shaped plan. The railed boundary walls however help maintain the continuity of the street.

7.282 There are three groups within this character area with all the buildings in these groups being statutory listed buildings. To the east of the south gate to The Close is a terrace of early nineteenth century houses with closet wings which stretch from the rear of the houses to the road side. These are seen as a sequence of doors and garage doors set in the boundary wall. A converted stable and coach house to the north side are of a similar scale and these structures nicely enclose this narrow lane (Figure 91). These form a group with No. 4 De Vaux Place with its distinctive Fisherton Brick façade, canted oriel bay and cast iron filigree below, forming a porch and the eighteenth century red brick houses to the opposite side which incorporate the remains of De Vaux College, founded in 1262 by Bishop Bridport. From a distance all these buildings are seen in combination with the ashlar stone walls of The Close, and the excellent tree specimens within The Close, which form the backdrop to these houses. This combination has created a very high quality townscape despite its close proximity to the city ring road.

7.283 The second group comprises the courtyard buildings which now make up the former St Nicholas' Hospital. These are an eclectic collection of heavily altered buildings with their origins (and much historic fabric) dating from the thirteenth century. The infilled chamfered arches, diaper brickwork and cusped windows all compete for visual dominance. This is topped by some very tall brick chimneys with mouldings and two stacks with paired offset flues. This is a very attractive group set back from the road but with a very strong presence as the pedestrian or car user passes along St Nicholas Road.

7.284 The third group is made up of buildings which form a strong group with the thirteenth century Ayleswade Bridge (which sadly cannot be fully appreciated unless seen from private gardens). These houses are much altered historic buildings (their outward appearance belies their age) which act as a very effective gateway to the city from the south, as well as framing views out to Harnham Hill looking south. The bow window of No. 7, combined with the jetty of Nos. 16 to 18, create dynamic townscape with the funnelled view being successfully closed by No. 2 Harnham Road (with late nineteenth/early twentieth century shopfront – [Figure 92](#)).

The materials are as varied as the building styles and range from red brick with stone dressings, flint rubble and knapped flints with stone dressings, to stucco render, tile hanging and mathematical tiles. Roofs are a mix of natural slate and handmade clay tiles. The stone ashlar of the bridge parapet also dominates much of the character area.

7.285 Views are funnelled by the strongly defined edges of the townscape and closed successfully looking both north (by No. 4 St Nicholas Road) and south (by No. 2 Harnham Road). There are glimpsed views to the Cathedral spire from the south side of the river, and the views along the river (despite the close proximity of the bypass to the east) are of a tranquil riverside lined with trees, and to the west by house extensions and gardens which run down to the open riverbank ([Figure 93](#)).

7.286 Trees form a very important part of the character of this part of the conservation area with most local and wider views being framed and much enhanced by the presence of some fine tree specimens. This is particularly the case when viewing the river from Ayleswade Bridge and looking north towards The Close enclosure, with its mature trees forming such strong background to the houses closing the view north ([Figure 94](#)).



Fig 91
The Close



Fig 92
Ayleswade
Bridge

Fig 93
South side of river

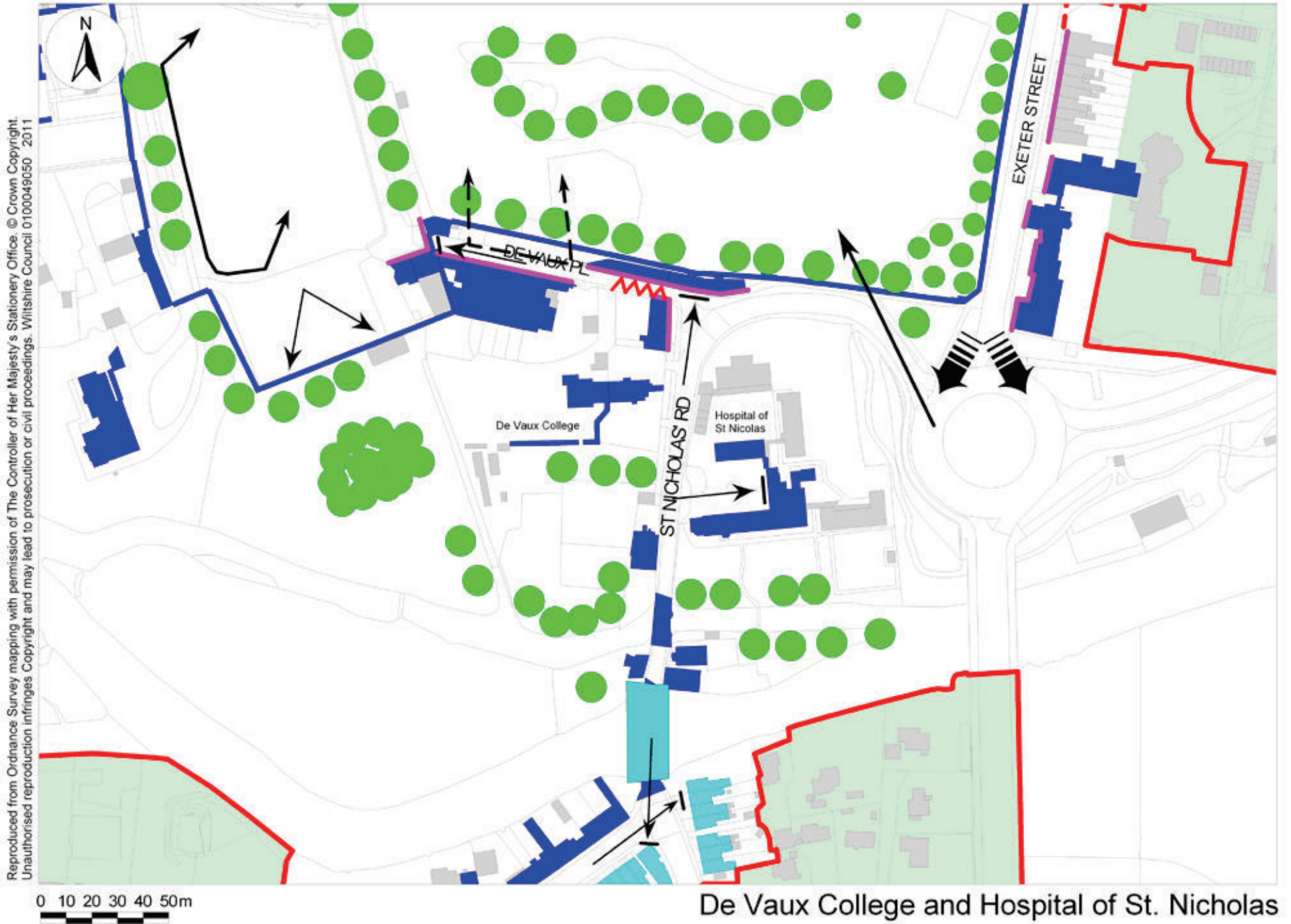


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Fig 94
looking north towards The Close
from Ayleswade Bridge



Fig 90



Character Area 12: East Harnham

(Figure 96, 97, 98 and 99)

Heritage Assets

7.287 East Harnham, which lies alongside the former principal route into Salisbury from the south, probably developed as a suburb to the new city, creating a emerging new focus of settlement away from the historic settlement core at West Harnham. East Harnham is recorded from the thirteenth century. The Rose and Crown Inn contains elements of a fourteenth century building with sixteenth century additions. Archaeological work in the suburb is limited to observations carried out during road widening of Harnham Road which recorded the presence of thirteenth-to-fourteenth century occupation.

Townscape Summary (see Figure 95)

7.288 The character area comprises the section of the city conservation area to the southern side of the river. Despite its early origins and street pattern, and sixteenth and eighteenth century buildings, the area is predominantly a late Victorian/Edwardian suburb to the city backing onto the riverside but is nonetheless an important historic entrance to the city.

7.289 Buildings are a traditional two storey. Building lines are generally consistent in groups and vary between hard to back of pavement (Nos. 2-14 – Figure 96), to set back slightly behind low boundary walls (Nos. 20-56 Harnham Road – Figure 97), to set into spacious plots between the road and the river, to set back from the road but with very long narrow gardens leading to the river (Nos. 88-108 Harnham Road).

7.290 East Harnham character area largely comprises a series of terraces of houses dating from the eighteenth and nineteenth centuries. Of note is the terrace comprising Nos. 2-14 (all Grade II listed) dating from late eighteenth/early nineteenth century, and Nos. 1-23 and Nos. 20 to 56 (even), both late nineteenth century Victorian terraces. These terraces are distinctive for their rhythm of bays and entrances, and their use of good quality materials. In combination with the listed groups of buildings in this area, they make a very valuable contribution towards the character and appearance of the city conservation area.

7.291 The predominant walling material is red brick, seen also in bands with knapped flintwork towards the bridge, and handmade clay tiles for the grade II listed row, and a mix of natural slate and modern concrete tiles for the Victorian terraces. (The latter not considered to be an appropriate material for the conservation area).

7.292 Enclosure to the roads with terraced and row housing focuses local views along the streets, which are then terminated by houses (or the sides of houses). There is a good view down into East Harnham from New Harnham Road with the backdrop of mature trees to the riverside (Figure 98). Glimpses of the cathedral spire can be had from Harnham Road and the southern side of Ayleswade Bridge (Figure 99), with more developed views either side of All Saints, Harnham Road (Figure 100).

7.293 The terrace is a strongly defined building type of this part of the conservation area and is refined with the use of stone bays, hood moulds to the windows, timber-frame gable details and paired sashes. Despite much replacement of original windows and doors the quality of these terraces combined with their grouping with listed buildings and their defining of ancient streets, makes this area of particular special interest.

Fig 96



Fig 98
New
Harnham
Road



Page 223
Fig 97
Harnham
Road



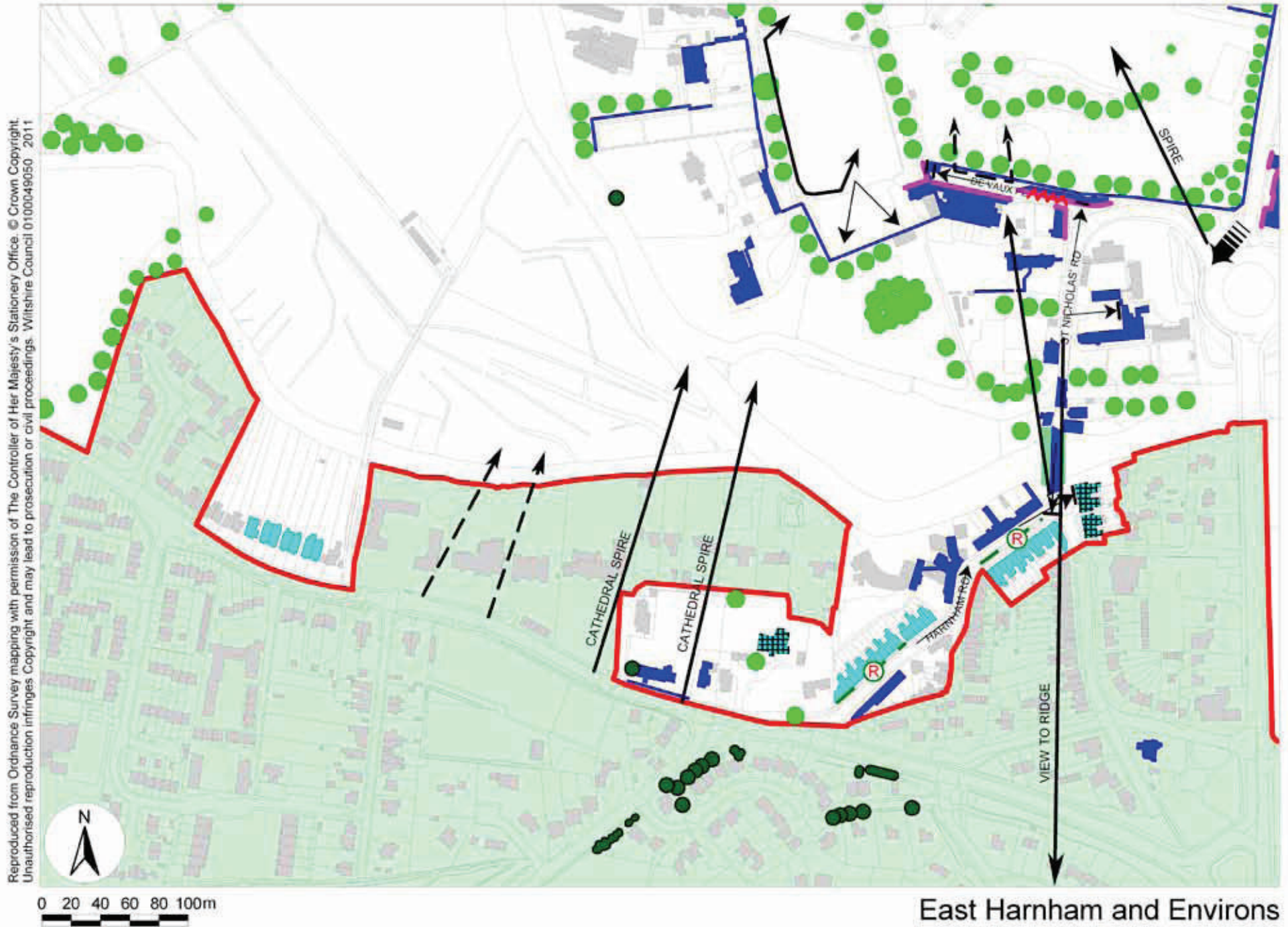
Fig 99
Harnham
Road and
the
southern
side of
Ayleswade
Bridge



Fig 100
All Saints
Harnham Road



Fig 95



East Harnham and Environs

Character Area 13: West Harnham and environs (Figure 102 and 103)

Heritage Assets

7.294 West Harnham is the historic settlement focus of the former parish of Harnham. Within the settlement is the parish church of St George which dates from the early twelfth century. Although there has been much suburban development around the historic settlement, a number of houses from the fifteenth to eighteenth century survive, including a fifteenth century cruck frame house in a row of cottages near the church. The mill dates from around 1500.

Townscape Summary (see Figure 101)

7.295 On the south-west fringes of the city, this area has the character of an historic village (with later infill). The Cathedral spire dominates in multiple views north-east across open watermeadows and dense tree groups. The relationship with the river is immediately apparent with the views across the meadows and the presence of watercourses to the side lanes, with the river itself with good public access around Harnham Mill and to the south-east along the riverbank.

7.296 Buildings vary in scale within this character area from modest two storey terraced cottages, to three storey mills, and four storey mill houses. Some historic buildings are hard to back of pavement, whereas others are set back. In this respect there is a far more informal feel to this area than other parts of the city fringes (for example East Harnham with its strongly defined building lines).

There is a significant group of buildings (most of which are statutory listed) at the junction of Netherhampton Road and Lower Street. The Old Parsonage is a particularly striking building and local landmark indicative of the older survival of settlement to this part of the riverside. There is a further significant group to the junction of Lower Street and Town Path, where the Brethren Meeting Hall and associated terrace of modest houses and the listed terrace opposite enclose the lane and provide an attractive gateway for pedestrians to find Harnham Mill straddling the river beyond.

7.297 Harnham Mill, an attractive chequered flint and ashlar building with low tiled roof (now in use as a public house), Island Cottage, and Rose Cottage (the 'drowners' cottage²) form an important group of buildings on the watermeadows. They are linked by Town Path, which due to its narrow section creates an attractive intimacy which encourages exploration that is rewarded with excellent views to the Cathedral spire in its riverside setting.

7.298 There is a rich variation of materials to the west Harnham character area. Perhaps the most surprising is the high quality of the ashlar stonework combined with knapped flints in chequerwork of the Mill. This is combined with deep hood moulds in stone. Other than this the area is mostly red brick, although some Fisherton brick is also seen to the small cottages which make up the village. There is some fine timber framing to The Parsonage hidden on the roadside elevation by a cladding of clay tiles but clearly seen on the return elevation (Figure 102). Roofs are mostly clay tile interspersed with natural slate, and thatch roofs with plain block cut ridges. The mix of materials adds to the impression of a more substantial village character, despite there being only a relatively small number of houses to this settlement.

7.299 There are a number of views from the village towards the watermeadows and these views are dominated by the cathedral spire. The spire is seen behind a foreground of trees and meadow (often with sheep grazing) so that the cityscape is not evident and the scene bucolic. This is best seen from West Harnham where the city's relationship with its rivers can be most appreciated (Figure 103).

7.300 There are glimpsed views of St George nestled behind houses and largely obscured from direct view other than when looking straight on to the chancel from Lower Street.

7.301 The Harnham Mill complex closes views looking north from the recreation ground and is a very attractive group of historic buildings within the riverside setting which adds interest, activity and vibrancy. This area is especially popular in the summer, with locals and visitors alike.

² It was the job of the 'drowner' or 'waterman' to keep the water flowing evenly over the surface of the watermeadow. This involved maintaining a steady flow of water, 25mm deep, moving between the blades of grass rather than flattening them. This was done by the careful control of hatches, sluices and weirs.

7.302 The river and watercourses are a sensitive and very important part of the local character of this part of the conservation area. They provide valuable settings in immediate views (for example Harnham Mill) and in the wider context of development where lanes are shared with water courses.

Fig 102
Timber framing, Harnham Road



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Fig 103
Views from Harnham



Fig 101

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West Harnham and Environs

Character Area 14: Britford Watermeadows and Churchill Gardens (Figure 105)

Heritage Assets

7.303 This sub-area to the south-east of the city takes in Churchill Gardens, a park on the side of the River Avon, and the remains of the complex watermeadows which stretch to the village of Britford and beyond. Joseph Bettey in his essay *The development of water meadows in the southern counties* remarks: 'It was the valleys of the chalk downlands in southern England that the practice of watering meadows through complex systems of hatches, sluices, channels and drains reached its fullest extent and became, for some three centuries after 1600, a vital element of the farming regime' (*Water Management in the English Landscape*; p179)

Townscape Summary (see Figure 104)

Page 229
7.304 The relevance of these sections of watermeadows to Salisbury city lies in the role played by the open tree-lined section of the River Avon, forming such an important part of the foreground to views towards the city and the cathedral. The meadows survive in a remarkably intact condition as a direct result of the controlled management of the water in this region, from the seventeenth century right up to the present day.

7.305 The only building of historic merit is the Sluice House (an Eel House – grade II listed). However there are likely to be any number of early channels, remains of hatches, weirs and drains relating to the former management of the water and potentially dating back to the seventeenth century.

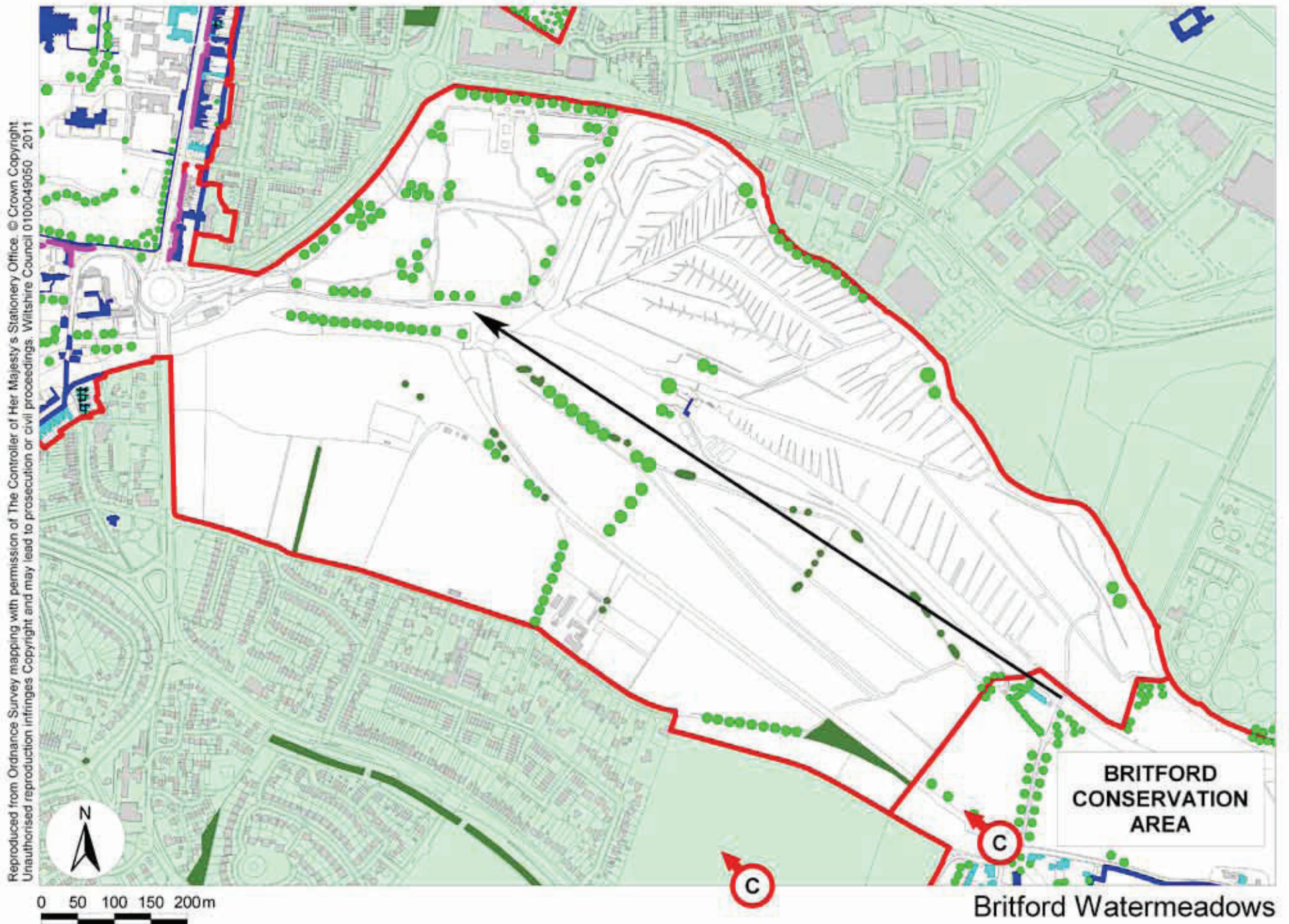
7.306 There are some long views from the meadows back towards the city with the cathedral spire acting as a focal point (Figure 105).

7.307 Churchill Gardens is a good amenity space but physically separated from the city by Churchill Way (the bypass). There is an underpass but this is not a very welcoming route and has the potential for antisocial activities. The park itself is open and well-treed with a series of looped walks through the centre and around the edge. The close proximity to the larger expanse of the watermeadow network to the south-east is not immediately apparent from the city edges of the park.

