

Old Manor Hospital Conservation Area Appraisal and Management Plan

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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'

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- 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

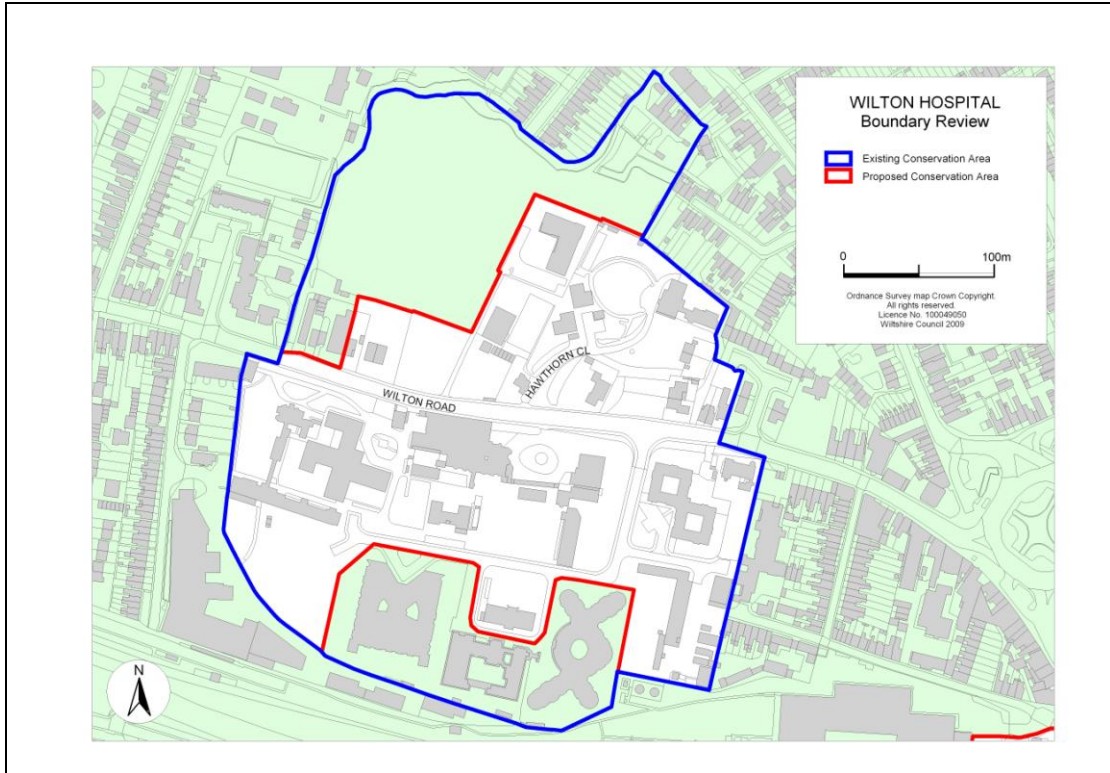


Figure 1

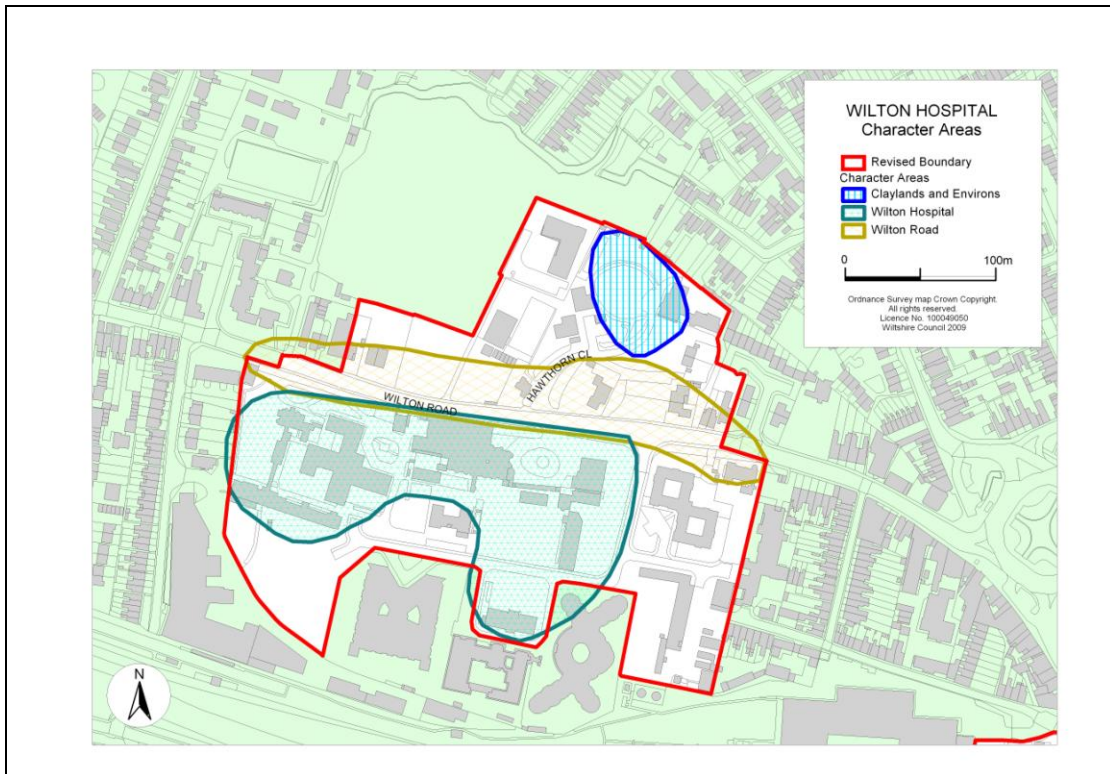


