

Corstorphine & Wright

# The Cathedral Hotel

7-9 Milford Street  
Salisbury

## Design & Access Statement

23007 | October 2024





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1. Front view of Cathedral Hotel  
 2. Rear View of Cathedral Hotel  
 3. View from Milford Street  
 4. View from Rooftop towards the Cathedral



# Introduction

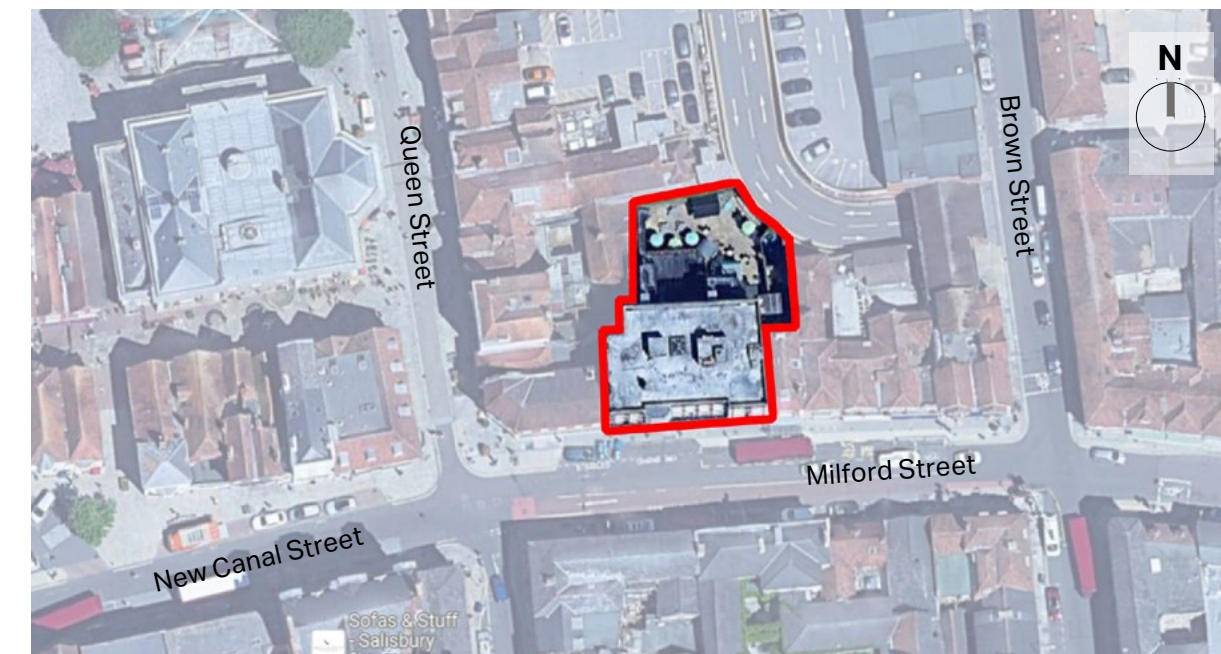
## Brief

The proposals seek the redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar. The ground floor will introduce a new bar and restaurant, utilising a rear extension to accommodate the new kitchen and create an improved connection into the courtyard space for outdoor dining. The first, second and third floors will provide hotel suites, finished to a luxury standard requiring reconfiguration and refurbishment of the existing hotel rooms and general re-organising of ancillary spaces throughout. The removal of both external staircases to the rear of the building will be replaced with one, enclosed stair core to the rear; providing compliant fire escape from all floors of the building including the roof terrace, with the central internal stair becoming a compliant fire escape stair.

The redevelopment will bring the facilities up to date, creating a contemporary and luxury environment for both residents and visitors. Providing a unique hotel experience in the city fulfils a recognised gap in the hospitality and tourism market.

The planning application being submitted will address the following:

- Key principles:
  - Redevelopment of the existing hotel layout
  - Proposed new glazed roof enclosure
  - Rear extension to accommodate a new kitchen
  - General works
- Proposed works that require Listed Building Consent
- Relevant planning policies
- Supporting information required for planning approval
- Consultant advice where required to support the application



Source: Google Earth Screenshot

## Site

The Cathedral Hotel is located in the historic medieval market and cathedral city of Salisbury; the property occupies a central location at the western end of Milford Street close to Guildhall Square and Market Place. The Cathedral Hotel is a mid-terraced four storey Grade II Listed property comprising a public house and restaurant on the ground and first floor and hotel with 22 bedrooms on the second and third floors. The property sits within a plot of approximately 0.16 acres (0.065 hectares) with a patio garden to the rear. The property closed to the public in July 2022. The overall condition of the building required restoration of the historic features throughout and to the building fabric to make it suitable for reopening.

Located in a built up area on Milford Street, the site is in a prominent location, near bars, shops and restaurants. The building uses along Milford Street include a mix of independent retailers, restaurants and hotels, while a shopping centre adjoins at the north-eastern corner of the site. The site, is well connected with bus stops directly outside the front of the building serving both the park and ride and other public bus routes. The train station is approximately a 15 minute walk and Salisbury Cathedral only a 7 minute walk. Stonehenge and Old Sarum heritage sites are 16km and 5.6km away respectively. There are other landmarks surrounding the site which make the hotel an attractive destination. From the rooftop of the site there are 5 visible spires which are all historic landmarks in Salisbury, the most prominent being Salisbury Cathedral to the south of the site.



Source: Google Maps Screenshot

## Consultant Reports

This Design & Access Statement supports the submission of a full planning and listed building consent application, addressing feedback following pre-application advice. The original pre-application ENQ/2023/01397 submitted proposals for extensions and internal and external alterations to the Grade II listed Hotel alongside diversification of the Class C1 Hotel Use.

Since this pre-application feedback received 1st March 2024, the design has been developed and further research conducted to address concerns raised. The appointment of DevComms has seen a Political Consultation and Public Engagement event held at Salisbury Guildhall on August 6th 2024.

### Consultant's Reports:

**Heritage - Forum Heritage**  
James Webb at Forum Heritage has been involved from the early stages of this project, providing vital guidance during the design. Highlighting elements of historic importance throughout the building has allowed for a heritage-led design approach and the strip-out of modern additions which were covering the historic building fabric has been overseen.

**Flood risk Assessment - Paul Basham Associates**  
As the site falls within Flood Zone 2 and 3, PBA has reviewed the Environmental Agency data and developed the Flood Risk Assessment and drainage strategy to support the full planning application.

**Ecological Assessment & BNG - LC Ecology**  
After an ecological assessment of the site, a Biodiversity Net Gain (BNG) exemption for the site has been provided due to the location and type of development proposed. In line with the statutory metric guidelines a development that does not impact a priority habitat and impacts less than 25 square metres of on-site habitat or five metres of on-site linear habitats such as hedgerows is exempt from the biodiversity net gain assessment.