Fig 105
long views from the meadows back towards the city



Fig 104



Architectural and historic qualities of buildings (Fig 106 and 107)

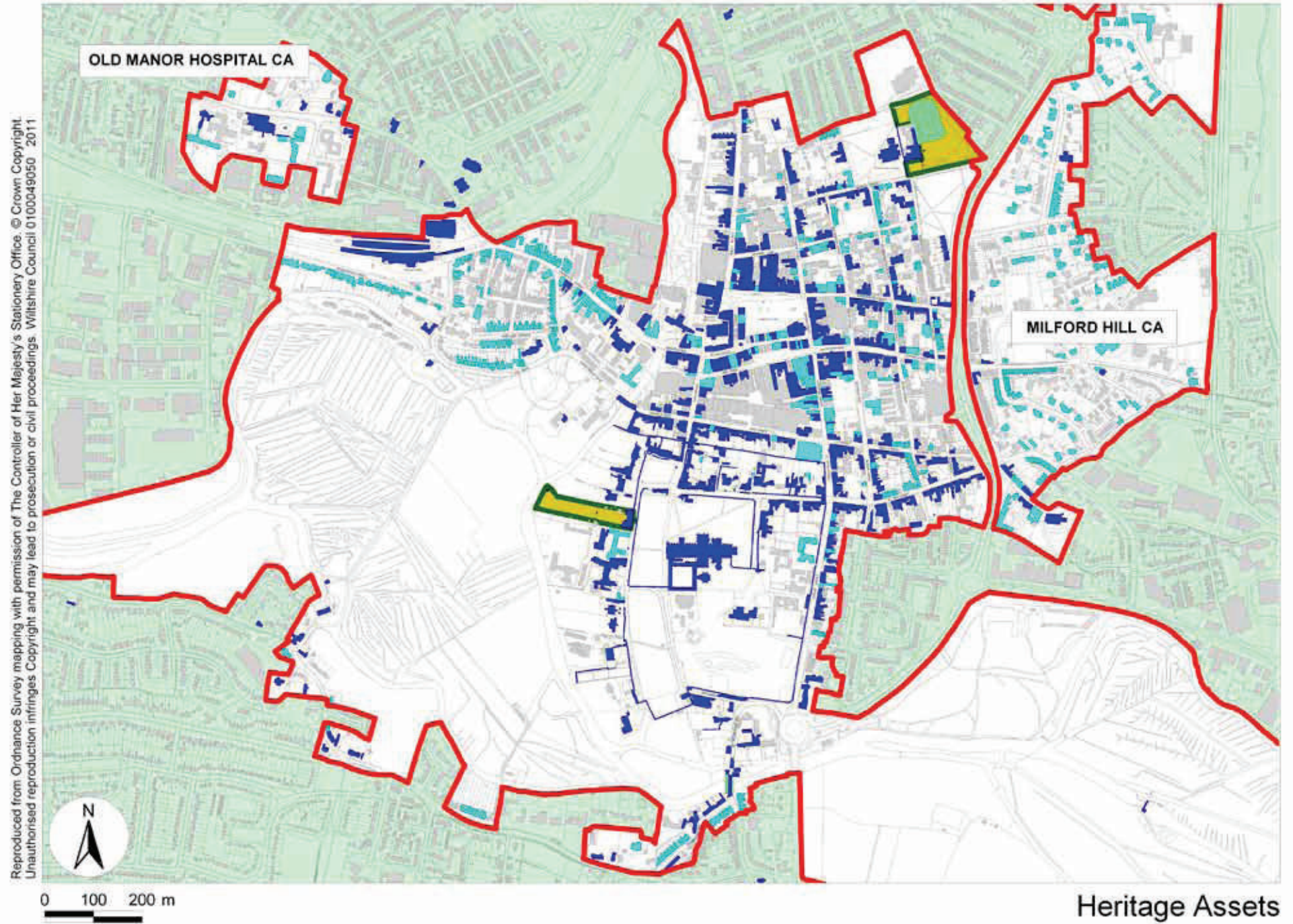
Introduction

- 8.1 In 1980, the Royal Commission on the Historical Monuments of England produced Ancient and Historical Monuments in the City of Salisbury Volume 1. They succeeded this volume with Salisbury: The Houses of the Close and Salisbury Cathedral, both published in 1993. These books are extremely detailed academic studies on the history of the buildings of an area which corresponds closely to the proposed city conservation area.
- 8.2 This section does not intend to repeat the work of the Royal Commission studies but is intended as a summary and overview of this work, based on the character of the considerable number of buildings of national importance. There are 641 listed buildings within the City of Salisbury, of which 38 are grade I and 133 are grade II*, the remaining 470 being Grade II (Figure 106). This reflects the historic and architectural richness and complexity of the City.
- 8.3 The character of the built form has been strongly influenced by the planned nature of the medieval city. The houses correspond to the standard burgage-plot (3 by 7 perches or 50 by 110ft (p84 RCHM) or 15.2 x 33.4 metres). Due to the relatively low traffic congestion in the town these have survived in numbers, although they have been subdivided in the more commercial locations (Figure 107). This variation has provided some of the most interesting and diverse groups in townscape terms throughout the city.
- 8.4 In addition to the robust planned framework of the plot size, there are a number of building types that have distinct characteristics within their type which have also helped define both their architectural character and that of the overall street scene.
- 8.5 The following is a building typology which provides a broad description of the building type, its common characteristics, and its contribution towards the character and appearance of the conservation area.

Fig 107



Fig 106



Public and commercial buildings

Medieval Inns

- 8.6 A key part of the character of the medieval city was the presence of a large number of medium to large coaching inns. A number survive today, although not all are in their original form or use, having been subsumed into other buildings and/or converted to residential use.
- 8.7 There is some variation in the architectural handling of the building type. This has largely depended on their position within the City and their relative prosperity. For example, the Red Lion Hotel (Figure 108) has been completely re-built to the frontage (in the early nineteenth century) but contains the important survival of a fourteenth century range to the rear forming a courtyard. This courtyard arrangement accessed from a carriageway arch, is a particular characteristic of the building type and is seen throughout the City. Contrast this with the survival of the late fifteenth century range of the Pheasant Inn (on the corner of Rollestone Street and Salt Lane) (Figure 109). Here, the two storey timber-framed street elevations have been under-built in brick but still maintain their strong fifteenth century character. They have avoided re-fronting in the Georgian period, possibly due to its less commercial position in the City with owners less keen to spend money on the 'remodelling' of the building in this period.
- 8.8 The inns were a feature of the Chequers area of the city. Often located on the corners, the Chequer in some instances took their name from the name of the inn, for example the White Hart Chequer.
- 8.9 Other examples of inns with medieval origins include:
Nos. 15-18 Queen Street (formerly The Plume of Feathers Inn) – much altered
The George Inn, High Street – much altered
Bell and Crown Inn

Fig 108
The Red Lion Hotel



Fig 109
The Pheasant Inn



Fig 110
Avon Brewery Inn



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Post medieval Inns

8.10 These buildings tend to be on a modest scale – usually no more than two storey but often with the use of more unusual materials and finishes, such as the Avon Brewery Inn on Castle Street (Figure 110). This is not a strongly defined building type within the City and examples are usually architecturally eclectic and individually tailored to the site. There can often be smaller outbuildings associated with their use, such as stables or former brew houses. These outbuildings would all be considered to make a positive contribution towards the character of the conservation area.

Other examples include:

The Five Bells PH, corner of St Edmund's Church Street and Salt Lane (Figure 111)

The Salisbury Arms, Nos. 31-35 Endless Street

Fig 111
Five Bells Public House



Medieval shops/commercial outlets

- 8.11 There are a number of late medieval buildings which survive within the commercial core of the city. The nature of shops and shopping in the medieval period is largely conjectural and there are very few survivals nationally of what could be considered an accurate reflection of the medieval period. The surviving medieval buildings of Salisbury largely contain ground floor shop fronts from the nineteenth and twentieth centuries. Perhaps the best example of a medieval building in the commercial core (which wasn't an inn) is the building to the south east corner of Blue Boar Row, recently refurbished and restored (Figure 112).

Post medieval shops/commercial outlets

- 8.12 As a building type, there are very few purpose-built shops with accommodation above of historic and architectural interest, with most units dating from the mid-to-late twentieth century. The few examples of merit can be found in Fisherton Street and are marked by their distinctive use of materials; terracotta, faience and other decorative tiling (Figure 113). The Italianate style has been adopted for some of the buildings in the street (Figure 114).
- 8.13 Most shops and commercial premises have been inserted into existing buildings, and these buildings have been adapted, extended, and in some cases re-built in part, to accommodate the new use.
- 8.14 The survival of shopfronts from the nineteenth century is good throughout the City, although some have been altered or covered over to their detriment. Corbel brackets, pilasters, modillion cornices and appropriate lettering and signage (Figure 115) are very attractive and make a positive contribution towards the character and appearance of the conservation area. Good examples include:
 No. 30 Salt Lane (Figure 116)
 No. 46 Trinity Street (Figure 117)
 No. 109 Fisherton Street (despite overlarge signage) (Figure 118).
- 8.15 There are many more good examples throughout the conservation area. Further guidance on shopfront and advertisement design can be found in former Salisbury District Council's Shopfronts and Advertisement Design Guidance.

Figure 112



Figure 113



Figure 114
Italianate
style



Figure 116
30 Salt Lane

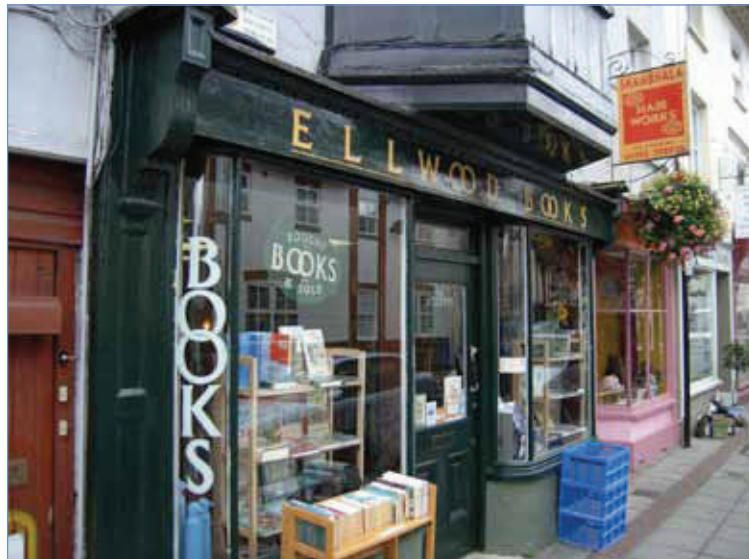


Figure 117
46 Trinity Street



Figure 118
109 Fisherton Street

Figure 115
attractive
lettering and
signage



- 8.16 As a type, the shop with accommodation or offices above is a very important part of the character of some parts of the conservation area. In particular, the shopfront defines the character of the commercial core of the city and to many people is the 'face' of Salisbury. It also defines small shops on corners and provides a clear identity for the building and its use (or former use).

Religious buildings

Cathedral and Close

- 8.17 There are a large number of detailed descriptions and entire books written on the subject of Salisbury cathedral and its Close. A Conservation Plan for Cathedral and Close was produced by Alan Baxter Associates in June 2005 on behalf of the Dean and Chapter of Salisbury Cathedral. In addition, the second volume of the Royal Commission on Historical Monuments of England is entitled Salisbury: The Houses of The Close. This book is an inventory of the houses and provides a well-researched history of all the houses within The Close. The conservation area appraisal does not need to reproduce the detailed analysis of this work, but it seeks to put the cathedral and its architectural importance into both the context of The Close and its wider city context. Its architectural interest is an integral part of its unique setting and is a celebration of religious architecture of the period. It is summarised by Nikolaus Pevsner in his series Buildings of England: Wiltshire:

'Of all English cathedrals Salisbury is the most unified in appearance. It was built entirely in the course of sixty years except for its justly most famous feature its spire. This though of course far too high from the Early English point of view, happens to be the work of a mason of the highest genius and fits perfectly.' p394.

- 8.18 The Conservation Plan for the cathedral and Close identifies both as being of exceptional significance. This is also reflected in the statutory listing of almost all buildings and outbuildings and walls within The Close.

- 8.19 The Close is architecturally exceptional because of its representation of architectural styles and fashions from the thirteenth through to the twentieth century. Houses on plots laid out from the thirteenth century have been adapted and extended, remodelled and altered to provide the group seen today.
- 8.20 There appears, from first glance, unity across groups, particularly in houses to Choristers Green. Closer examination however provides numerous clues as to their piecemeal alteration. Nonetheless, the architectural quality of this group and those facing directly onto the Cathedral setting is of national significance.
- 8.21 Unity is reinforced by materials used throughout The Close. Pitched roofs in particular in handmade red clay tiles strongly define and unify this group. Red brick also defines key groups within The Close.
- 8.22 The Close wall is a structure of considerable significance and architectural interest. Its quality and construction can be best seen from Exeter Street where the pedestrian is able to walk parallel to the structure. Elsewhere (particularly to the north sections running between the rear of the properties to New Street and The Close) the wall is less visible but is nonetheless important to the character of this part of the conservation area.
- 8.23 Churches and Non-Conformist Chapels There are a number of notable churches and non-conformist chapels interspersed throughout the conservation area. They do not form any pattern in terms of orientation other than their usual liturgical relationships. They take the form of either much-altered thirteenth century parish church or nineteenth century set piece. Most churches are stone, with the exception of Milford Street Elim Church (1896) in brick. As a building type they are most notable for their spires. St Martin's Church spire is often seen in relation to the Cathedral spire in extended views across the City. The church with its thirteenth century spire dominates the immediate vicinity in its setting at the end of St Martin's Church Street and on the rising slopes of Milford Hill (Figure 119).
- 8.24 The Methodist Community Church, St Edmund's, Church Street is one of the more flamboyant of Non-Conformist structures. Built 1810-11 and extended in 1835 with the addition of the Tuscan colonnade with semi-circular projecting centre (Figure 120), the

church is set off the street line but has a strong presence in the street scene. Its crisp detailing and contrast between the stone of the portico and the stucco of the projecting wings is particularly pleasing. It has also been successfully and sensitively altered with the addition of a ramp and glazing to the colonnade.

Residential buildings

8.25 Residential buildings are dealt with in three sections; medieval, post medieval and almshouses.

Medieval

8.26 There are a very limited number of residential buildings which still have their original medieval façade still on display to the street. This is also true of sixteenth and seventeenth century houses, although there are isolated examples of the latter. Where residential medieval buildings do survive in anything like their original form externally, these buildings are all listed and some at the higher Grade of II*. There are two main reasons for this general lack of survival of exposed medieval facades. The first is that many buildings have been destroyed either early in their life through fire (which was a significant problem for the medieval city) or they have been adapted, remodelled and upgraded by their owners over their lifetime. This invariably means the re-fronting of an earlier timber-framed building with a façade of classical proportions to present one that would commonly be referred to as 'Georgian' in its appearance (Figure 121).

8.27 There is an excellent survival of medieval domestic architecture in Guilder Lane. Nos. 2-14 Guilder Lane is a modest group of late medieval houses, with their characteristic projecting 'jettied' first floor and lath and plaster infill to a timber frame (Figure 122). Their jumble of window types, ranging from small and large Georgian sashes, Victorian sashes and some nineteenth century casements, add to the historic character of these vernacular houses and their presence in the domestic street scene is both dynamic (for their scale) and very attractive. The variation between houses in terms of window details in this particular instance, given the historic interest of the buildings, adds to the architectural and historic character.

Figure 119
St Martin's
Church



Figure 120
The Methodist Community Church,
St Edmund's, Church Street



Fig 121
Georgian
appearance
of re-fronted
house

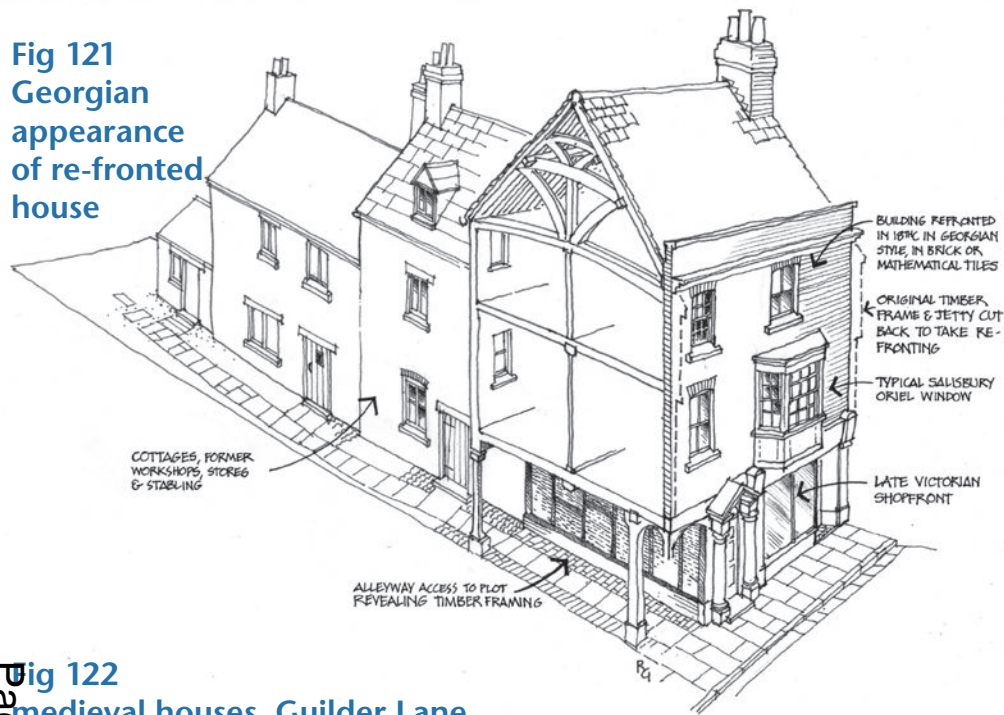


Fig 122
medieval houses, Guildler Lane



Fig 123
Dramatic differences in scale of
townhouse, Bedwin Street



Fig 124
larger scale Georgian house,
Vale House, No. 44 St Ann Street



Post-medieval

- 8.28 There are a high number of medieval or sixteenth and seventeenth century houses which have been re-fronted in the Georgian period. In some cases, earlier houses on their burgage plots have been amalgamated to provide much larger Georgian houses, such as the flexibility of the classical façade and the desire to achieve the proportions fitting of a ‘polite’ building. This would often mean the larger windows would cut across the original timber frame, and jetties were often under-built providing the clean vertical lines of the Georgian townhouse.
- 8.29 This work was undertaken using brick to build a façade in front of the timber framing, or in some cases the timber frame was cut back to provide the space for the new façade to be built. Common to the region (with other good examples being found in Winchester) mathematical tiles were often used to disguise a timber frame. The clay tiles closely resemble brickwork and were ‘hung’ directly off laths or battens attached to the historic timber frame or nailed directly onto butted pine boards in-turn nailed to timber frames behind. There are a good number of examples in Salisbury and these often hide a much earlier building within.
- 8.30 As a result of this historic re-modelling of houses throughout the City by wealthy professional people in the eighteenth century, Salisbury has gained a strong Georgian character with most of its streets within the city conservation area having at least one, and often a good number, of Georgian facades lining the roadside. It should be noted that the scale of these townhouses can differ quite dramatically as can be seen to the east side of Endless Street (above Bedwin Street) (Figure 123).
- 8.31 The larger scale Georgian houses are often purpose-built. A good example of this is Vale House, No. 44 St Ann Street. (Figure 124). These houses are not constrained by the plan of an earlier house and so their scale tends to be much grander. These houses are very much a set piece of architectural display and their features, such as the flat gauged brick arches, expressed keystones, parapet and modillion cornice, all contribute to the complete composition. These features are seen to a greater or lesser extent in most of the Georgian facades within the conservation area.
- 8.32 Common characteristics shared by the Georgian townhouses of Salisbury, which make such a positive contribution to the character and appearance of the conservation area, can be summarised as follows: **Doorcases** and **doorhoods** depicting the classical orders in varying degrees of elaboration and detail in painted timber and later plaster (Figure 125a-c). **Timber panelled doors** (six and eight panel doors are not uncommon; the panelling is often raised and fielded – Figure 126a-b). Plat-bands in brick, plaster and stone between ground, first and second floors (Figure 127). **Single glazed, vertical sliding timber-framed sash windows.** Various configurations and some with the frame flush with the façade (early eighteenth century – and recessed (late eighteenth century). **First floor canted oriel windows** are very distinctive in the Salisbury streetscene and make a significant contribution to the character of individual houses. (Figure 128 and 129). Some **tuck pointing** and a relatively large number of good examples of **mathematical tiles** survive on many of the Georgian houses of the City. (Tuck pointing – Figure 130, mathematical tiles – Figure 131).
- 8.33 The Victorian period is also well represented throughout the City Conservation Area. There are some fine grand Victorian buildings to the historic core, particularly banks and building societies with a liberal use of stone for their principal facades. However, in general the period does not reflect the higher end of the social scale, but is represented in large numbers by modest artisan housing of the mid-to-late nineteenth century lining principal streets. These houses are characterised by a repetition of details and a simplicity to openings (Figure 132). Many of these modest houses have lost their original windows. There are some higher status Victorian buildings such as those of Harcourt Terrace (Figure 133) but generally the Victorian influence is modest and unassuming.
- 8.34 Common characteristics shared by the Victorian terraces of Salisbury which make such a positive contribution to the character and appearance of the conservation area can be summarised as follows:
- Brick with plaster or stone dressings to windows and doors. These can vary from very plain decoration, such as a different colour to the arch or simple architraves (Figure 134), to deeply moulded and enriched examples (Figure 135).

Figs 125a – c



Page 241

Figs 126a – b



Figs 127



Fig 128



Fig 129



Fig 132



Fig 130

Fig 131



Fig 133



- Single glazed, vertical sliding timber-framed sashes. Various configurations, with and without glazing bars, and usually with horns (Figure 136).
- Four and six panel timber doors. The panels are raised and fielded (Figure 137).
- Projecting timber canted oriel windows (Figure 138).

Tile and slate roofs.

- 8.35 The diversity in the style and features of individual and terraces of houses should be noted. For example, some houses have casement windows instead of sashes. Where these windows are original they have a very significant value (Figure 139).

Almshouses

- 8.36 There are several good groups of eighteenth century almshouses. They are characterised by good quality materials (usually brick with tile) and their use of ornamentation and finishes (Figure 140). They also tend to have casement windows rather than sashes. They are invariably arranged around a courtyard or some kind of semi-private open space. These groups are well integrated into the townscape and offer the occupiers modest accommodation, a private space, and a social intimacy and interaction; characteristics often lacking in their modern equivalents.