Figure 2

Old Manor Hospital Conservation Area Appraisal and Management Plan

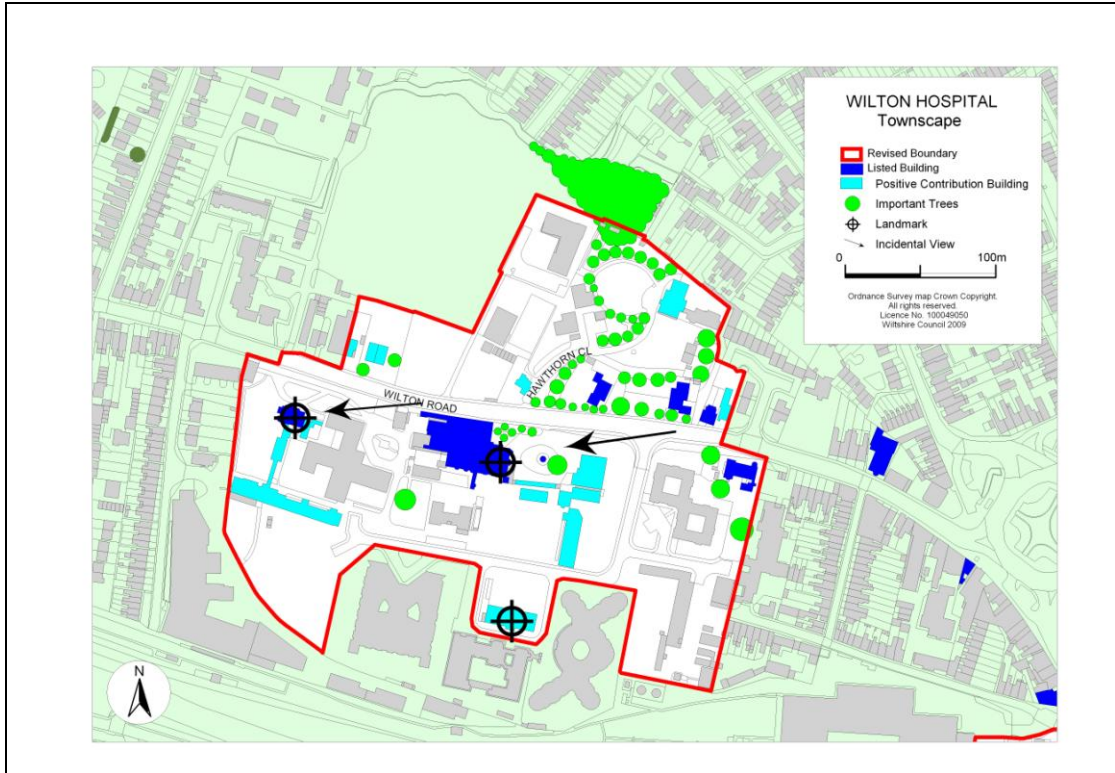


Figure 3