**Townscape and Visual impact assessments (TVIA) - UBU Design**  
A zone of theoretical visibility (ZTV) was established, to address concerns regarding any potential visual impact the rooftop bar may have across Salisbury. The Zone of Theoretical Visibility is calculated using an Environment Agency LiDAR survey digital surface model (DSM). This DSM takes into account the height of buildings and other structures, which will create a visual barrier to any proposed development. Further

analysis of the potential views are detailed on page 31-33, where it has been concluded that the proposals have no impact on the view of Salisbury Cathedral.

**Commercial Viability - Sturt & Company**  
Richard Sturt has provided analysis on the commercial viability of the proposal and how it will benefit the long term economic viability of the City. Salisbury tourism officers have recognised a need for this standard of hotel and this report addresses this requirement within the tourism sector.

**Hotel Viability - IHCA**  
Andrew Theobald has advised on the layout, servicing and general function of the hotel, ensuring this proposal delivers a valuable asset to Salisbury.



Market Square (Source: Salisbury Guildhall Website)



Salisbury Cathedral (Source: Visit Heritage Website)

**Noise Impact Assessment - Clarke Saunders**  
This assessment highlights some key acoustic elements typically addressed during design stages for hotel developments, providing suggested mitigation in some areas.

**Air Quality Assessment - Ramboll**  
Qualitative assessment of construction dust impacts, identifying appropriate construction mitigation measures based on the identified level of risk. Ramboll have undertaken an odour risk assessment and prepared an air quality assessment report for the proposed alterations to the hotel and a kitchen odour assessment report.

**Archaeological Report - Wessex Archaeology**  
The site lies at the heart of the medieval city of Salisbury and is within the Cross Keys 'chequer', one of the original medieval city blocks. There is potential for early prehistoric artefacts to be encountered within the Site, due to underlying geological deposits, and there is also a slight potential for later prehistoric and Romano-British artefacts. Further details are found within an archaeological desk-based assessment carried out by Wessex Archaeology.

**Lighting Impact Assessment - Michael Grubb Studios**  
The report establishes a set of guidelines for the external lighting of the Roof Terrace. Suggestions for using appropriate levels of light with respect to safety without over-lighting and minimising light pollution, glare and flicker.

**Highways Report - Paul Basham Associates**  
A Transport Plan has been supplied in support of this planning application. The report details the expected operation of the site such as opening hours, staffing and visitor numbers, car and cycle parking provision, pick-up drop off arrangements (including valet parking) and delivery and servicing arrangements including refuse and recycling.

**Fire Report - Soltas Realta**  
Contemporary fire safety guidance recommends that this building is afforded with at least two escape staircases from each above ground level. External staircases are seen as inferior to internal staircases for public buildings. On this basis, the design has incorporated two internal staircases from each above ground level to ensure the design satisfies current standards. Further to this, the building will be afforded with the highest standard of fire alarm and detection system to complement the two staircase design.



# History of Cathedral Hotel

The hotel was added to the National Heritage List for England in 1972 at Grade II. The following is an extract of the list description:

Cathedral Hotel SU 1429 NE 4/527 II GV 2. C18 altered C19. 4 storeys red brick, stone bands between storeys, stuccoed ground floor. Moulded stone cornice, brick parapet with dividing piers and stone coping. 9 bay front, extended to west early C19. The 2 right hand bays project with chamfered stone quoins. In 3rd bay from left superimposed mid C19 canted bays through height of building, cornice carried over in wood. 2 left hand bays have recessed sashes, no glazing bars. Other windows have camber headed architraves to 3rd and 2nd floors, flat headed 1st floor with consoles to sills. Elaborate C19 cast iron balcony between canted bay and 2 bay projection on 1st floor. Ground floor windows sashes, one with architrave, full length plate glass round headed windows to centre. Remains of pilaster frame to entrance. The round headed windows articulated by later pilasters. Moulded cornice over. Interior has some C18 panelling.

Cathedral Hotel and Nos 11 to 17 (odd) form a group.

Source: Historic England

The hotel differs somewhat from this 1972 description and initial inspection would suggest significant change took place during the raising of the building c1929 with the entire third floor added at this time. At this time, it would also appear that the secondary stair (or possibly the staircase to a separate house – amalgamated to form the hotel) was removed and replaced with circulation space and lift, the entire east side of the hotel was constructed (and has since been heavily altered) and significant internal change, not least at ground floor took place. The rear of the hotel was also substantially rebuilt at this time and only fragmentary fabric to the rear dates from pre-1929.

Of particular significance is the survival of the 18th century staircase which extends from ground to second floor and was then extended to the third floor to match the 18th century detailing. This is a fine open well stair of oak recorded by the RCHM in 1972 (see photo) and surviving substantially intact presently. Elsewhere within the building there is notable mid 18th century (origin) panelling at first floor to the one of the principal front rooms although there is also documentary evidence of some alterations at least to one partition wall in the early 20th century. There are some good survival of decorative arches between rooms in moulded plaster and dating from the mid to late 19th century (at various places to ground and first floor).

There is an important survival of former chimney breasts but no fireplaces or surrounds. These do however provide a valuable sense of how the 18th and 19th century rooms were laid out particularly to ground and first floors. This would be considered to form part of the buildings evidential value.

Source: Forum Heritage

Full details of the heritage, development of the hotel and remaining elements of historic importance are documented in the Heritage Report provided by James Webb of Forum Heritage. The Archaeological significance of the site is addressed in the Archaeological Desk-Based Assessment provided by Wessex Archaeology.