(Former) warehouses and industrial buildings

- 8.37 There is a noticeable survival of industrial buildings within the city core. Some have been converted, with varying degrees of success. They are usually three storey, red brick with simple openings (often cambered brick arches) and former access door openings to upper storeys. (Good examples are the corn stores on Guilder Lane – Figure 141, and Stokes Tea & Coffee Warehouse on New Canal, part of No. 53 Silver Street and grade II listed – Figure 142). Smaller scale industrial buildings survive particularly within the Chequers; they are often hidden from the public highway and some have been heavily altered. Where they survive in any semblance of their original form they make a positive contribution towards the character of the conservation area.

Fig 134



Fig 135



Fig 136



Fig 137

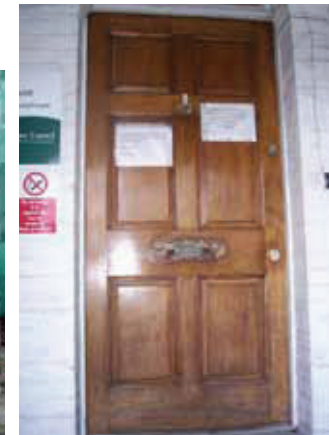


Fig 138



Fig 139



Other building types

- 8.38 There is a good survival of important historic street furniture, such as the K6 traditional Giles Gilbert Scott red telephone box (Figure 143), statues, war memorials and market crosses. A particularly fine example of the latter is the Poultry Cross to the south-west corner of the Market Place (although now detached from the main market area by medieval encroachment). This structure is a prominent and memorable landmark and strongly defines this small section of the city core.

Individual buildings of architectural or historic interest

- 8.39 In addition to the groups described above there are some individual buildings which deserve particular mention in terms of their architectural importance within the conservation area. These are as follows:

Guildhall by Sir Robert Taylor, 1788 with alterations by Thomas Hopper, 1829-30.

Council House, Bourne Hill (formerly College House). The house was built in the seventeenth century and heavily remodelled in c1715, c1730 and in 1788. (A Conservation Plan prepared for former Salisbury District Council by Roy Worskett and Turnberry Consulting December 2004, provides a very thorough and comprehensive history and assessment of this building and its grounds).

The General Infirmary, Fisherton Street, with a central core of 1767-71 by John Wood.

The train station is a fine building of 1859 and 1902; brick with stone dressings.

The Public Library and **Post Office** are almost contemporary to each other dated 1904 and 1907 respectively. They are both in neo-Tudor grand gestures, and both very striking buildings in the street scene (Figure 144).

Former County Hotel, Bridge Street (1874)

Hall of John Halle, now the entrance to the Odeon Cinema, New Canal.

The House of John a Port (possibly misattributed) on Queen Street (Figure 145).

Fig 140
Almshouses



Fig 141
Guilder Lane



Fig 142
No 53 Silver Street



Fig 143



Fig 144



Fig 145



Fig 146
Churchfields
Road Villas



Fig 147
Harcourt
Terrace



Fig 148
Fisherton
Street

9.0 Contribution made by key unlisted buildings

- 9.1 There are a number of unlisted buildings which make important positive contributions to the character of the conservation area, both individually and in groups. Key groups are:
- Churchfields Road Villas (Figure 146)
 - Harcourt Terrace (Figure 147)
 - Fisherton Street (Figure 148)
- 9.2 In addition, a number of boundary walls and outbuildings make significant contributions to the character of the conservation area. Outbuildings and individual properties of local interest making a positive contribution towards the character and appearance of the conservation area are identified on the designations maps throughout the report.

10.0 Prevalent local and traditional materials

- 10.1 The variety of materials used within the city is part of its essential historic character. This section highlights the main materials and their methods of application. It is not exhaustive and there may be other survivals of historic material (particularly cob or fine flint and brick walls) which do not form part of the public realm.

Chilmark Stone

- 10.2 Chilmark stone is quarried to the west of the city south of a small village of the same name. Its use in the construction of Salisbury Cathedral has confirmed its hard wearing capabilities and it defines the character of The Close (Figure 149). It has a light creamy colour and a smooth fine texture. The colour weathers to a grey but this is often related to the light exposure and climate. This material is locally distinctive and defines the region as well as this part of the city. The Post Office (1904) on Castle Street is constructed of Chilmark stone and is a striking and prominent use of the material outside the cathedral Close.

Other stones

- 10.3 A number of other stones are used throughout the city. Much of this material is seen in quantity in the nineteenth and early-to-mid-twentieth century buildings. Good examples are the former County Hotel (1874) and Barclays Bank, Blue Boar Row (1869/1901 – Figure 15) both using a much more brown/red Ham Hill stone.
- 10.4 The finish to No. 13 St Johns Street (early nineteenth century), a former workshop for Osmond, a mason whom Pugin amongst others employed, is constructed of Bath stone. Elsewhere, Bath stone is only seen for some window and door dressings, and for quoins, and usually combines successfully with the red bricks of the region. Where it has been painted, identification is more difficult.
- 10.5 Hurdcott and Chilmark stone is also found in the city and particularly evident in the walls of The Close. These stones have similar characteristics and weather to a soft grey colour.



Fig 149
Salisbury Cathedral



Fig 15
Barclay's Bank,
Blue Boar Row

Red brick

- 10.6 The predominant material of the city is the strong red/ orange clay bricks of the region. These are seen in numbers in almost all sections of the conservation area; from the seventeenth century townhouse to almost entire streetscapes, for example the northern end of St Edmund's, Church Street (Figure 150). The brick colour varies from deep reds to strong orange colours and is often seen with grey flared headers. It is mainly seen in Flemish bond in both Georgian and Victorian buildings.

Fisherton brick

- 10.7 The Fisherton brick is a very locally distinctive brick with its silver/grey appearance. It is seen side by side with the more traditional red brick. Water Lane is a good example of this (Figure 151). The house to the corner of Brown Street and St Ann Street (Figure 152) is another example of the use of this type of brick, incorporating a gault rubbed brick for the window and door flat gauged brick arches.
- 10.8 Where this brick survives it makes a valuable contribution to the character and appearance of the conservation area. It is often masked by paintwork.

Mathematical tiles

- 10.9 Mathematical tiles were a device for covering and remodelling earlier facades, in most cases timber framing. They were attached either by hanging them from battens directly nailed to the timber frame, or a later system of cross battens placed in front of the frame, or attached to softwood boarding nailed to the timber frame. Some were bedded and nailed directly into a mortar applied to the facades but these invariably failed.
- 10.10 The tiles were pointed in to give the impression of high quality gauged brickwork. They can be identified by a timber fillet to the edge of the window, or on corners where this is not present, the tile slip can clearly be seen. They can also take on an uneven appearance; not physically possible for a normal brick unless there is a failure in the wall (Figure 153).



Fig 150
Northern end
of St Edmund's,
Church Street



Fig 151
Water Lane



Fig 152
St Ann's Street

- 10.11 Mathematical tiles are mostly seen in red tiles. (Other colours were manufactured and are more common in other regions). They are sometimes seen in gault and lighter colours, used to recreate the effect of the local Fisherton bricks. These mathematical tiles were manufactured in North Baddesley where they were sold as 'White Weather Tiles'.

Painted brick

- 10.12 There has been some degree of painting of brickwork, mostly seen in the Victorian suburbs of Fisherton and some of the late terraces to the southern areas of the Chequers. The Fisherton brick seems to have suffered most from painting, often covered by a modern or relatively modern paint system. Colours are generally subtle, with some variation seen with the use of some pale pinks and green. The painting of traditional brickwork because of the potential damage it can cause is almost never acceptable, and it does not appear to form part of the established traditional appearance of the historic houses of Salisbury.

Fig 153



Painted render

- 10.13 The rendering of properties in a medieval city such as Salisbury can often mean the concealment of an earlier building. However, there are some buildings in the city which have always been rendered and were designed with this finish in mind. It is perhaps most apparent in the buildings fronting the Market Place. Here it adds to the character of the Market Place and helps accentuate the historic plot divisions; with rendered buildings alternating with timber-framed and brick fronted buildings (Figure 154).

Tuck pointed brickwork

- 10.14 Many of the custom-built Georgian houses (as opposed to re-fronted earlier buildings) had brickwork which was tuck pointed. This is the application of a very thin line of lime putty mortar on top of flush joints of coloured mortar (to match the brickwork) to give the impression of very fine brickwork. Much of this type of pointing has been lost through subsequent re-pointing exercises. Its survival provides valuable archaeological evidence of the original appearance of the building. The use of tuck pointing would have given the original new buildings a very striking appearance. Currently it is a very much overlooked detail finish. Where it survives, every effort should be given to maintaining and preserving these areas of original finish.

Tile Hanging

- 10.15 Along with render and mathematical tiles, clay tile hanging was another means of masking an earlier finish. It often covers over timber framing, but is also used in cases where early brickwork has failed or is susceptible to prevailing wind. It can be seen covering entire facades, and due to the unevenness and undulation of the tile and subtle variations in colour, it provides a very attractive finish, particularly when handmade tiles or shaped tiles are used (Figure 155).

Slate hanging

- 10.16 Slate hanging is not common in Salisbury and is rarely seen to the front elevation, although there are isolated examples in Silver Street and Crane Street. In these examples the use of slate is notable as it is laid with the long edge horizontal as opposed to the usual short edge to the horizontal (commonly seen to the West Country). It is more often seen to the sides of buildings (Figure 156) and also lining chimneys. The latter is a particularly locally distinctive use of this material.

Timber framing

- 10.17 The Royal Commission's Ancient and Historical Monuments in the City of Salisbury (Volume 1) is a valuable detailed guide to the medieval timber framed buildings of Salisbury. In summary, the exposed framing seen in Salisbury presently is a combination of medieval timber framing and framing up to the mid sixteenth century combined with examples of faux timber framing to resemble the historic buildings of the City (see Figure 154). These faux representations vary in their quality and are rarely reflective of the original substantial framing of the thirteenth and fourteenth centuries.

- 10.18 The early medieval buildings are characterised by a projecting first floor, referred to as a jetty. To the upper levels, a series of wide timber posts are linked with large sweeping arched braces. Between the vertical and diagonal timber posts are the infill panels (see Figure 145 Watsons, Queen Street and the newly refurbished and 'restored' No.51 Blue Boar Row Figure 157). These are invariably brick either left exposed or plastered and in most cases would have replaced the original wattle and daub panels. No wattle and daub panels (on front elevations or main facades) are known to survive in the City.

Tiles

- 10.19 By far the predominant roof material is red clay tiles. These are seen throughout the conservation area, neither particular to a certain area nor a certain type of building; polite and vernacular buildings have clay tiles in equal numbers. These old roofs are a



Fig 154



Fig 155



Fig 156



Fig 157



Fig 158



Fig 159

delight to see especially when the sun is reflecting off the undulating surface of a hand-made roof tile (Figure 158). They have a textural, almost sculptural quality, with their propensity to camber in both directions. This produces roofs of considerable character and quality. Traditionally these roofs, when seen as hips and half hips, did not have bonnet tiles (tiles which wrap over the joint forming a distinctive finish to this part of the roof). They were simply butted together with lead soakers beneath.

10.20 The older roofs still have survivals of medieval ridge tiles. These are toothed or serrated across their backs, described as ‘thumb ridges’ (they were made by pinching the ridge between thumb and forefinger and there are several examples in the Salisbury museum), which produces a softened ridgeline. Undulations in ridges and the variation in colour naturally occurring across historic roofs are features of considerable value (Figure 159) and almost impossible to replicate successfully.

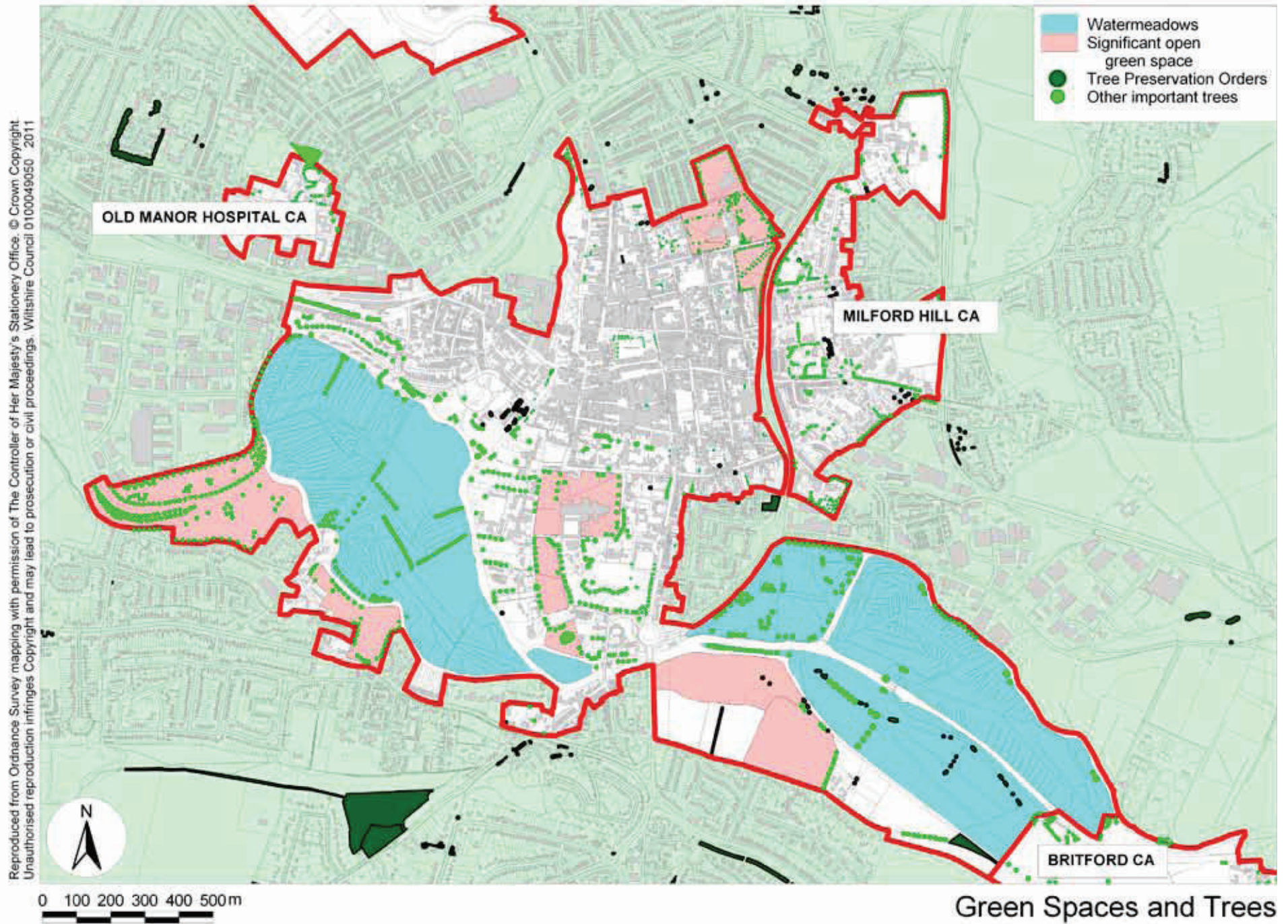
Natural Slate

10.21 This material is seen far less than might be expected for a city with large Victorian urban extensions. In much of the Victorian suburbs, the roofs have suffered from replacement of the natural Welsh slate with concrete tile. This has meant that natural slate is a relatively rare material in the city; it does not define a particular area or period within the conservation area as strongly as other cities and towns have experienced. Whilst the Fisherton area does have good examples of natural slate roofs, modern replacements have become the predominant roofing material.

11.0 Contribution made by green spaces, trees, hedges and natural boundaries (Figure 160)

11.1 The river provides a green corridor which hugs and penetrates into the urban core of the city from the south, and acts as a backdrop to the cathedral from the north with the tree lined Harnham Hill beyond.

Fig 160



- 11.2 Despite its spectacular landscape setting of the watermeadows and the tranquillity and spatial quality of the Cathedral Close, Salisbury city has surprisingly limited public green spaces. Mature tree cover is found to the edges of the conservation area and there are some very attractive spaces adjacent to the river (see Figure 77, page 133). For example, Queen Elizabeth Gardens and Churchill Gardens (although this is not as well integrated due to Churchill Way effectively cutting it off from the city). In addition to these key areas there are further significant areas of trees and open space:

The private grounds of the cathedral Close.

Along the River Avon as it skirts the eastern side of the Central Car Park (proposed for inclusion within the conservation area).

Greencroft and the important open space to the north and adjacent to Council House which incorporate scheduled remains of the City Ramparts. These areas, the recreation ground to the north and the well treed churchyard of St Edmund's provide much welcome greenery to the north east corner of the conservation area, and some welcome amenity space for the residential buildings to the south and north of this green corridor.

To the south of the river there are a number of open recreation grounds and playing fields. They offer excellent views towards the cathedral (particularly in the case of the area west of Harnham Bridge) and contribute to the open tranquil landscape setting of the city from the south.

The wider green skyline which forms such an important part of the setting to the conservation area and is seen in multiple views through, across and out of the conservation area.

- 11.3 The watermeadows themselves give the sense of open areas of green space but in reality are largely private property and off-limits to the public. A notable exception is Town Path, which runs from Harnham Mill to Queen Elizabeth Gardens, and provides a very pleasant semi-rural walk with culturally significant views of the cathedral, painted by John Constable in the early nineteenth century (Figure 161).

- 11.4 In the core of the city, there is a noticeable absence of trees, with very few mature trees within the Chequer cores and almost no examples of street trees. The exception to this is the Market Place which is lined and divided by trees (Figure 162) The trees play an important role in subdividing what is a large space and provide a softened and attractive background whilst enclosing buildings within the Market Place (Figure 163).

12.0 Key views, vistas and panoramas

- 12.1 The character of the views into and out of the conservation area are defined by the topographical nature of the city; sitting in the bowl of the river valley. Within the conservation area, the degree to which the cathedral spire is visible is one of the defining characteristics of city views. This is a defining element of the townscape which provides both scale and orientation for the visitor and resident alike.
- 12.2 The management plan proposes a typology of views whereby significance is attributed to different types of view of the cathedral. This can be found in Section 16 (within the management plan).
- 12.3 Within the conservation area, there a number of factors which strongly define the types of view experienced. The grid pattern of Chequers provides long clear views channelled by development either side. These are often terminated by built form in an attractive manner (Figure 164).
- 12.4 The Market Place, due to its piecemeal development and to some extent departure from the strict grid pattern of the Chequers, has more complex views which comprise glimpses, such as the juxtaposition of St Thomas's church with the Cheese Market (Figure 165) and the views to the Poultry Cross along the narrow Butcher Row (Figure 166).
- 12.5 Given the rigidity of the townscape, funnelled and enclosed views are consistently provided as one moves on foot around the City. The ability to see for some distance, combined with the variety of buildings lining the streets of the core, and the comfortable enclosure, makes a significant Contribution to the sense of place and the comfort of the pedestrian (Figure 167).



Fig 161



Fig 162



Fig 163



Fig 164



Fig 165



Fig 166

13.0 Degree of loss of architectural and/or historic elements

- 13.1 Like many historic towns and cities, Salisbury has struggled (and continues to struggle) to balance the often conflicting desires to maintain its built heritage whilst ensuring its economic and commercial viability. The pressures on the transport infrastructure of the city are immense and will always be a challenge for Highway Engineer and Planner alike. The city has suffered on a macro level with the huge loss of historic buildings, and in some cases almost entire streets, in the last thirty to forty years. Reference to the Royal Commission's publication on the historic buildings of Salisbury will reveal how many significant buildings have been lost.
- 13.2 On a micro level, the character of traditional buildings is being eroded by the use of modern windows and doors of inappropriate materials or finishes. The use of uPVC windows and doors is almost ubiquitous in some of the terraces to the Chequers area of the city. This has significantly eroded the character of some parts of the conservation area. The Fisherton suburb has suffered particularly badly from wholesale 'refurbishments' of terraces of houses. In these cases there is almost no trace of original windows or doors, and in some cases all the roofs have modern concrete tiles (Figure 168). This kind of comprehensive loss of historic fabric has rendered some small areas of the conservation area below the quality expected for conservation area status.
- 13.3 The perpetuation of continuous shopfronts cutting across historic plot subdivisions has had a very detrimental effect on the character and appearance of the central shopping core, as well as in some of the most sensitive and nationally significant townscape; that of the Market Place (Figure 169).
- 13.4 The care and repair of mathematical tiles is an issue throughout the historic core. A number of the houses finished in this material are showing signs of failure. These relatively rare architectural fragments are a key part of the evolution of the city and a characteristic which has helped shape the townscape into the diverse mix of styles and forms seen on many of the streets in the city.



Fig 167



Fig 168



Fig 169

14.0 Negative elements

The removal of traditional boundary walls to form hardstandings (for example, Harcourt Terrace).

Churchill Way particularly to the east of the city.

The Central car park.

Cars to the central Market Place and Guildhall Square.

The bus station to Three Swans Chequer.

The car park to Antelope Chequer (Brown Street Car Park).

The car park to Parsons Chequer (Salt Lane Car Park).

The car park adjacent to Brewery Lane.

The junction of Water Lane and Fisherton Street.

The car park to the main train station.

Station approach.

The views, poor townscape and unsympathetic traffic management measures encountered on travelling to/from the City along Southampton Road.