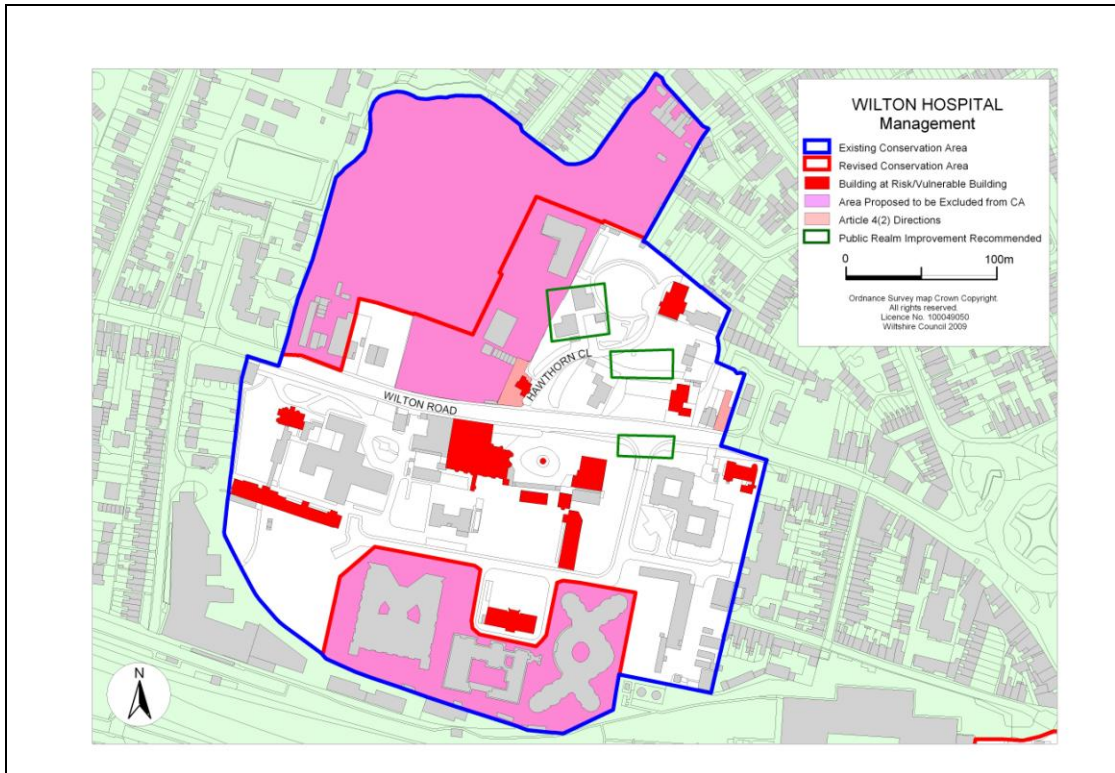
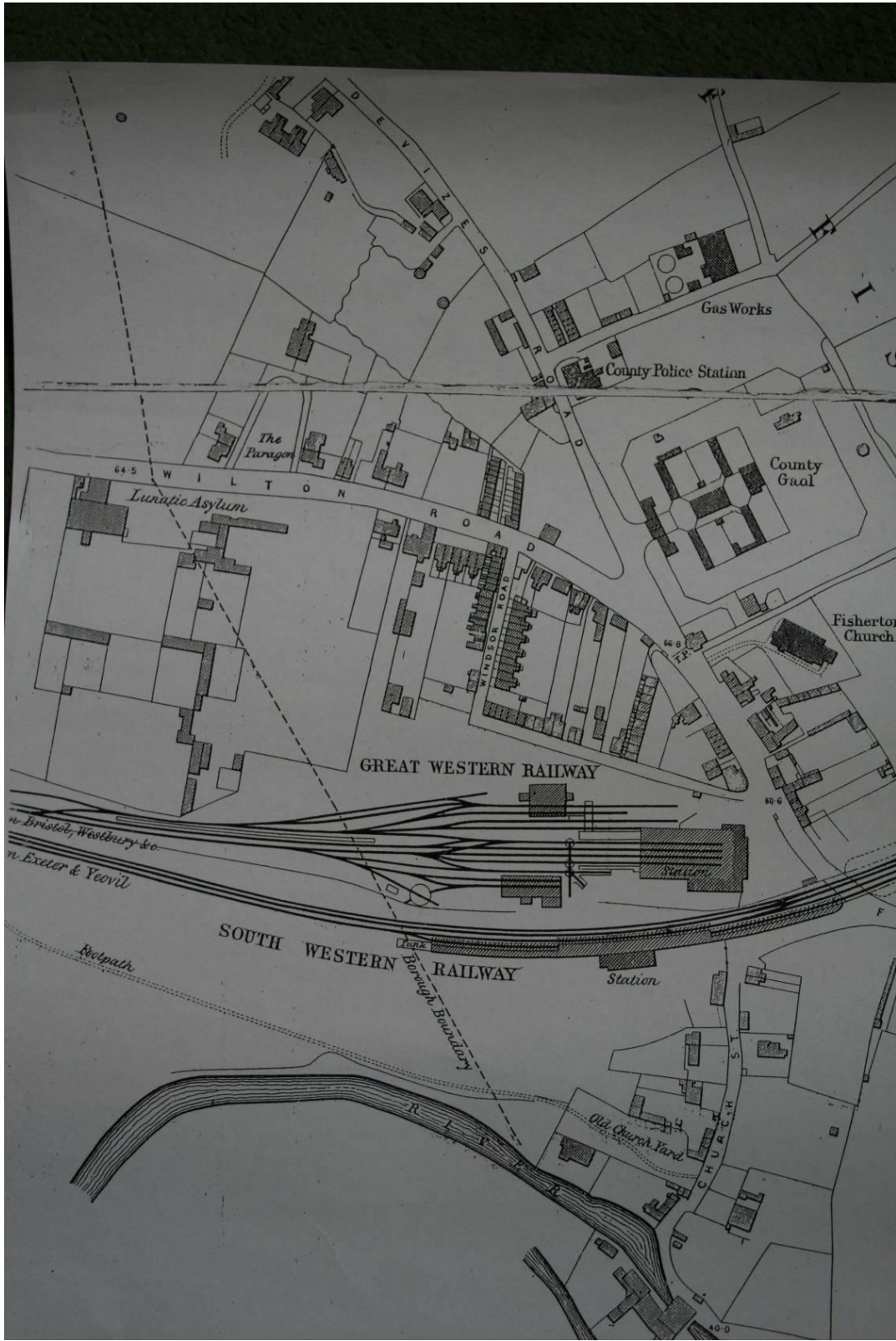
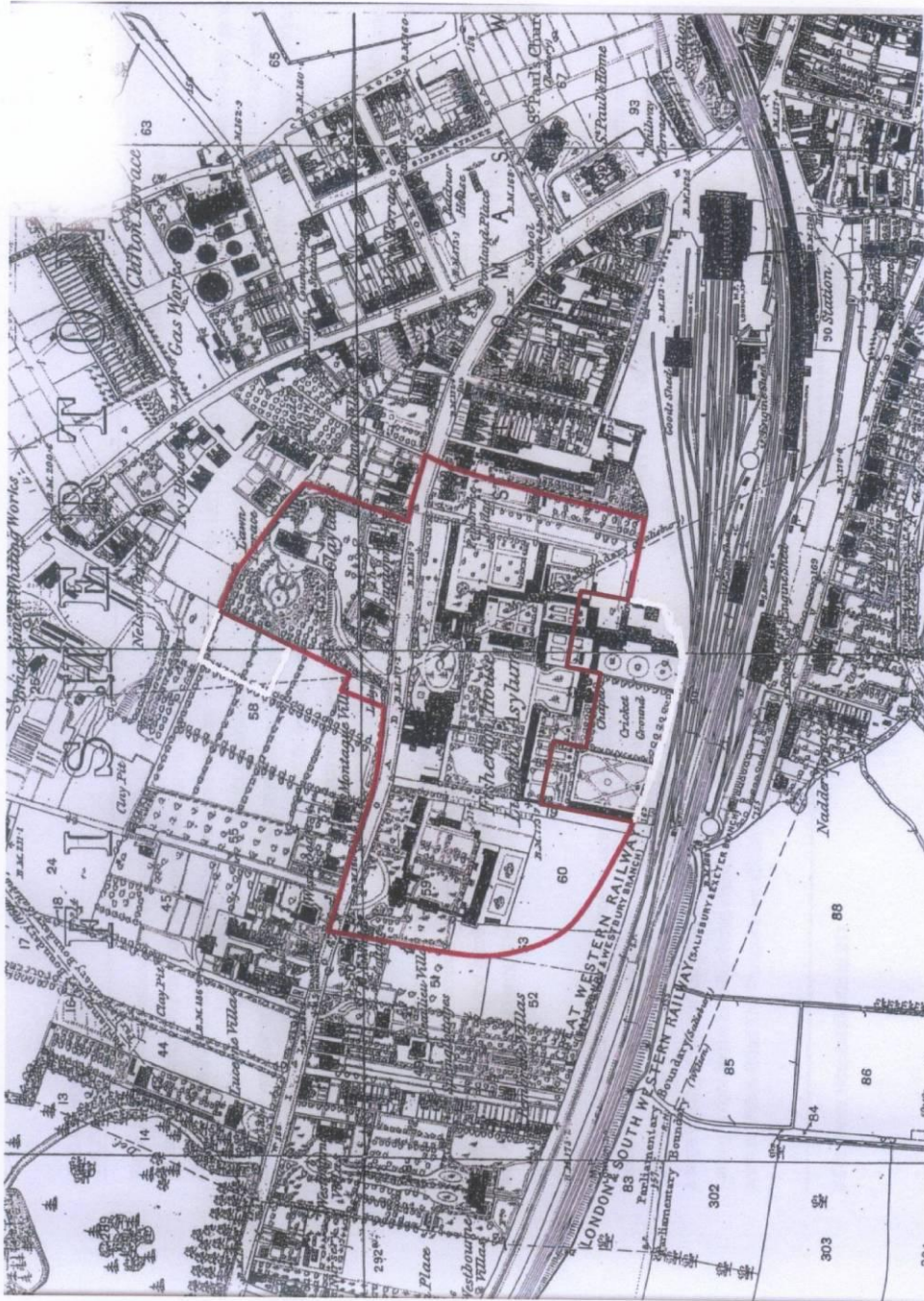