Photograph showing the original frontage



Photograph showing the original staircase



Photograph looking East along Milford Street

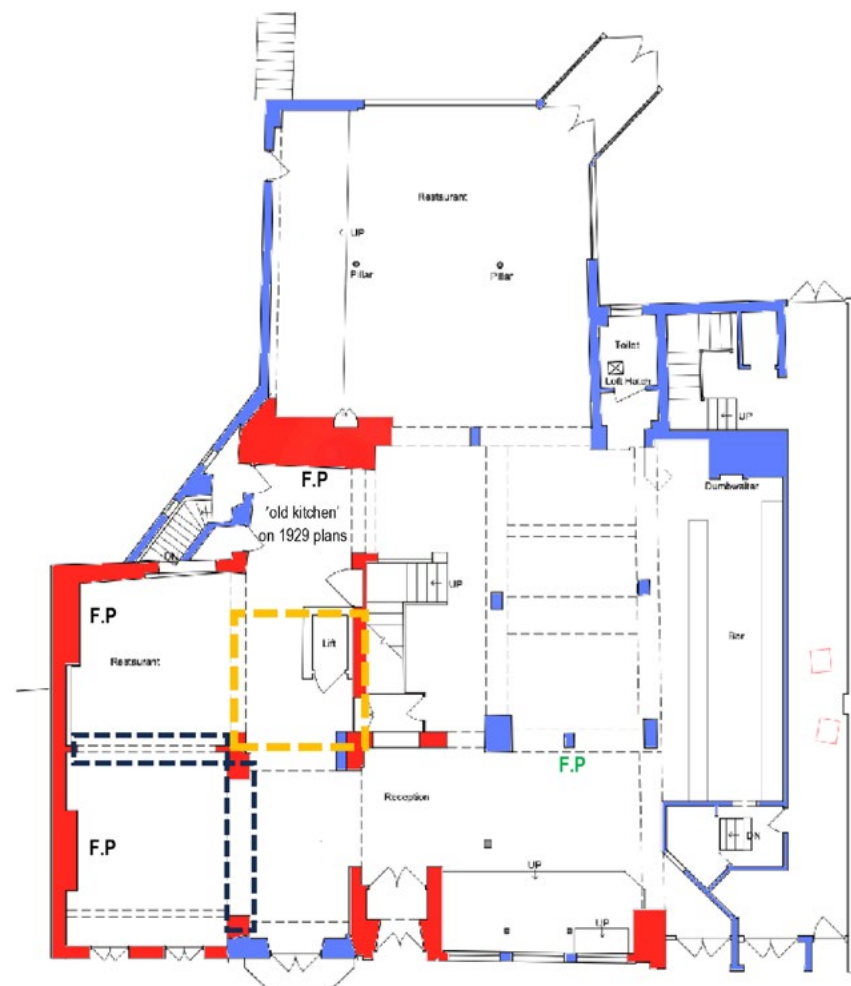
Source: Historic England

# Evolution of the Plan

## Ground Floor

The plans provided by Forum Heritage show the extent of additions which have been made through the years; allowing identification of original elements of the building and features which are of historical significance. On the ground floor the plan shows the stair compartment which has already been lost and is not visible within the building.

The elements which need consideration are the fireplaces, pre-1929 walls and the decorative moulded arch.



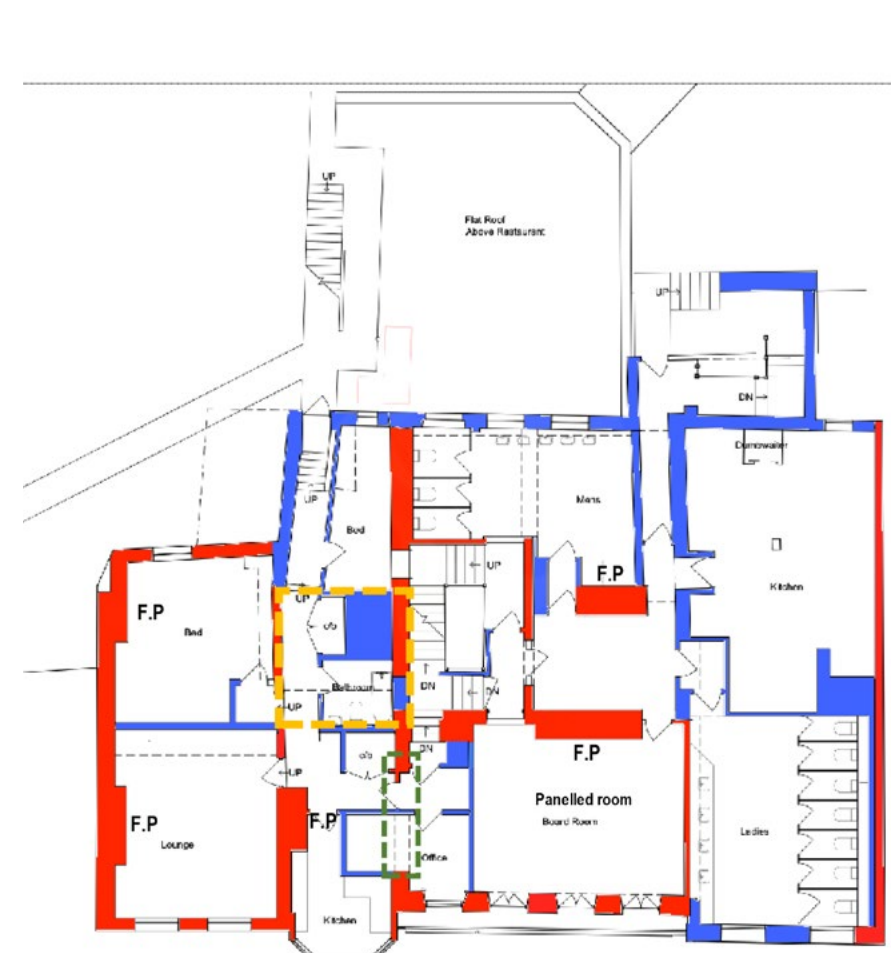
Ground Floor Plan

- Key:
- Red box: Pre-1929
- Blue box: Post 1929 (nb third floor is all post 1929)
- Yellow dashed box: Lost Stair Compartment
- Blue dashed line: 19th Century Panelling (below dado rail)

## First Floor

The first floor plan shows how the additional stair compartment has previously been removed and is not visible within the building at present day.

The significant features on this floor would be the central stairwell, existing fireplaces and the decorative moulded plaster arch and the panelled board room to the front, however the plans show how this room has been partitioned with a post 1929 dividing wall. This plan also shows how the windows to the rear are not original.



First Floor Plan

- Green dashed line: Decorative Moulded Plaster Arch (19th Century)
- Blue dashed line: Decorative Moulded Plaster Arch (Probably Late 19th / Early 20th Century)
- F.P. box: Potential fireplace surviving
- F.P. box: Lost fireplace (position)

## Second Floor

The second floor again highlights the space where the second staircase would have been and the walls which are believed to be pre-1929.

The significant features on this floor are the 19th century panelling to the front of the building and the one remaining pre-1929 window on the rear elevation. The plan shows how the majority of the partition walls are post-1929 and have no historical significance. The third floor plan has not been shown as it is all post-1929.



Second Floor Plan

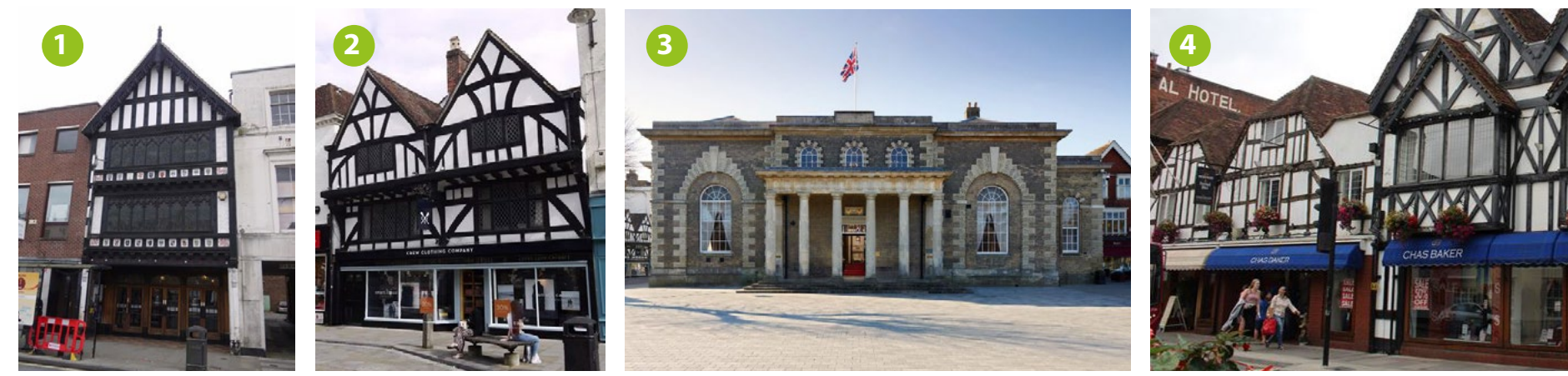
Source: Forum Heritage



# Site Analysis: Heritage Assets



Key:  
 Site Boundary  
 Grade II Listed Buildings  
 Grade I Listed Buildings  
 Grade II\* Listed Buildings