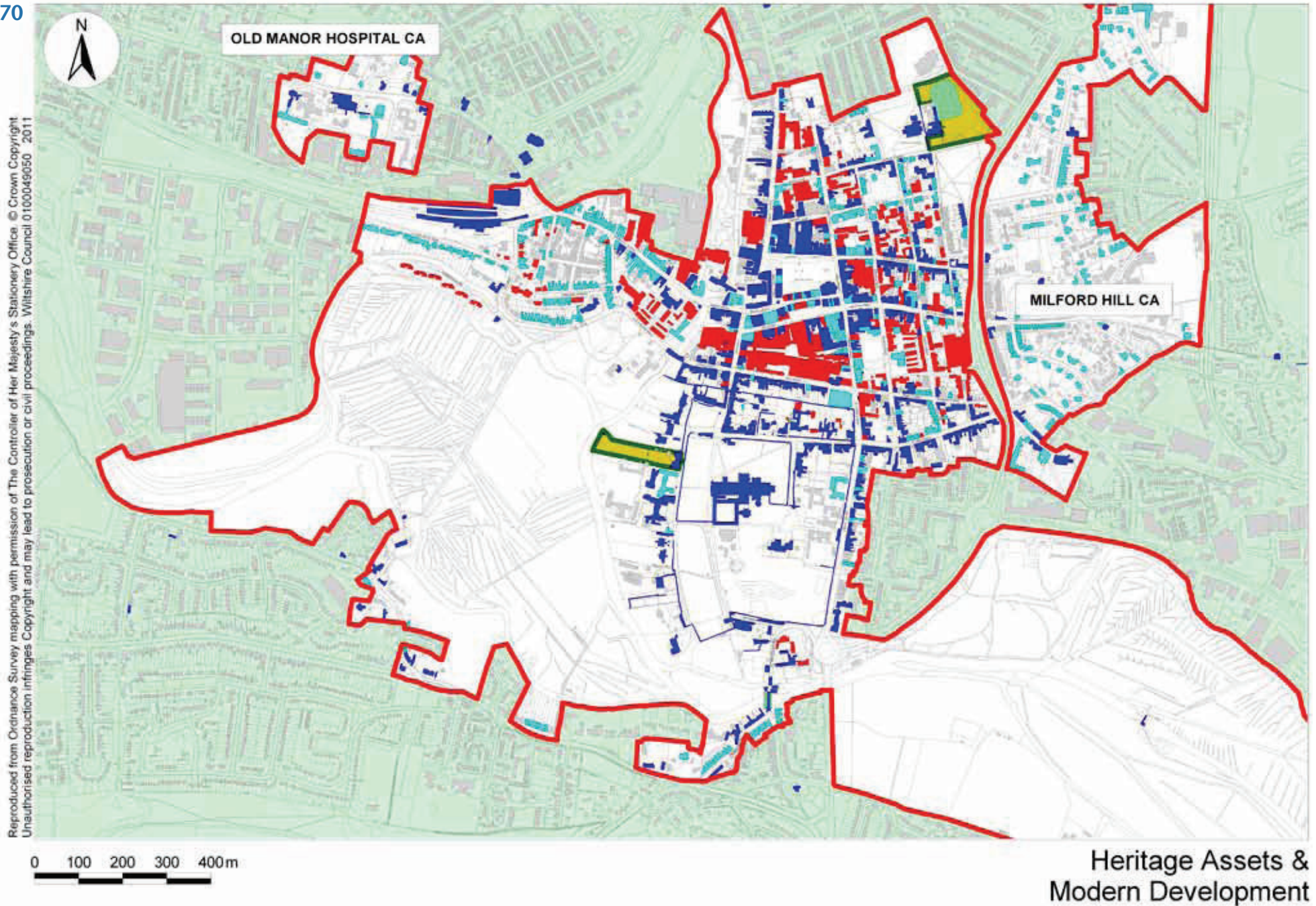
15.0 Conclusion

- 15.1 It is now almost forty years since the original designation of the City of Salisbury Conservation Area. The study undertaken by the Royal Commission on the Historical Monuments of England (first published in 1980) is a fascinating record for Salisbury. Sadly, the book includes a number of significant buildings within the historic core which have been demolished. As the maps produced as part of this appraisal show, there has been a huge amount of intervention in the mid to late part of the twentieth century and this has had degrees of success and failure (see [Figure 170](#) – a map of heritage assets and modern development).
- 15.2 Beyond the set piece conservation ‘stages’ of Salisbury (The Close and the Market Place), there is a real challenge to maintain the present level of survival of traditional and historic buildings. In

some cases, over 70% of buildings within a Chequer are modern (for example Three Cups Chequer). Some new schemes have been carefully integrated. Others have been less successful and have damaged the finer grain and legibility of the city. New Street Chequer is a good example of a commercial exercise overlooking the finer grain of the medieval city and opening up a Chequer in the most inappropriate way, and placing the backs of buildings onto main streets (New Street).

- 15.3 St Ann Street, Castle Street and the northern section of Endless Street are exceptional for their variation in architectural styles and changes in scale and architectural treatments. When these streets are combined with the views of the Cathedral spire (particularly the case with St Ann Street and Castle Street) there is no doubt that the quality of townscape is of the highest significance and warrants protection through the conservation area designation.
- 15.4 Salisbury has the fundamental problem of balancing the demands on the city as a tourist destination, with a viable and attractive shopping and commercial core. These do not relate to the wider context of Britford and Milford Hill which the present boundary incorporates. These areas have very different issues which are indirectly related to the proximity of the city, but do not form part of the overall requirement to strategically manage the city. For this reason, it is recommended that the conservation area be disaggregated to form four separate conservation areas; Old Manor Hospital, Milford Hill, Britford, and Salisbury city. (Two of these areas, Britford and the City, will still share boundaries).
- 15.5 Minor extensions are proposed which deal primarily with the protection of heritage assets closely related to the City core, which could be damaged by future development (or lack of development). This is particularly true of the River Avon and its course to the rear of Castle Street. The river is crucial to the understanding of medieval Salisbury and presently contains a tree and wildlife corridor of some considerable value. This is presently adjacent to potentially the largest development site in the City.

Fig 170



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- 15.6 Salisbury is at a crucial point in heritage terms. The assets of the conservation area need to be carefully considered in the future shaping of the City. In particular, the potential redevelopment of large or small sites throughout the Chequers should address the issues of scale, grain, enclosure and massing in future schemes. The sections taken through the Chequers (pages 16-17) show the hierarchy of built form radiating from the Market Place and demonstrate the harm caused by open voids (Brown Street Car Park) in the Chequers.
- 15.7 Large car parks and bus stations are not appropriate uses for the finer grain of the medieval city and the council should be actively seeking to transfer these uses to more appropriate positions within the city.

Part III: Management Plan

16.0 Vulnerable buildings and buildings at risk

Page 257

- 16.1 Provisional list of buildings at risk within the city conservation area.

Listed buildings:

Building to the r/o Nos. 25-27 Milford Street – early nineteenth century warehouse in poor condition

Building to rear of No. 47 Blue Boar. Mid seventeenth century building (possibly a house), in poor condition

Former Post Office buildings on Castle Street. Early nineteenth century (rate book entries from 1808 RCHM).

Strategy for buildings at risk

- 16.2 The following should form the basis for tackling buildings at risk within the conservation area:

Listed Buildings at Risk or likely to be at risk (vulnerable) within a conservation area should be the highest priority in terms of taking statutory action. This could be further defined by grade (I, II* and II) if necessary. Buildings that are listed and fall within a conservation area would by default be considered to make a positive contribution.

A short description of the building and its condition should be provided.

Photographs should be included for future reference (in order to enable change to be measured over time).

If the building is owned by the council or a public body this should be declared.

A short action plan should be prepared with an outline of dates for implementation. This should include short, medium, and long term works to be undertaken. This should be prepared by a suitably qualified professional either employed in-house or externally.

The monitoring of existing lists, to keep them current and up to date, should be programmed into the buildings at risk strategy of the council.

Consideration should be given to the serving of Section 215 Notices on unlisted buildings in poor repair where their condition is considered to affect the amenity of an area.

Delivery of the Buildings at Risk Strategy for Salisbury City Short term

- 16.3 A detailed survey of the conservation area should include the systematic surveying of all listed buildings and buildings which make a positive contribution, specifically to identify Buildings at Risk (as defined by the English Heritage guidance).
- 16.4 A dialogue should be started between the conservation officer and local amenity societies (possibly using the Salisbury Conservation Area Panel) with a view to enlisting the help of these organizations in compiling a Buildings at Risk Register within the conservation area. This will include listed and unlisted traditional buildings within the city.

Medium term

- 16.5 Unlisted buildings which make a positive contribution towards the character or appearance of a conservation area and are considered to fall within risk factor categories 1-3 (extreme risk, grave risk or at risk)³, should be collated and form part of the Buildings at Risk Strategy for the council.
- 16.6 The collation of this data will provide a better, more realistic picture of the overall buildings at risk issue within the city. It will help prioritise workload towards those buildings most deserving of additional resources.
- 16.7 Often a letter to the owners of these buildings can be enough to spur action and, with the advice of the conservation officer, appropriate repairs can be agreed and options for future reuse can be explored. The 'stitch-in-time' principle can often be a persuasive argument and this can be a very cost effective way of dealing with vulnerable buildings and buildings at risk.

Long term

- 16.8 On completion of a survey the extent of the issue will become evident. Urgent works notices and full repair notices can be served on buildings falling within the 1-3 risk factors under Section 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This will involve seeking approval from the Secretary of State for unlisted buildings within conservation areas (they seek the views of English Heritage in such matters). The Secretary of State will need to be satisfied that the building makes a positive contribution towards the character or appearance of a conservation area. In this respect the presence of an up-to-date conservation area appraisal is a very positive factor providing a context for and identifying the key elements which define the characteristics of the building in question.
- 16.9 It is unlikely that this will be a common occurrence due to the considerable work involved in serving statutory notices. Depending on the severity of the issue, the council may wish to consider it appropriate to employ an additional member of staff (on a temporary

or part-time basis) to implement this strategy for ensuring the repair of all unlisted buildings at risk within the Salisbury City conservation area.

- 17.0 Suggested Article 4 (2) Directions (Figure 171)
- 17.1 Within the Salisbury City conservation area there are a number of key groups of important unlisted buildings which would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest.
- 17.2 Properties identified for potential Article 4 Directions are listed at Appendix C and shown on the Suggested Article 4 Directions map below, and in greater detail on the character area designation maps throughout the report.
- 18.0 Boundary revisions (Figure 172)
- 18.1 The following are suggested boundary revisions to reflect ownership changes, recent development, and local and national policy designations and changes.

Areas considered:

- Northern Victorian suburbs
- Twentieth century suburbs towards Old Sarum
- Watermeadows review
- Britford
- Wilton Road
- River banks and mill stream

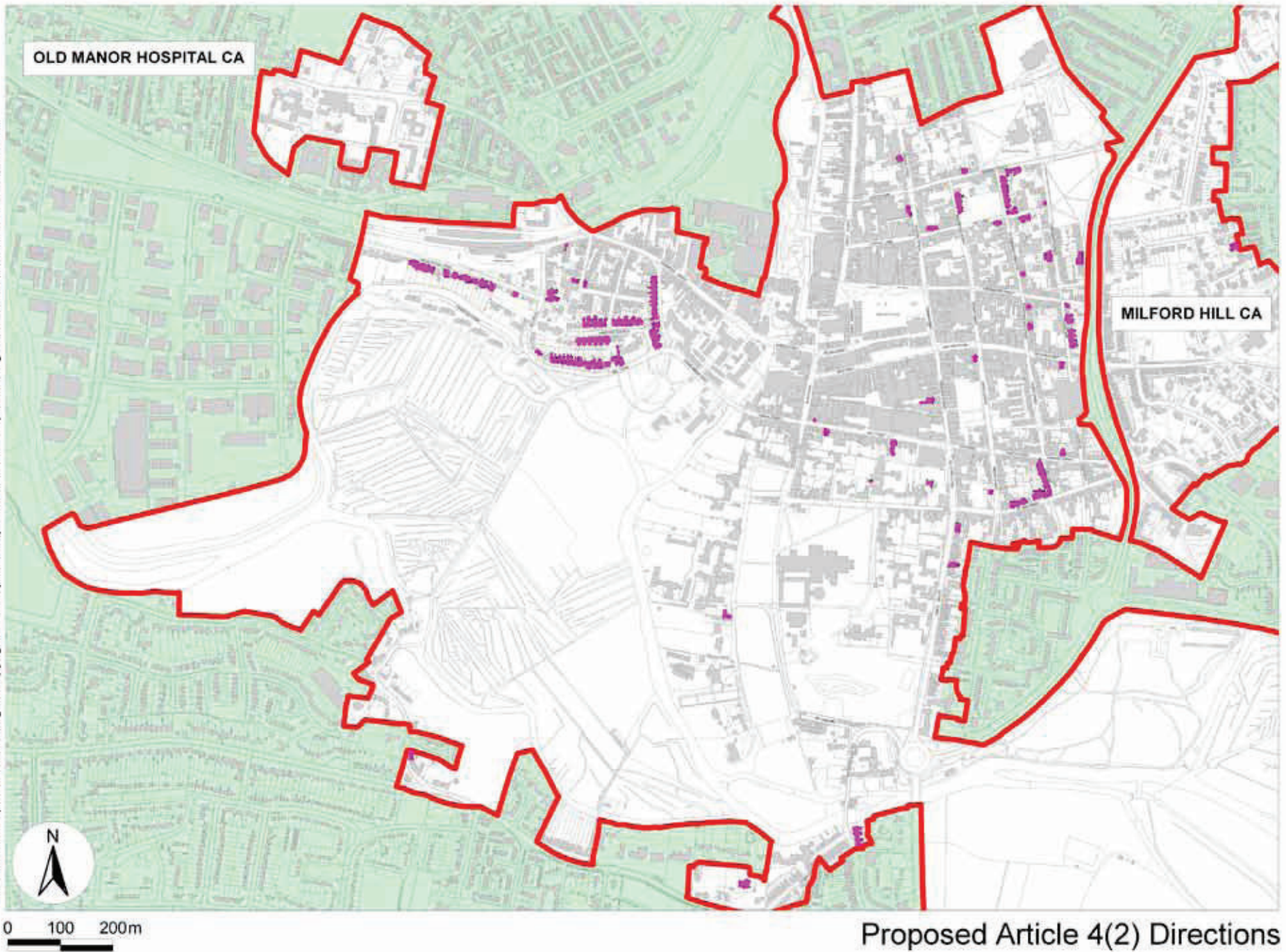
The following sections should be considered for inclusion:

Station and sidings

- 18.2 The station is a handsome brick building with stone dressings, listed grade II. It was constructed in 1859 and 1902, and forms a group with the listed earlier station building beyond on Fisherton Street. This was designed by Brunel and built in 1856.

Fig 171

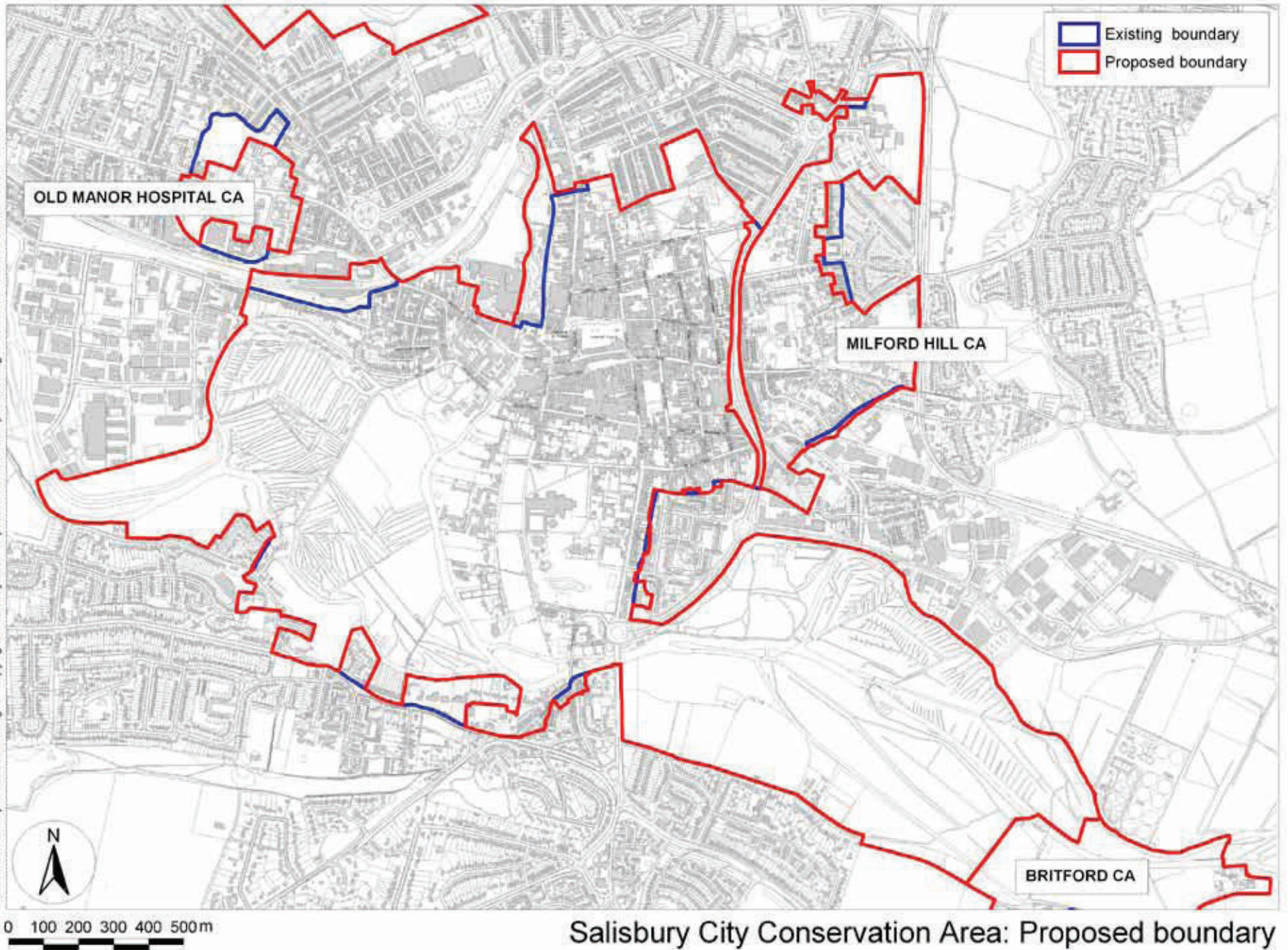
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Proposed Article 4(2) Directions

Fig 172

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Salisbury City Conservation Area: Proposed boundary

- 18.3 The station building forms an important gateway for many visitors to Salisbury. Its setting is very poor at present and this building remains vulnerable to unsympathetic alterations and additions and inappropriate signage.
- 18.4 Including this building within the conservation area would reinforce the historic importance of the railway group and its strong relationship with Fisherton Street.

River Avon and mill stream adjacent to Sainsbury's car park

- 18.5 This area comprises groups of important trees which form a backdrop to development along Castle Street. These trees and the river also soften some of the harsher aspects of development along Castle Street. The river is a crucial part of the story of the city, particularly its function in supplying water for the former ditches that ran through the city and have given it much of its structure.
- 18.6 The river bank and trees will be under increasing pressure if part/all of the car park is proposed for redevelopment. Proposed schemes should be sensitive to this wildlife corridor which also provides such an important backdrop to historic elements of the city core.
- 18.7 Inclusion within the conservation area will further protect the trees and the tranquil setting to parts of this important river.

Britford, Old Manor Hospital and Milford Hill

- 18.8 The areas known as Britford, Old Manor Hospital and Milford Hill each have very distinct characters which would benefit from being considered separately from the city conservation area, but with a view to clearly defining their relationships with the city.
- 18.9 Britford is a small village with a very rural character and its own identity, even though it is just on the fringes of the suburbs of the city and forms part of the wider setting in terms of the watermeadows. It has a very different character to anything within the city and is not considered to be a part of the city.
- 18.10 Old Manor Hospital was a former Victorian lunatic asylum and still retains a number of buildings from this period. It is proposed to

reduce the size of the designation to focus on the surviving hospital buildings and what remains of their setting. This area has a unique character and very different management issues, unrelated to those found in the city conservation area. For clarity it should read as a separate conservation area.

- 18.11 Milford Hill has important links with the proposed city conservation area but is severed from the city by the ring road. Its character is defined by its role as a high Victorian suburb to the city and as such it has a very strong identity and cohesion. The management of this area would differ from that of much of the city conservation area, and by separating Milford Hill from the city gives the latter the opportunity to reinforce its own identity.

It is proposed that these three areas be designated as separate conservation areas with separate appraisals, but with a clear commentary on their relationship to the historic core of Salisbury city.

Exeter Street/South of St Ann Street

- 18.12 The boundary of the conservation area has been amended to reflect the presence of new buildings and changes to boundaries. The proposed boundary takes in recognisable boundaries with some additional setting to some buildings. This is in line with best practise and provides a more defensible and logical boundary for members of the public and owners alike.

Nos. 1-23 (odd) Harnham Road and Nos. 1-13 Ayleswade Road, Harnham

- 18.13 Presently the conservation area only includes the north side of Harnham Road and does not include any part of Ayleswade Road. The proposed sections for inclusion comprises two terraces of Victorian houses and one purpose built late nineteenth century corner shop with flat above, still in use as a shop.
- 18.14 This area is very important in townscape terms as the terraces of houses from the eighteenth and nineteenth century strongly define this medieval gateway to the city. The pattern of roads and Ayleswade Bridge date from the medieval period and are an extremely important part of the character of the city conservation area.

- 18.15 It should be noted that the corner shop (No. 1 Harnham Road) with its original shopfront and fenestration (Figure 173) closes the view south across the bridge.
- 18.16 The terraces have mostly lost their original windows, with only some retaining their timber framed sliding sashes and timber four panel doors. However, their projecting square stone bays to the ground floor (some painted) form a strong rhythm and set the terraces apart from other indifferently designed examples from the period (Figure 174).
- 18.17 This is an important gateway to the city and the quality of its townscape should be protected.



Fig 173



Fig 174

The following areas should be considered for removal:

Nos. 66-84 (even) Harnham Road and Nos. 1-7 (incl.) Watersmeet Road

- 18.18 The houses in this area are either post-war or have been heavily altered or extended. They do not have any special architectural or historic qualities and they do not contribute to the further understanding or historic pattern of development in the area.
- 18.19 Individual trees should be considered for Tree Preservation Orders where appropriate.

St Mary's Road

- 18.20 This small cul-de-sac development of eighteen early to mid twentieth century houses are not considered sufficiently special in architectural or historic terms to remain within the conservation area.
- 18.21 Important views towards the cathedral spire can be protected through the application of normal planning policy and consideration of any impact on the setting of a conservation area.

19.0 View typology (see Figure 03 and separate townscape maps for each character area)

Introduction

- 19.1 It is no surprise that Salisbury, due to its topography and the fact that its cathedral spire is the tallest in the United Kingdom, is known and loved by many through its quintessentially English landscape setting. The spire can be seen from some considerable distance on clear days and this dramatic landmark is a key characteristic of the city. These views, and those of other landmarks within the city, are extremely important to way-finding in the city and very sensitive to change.
- 19.2 This appraisal seeks to define views focussed on various landmarks including Salisbury cathedral in detail, in order to assert their importance and promote the appropriate management of each type

of view. Management will depend on the degree of significance of each view (and its appropriate setting) and this will help inform decisions regarding change. There are five view types identified within this appraisal, as follows:

- Strategic views
- Local townscape views (these can be vistas, glimpses or terminated views)
- Cultural
- Strategic approach/peripheral views and fixed distant views from outside the conservation area

A Strategic Views

- 19.3 Views that are considered city defining in their subject and depth have been defined on the townscape maps of the character areas (and chequers). The subject of these are church towers and spires and the cathedral spire.