Figure 4

Appendix 2 Historic Maps



1860 Plan of Borough of Salisbury



1881 OS 25 inch

Old Manor Hospital Conservation Area Appraisal and Management Plan



1901 Ordnance Survey

Old Manor Hospital Conservation Area Appraisal and Management Plan



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

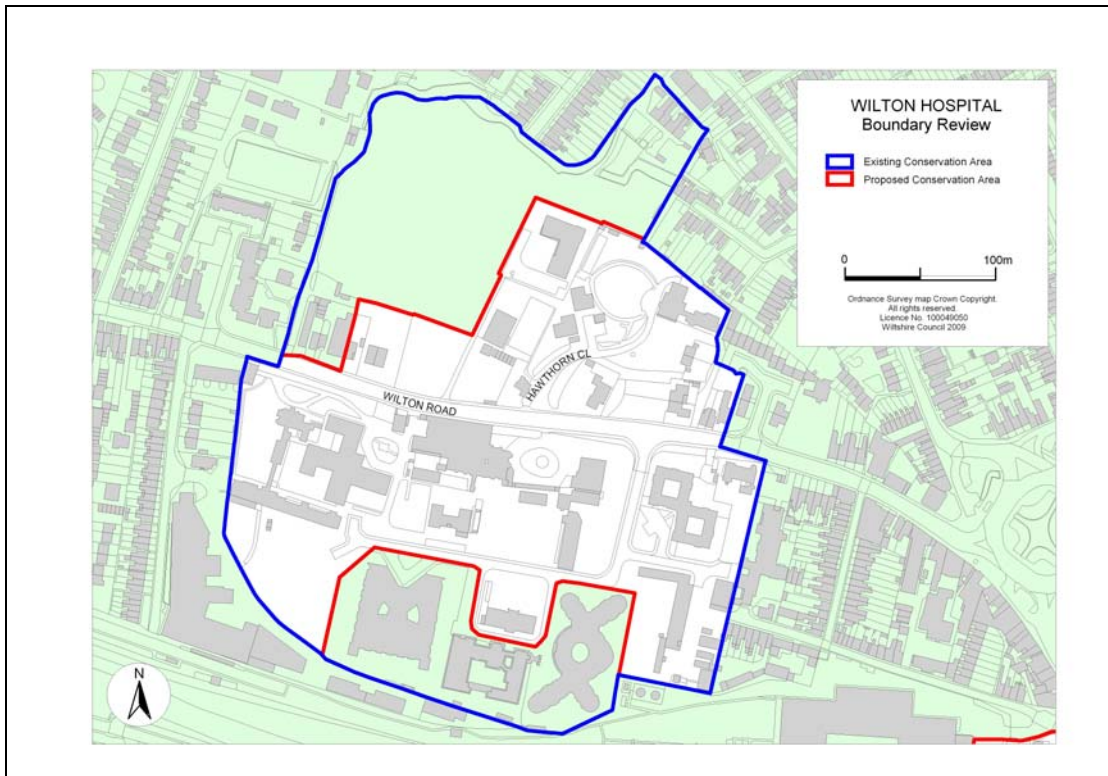


Figure 1

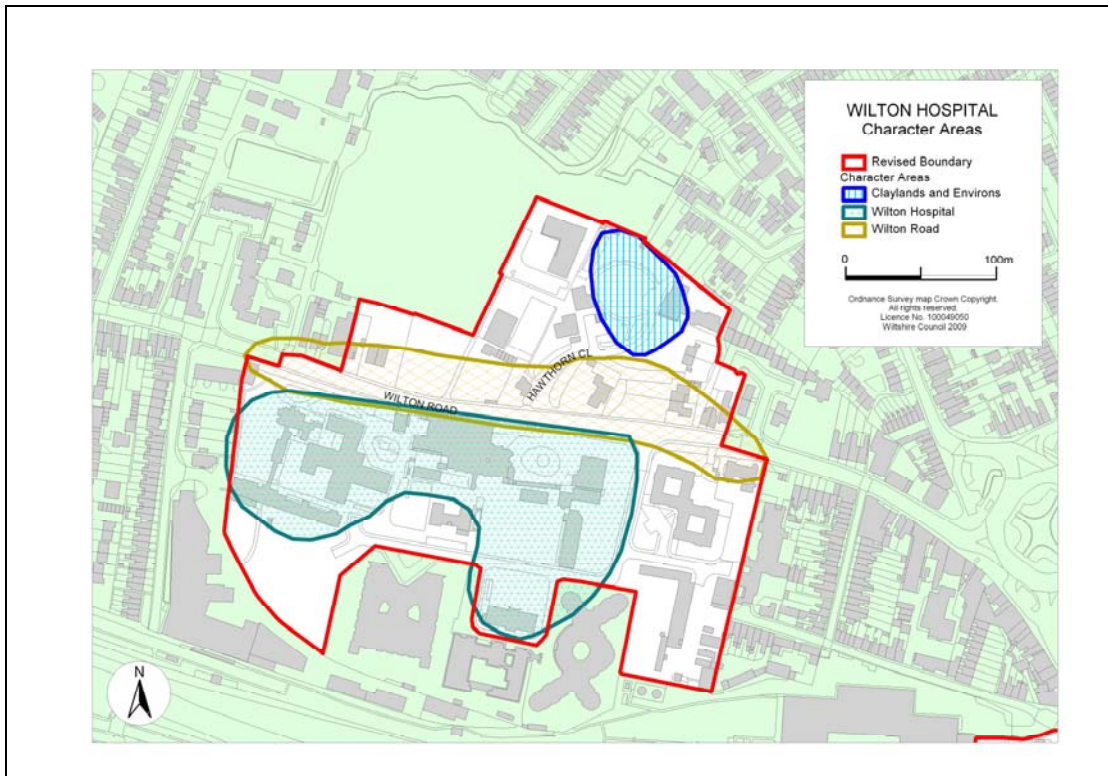


Figure 2

Old Manor Hospital Conservation Area Appraisal and Management Plan
Consultation draft