1 John Halle's Hall    2 14 Queen Street    3 The Guildhall    4 11 - 17 Milford Street  
 Source: Historic England Website

The site is derived from the 13th century laying out of the city on a series of grids known as chequers. The hotel sits within the **Cross Keys Chequer**. The site is probably an amalgamation of several medieval plots, possibly up to three, and this division is still seen within the building's core although it is much eroded and altered and there is no above ground historic fabric that is earlier than the second half of the 18th century.

There are no scheduled monuments on or adjacent to the site. The nearest scheduled monument is **Poultry Cross** (Grade I listed) some 180 metres to the west of the site. Other notable historic context is documented in the Archaeological report supplied by Wessex Archaeology.

The Cathedral Hotel is a Grade II listed building and sits within a townscape of very high architectural, historic aesthetic quality. The hotel would fall within the setting of a number of Grade II and Grade II\* (nos.8 and 14 Queen Street) and the Grade I listed former medieval hall, John Halle's Hall to the south side of New Canal Street. The remaining buildings to this part of Milford Street within which the hotel lies form a group of considerable townscape quality and are all Grade II listed (with the exception of Nos 1 & 3 Milford Street and 5 Queen Street - these are identified in the conservation area appraisal as buildings making a positive contribution to the character and appearance of the conservation area).

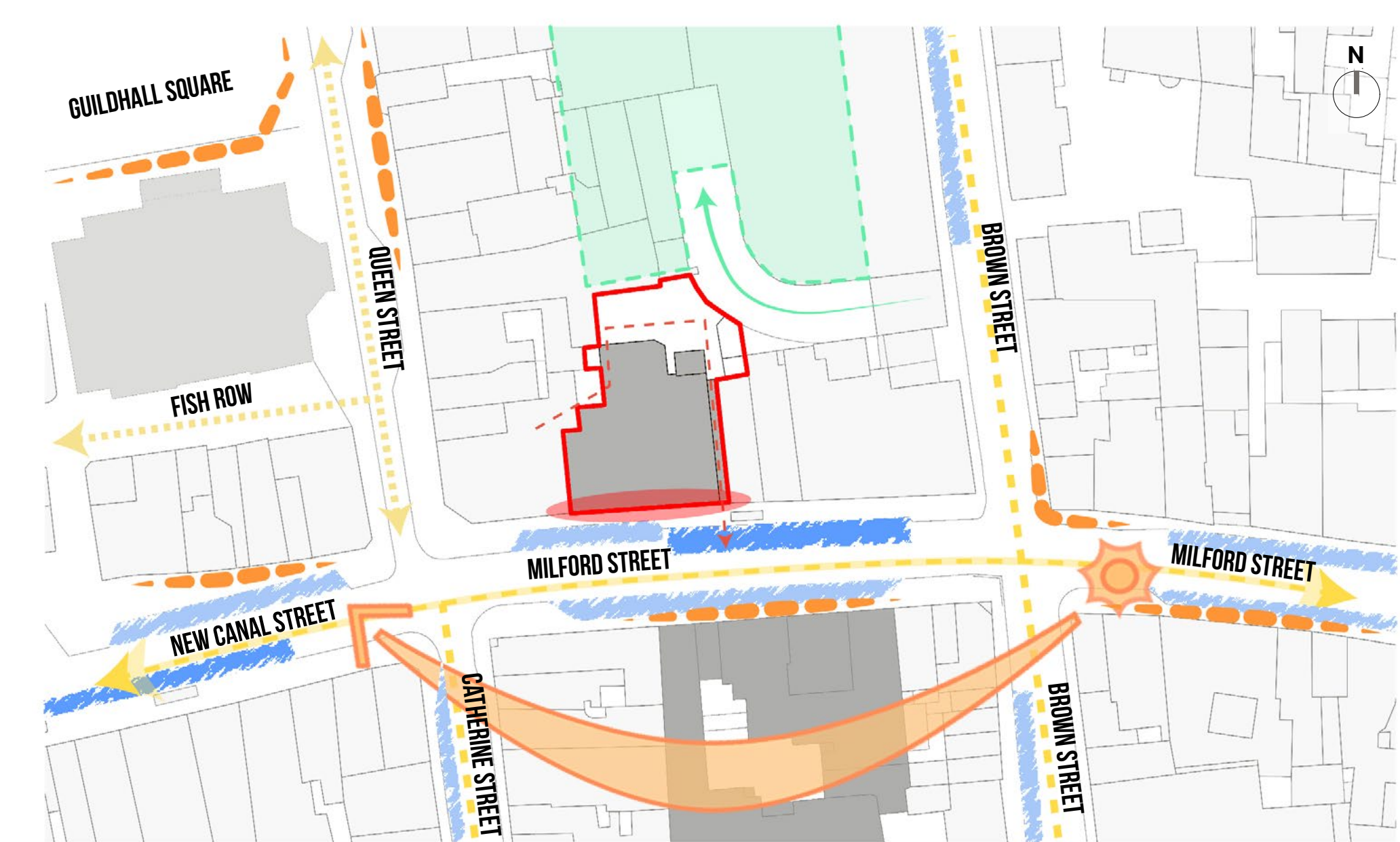
The site falls within the City of Salisbury Conservation Area. This large conservation area extends to include much of the city and its suburbs. The Cross Keys Chequer townscape is described as follows (p60) in the City of Salisbury Conservation Area Appraisal and Management Plan (2012):

Buildings are mostly three-storey but with varied roof scape; 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.

The archaeological significance of the site, despite its extensively developed character is likely to be very high. 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.

Source: Forum Heritage

# Site Analysis: Neighbourhood Study



Key:

- Site Boundary
- Bar/Restaurant Noise
- Public Roads
- Car Park above Street Level
- Pedestrian Only Roads
- Ramp to Car Park
- Fire Escape from Nandos
- High Profile Front Facade
- Bus Stop
- On-Street Parking

Building Uses (at Street Level):

- Class E - Commercial, Business & Services
- Class F - (F2) Local Community
- Class C - (C1)Hotels



View from rooftop down New Canal Street    View from A36 down Milford Street



View from outside Cathedral Hotel towards New Canal Street



View from Milford Street towards Cathedral Hotel



# Site Analysis: External Photographs



# Previous Hotel Configuration

## Spatial analysis

- 22 Bedroom Hotel
- Approximately 165 restaurant capacity
- Approximately 460m<sup>2</sup> overall footprint

## Basement: (approximately 65m<sup>2</sup>)

- Two separate basement spaces, one used as a cellar for the bar and the other is used for storage. Both areas have limited head height and show signs of damp.