SENSITIVITY:

- 19.4 Roofscape; profile, materials (particularly in terms of reflectivity) and heights will be particular issues in assessing the sensitivity of these types of view. Careful consideration also needs to be given to the setting of these views (sometimes referred to as a view corridor). In some cases these can be extensive and involve subject matter and areas beyond as well as either side of a view and its view corridor. Where development falls within the potential view or view corridor (with reference to the townscape maps for each character area) special regard should be had to the subject matter of the view and its present qualities. These will need to be defined and clearly identified in any potential proposal for change within these view corridors. It will be a matter for the council to define the extent of the view corridor in each case and in relation to the potential impact of the specific development.

B Local townscape views

- 19.5 There are vistas (open views taking in a series of features – such as those across a park or churchyard). These will often form the setting of buildings (listed or otherwise within the conservation area. There

are fixed views to a particular building or object/landmark. These are usually from one position or viewing point, where the best view is obtained (this is not to say that the view does not develop or emerge up to this point and this sequence may also be important in terms of the character or appearance of the conservation area). There are terminated views. This is where a view (usually intentionally but not always) is terminated by a building or object forming an important part of how the townscape of this part of the city is read and understood. The fact that the building/object the subject of these views, have been defined as important within the conservation area context should be a material consideration. Please note in the case of buildings they will often be on the List of Buildings of Special Architectural or Historic Interest and therefore listed building controls will also apply to any proposed alterations. There are also incidental glimpses and views of the Cathedral and other landmarks through gaps between buildings and above skylines. For example, the spire is seen above the dynamic skyline of the Market Place and this is a very positive element of this historic space.

SENSITIVITY:

- 19.6 Due to the nature of these views, it is difficult to provide an overall assessment of their sensitivity. This should be undertaken as part of any development proposal which may affect the character or appearance of the viewing point of the subject of the view (as defined by the townscape maps). They are highly desirable to retain but in practice would be hard to protect from any development. It may also be possible to enhance these views with the removal of inappropriate developments or other elements which disrupt the essence of the subject matter. These views make a very positive contribution to the character and appearance of the conservation area and development affecting them should be considered against their sensitivity to change within the context of the conservation area as a whole and their heritage value which will include their relative rarity.

C Cultural

- 19.7 John Constable painted a number of views of the Cathedral and Salisbury features on visits to Salisbury to stay with his friend Archdeacon John Fisher. He lived at Leadenhall in The Close, a property granted for life to the Archdeacon in 1819. The cathedral in particular was the subject of a number of famous paintings of exceptional significance. Reference should also be made to the Salisbury Cathedral and Close Conservation Plan.

Salisbury Cathedral and Leadenhall from the River Avon (1820)

Salisbury Cathedral from the meadows (1829)

Salisbury Cathedral from the Bishop's Garden (1826)

View of Harnham Ridge from Leadenhall in The Close (1820 or 1829)

SENSITIVITY:

- 19.9 These views are highly sensitive to change and all development within the defined view corridor should be carefully considered.

Strategic approach/peripheral views and fixed views

- 19.20 There are a number of key city-defining views on the approaches to the city. These have varying degrees of sensitivity and special interest. The following are principal views:

Views from High Road on travelling north just leaving Britford.

Views from the A36 looking west.

Views from Wilton Road.

Views from A343 looking south

- 19.21 There are also key fixed views. These are as follows;

Views from A360 and from St Paul's

Views from Harnham Hill

Views from east of Odstock Road

Views from Old Sarum

SENSITIVITY

- 19.22 These views are highly sensitive to change and are of national significance. All development within these view corridors should be the subject of a full Landscape Impact Assessment; to assess their impact on the cultural, aesthetic and historic character of these internationally celebrated views.
- 20.0 Areas for potential development/redevelopment

Key sites

Central Car Park (Figure 175)

- 20.1 At present central car park is a sea of undulating tarmac with a covered car park and superstore to the south and bordered on the west by the railway line and the east by the River Avon. The site is conveniently located within a footpath network as well as having access from a number of directions. It provides a significant amount of car and coach car parking for the city but is an unattractive and unfriendly space for the pedestrian. It is not possible to walk along the banks of the river without trespassing on to car parking territory.

Fig 175



Parsons Chequer (Salt Lane car park) (Figure 9 page ?)

- 20.2 Common to a number of Chequers, Parsons Chequer, north of Salt Lane, has suffered over recent years with an increasing loss of its integrity as part of the historic core. The lack of development to almost two sides of the Chequer creates poor and illegible townscape, and is a wasted opportunity to deliver city-based development of mixed use and tenure.
- 20.3 The proposal responds carefully to the established domestic scale of its neighbours and promotes development which still retains some public parking, but sets it back from the street, hidden from view. Surveillance from upper storey windows ensures this space does not become uncomfortable. The corners are carefully detailed and tightly drawn to help knit the townscape together. Mixed uses could be encouraged to provide interest in the street scene and make this area a destination.
- 20.4 Key development principles:
- Establishing the scale and grain of neighbours and positively responding to this.
 - Providing parking within the scheme but hidden from public view.
 - Ensuring there is positive and passive overlooking to enclosed areas.
 - Maintaining tight building lines which recreate the street 'section' and provide positive enclosure.
 - Encouraging mixed use and activity which provides active frontages and a reason for visiting/stopping.
 - Bus Station in Three Swans Chequer (between Endless Street and Rolleston Street – see Figure 35 page ?)
- 20.5 The bus station represents a major break-down of the morphology of the Chequer, with a constant flow of large vehicles turning. Almost half of the street frontage on the eastern side has been removed and a significant elevation on the western side. Planters in the road add to the inappropriate treatment of the landscape.

21.0 Proposals for enhancement

Water Lane and Fisherton Street junction

- 21.1 The junction of Water Lane and Fisherton Street is a potential 'place', a node for people to meet and admire the attractive riverside walk. Instead it is a home for refuse bins, switchgear boxes, advertisement hoardings, indifferent paving, unkempt planting and an inappropriate telephone kiosk. This area must have the highest priority for enhancement in Fisherton Street. The view upstream on the other side of the bridge is equally depressing due to the lack of regard for its inherent qualities.

Crossing Churchill Way

- 21.2 A long-term aspiration could be to reunite the historic St Ann Street and St Martin's Church Street on either side of Churchill Way (east). Both these streets contain individual buildings of considerable significance and quality and, in townscape terms, both are exceptional streets.
- 21.3 The possible redevelopment of the college site combined with improvements to the road system could provide the opportunity for an 'at grade' crossing to the by-pass, combined with some sensitive infill on both sides of the road to tighten the townscape and continue the strong sense of enclosure of both streets.

Celebrating the Chequer

- 21.4 The management plan should look to and encourage the reintroduction of the concept of the Chequer; celebrating the historic names and defining and enhancing their individual character. This could be easily undertaken by the promotion of bespoke signage for each Chequer which revived its name and associated historic symbolism.
- 21.5 The council could look to promote opportunities for carefully allow more public access into and through the Chequers. There is much evidence that some Chequers were dissected by paths and that there were commercial buildings within the Chequers, not just around the

perimeter. The 'opening up' of areas of the Chequers would enable hidden historic buildings to be seen and provide areas of an intimate character that will contrast with the openness of the Market Square. Blue Boar Chequer, which has a number of important (redundant) buildings behind the frontages may be an appropriate Chequer to use as an exemplar for finding uses for redundant historic buildings and allowing semi-public access to the rear of the principal routes through the city.

The Market Place

- 21.6 This is the main focal space in the historic core of Salisbury, aside from the Cathedral Close. However, except for on market days, the Market Place can appear rather lacklustre and incoherent, dominated by parked cars that cover at least half of its area and a variety of different surface treatments.
- 21.7 The Market Place has two distinct zones: the larger being the Market Place itself; and the smaller, on the eastern side, is centred on the War Memorial and addressed by the classical façade of the Guildhall. This area is dominated by parked cars and the occasional delivery lorry. The modest War Memorial is reduced to an island in a sea of tarmac (Figure 176).
- 21.8 The trees in the Market Place are variable in quality and impact. The line of four mature planes on the western side of the square are perhaps the most impressive and attractive. The double line of trees running along about half of the Market Place (dwindling to one line and then disappearing) are less mature, but effective in defining the space, reducing the impact of traffic along Blue Boar Row and providing a more intimate scale. In summer the double line of trees form a leafy boulevard throwing dappled light onto passers-by. The less successful lines of trees run north from the Guildhall on its east and west sides; those on the west side being a remnant avenue (Figure 177).
- 21.9 The paved surfaces range from tarmac (covering over half of the area) and red brick paviors laid in a herringbone pattern, to a recent well designed and detailed scheme, mainly employing York stone flagstones and setts, with lias kerbing. This latter scheme is confined to the fringes of the space. Some surfaces are poorly maintained,



Fig 176



Fig 177

especially the path which runs north from the western side of the Guildhall (Figure 178). Most flagstones are missing, replaced by tarmac patching, which can also be seen over much of the Market Place.

- 21.10 Clutter, especially poorly located and indifferent street furniture and signage, is concentrated on the northern edge of the Market Place. Bollards intrude, especially the long line extending diagonally across the space.
- 21.11 The entrances to the public toilets situated below the surface of the Market Place, whilst relatively dated in design, are neutral in impact. But they could be redesigned to enhance this historic area.
- 21.12 The remnant of nineteenth century lighting standards (Figure 178) located around three sides of the Market Place have some robust and decorative quality, but require sympathetic maintenance and painting.
- 21.13 The right of way running diagonally north east – south west across the Market place is unduly emphasised by a line of closely spaced bollards demarcating the car park.



Fig 178

Fig 179



21.14 A welcome phenomenon of recent years has been the 'spilling out' of seating and tables from the coffee shops and bars fronting the southern and western edges of the Market Place (Figure 179), despite the slightly shadier location.

Suggested guidelines for the improvement and enhancement of the Market Place.

21.15 The Salisbury Vision Document (2007) has identified the Market Place as a key space requiring enhancement. The suggested guidelines set out below are put forward as a contribution to the definition of aspirations for the Market Place.

Key objectives and possible initiatives:

- Any proposals should identify, draw upon and celebrate the historic significance, role and form of this key space.
- The objectives should seek to create a 'place' as much as a 'space'. A 'place' is defined by the activities it generates, not merely the spatial composition of decorated surface patterns and the installation of 'features' to fill the space.
- Any proposals should aim to substantially reduce both the number of parked cars on the Market Place and their impact in terms of visual intrusion, clutter associated with parking signs, meters, bollards etc, and general obstruction.

- Surface materials should be robust and restrained, employing a limited palette, preferably using locally distinctive traditional materials.
- The existing trees should be retained and it is suggested that the double-line boulevard, along the northern edge of the market place, be reinforced by extra planting.
- Consideration could be given to making the market a semi-permanent feature. A number of cities and towns have retained or reintroduced their markets in the central Market Place. It would be inconceivable to imagine Norwich or Cambridge without their colourful market stalls; the very image of their central spaces. Both Chesterfield and Wells have reinstated markets in their original market places after removing the parked cars from these areas. The interest in locally sourced food and crafts, in Christmas markets and leisure shopping has enhanced market activity.
- The War Memorial area should be retained as a more formal, restrained area defined by trees on three sides.
- Watercourses were a feature of Salisbury streets from the founding of the City. It may be desirable to create a reminder of these linear waterways in any enhancement scheme. Wells and Frome successfully retain their watercourses within the public realm.
- The existing junction at the intersection of Minster Street and Blue Boar Row could be more pedestrian friendly and incorporate current best practice in street design.
- In drawing up proposals for the Market Place, regard should be given to Salisbury Civic Society's report Streetscape – Streets for All which looked at the amount of clutter around the city, and the draft Public Realm Strategy undertaken by consultancy LettsWheeler and commissioned by Salisbury Vision.

22.0 Policies/recommendations for new buildings (generally smaller infill sites)

- 22.1 Former Salisbury District Council's Design Guide, *Creating Places*, was formally adopted as supplementary planning guidance at a cabinet meeting on 5 April 2006 following a full public consultation exercise.
- 12.2 Part four of *Creating Places*, provides advice on the style of development, and identifies the need for quality in design; when supported by a clear analysis of the local context and reflecting the necessary quality, modern design will be acceptable in sensitive areas. The emphasis is on innovation, creativity and originality in design. Part 16 (city infill and development) is considered particularly relevant in relation to the conservation area appraisal and management plan, and the checklist on pages 69-70 and Objective 17 are a particularly useful guide to approaching the introduction of new buildings into sensitive areas, such as the city conservation area.

23.0 Traffic management/street improvements

The importance of historic paving and street signage

- 23.1 One of the key issues facing the historic core of Salisbury is the need to reconcile the high quality and attractiveness of its buildings and street scene with the demands of access (both vehicles and pedestrians) for residents, business, servicing and tourism. In the post war era, in common with most historic city centres, the requirements of the motor vehicle for movement, manoeuvrability, sight lines, parking and associated signage have had a generally negative impact on the streetscape of the medieval core and its immediate periphery.
- 23.2 In the last ten years there have been more sensitive, albeit limited interventions, which have sought to reclaim the streetscape for the pedestrian and to improve the setting of the historic buildings, whilst maintaining vehicular access. This has been achieved (notably around the High Street and Queen Street) with the widening of pavements, creation of shared surfaces and pedestrian spaces. The materials and

scale of the context have been major determinants on the design and layout of these new schemes.

- 23.3 It is recommended that the approach to streetscape design advocated in *Streets for All*, South West (English Heritage 2005) and the *Manual for Streets* (Department for Transport 2007) should be adopted within the conservation area, especially in terms of:
- the analysis of the context of and streetscape design;
 - the need to reduce clutter in terms of signage and street furniture;
 - the sensitive location of signs, street furniture, lights, utility boxes etc;
 - the use of short radius bends and corners to reduce speed and for ease of pedestrian movement;
 - the use of vehicular tracking rather than standard road and pavement widths;
 - the use of shared surfaces in smaller, less trafficked areas.
- 23.4 Only fragments of the eighteenth and nineteenth century streetscape materials now survive. It is essential that these important indicators of local distinctiveness are retained during any redevelopment works (relocated only if absolutely necessary) and kept well maintained. The immediate environs of the Poultry Cross is a good example of where the replacement of historic stone paving with tarmac has been (and is still) happening on a piecemeal basis, much to the detriment of the character of the conservation area and the setting of a number of important listed buildings. A stretch of pavement clearly demonstrating the range of paving materials in the City is North Walk, and the eastern side of Choristers Square, both within the Cathedral Close. Here one can see Purbeck, lias, pennant and York stone, granite and other stone setts from various locations. Within the City as a whole there are often stretches of lias kerbs and gully slabs (Figure 180). Less frequently, short stretches of flagstones can be found (usually lias or pennant – Figure 181). Many of the flagstones are broken due to vehicle overrun. The most rewarding remnants to be found are the crossovers, paved in granite, pennant or basalt setts, for example in Salt Lane – (Figure 182), and in the semi-private realm of cartways, often to inns, and some buildings associated with the Cathedral. Here one can see “wheelers” of

Fig 180



Fig 181



small slabs infilled with brick pavers (Figure 183). The characteristic Salisbury street nameplates (Figure 184), cast iron signs and “Salisbury Corporation” inspection hatch covers (Figure 185) should also be retained, as should the 19th century weighbridge by W & T Avery of Birmingham (a company still in existence) sited in the road at New Canal (Figure 186).

Street furniture audit

23.5 Reference should be made to the work of the Salisbury Civic Society Streetscape – Streets for All (2005) and a summary of their conclusions and recommendations to be included as part of the management plan. These should be submitted as recommendations subject to available funding.

Fig 182



Fig 183



Fig 184



Fig 186



Fig 185

24.0 Trees, open space and green infrastructure

- 24.1 The importance of trees, open space and the wider green skyline to the setting of the conservation area and Salisbury in general has been flagged up in the appraisal. Salisbury has a number of public parks, open spaces and gardens with significant trees and which are outside the conservation area boundary. For example, the trees on Harnham Hill make a major contribution to the landscape setting of Salisbury and in particular, The Close. However, much of Harnham is outside the boundary of the conservation area and whilst some of the trees are protected by Tree Preservation Orders, many are not. The same is true of the group of trees between Wilton Road and Devizes Road (setting of the Old Manor Hospital Conservation Area) and also trees on Bishopdown Hill (setting of Salisbury City Conservation area and Milford Hill).
- 24.2 It is recognised that these trees will need to be replaced for various reasons from time to time, but it is important that they are replaced with the same or similar species in order to retain the integrity and continuity of these landscape features. To this end, and to prevent the gradual erosion of the landscape setting of Salisbury and the loss of green infrastructure, consideration should be given to developing a tree management strategy that would start with an audit of the tree stock to identify important single trees and groups of trees, not only within the conservation area boundaries, but also beyond those boundaries where they have a material bearing on the setting of the conservation area. Such an audit would identify trees worthy of a Tree Preservation Order.
- 24.3 It is envisaged that the tree strategy would include an assessment of the wider amenity value of trees on both private and public land with a proactive replacement strategy for trees on public land. It could also identify opportunities for new planting to improve the landscape setting and green infrastructure of Salisbury (and assist in the adaption to and mitigation of climate change). The strategy could also usefully incorporate measures to protect or enhance trees during street works or other such developments.

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Glossary

Article 4 Direction:	An Article 4 Direction may be issued by the Council in circumstances where the danger of the erosion of the character of the areas is such that specific control over development is required. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a planning application to be made. It can include for example any proposals to replace windows, doors, roof and can restrict the construction of a porch or extension, the painting of the external surfaces or the removal of chimney stacks.	Enclosure:	The arrangement of buildings, walls, trees etc. to provide different levels of containment of space.
Building Line:	The common alignment of building frontages in relation to the back edge of the carriageway, footpath or waterfront. The building line might also refer to a common alignment of the backs of buildings.	Knapped flints:	The process of breaking or snapping flints to reveal the smooth black surface and using these as the exposed facings to walls, often used with brick or stone dressing and also seen in bands.
Building at Risk:	A phrase used to describe a building which is in poor repair (eg, leaking/blocked gutters, broken slates, structural problems) and often vacant with no use. The combination of these two factors and the severity of the repair issues determines the degree of risk and the need for action.	Ogee-arched:	Upright double curve concave at the top and convex at the bottom (see figure 4)
Buildings of Local Importance:	A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list of buildings of special architectural and historic interest. It may, for instance, be part of a group which by its scale, alignment, materials or style contribute to the quality of the townscape.	Oriel window:	A window that projects from a wall and does not extend to the ground.
Chapelry:	Part of a large parish, usually with a separate settlement distinct from the main parochial centre, that was provided with a chapel sub-ordinate to the parish church.	Public Realm:	The spaces between buildings accessible to the public, including the highway, green areas, squares etc.
Demesne:	Land retained by the lord of the manor for his own use or land that was part of the main farm of the manor.	Scale:	This can have two meanings: It can be used to define the mass or bulk of a building often in comparison to other buildings or spaces or (the more strictly correct) meaning appertaining to the subdivision of a building to create different effects for example the architectural expression of structural bays, intervals of windows, proportions etc.
Double-pile:	A 'pile' is a row of rooms. A double pile house is one of two room depth.	Setting/ context:	The physical (built and landscape), community and economic setting in which the development takes place.
		Streetscape:	The character of the street environment, existing or proposed.
		Townscape:	The urban equivalent of landscape: the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.
		Vernacular/ polite:	Vernacular: Traditional buildings of a region, frequently developed by local builders in response to the regional requirements, climate, site conditions and available locally sourced materials. Polite: Designs developed by architects and architectural pattern books usually incorporating classical concepts of symmetry, proportion and scale in both plan and elevation.

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Old Manor Hospital Conservation Area Appraisal and Management Plan

July 2013



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Part 1: Introduction

1.0 Background to the appraisal

- 1.1 There are 70 conservation areas in south Wiltshire covering historic settlements and small villages.
- 1.2 A conservation area is described in the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve, or enhance.”
- 1.3 Conservation areas are designated by the local authority and designation is the recognition of an area’s special qualities, which the council intends to safeguard as an important part of the district’s heritage. It is the accumulation of an area’s positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.
- 1.4 Conservation area designation allows for strengthened planning controls, gives protection to trees, and provides control over the demolition of unlisted buildings.

2.0 Planning policy context

- 2.1 The council is required by legislation to periodically review their existing conservation areas. An appraisal of each area is therefore required in order to identify the particular attributes that make each conservation area special. Guidance is provided to councils by English Heritage in its publication Guidance on Conservation Area Appraisals and its companion document Guidance on the Management of Conservation Areas, both published in August 2005.
- 2.2 There is also guidance from central government in the National Planning Policy Framework 2012 (chapter 12), which stresses the need for local authorities to consider whether their conservation areas continue to merit designation and to consider means to preserve and enhance them.
- 2.3 The former Salisbury District Council encapsulated the broad principles of the government guidance in its local plan policies (saved policies CN8-CN17, Appendix 3 of the South Wiltshire Core Strategy – adopted by Full Council on the 7 February 2012). Planning applications that affect the character of the conservation area should be considered on their individual merits and in the light of the Core Strategy saved policies, and take into account all other material considerations. The appraisals and management plans are used to guide and inform the decision-making process.

3.0 Purpose and scope of the document

- 3.1 Conservation area appraisals and management plans are seen as the first steps in a dynamic process, the aim of which is to seek the preservation and

enhancement of the character and appearance of conservation areas and to provide a basis for making decisions about their future management.

- 3.2 Each appraisal and management plan aims to:
- identify those elements of the conservation area which contribute to its character
 - identify elements which detract from the character
 - propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.
- 3.3 All reasonable steps have been taken to carry out a thorough appraisal of the conservation area and, with the exception of some areas of private land that have not been possible to access for the survey, the appraisal is as comprehensive as it can be.