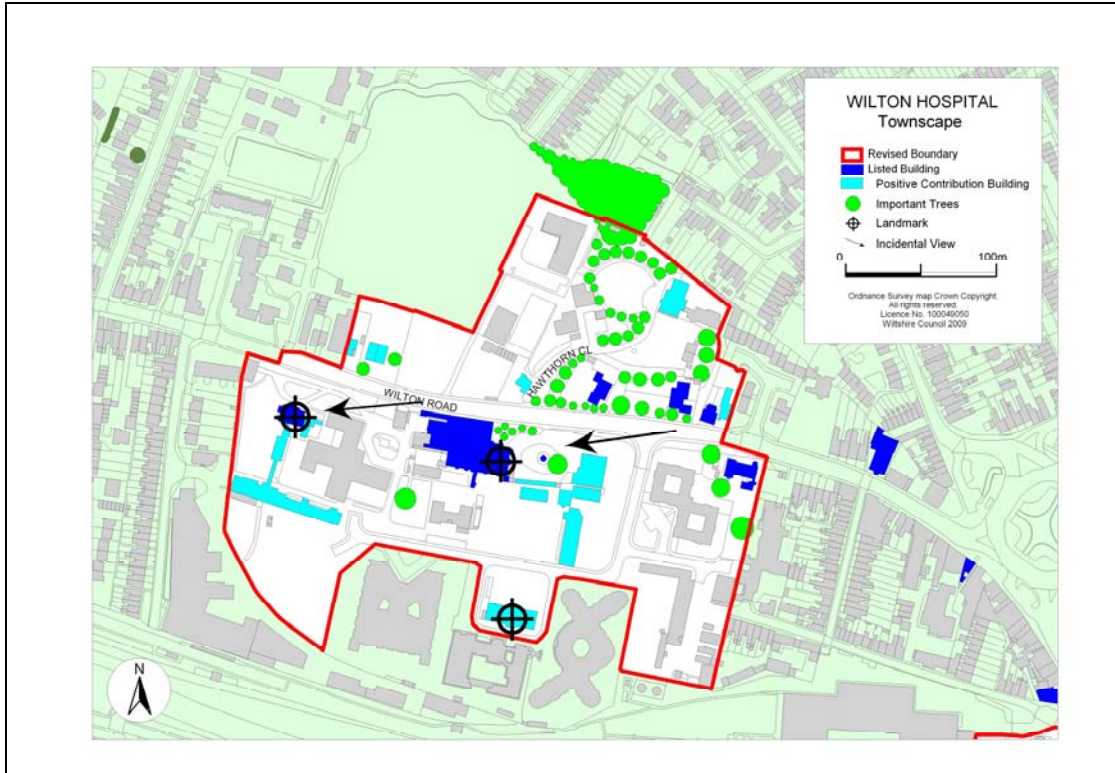


Figure 3

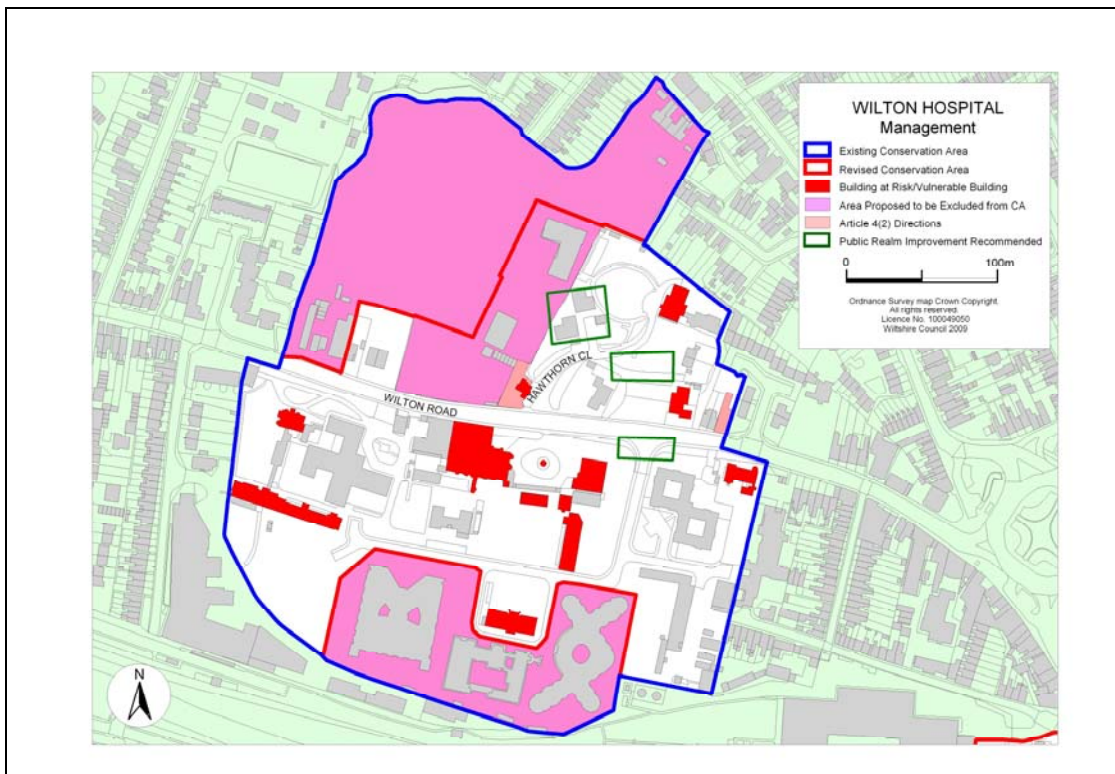


Figure 4