## Ground Floor: (approximately 330m<sup>2</sup>)

- Main double doors leading into a reception area.
- Bar with dumb waiter connected to the kitchen on the first floor
- Large restaurant area to the rear and to the left of the entrance
- Side alley access leads from the front to the rear courtyard
- Rear courtyard (approximately 180m<sup>2</sup>)
- Outbuildings in the rear courtyard utilised for plant and refuse storage (approximately 27m<sup>2</sup>)

## First Floor: (approximately 275m<sup>2</sup>)

- Kitchen (approximately 38m<sup>2</sup>)
- Male WC facilities (approximately 22m<sup>2</sup>)
- Female WC facilities (approximately 29m<sup>2</sup>)
- Board room (approximately 28m<sup>2</sup>) with original panelling which has been documented as being of historical importance and will be retained and repaired during alterations
- 2 Bedroom flat currently used for the manager of the hotel (approximately 97m<sup>2</sup>)

## Second Floor: (approximately 280m<sup>2</sup>)

- 9 en-suite hotel rooms
- 2 hotels rooms with access to one shared bathroom

## Third Floor: (approximately 280m<sup>2</sup>)

- 9 en-suite hotel rooms
- 2 hotels rooms with access to one shared bathroom

## Roof:

- There is a flat roof to the property enclosed with a brick parapet wall finished with concrete coping approximately 1m high. There is an exposed roof light to the centre of the roof and two timber clad structures, one housing the lift motor room and the second provides staircase access to the roof.



Images Source: Wiltshirehotels.net

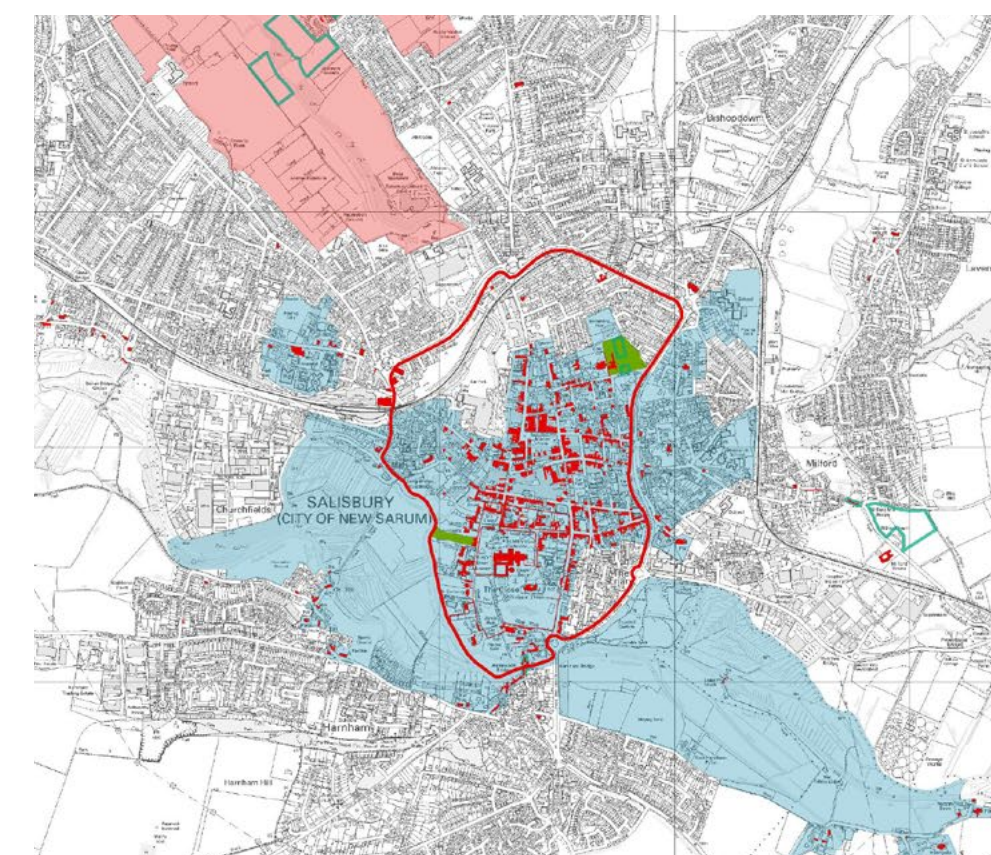


# Building Height Study

A building heights policy to protect the character and setting of the City and Cathedral was first introduced in the early 1960s by the planning authority at that time, Wiltshire County Council. This is evidenced by Policy B5 of the South Wilshire Structure Plan, approved in 1980, which stated:

'All new buildings in Salisbury within the area encompassed by the City Relief Road and the River Avon will be controlled to a height not exceeding 12.2 metres (40 feet).'

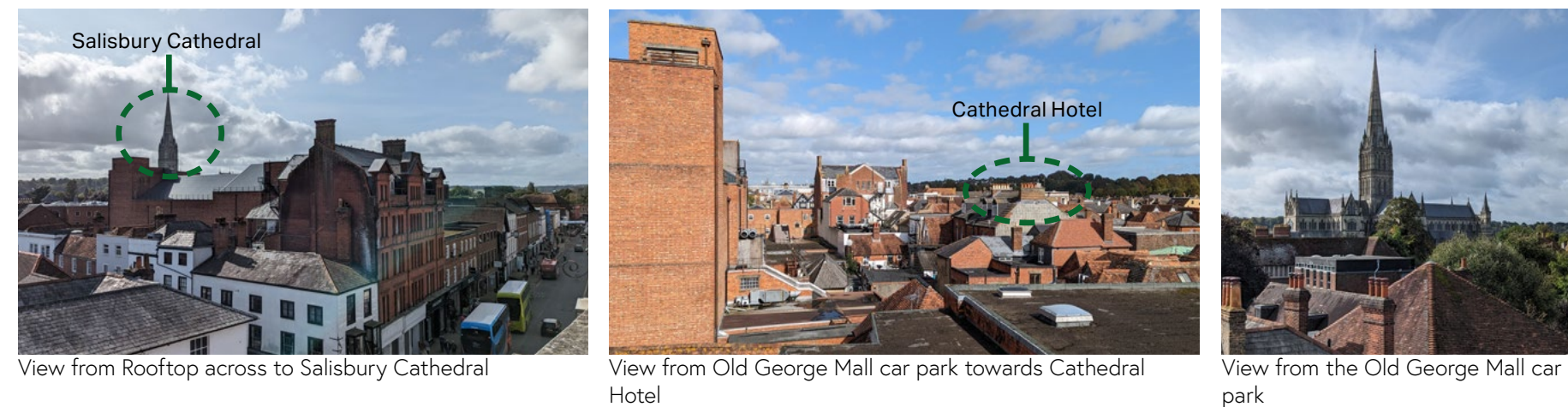
The map (right) shows the buildings within the immediate context of the site which are already above 40ft. The most prominent of these is the cinema building located between The Cathedral Hotel site and Salisbury Cathedral. This demonstrates how the view across to the Cathedral is already considerably altered by the cinema building. Therefore, the roof terrace on the Cathedral Hotel would not be reducing any sight line or views across to the Cathedral.