4.0 Executive summary

- 4.1 The Old Manor Hospital Conservation Area was formerly part of the City of Salisbury Conservation Area which was originally designated in March 1970. One of the recommendations of this appraisal is that it should be re-designated as a separate conservation area because of its distinct character.
- 4.2 The character of a conservation area stems from: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas, and the interaction with natural features and the present and former pattern of activities and land uses.
- 4.3 It is the particular mix of these elements which gives the area its character, namely:
- A Victorian suburban development with detached villas and some semi-detached houses.
 - The development of the lunatic asylum in the early nineteenth century, initially with a country house setting.
 - The strongly defined Wilton Road with boundary walls and mature trees.
 - The variation in construction materials but with distinct groups of houses in particular materials for example the Paragon.
 - The use of Fisherton bricks for houses and boundary walls to the northern side of Wilton Road.
 - Views along Wilton Road, funnelled by trees and boundary walls and focussed looking west on the east façade of Finch House, formerly Old Manor House at Old Manor Hospital.
 - The courtyard setting of Finch House with its Grade II listed fountain at its heart.
 - The verdant garden setting to Llangarren and the group known as the Paragon.
- 4.4 Summary of recommendations
- There are two listed buildings considered to be 'at Risk' and three unlisted buildings considered to be 'at Risk'

Old Manor Hospital Conservation Area Appraisal and Management Plan

- There are two suggested areas suggested for removal from the conservation area
- A small number of houses are recommended for Article 4(2) Directions
- Proposals for enhancement include the need for a masterplan and improvements to boundaries and access

Part 2: Appraisal

5.0 Location

- 5.1 The Old Manor Hospital Conservation Area lies on the north-western side of the City of Salisbury some 500 metres from the city centre. The conservation area is crossed by the A36 to Wilton and bounded on its southern edge by the railway.
- 5.2 The conservation area covers a gently sloping area of land falling from around 65 metres OD to a little over 50 metres OD on the south side of a spur of land defined by the valleys of two rivers: the Nadder to the south and the Avon to the north.

6.0 Historical background and archaeology

- 6.1 Salisbury did not expand much beyond the area of the city and its medieval suburbs until the nineteenth century. Whether this reflects a lack of growth in city or the fact that there was available land within the historic core of the city is uncertain. By the early nineteenth century Wilton Road and Devizes Road were being developed with detached villas such as Avon House set in often generously-sized plots irregularly spaced along the two routes out of the city. This north-western edge of the city also saw the development of public institutes and services such as the county gaol and police station close to the junction between Wilton Road and Devizes Road and a gas works to the north of the police station. The railway, built in the mid-nineteenth century, cuts across the lower part of the slope.
- 6.2 By 1813 Fisherton House lunatic asylum had been founded on the south side of Wilton Road. Part of the earlier building shown on the Tithe map of 1842 may possibly have included the rear part of the Old Manor which is a building dating from *circa* 1850. The privately owned asylum expanded considerably during the nineteenth century, including the housing of criminal lunatics until 1872. By the early twentieth century there were up to 670 patients in the hospital including ex-service patients. The growth of the hospital is reflected in the range of surviving buildings constructed on the site which included a chapel and ballroom. The hospital site incorporated formal gardens and a cricket ground.
- 6.3 The hospital also took over some of the residential villas near-by, such as Avon House, Llangarren, originally a pair of semi-detached houses forming a later part of the Paragon group (Nos. 1-4 were built by 1842), which provided convalescent home for patients from 1923 and Kennet Lodge, formerly Pembroke Lodge, a villa of 1842-1860, which served as a nurses' home.
- 6.4 Llangarren, originally named Claylands, was initially accessed by a looping road that passed in front of Nos. 1-4 the Paragon. By 1881 Claylands had become a single house with landscaped grounds to the west and a curving drive that swept around the rear of Nos. 1-2 The Paragon. West of the grounds of Claylands is a large open area which, by 1881, was regularly divided with avenues of trees, some forming walks.

- 6.5 At the northern edge of the conservation area Nelson Terrace, now known as The Maples, had been built by 1881. Apart from some villas on the north side of Wilton Road including Montague Villa, built by 1881, there was no further development within the northern part of the conservation area until the construction of the Foyer west of Llangarren in the late 20th century.
- 6.6 The early 20th century character is shown in the aerial photo taken between the two world wars. Following the closure of the hospital in 2000, further significant development saw many of the former ward buildings demolished.
- 6.7 The early 21st century saw three new mental health care buildings constructed on the south side of the site. A new law court building was erected to the west of The Paragon, and after Llangarren was gutted by a fire in 2008, a new care home was constructed round what remained of it. At the time of publication, more unlisted ward buildings east of Finch House have been demolished, and a new GP surgery building is being constructed in their place, linked to the Ballroom, whose interior is being converted.

6.8 Archaeological potential

- 6.8.1 Because of the late development of this part of Salisbury, there is no specific Area of Archaeological Potential related to the existing settlement pattern. There is no indication that there was medieval settlement along this road – the medieval settlement of Fisherton lies some 300 metres south-east of the southern edge of the conservation area across the railway line. However, archaeological records indicate that the ridge of land between the two river valleys has been occupied since early prehistoric times with finds of flintwork from several locations around the Highfield area. There was also an Iron Age settlement on the ridge which was probably surrounded by its fields. A small archaeological investigation, south of Fountain Way, was made on the site of the hospital prior to development in 2000 but no finds of significance were recovered. A desk-based assessment of the site also revealed that the area had been used for extraction for brick-making.
- 6.8.2 Any future development proposals on sites that have not been compromised by development within the limits of the conservation area may be subject to archaeological conditions in accordance with the National Planning Policy Framework (Chapter 12). Such conditions would relate to the potential for the discovery of remains of prehistoric settlement and use of the area.

6.9 Key historic influences

- Early nineteenth century suburban development with detached villas and some semi-detached houses.
- The development of the lunatic asylum in the early nineteenth century, initially with a country house setting.
- The expansion of the hospital with new wards and buildings such as the chapel as well as incorporating some of the neighbouring villas.

7.0 Spatial analysis

7.1 Character areas

7.1.1 Conservation areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more useful and comprehensive document in development control terms.

7.1.2 It should be noted that whilst three sub areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of the Old Manor Hospital Conservation Area.

7.1.3 Each character area makes reference to the following in bullet points

- Form (cohesiveness – why a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features

7.2 Brief overview

7.2.1 The Old Manor Hospital Conservation Area is a small area with two very distinctive character areas. It has suffered significantly from the intrusion of modern buildings of varying degrees of quality and this has contributed to a disaggregation of traditional buildings which 'belonged' to the former Fisherton House Asylum group, as well as damage to settings of other listed and unlisted buildings within the conservation area.

7.2.2 The conservation area is divided to the north and south of Wilton Road, a principal route into and out of Salisbury. The route is strongly defined by the boundary walls of buildings to the north and south of the road and some magnificent trees, which also play a structural role in defining the route through the conservation area. These are seen to overhang the carriageway in places providing a verdant setting to buildings.

7.3 Character areas:

7.3.1 (1). Old Manor Hospital (formerly Fisherton House Asylum)

- The largest of the character areas, this area comprises the survival of buildings that made up the nineteenth century asylum complex centred on the courtyard and fountain to the east of Finch House. Both the house, Finch House, formerly the Old Manor House and also known as Fisherton House, and fountain are Grade II listed. This is the only surviving sequence of buildings of the former asylum and as such the grouping and spatial distribution of buildings is of considerable importance and sensitivity.

- The scale of building varies throughout this character area and ranges from two storey; for example the new GP surgery building under construction and the terrace (Wishford, Redlynch and Bourne Wards) behind Avon House, to the grander three storeys of Finch House, formerly Fisherton House. The building line is equally varied with no set, strongly defined building line other than that of Finch House as it is seen on Wilton Road. Here the house dramatically defines the edge of the roadside (figure 1). East of Finch House new boundary walls, with a brick plinth and railings, have compromised some of the original character, and the new surgery building is likely to further challenge this.
- The surviving buildings of the hospital fall into three groups – those to the east of Finch House; namely the ballroom (part of the new GP surgery building) and the glazed building on the south side of the courtyard, which covers the entrance to a tunnel running westwards under part of the site; secondly those to Avon House, comprising Avon House itself and south of the house; the former Bourne, Redlynch and Wishford Wards which are linked to the main house by a long covered corridor, and thirdly a survival of the former laundry and works departments to the south east corner of the site and the chapel further west on the site.
- There is a combination of rendered, some lined to imitate ashlar stonework, and painted red brick. Where exposed, the brick is mostly in Flemish bond; there are also English and Header bond examples. Roofs are natural Welsh slate.
- There are local views of the chapel north window seen from the service road to the north of the chapel (figure 2) and also glimpses of the ogee shaped lead roof to the corner tower of Finch House (figure 11).
- The Grade II listed fountain and its enclosure to the south with a long timber framed glazed building covering the tunnel entrance, part of Finch House and therefore also Grade II listed, are interesting local features and figure prominently in views towards the main former hospital complex from Wilton Road (figure 3). It is considered that given that so few elements of the original hospital survive, their local significance could be considered to be high.
- At the time of drafting the document, the new doctors' surgery (on the corner of Wilton Road and Fountain Way) was in the process of being constructed. The construction was facilitated by the demolition of Downton House, an unlisted building.

7.3.2 (2) Wilton Road

- Wilton Road is a principal traffic route through the heart of the conservation area. It is characterised by heavy traffic, but is very pleasantly enclosed by mature trees and long brick boundary walls to the north and south.
- Buildings are set hard onto pavement, or slightly back from back of pavement, but usually behind brick boundary walls of varying heights. This gives the effect of an almost consistent line of built form to the back edge of pavement for much of the character area (figure 4). This is a strong characteristic of this part of the conservation area.

- Nos 1 and 2 the Paragon and 3 and 4 the Paragon, the adjacent listed houses 26 and 28 Wilton Road to the east and Kennet Lodge to the south form a significant group of listed buildings in the street scene, though much of the Paragon group is obscured, at least in the summer, by mature trees to their boundary. The boundary walls which link the various sites to the north and south of the road also form a significant group of structures and make a very positive contribution to the character and appearance of this part of the conservation area.
- There is a pronounced and distinctive change in materials from north to south side of Wilton Road. The north side is predominantly the buff coloured local Fisherton brick. This is used in both main building and boundary wall to great effect. To the south side, however, it is predominantly red brick or rendered and painted brick to both buildings and boundary walls giving a more varied and less cohesive character in material terms.
- The subtle curve to the road provides continually changing views north and south, funnelled by the mature tree and brick wall boundaries and characterised by glimpsed views of the tower of Finch House (figure 4), the roofs and chimneys of the Paragons (figure 5) and the former lodge to Llangarren (figure 6).
- The use of the locally distinctive grey/buff Fisherton brick, particularly for boundary walls and gate piers (figure 7) makes a very positive contribution towards the character and appearance of this part of the conservation area. There is also a distinctive use of octagonal shaped buff coloured chimney pots, no doubt chosen to match the subtle colour of the brickwork (figure 5).
- The new law courts building makes a bold architectural statement in the streetscape (figure 8), perhaps appropriately for a significant public building, while using buff coloured bricks to blend in with the surrounding Fisherton brick structures.

7.3.3 (3) Llangarren (formerly Claylands) Environs

- This small character area is defined as the house known in recent times as Llangarren. It used to be known as Claylands and was described by the Royal Commission on Historic Monuments as formerly a pair of houses which formed a group with the symmetrical pair of houses known as the Paragon. Since at least 1881 (reference OS first edition 25") Llangarren was converted to one house and re-orientated to face west. It was provided with an oval shape garden perambulation which survives today, though heavily wooded.
- In 2008 the building was gutted by fire, and some of its surviving shell was subsequently incorporated into a new care home. Prior to this, it had been a raised two storey house with semi-basement floor, and extensions to north and east. What remains of it is essentially the west elevation, with a fine cast iron porch, and the south elevation, with a later nineteenth century cast iron framed veranda (figure 9). These now sit in the middle of large additional buildings constructed for the care home, which use a brick in the same general range as the Fisherton Grey of Llangarren, and fairly coarse neo-historic detailing which does not match the quality of in particular the west elevation of Llangarren, which is the more distinguished of the two that survive.

- The position of Llangarren was originally important because of its former relationship with the Paragon, sitting as it did at the centre of a 'U' shaped drive which came off the Wilton Road past one of the Paragon pair, and returned to it past the other. This relationship has been compromised by the growth of trees between Llangarren and the Paragon, and the fact that Llangarren no longer reads as a house in its own right.
- This character area is essentially about protecting what remains of the setting of Llangarren, in so far as its former identity can be distinguished in the context of the care home of which it is now part.

8.0 Architectural and historic qualities of buildings

- 8.1 There are two types of traditional building within the conservation area. There is the Victorian villa ranging in scale from the modest symmetry and simplicity of the low roofed two storeys of Nos. 26-28 Wilton Road (figure 10) to the grand elegance of the former Old Manor House (now Finch House) (Figure 11).
- 8.2 The Victorian villa types within the conservation area can be broadly characterised by low pitch natural Welsh slate roofs with deep eaves which were often bracketed (figure 12), symmetrical facades, flat gauged brick arches and good quality brickwork and pointing (figure 13). Chimneys are also a prominent feature of these houses; tall slender brick stacks, some with pots.
- 8.3 The larger villas have adopted the decorative tower as a distinctive architectural feature. This is seen to excellent effect on Finch House (figure 11) and no doubt this was copied by the white stucco villa to the west of Montague House (figure 14).
- 8.4 Doorcases are also a prominent feature of these houses and range from very simple fluted columns with bracketed hoods, as seen at Nos. 26-28 Wilton Road (figure 10) or the Paragon (figure 15) to the elaborate heavily bracketed doorcase with entablature, keystone and fanlight to the north elevation of Finch House (figure 16).
- 8.5 Windows are almost without exception vertical sliding timber-framed sashes with various glazing bar configurations and some without glazing bars - for example the house to the west of Montague House (figure 17) with attractive arched windows to the upper floors.
- 8.6 The other type is the more functional and in some cases plain simplicity of the former hospital buildings. These range from former wards (figure 18) - characterised by a simple form and mostly unadorned finish, to the chapel and ballroom, which show slightly more developed styles. In the case of the chapel this is a fairly standard Victorian Gothic approach, while the ballroom (figure 19) has high quality brickwork of Georgian character, despite its date of 1868. All these buildings have a generally robust and institutional appearance which is part of their unique architectural character in this part of the conservation area, and in the wider context of Salisbury, where these building types are not seen in numbers, or in groups, as they are at the Old Manor Hospital.

9.0 Significant individual buildings

9.1 Kennet Lodge (listed grade II) – Figure 20

Description: circa 1820-30 formerly a villa; two storeys. Two storey part to east has bowed projecting bay with overhanging first floor on Tuscan columns facing road; hipped slate roof curved over bay, flat eaves. Recent extension to east. Now converted to a Quaker Meeting House plus accommodation.

9.2 Numbers 1 and 2 The Paragon (listed grade II) – Figure 15

Description: circa 1850; two storey semi-detached pair grey brick at right angles to road facing similar pair Nos 3 and 4 the Paragon across garden. Low pitch hipped slate roof with deep, bracketed, flat eaves. Doors either end, recessed of six fielded panels, marginal glazed rectangular fanlights, panelled reveals, reeded doorheads, flanking reeded columns, frieze and shallow leaded cornice. Recent extension to south in a different brick type.

9.3 3 and 4 The Paragon, Wilton Road (listed Grade II) – Figure 21

Description: *circa* 1850 semi-detached two storey grey brick pair with recessed dividing band down centre of front. At right angles to road facing similar pair, Nos 1 and 2 the Paragon (qv), across garden. Low-pitched hipped slate roof. Doors either end, recessed of six fielded panels, marginal glazed rectangular fanlights, panelled reveals, reeded doorheads, flanking reeded columns, frieze and shallow leaded cornice. Recent extensions to west and north.

9.4 Ballroom, off Fountain Way (unlisted) – Figure 19 (in process of being developed)

Description: constructed circa 1868. Built of red brick in Flemish bond and with a natural slate roof with a decorative stepped brick eaves. The main façade is to the west and comprises five pairs of tall timber framed vertical sliding sashes with glazing bars; six over six. It forms an important part of the mid nineteenth century expansion of the Fisherton House lunatic asylum. While the building is architecturally unpretentious, it is an interesting survival of an essentially Georgian style, thirty years into the Victorian period. It also has historic importance in relation to the development of the site over the period of the mid to late 19th century [may need adding to, to cover effect of incorporation into GP premises].

9.5 Llangarren (formerly Claylands), north of the Paragon, Wilton Road - Figure 22

Llangarren, constructed circa 1860, was in origin a two storey villa in Fisherton Grey brick (Flemish bond) with a natural slate roof. It was gutted by fire in 2008, and the remains incorporated into a new care home. The west elevation, with a decorative wrought iron porch of some distinction, essentially survives, as does the south elevation, though the character given it by its veranda is now somewhat diluted by the new building hard up against it. The former character of this part of the conservation area has been severely compromised by the creation of the care home.

9.6 Law Courts, Wilton Road - Figure 8

Completed in 2009, the Law Courts building occupies a prominent site on the Wilton Road, immediately west of the former lodge to Llangarren. Its principal elevation has a largely glazed main central portion, projecting on the ground floor, with uninterrupted brickwork to left and right, using a brick in a similar tonal range to the traditional Fisherton grey brick of the area. Though of some distinction in itself, the building has a somewhat jarring quality in its impact on the area around it, and in particular its scale dominates that of the former lodge building next to it.

9.7 Amblescroft, Beechlydene and Grovely (figure 23 of Amblescroft)

These three mental health care buildings were constructed in the early 2000s, replacing former ward buildings. They are largely single storey, with spreading forms and flat roofs, using white render as the predominant walling material. Designed for function rather than an eye to their impact on the surviving Old Manor Hospital character of this part of the conservation area, their overall effect can probably justly be described as a negative one.

10.0 Activity: prevailing and former uses

- 10.1 The predominant use in the conservation area is institutional. There is a long history of the previous institutional complexes, summarised in the history section, on the site. This has now been greatly diminished in numbers but key buildings still survive and are just about readable as a group.
- 10.2 At present, none of the historic buildings is occupied and some are showing significant signs of deterioration.
- 10.3 Modern buildings within the conservation area are occupied and are generally in uses related to the medical profession.

11.0 Contribution made by key unlisted buildings

11.1 There are a number of unlisted buildings which make important positive contributions to the character of the conservation area:

- The ballroom (figure 19);
- the terrace of former wards to the rear of Avon House (Wishford, Redlynch and Bourne Wards – figure 18);
- The hospital chapel (figure 2);
- No. 32 Wilton Road (ie the lodge – figure 24);
- No 36-38 Wilton Road (ie Montague House – figure 12)
- No 40 Wilton Road (figure 17)

12.0 Prevalent local and traditional materials

12.1 There is a distinctive character to particular parts of this small conservation area and a significant contributor to these variations is the use of different materials. This roughly divides on a north/south basis along Wilton Road.

12.2 To the south, the buildings are more varied in their material use, but are generally red brick or painted brick or render. Some of the render is marked out to resemble stone, for example that to the former Fonthill Ward (figure 25, now demolished) and there appears to be evidence of this type of treatment on Kennet Lodge also (figure 20).

12.3 Roofs are all low-pitched natural Welsh slate with some early lead roofs surviving on Finch House. The ogee lead roof to the corner tower of this Grade II listed building is particularly pleasing when seen from a distance.

12.4 To the eastern end of the conservation area, the houses on Wilton Road are almost consistently constructed of the local grey/buff Fisherton brick (figure 10). The boundary walls are also finished in these bricks (figure 5). They are laid in Flemish bond and have very slender mortar joints which adds to the charm and quality of these houses.

12.5 As one moves further west, the brick types change to the polychrome red and buff brick of Montague House (figure 12). This is in contrast to the white render of the adjacent house to the west which has sadly lost its original natural slate roof (figure 14).

12.6 The roofs to this north section are mainly covered with natural Welsh slates. There are some replaced roofs which diminish the significance of the buildings, but generally roofs are intact.

12.7 Chimneys

12.7.1 Chimneys are particularly distinctive within this conservation area. They are characterised by their tall slender section and, on occasions, decorative brickwork (figure 26). They are also often either partially or fully clad with natural slates laid lengthways. This accentuates these features and is very much part of the local character, with this same detail being seen in neighbouring Fisherton and throughout the city (figure 7).

13.0 Contribution made by green spaces, trees, hedges and natural boundaries (see Townscape Map)

- 13.1 The most significant open spaces within the conservation area are to be found around the buildings known as the Paragon and to the east of Finch House, formerly Old Manor House. In both these cases two factors are important to their character; the defining role of built form and the presence of mature trees. In both cases the trees add to the character of the spaces, but are later additions to earlier planned layouts.
- 13.2 Trees form a very important part of the setting of parts of the conservation area with a dense mature tree belt to the north set at the base of the rising ground.
- 13.3 The trees lining Wilton Road are a very important part of the character of the conservation area and strongly define the townscape and verdant quality of this principal route (figure 4).
- 13.4 Elsewhere individual trees help in framing some buildings and views of buildings; for example, the views east along Wilton Road towards Kennet Lodge are punctuated by the mature tree to the west of the building. (figure 27).

14.0 Contribution made by walls (see Townscape Map)

- 14.1 In addition, boundary walls make a significant contribution to the character of the conservation area. Boundary walls and outbuildings are identified on the Townscape Map in Appendix 1. Individual properties of local interest making a positive contribution towards the character and appearance of the conservation area are listed in Appendix 3.

15.0 Key views, vistas and panoramas (see Townscape Map)

- 15.1 The main view towards Finch House with the building framed by trees is one of the most important in the conservation area and defines the essential qualities of the former Victorian hospital (figure 28).
- 15.2 There are other less defined views within the conservation area along Wilton Road. These are characterised by the gentle curve of the road which gives constantly changing deflected views of townscape, both hard, boundary walls and buildings, and soft, as in trees and hedges (figure 4).

16.0 Degree of loss of architectural and/or historic elements

- 16.1 There has been limited loss of architectural or historic features such as windows as many of the buildings were, and still are, institutionally owned and there appears to have been a philosophy of repair rather than replace. The only significant loss of original windows are those to Montague House to the north side of Wilton Road that have been replaced with poor aluminium frames, or possibly uPVC replacements which have changed the

configuration of the glazing to the detriment of the openings and to the house as a whole (figure 12).

- 16.2 The replacement of original roofs with modern concrete tiles has occurred within the conservation area, but is limited to only a small number of houses. Most notable is that of No.38, the building to the west of Montague House, where reinstatement of the natural Welsh slate roof covering would greatly enhance its character and appearance.
- 16.3 The loss of gates, gate piers and railings is also an issue within the conservation area, as where these survive they make a very positive contribution towards the character and appearance of Wilton Road (figure 7).

17.0 Negative elements

- An apparent lack of masterplanning across the former hospital site, an issue compounded by the separate ownership of significant parts
- Semi-derelict buildings giving the appearance of a forgotten part of the city
- New buildings unsympathetic to the setting of historic buildings
- Overgrown sites adding to the sense of neglect of these important heritage sites
- Modern road layouts with over-engineered corners, entrance and egress points which diminish the quality of the townscape
- Modern railings to the south of Wilton Road, east of Finch House.