Source: Salisbury District Council



Photographs showing the effect surrounding buildings have on the skyline and view of Salisbury Cathedral



View from Rooftop across to Salisbury Cathedral | View from Old George Mall car park towards Cathedral Hotel | View from the Old George Mall car park

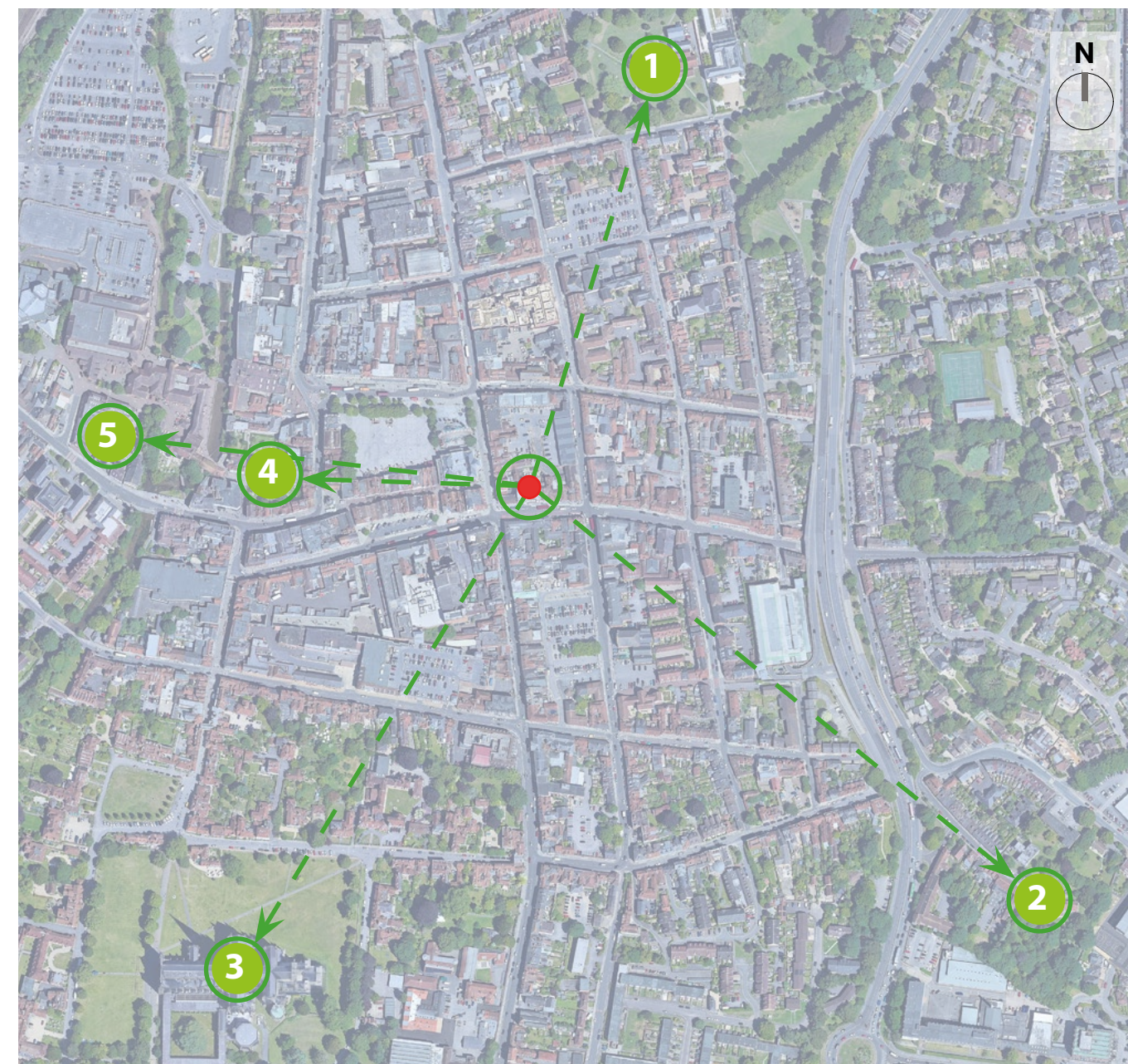
There are several buildings around the site which were built and/or extended before the introduction of the '40ft rule' which limits the height of developments to preserve the historic roof scape of Salisbury and treasured views of the Cathedral. In particular the Odeon cinema building and 3-7 New Canal Street are positioned between The Cathedral Hotel and Salisbury Cathedral, creating a considerable impact on the views from the rooftop at The Cathedral Hotel. The views are further analysed later in the document on pages 34-35. As a result introduction of an additional single storey would not impact on the view looking towards the Cathedral because of taller buildings already impacting on the skyline and obstructing the Cathedral behind.





# Rooftop Views - 5 Spires

From the rooftop of The Cathedral Hotel, 5 spires can be viewed, there are also views across to the ancient ruins of Old Sarum, the earliest settlement of Salisbury. Access to the rooftop would benefit the public by providing connections to the historic landmarks which are the principle reason for visiting Salisbury. These views make the Cathedral Hotel a desirable location and in particular the rooftop a compelling space for the public to visit.



Original Map Source: Google Maps Image

## The 5 Spires and Old Sarum



1. Salisbury Arts Centre
2. St. Martin's Church
3. Salisbury Cathedral
4. St. Thomas' Church
5. Salisbury United Reformer Church
6. View of Old Sarum Heritage Site

## Views from Cathedral Hotel roof top:



# Proposed Ground Floor Plan



- 1 Introduction of a new kitchen to the rear of the property, will improve the ventilation system and keep the service areas away from the accommodation on the first, second and third floors.
- 2 Creating a courtyard garden terrace as an extension of the restaurant with the use of overhead canopies to allow the courtyard to be used year-round.
- 3 The public bar is visible from the street and through the glazed walls/doors when entering into the main entrance of the hotel to attract both hotel guests and passing visitors.
- 4 A reception and lobby area for hotel guests will act as a casual lounge or waiting area.
- 5 The club room can be hired out for events and this area could also be linked with the lobby/ waiting area if needed for a larger event.
- 6 The lift size has been increased to be more comfortable for both hotel guests and people using the rooftop bar and improves accessibility.
- 7 The glazed central stairwell increases the visibility of the original staircase whilst complying with fire regulations and creating a secure fire escape running through the core of the building.
- 8 The private office space in the centre of the building allows for any CCTV or services to be stored away from the front of house spaces, this room allows for access to the cellar below.
- 9 Male, female and disabled WC facilities for people using the restaurant and bar areas, with a separate staff WC.
- 10 Increasing the footprint of the outbuilding allows for adequate plant and refuse storage facilities.

## Heritage Aspects

- A The principal staircase is being restored and celebrated with a glazed enclosure to maximise the visibility of this historic asset within the building and the original staircase will be protected during renovation and retained.
- B The outbuilding is not historically significant and therefore changes to the footprint will have no impact on the historic fabric of the building
- C The existing rear addition is not part of the original building.
- D The decorative moulded plaster arches in the lobby area will be retained and the partition will be set behind the existing arch and plasterwork to ensure that it is not affected by the new partition and the arch remains visible.
- E The main entrance to the hotel is being reinstated with a canopy and will be used by the hotel, bar and restaurant guests.



# Proposal - Front Facade



The ground floor front facade faces directly onto Milford Street and presents the main entrance to the Hotel and where guests will formulate their first impressions of the building. The current frontage is in need of repair and by comparing the image from July 1893 and the present day images; very few of the historic features remain on the ground floor. Many of the openings on the ground floor will be retained but the whole frontage will be replaced with a design which takes precedent from the original shop-front, with the introduction of a canopy above the main entrance. The canopy design will be inspired by the design in 1893 (right) and will highlight the main entrance for visitors of the hotel.



**Historic frontage**  
Cathedral Hotel in Milford Street decorated for the wedding of Prince George (later George V), July 1893



Photographs of Existing



Proposed Frontage at Street Level

# Proposal - Rear Courtyard

The proposed courtyard will be developed to improve the quality of the outside space, creating a tranquil and attractive place to enjoy al fresco dining in the centre of Salisbury. Although enclosed on all sides with the introduction of planters and seating options, the space will benefit from the improvements made by removing the metal fire escape stairs and repairing parts of the external fabric of the building.

The addition of the modern, zinc clad, fully enclosed fire escape with glazed top section will harmonise with the modern ground floor extension and introduce a considered contrast against the traditional brickwork. By introducing a new piece of corten steel artwork as a backdrop to the courtyard will represent the Salisbury landscape and support the economy through the use of a local artist to design and create the perforated corten steel backdrop.



Existing Rear Courtyard



Proposed Rear Courtyard

**Corten Steel Artwork**

This artwork will be commissioned by a local craftsman to create a corten screen depicting the Cathedral, City and surrounding countryside and will be backlit to create ambient lighting in the courtyard. It will be complemented by smaller pieces used as a feature in the rooftop Spitfire Bar.

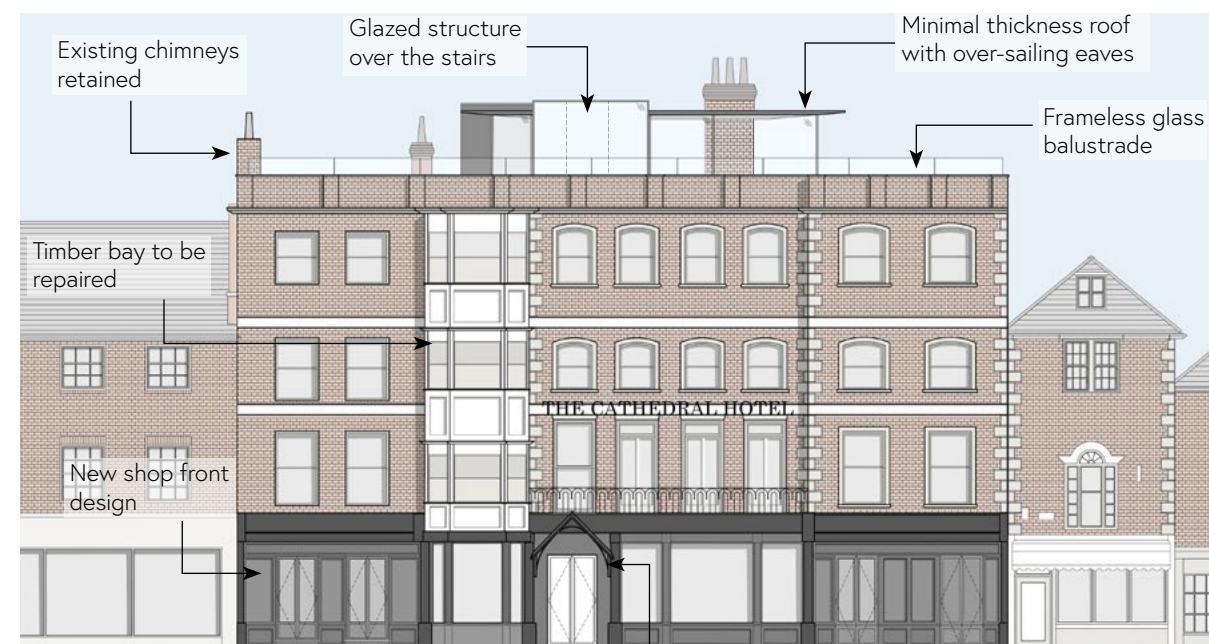


# Existing & Proposed Elevations

The elevations below although not representative of how the building will be perceived at street level, demonstrates a comparison between the existing building and the proposals. The existing ground floor frontage is inconsistent with the street scene and is not representative of the historical frontage of the hotel. The rear metal fire escape stairs are not a desired means of escape and are an unsightly modern addition, especially when viewed from the courtyard. The proposed front elevation shop-front will create a more consistent frontage. The singular stair core at the rear improves the appearance and provides a fundamental part of the entire building's fire escape strategy. The inclusion of a new extension to the rear with a large glazed opening will create a connection between the internal dining area and courtyard garden. The use of modern materials creates clear definition between the traditional brickwork and the new additions. The bay window to the front will be retained but it is in need of extensive repair; this repair is important for preserving this element for the future.