18.0 Conclusion

- 18.1 This separate section of the Salisbury City Conservation Area requires a more tightly drawn boundary which should be designated the Old Manor Hospital Conservation Area. This area is in desperate need of sensitive redevelopment – retaining those elements which make a positive contribution (see designations map).
- 18.2 Wilton Road has the potential to be a very pleasant thoroughfare through a Victorian suburb of the city. Finch House is a Grade II listed building of some distinction and its presence on the roadside with its attractive courtyard setting is at the heart of the conservation area.
- 18.3 There is a real danger that some of the buildings, listed and unlisted, will be lost through lack of maintenance and neglect. All of the surviving buildings relating to the former hospital site make a positive contribution towards the character and appearance of the conservation area, except for the laundry buildings which are considered to be rather utilitarian in their character and probably make a neutral contribution rather than positive.
- 18.4 Given the much depleted character of the original hospital which appears to have been largely intact in the late 1990s, it is crucial that all surviving

buildings go through a robust series of tests in terms of proposals for replacement or total demolition.

- 18.5 The sequence of new buildings on the site, whilst displaying quality in terms of design, has very little positive relationship with the historic character of the site and each has been planned so as to sit isolated and disconnected from its environment. This has had a very negative effect on the character and appearance of the present conservation area.
- 18.6 A tightening of the boundary will focus efforts on the key aspects of the conservation area worthy of preservation. This should be combined with a masterplanning of the entire site holding, as well as a review of existing uses which have been shoehorned into established areas of sensitivity. Shapland Close is a good example of this.
- 18.7 The owners of remaining derelict buildings, now mainly on the western side of the site, should be urged to drive the site forward and find new uses for the buildings and spaces which form the surviving part of the Old Manor Hospital. Any further incremental changes or ad-hoc development could seriously undermine the designated status of the conservation area.

Part 3: Management Plan

19.0 Significant buildings currently undeveloped

19.1 Listed buildings:

19.1.1 Avon House, Wilton Road (figure 29 and 30) Grade II

19.1.2 Description: mid-nineteenth century Italianate house set behind a high brick boundary wall. Its central tower with pyramidal roof is a prominent feature in skyline views along the road. The house is empty and boarded throughout and surrounded by an outer perimeter fence. It forms part of the former complex of hospital buildings known as Old Manor Hospital.

19.1.3 Condition: the building is unused and appears to be in poor condition with little or no maintenance being undertaken to clear gutters, paint windows and other joinery. This building will rapidly decay further if it remains unused.

19.1.4 Action: contact owners immediately to seek urgent repairs and maintenance.

19.2 Finch House (formerly Old Manor House, Old Manor Hospital)

Wilton Road (south side) (figure 11) Grade II

19.2.1 Description: constructed *circa* 1840-50. Three storeys painted brick with cornice and parapet. Two storey canted bays flanking entrance. Porch of fluted pilasters to walls and fluted Doric columns to front. There is a prominent octagonal three storey tower with ogee shaped leaded roof with bracketed cornice.

19.2.2 Condition: this unused building is in very poor condition with no evidence of basic maintenance being undertaken to the external envelope of the building and excessive peeling of paintwork to all exposed joinery.

19.2.3 Action: contact owners immediately to seek urgent repairs and maintenance.

19.3 Fountain in forecourt of the Old Manor, Old Manor Hospital,

Wilton Road (south side) (figure 31) Grade II

19.3.1 Description: fountain; bronze group of three girls with shells and dolphins, signed by L J Chavalliaud a French sculptor who lived in London from 1893 to 1904.

19.3.2 Condition: it was not possible to inspect the fountain in any detail but it would appear to be in a fair condition, though vulnerable to theft and vandalism.

19.3.3 Action: regularly monitor condition and ensure that adequate protection is present to prevent potential theft or damage.

19.4 Unlisted buildings:

19.4.1 Former Bourne Ward, Redlynch House and Wishford House to the south of Avon House (and attached via a walkway) (figure 18)

19.4.2 Description: long range of ward buildings connected to the listed Avon House via a walkway. Two storey painted brickwork with a natural hipped slate roof. Prominent large brick stacks define one bay and an entrance door in plan and are unpainted with deep brick set backs to the top of the chimney. Single storey outshut to eastern end with pitched natural slate roof.

19.4.3 Condition: some evidence of slate slippage and boarded and secure windows to ground floor. The buildings appear from external inspection to be in a fair condition. Cast iron guttering survives.

19.4.4 Action: contact owners immediately to obtain access to check the roof is watertight and that gutters are unblocked and taking water away from the fabric of the building.

19.5.1 The hospital chapel to south side of service road, off Wilton Road (south side) (figure 2)

19.5.2 Description: brick built (in Flemish bond) chapel of circa 1860. Formerly a central range with flanking wings east and west. Extensions of late nineteenth century date to form an irregular plan. Natural slate roof with gable ends, decorative barge boards in places. An attractive and simply detailed building which has lost much of its setting within the former hospital complex and the conservation area.

19.5.3 Condition: the roof is netted, presumably to stop slates from falling onto pedestrians. The chapel is boarded throughout and is in a poor to fair state.

19.5.4 Action: contact owners immediately to obtain access to check the roof is watertight and that gutters are unblocked and taking water away from the fabric of the building.

19.6.1 The Lodge, 32 Wilton Road (north side) (figure 24)

19.6.2 Description: small lodge building to Llangarren, built circa 1860s. Fisherton bricks with clay tiles (replaces a fish-scale roof in natural slate). There is a small wooden porch supported on brackets and decorative barge-boards to the gable ends. Within the gable end the Finch family emblem is set above a window with a Tudor style hood mould. The lodge forms a group with the flanking octagonal gate piers to the Wilton Road entrance to Llangarren, and is enclosed to the west by a new buff brick wall.

19.6.3 Condition: the windows are fully boarded and secured and the site is becoming overgrown. The building appears to be in a reasonable condition and there are cast iron gutters remaining in place. Roof slopes are heavily moss covered. This could lead to the blocking of gutters.

- 19.6.4 Action: contact owners immediately to obtain access to check the roof is watertight and that gutters are unblocked and taking water away from the fabric of the building.

20.0 Article 4 Directions

- 20.1 Within the Old Manor Hospital Conservation Area there are a small number of important unlisted buildings which would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest.
- 20.2 The Management Issues Map identifies these areas for potential designations. Appendix 4 identifies which types of alteration should be controlled through Article 4 Directions.

21.0 Tree Preservation Orders

- 21.1 The trees to the gardens of The Maples and to the north eastern edge of the playing field should be the subject of a blanket Tree Preservation Order given their importance to the setting of the conservation area.

22.0 Boundary revisions

- 22.1 As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development and local and national policy designations and changes.

22.2 Remove:

22.2.1 Playing Fields, car parks and The Maples and environs

22.2.2 Description: the playing fields to the north-west of the conservation area appear to have been grounds to the former hospital which were laid out in a very regimental fashion in square grid walks lined with trees (see historic map OS first edition 1881). The car park and road frontage have recently been developed with the Salisbury Law Courts building, and this part of the site is to remain within the conservation area.

22.2.3 It is recommended that the fields be removed from the conservation area. These playing fields no longer form a strong link with the hospital site and are associated with the school to the north.

22.2.4 Please note that this does not diminish their important amenity value or value in terms of forming part of the setting of the conservation area.

22.2.5 The Maples to the north is proposed for removal because of the extensive alterations that have been undertaken over years so as to have greatly diminished the historic value of the terrace, and its physical relationship with the rest of the conservation area is weak.

22.3 Modern buildings and their curtilages to the south of the former hospital chapel

22.3.1 Description: the area for removal comprises three large single-storey buildings; whilst individually architecturally accomplished and utilizing energy efficient materials and orientation, they have little or no relationship with the scale, grain or massing of the site. They are strong individual buildings but because of their disregard to the grain of the conservation area, it is proposed to remove them, redrawing the boundary to include the hospital chapel.

23.0 Proposals for enhancement

- Do we want to say something about improving indifferent enclosures in walls etc GP surgery??

23.2 Need for a masterplan

23.2.1 A compact site of this complexity with so many heritage assets in need of significant investment needs a masterplan to provide the background for development particularly in relation to refurbishment, phasing and land release.

23.2.2 It should develop on the themes of the Old Manor Hospital Development Brief produced in September 2000 by G L Hearn Planning on behalf of Salisbury Health Care NHS Trust and NHS executive, but should be a document led by the defining characteristics of the conservation area.

23.2.3 Proposals for enabling development should closely follow the English Heritage advice on this matter as contained in *Enabling Development and the Conservation of Heritage Assets (1999)*

23.3 Traffic management/street improvements

23.3.1 Improve the wide over-engineered junction of the service road (Fountain Way) with the Wilton Road

Bibliography and References

Maps

1842 Tithe map
1860 Plan of the Borough of Salisbury
1881 Ordnance Survey 25" map
1901 Ordnance Survey 25" map
1925 Ordnance Survey 25" map

Secondary sources

Chandler, J. 1983 *Endless Street* Hobnob Press
Crittall, E. [Ed] 1962 *Victoria History of the County of Hampshire* Vol. 6
RCHME 1980 *Ancient and Historical Monuments in the City of Salisbury* Vol 1
RCHME

Glossary

Article 4 Direction:	An Article 4 Direction may be issued by the council in circumstances where the danger of the erosion of the character of the areas is such that specific control over development is required. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a planning application to be made. It can include for example any proposals to replace windows, doors, roofs and can restrict the construction of a porch or extension, the painting of the external surfaces or the removal of chimney stacks.
Building Line:	The common alignment of building frontages in relation to the back edge of the carriageway, footpath or waterfront, the building line might also refer to a common alignment of the backs of buildings.
Building at Risk:	A phrase used to describe a building which is in poor repair, eg leaking/blocked gutters, broken slates, structural problems, and often vacant with no use. The combination of these two factors and the severity of the repair issues determine the degree of risk and the need for action.
Buildings of Local Importance:	A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list of buildings of special architectural and historic interest. It may, for instance, be part of a group which by its scale, alignment, materials or style contribute to the quality of the townscape.
Chapelry:	Part of a large parish, usually with a separate settlement distinct from the main parochial centre, that was provided with a chapel subordinate to the parish church.
Demesne:	Land retained by the lord of the manor for his own use or land that was part of the main farm of the manor.
Double-pile:	A 'pile' is a row of rooms. A double pile house is one of two room depth and usually has two parallel roofs.
Enclosure:	The arrangement of buildings, walls, trees etc. to provide different levels of containment of space.
Knapped flints:	The process of breaking or snapping flints to reveal the smooth black surface and using these as the exposed facings to walls, often used with brick or stone dressing and also seen in bands.

Ogee-arched:	Upright double curve concave at the top and convex at the bottom (see Figure 4)
Public Realm:	The spaces between buildings accessible to the public, including the highway, green areas, squares etc.
Scale:	This can have two meanings: It can be used to define the mass or bulk of a building often in comparison to other buildings or spaces or (the more strictly correct) meaning appertaining to the subdivision of a building to create different effects for example the architectural expression of structural bays, intervals of windows, proportions etc.
Setting/context:	The physical (built and landscape), community and economic setting in which the development takes place.
Streetscape:	The character of the street environment, existing or proposed.
Townscape:	The urban equivalent of landscape: the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.
Vernacular/polite:	<p>Vernacular</p> <p>Traditional buildings of a region, frequently developed by local builders in response to the regional requirements, climate, site conditions and available locally sourced materials.</p> <p>Polite</p> <p>Designs developed by architects and architectural pattern books usually incorporating classical concepts of symmetry, proportion and scale in both plan and elevation.</p>

Appendix 1 Schematic Maps

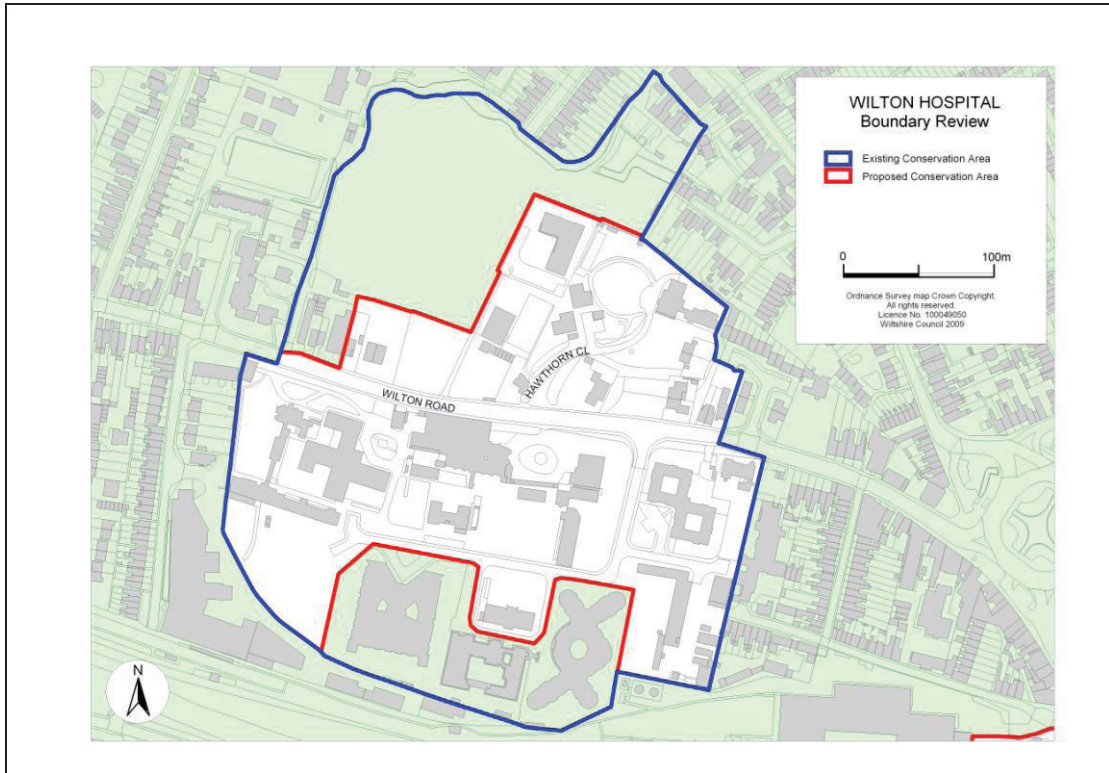


Figure 1

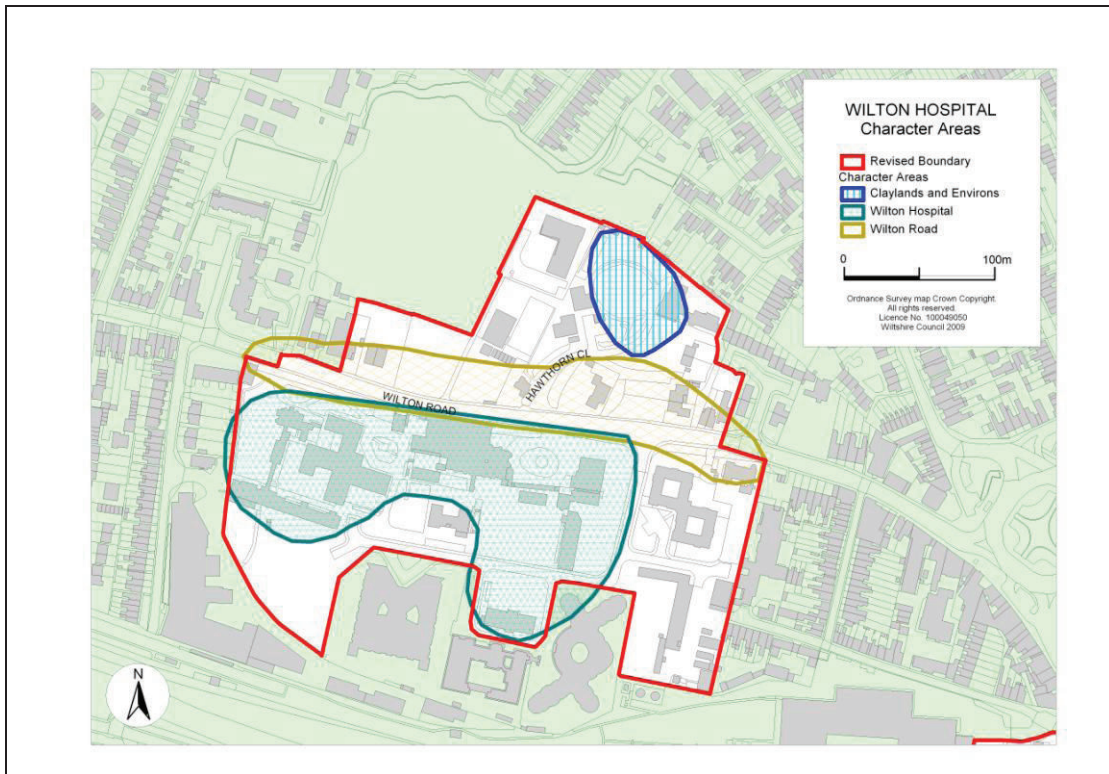


Figure 2

Old Manor Hospital Conservation Area Appraisal and Management Plan

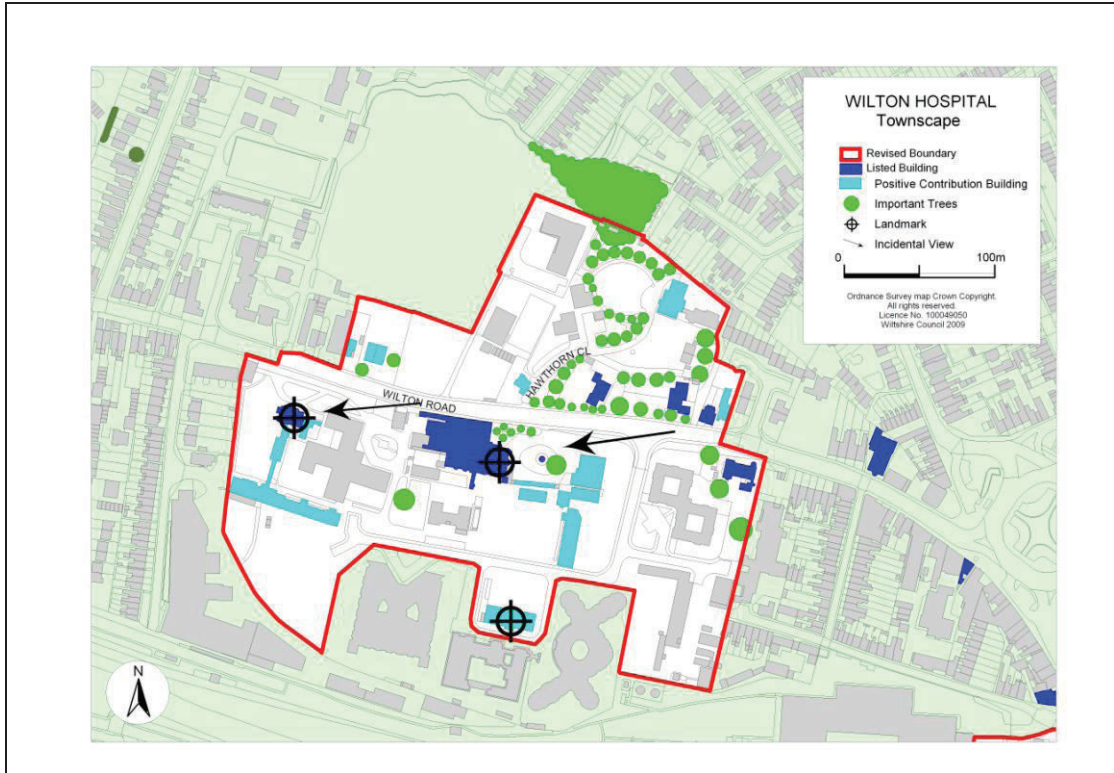


Figure 3

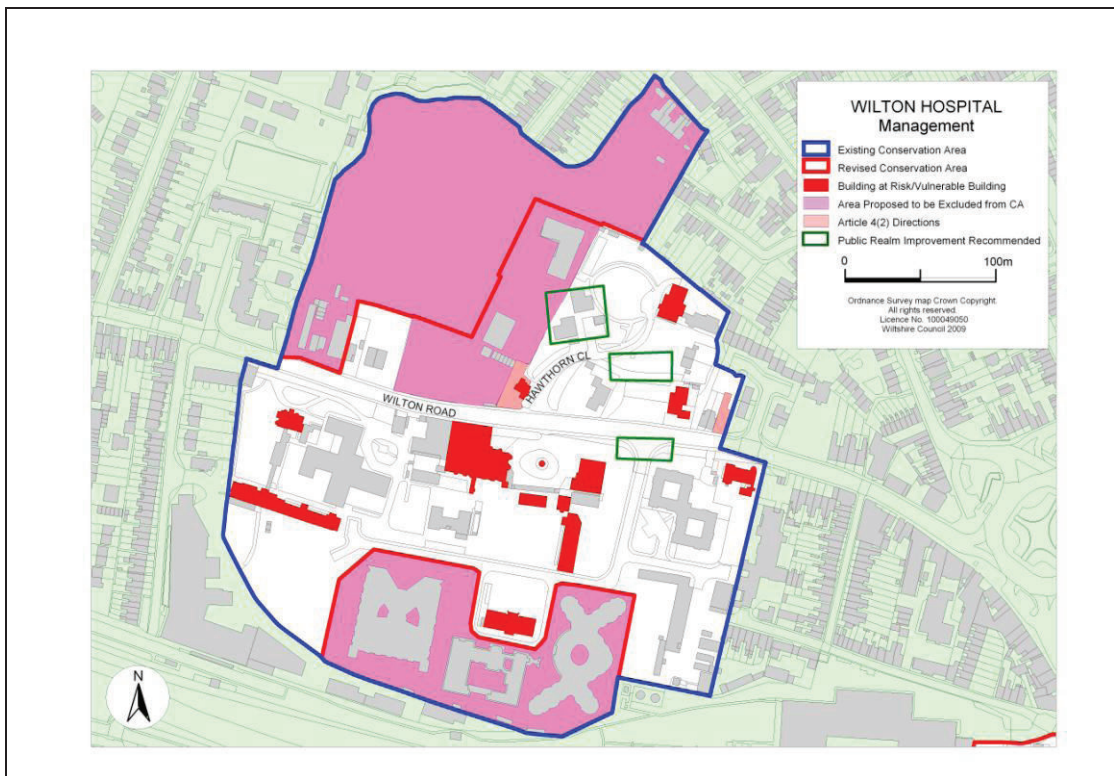
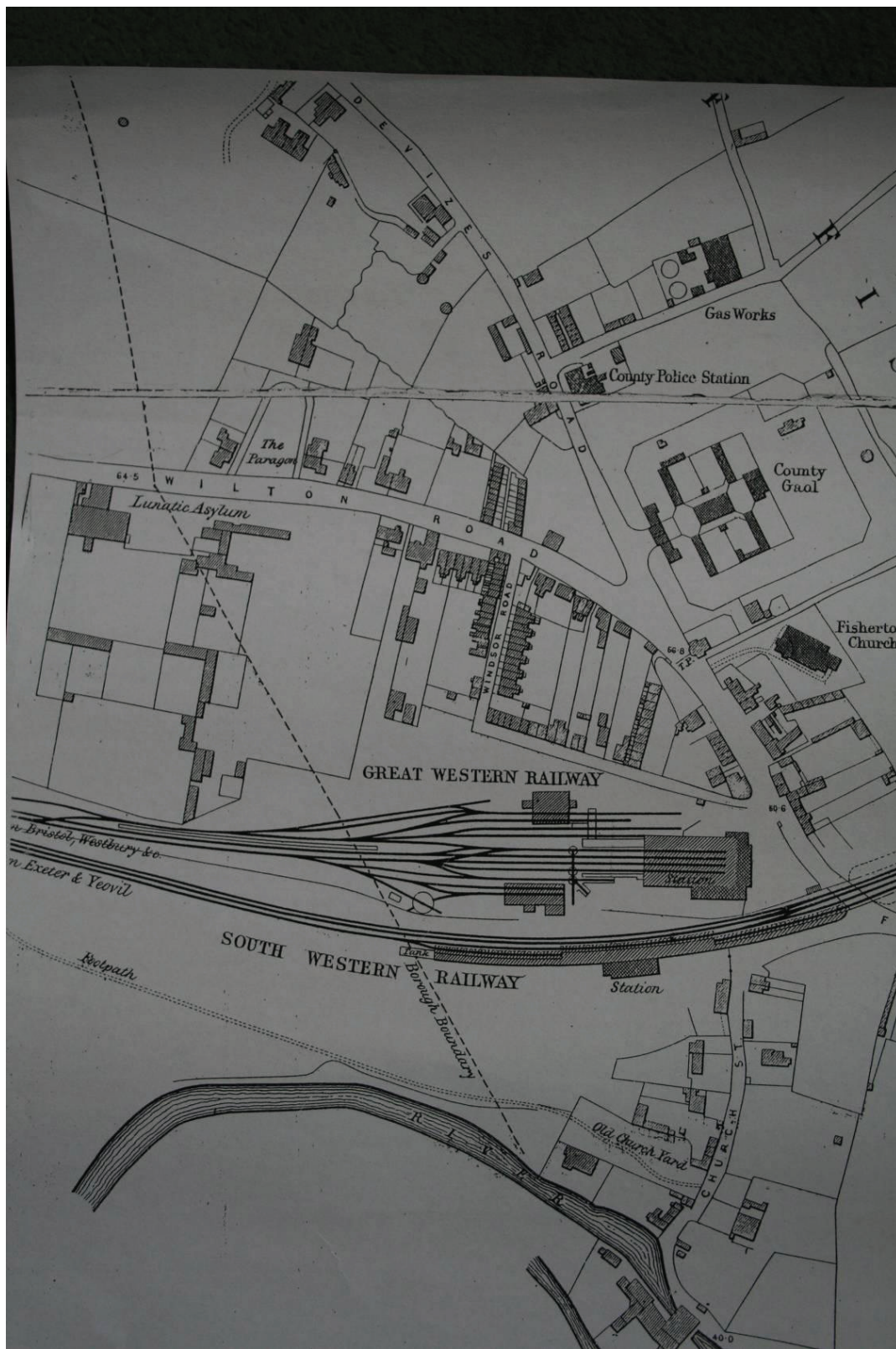
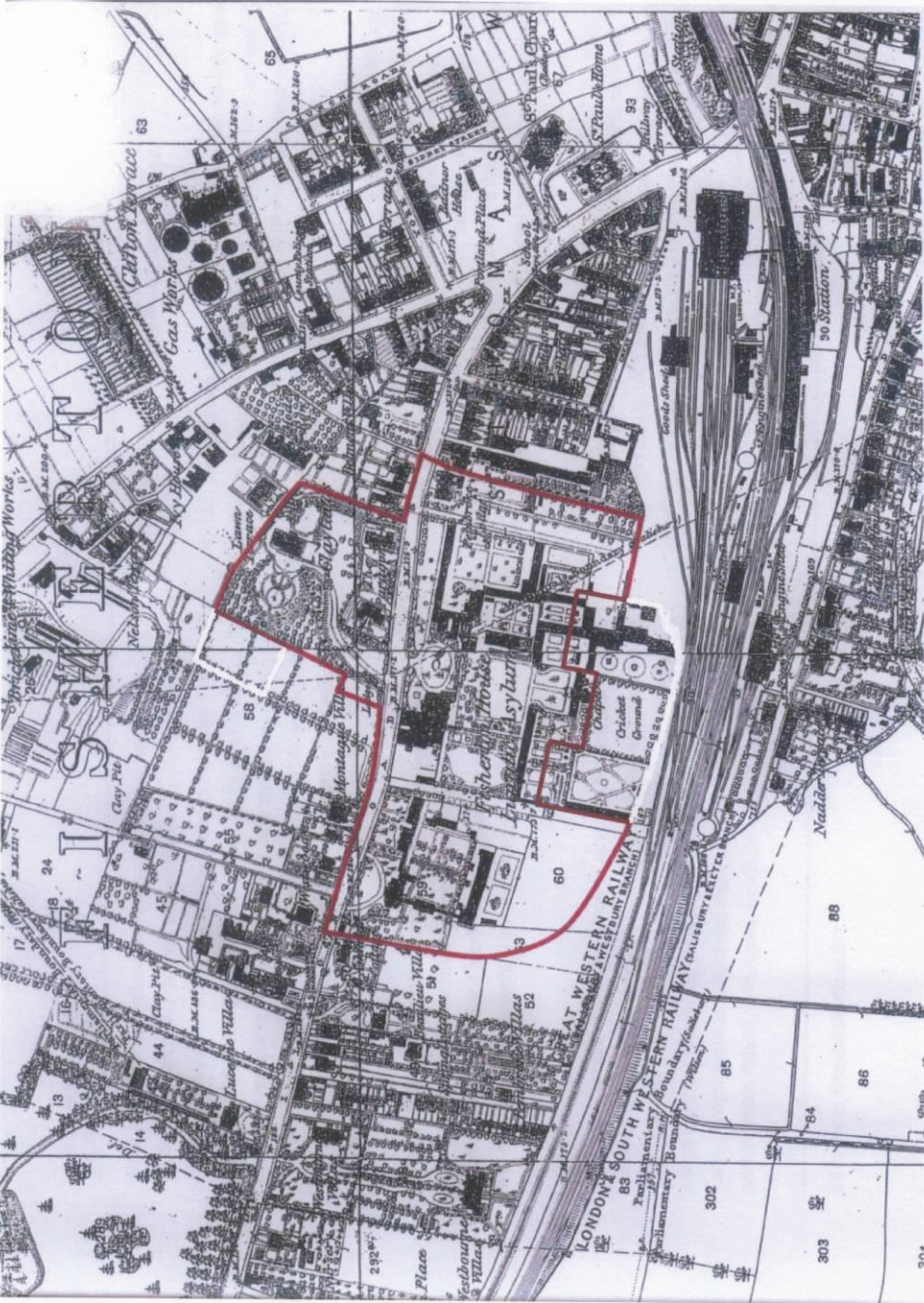


Figure 4

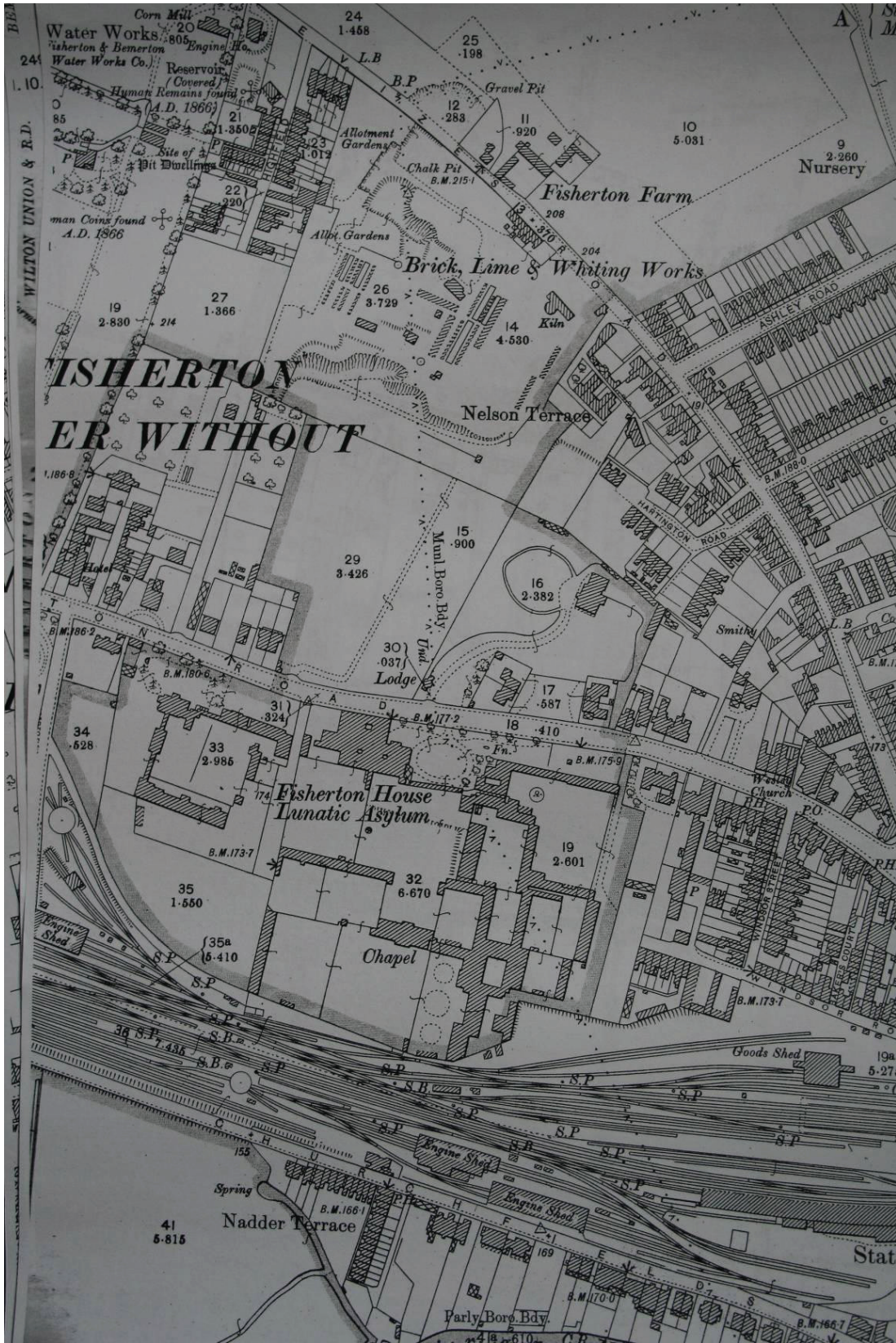
Appendix 2 Historic Maps



1860 Plan of Borough of Salisbury



1881 OS 25 inch



1901 Ordnance Survey



1925 Ordnance Survey

Appendix 3: List of buildings of local importance

Wilton Road: No. 24
 No. 32 (The Lodge)
 No. 38
 Montague House
 Fonthill Ward
 The Ballroom

Fountain Way: Hospital Chapel
 Bourne Ward, Redlynch House and Wishford House

Appendix 4: Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
WILTON ROAD							
32 (The Lodge)	■	■	■	■	■	■	■
38	■	■		■		■	■

Appendix 1 Schematic Maps

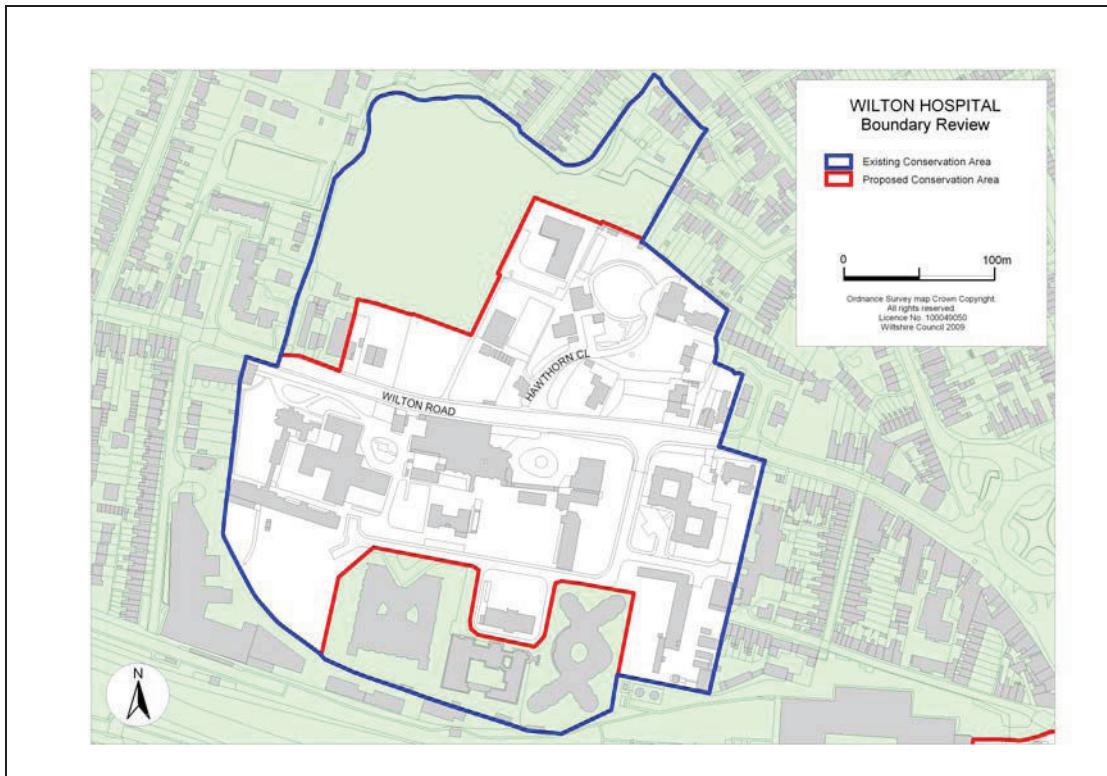


Figure 1

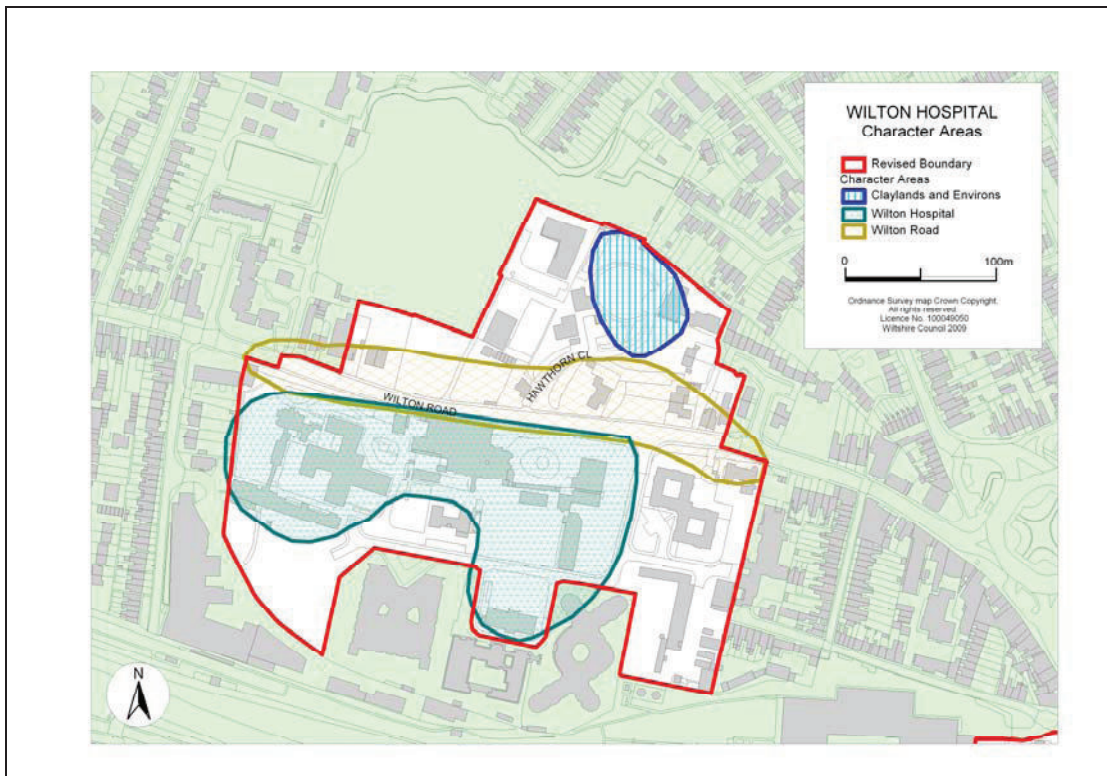


Figure 2

Old Manor Hospital Conservation Area Appraisal and Management Plan
Consultation draft

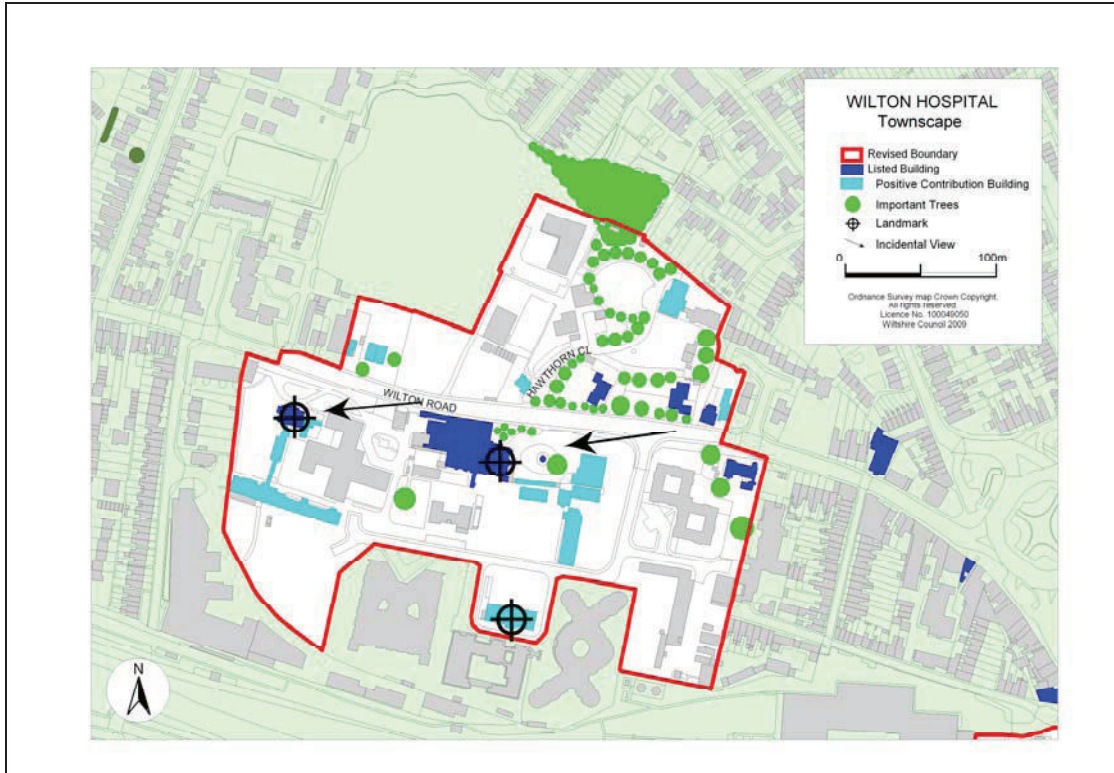


Figure 3

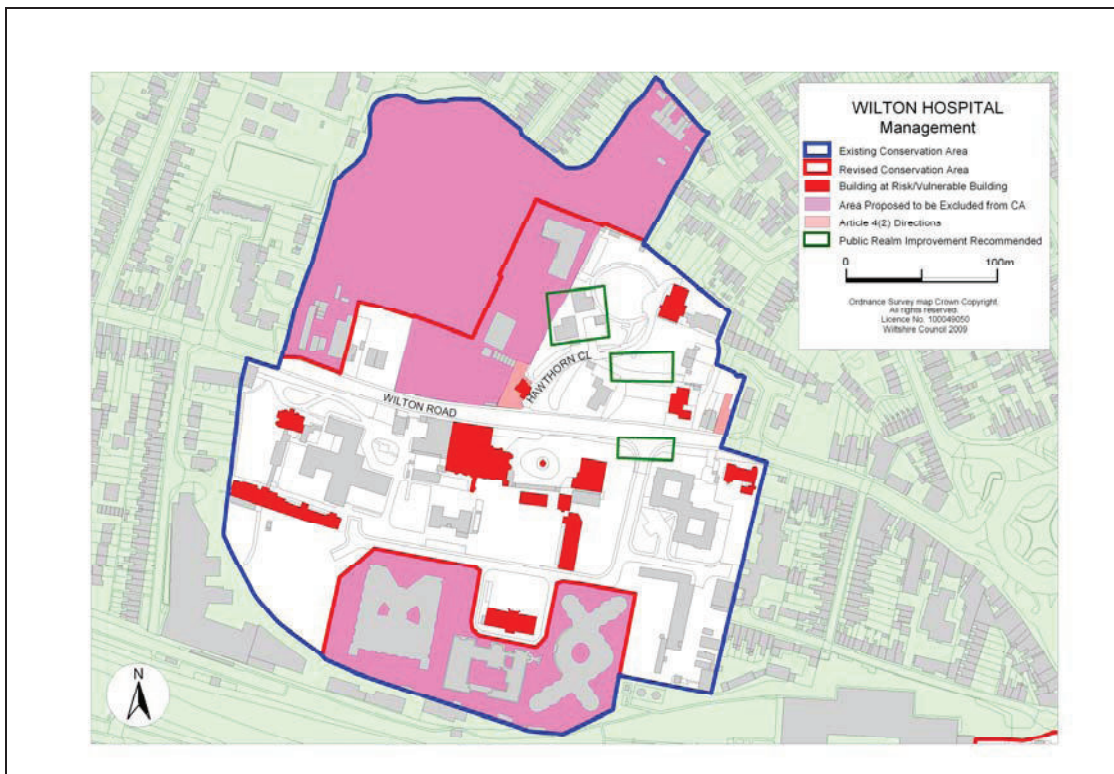


Figure 4

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