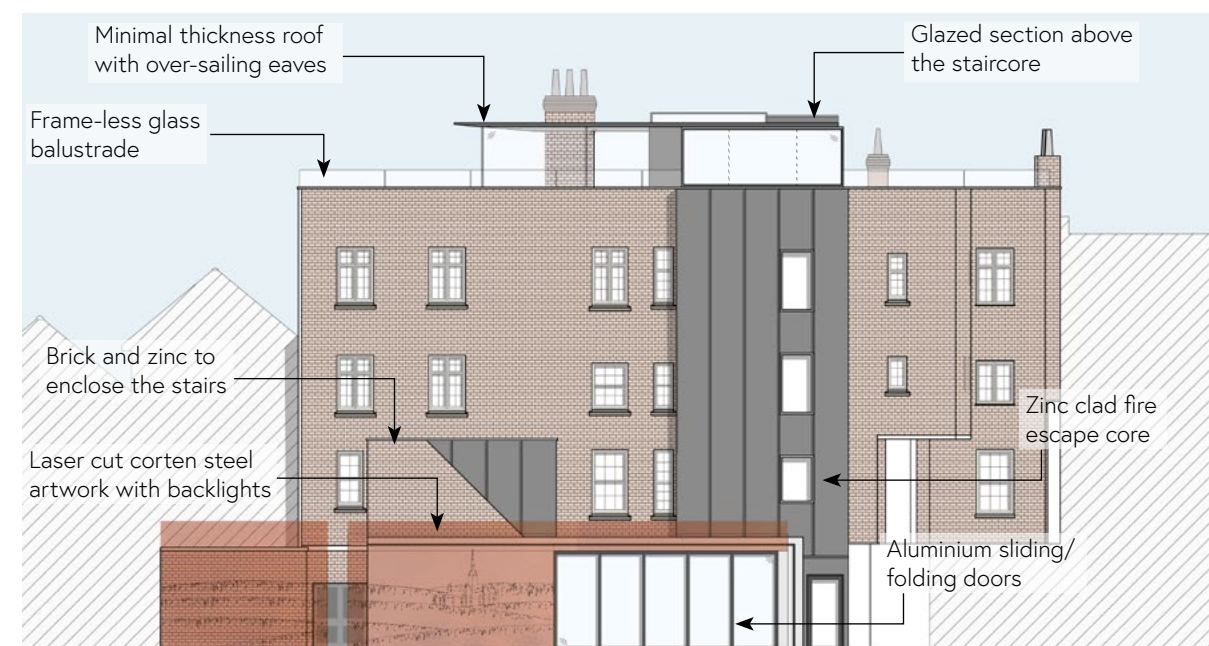
Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation

# Existing & Proposed Street Scene

The street scene shows the variety of roof forms along Milford Street and New Canal Street along with no single vernacular or specific palette of materials. The shop fronts have all been altered throughout the years and some are more modern than others.

Existing Street Elevation



Proposed Street Elevation





# Proposed First Floor Plan

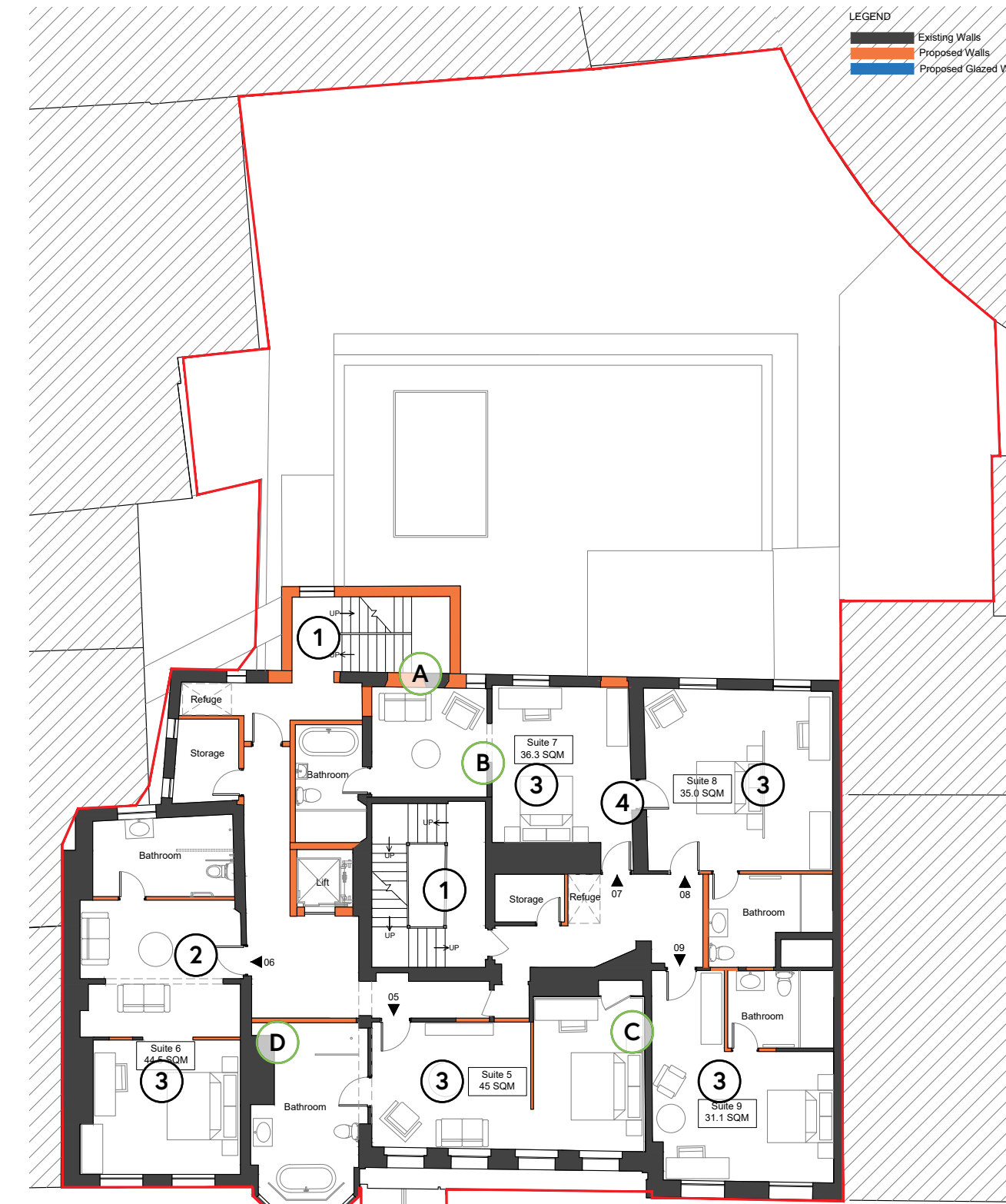


- 1 From each floor of the building two protected fire escapes are provided. On this floor the existing staircase to the right will be retained and used as an escape serving the first floor only.
- 2 The redevelopment provides treatment rooms for hotel guests, a new service which has not been offered in the hotel previously.
- 3 All of the bedroom suites are of generous proportions and have en-suite facilities.
- 4 The fire escape from Nando's will be retained and will connect directly into the new rear fire escape core.

### Heritage Aspects

- A The partition walls in the stairwell are to be removed to open up the existing staircase, these partitions are not original and distract from the original staircase feature and removing these will improve the flow between the two sides of the stairwell.
- B The partition walls being removed are shown as post 1929 and therefore have no historic importance to the building.
- C The panelling in suite 1 will be retained and the door through into the bathroom will be a 'jib' door to retain as much panelling as possible, this wall is however a post 1929 wall and not an original feature of the building.
- D The windows to be in-filled at the rear are not historically important and are shown as being post-1929.
- E The partition walls covering the chimney stacks will be removed to allow the chimney breast to be visible.

# Proposed Second Floor Plan



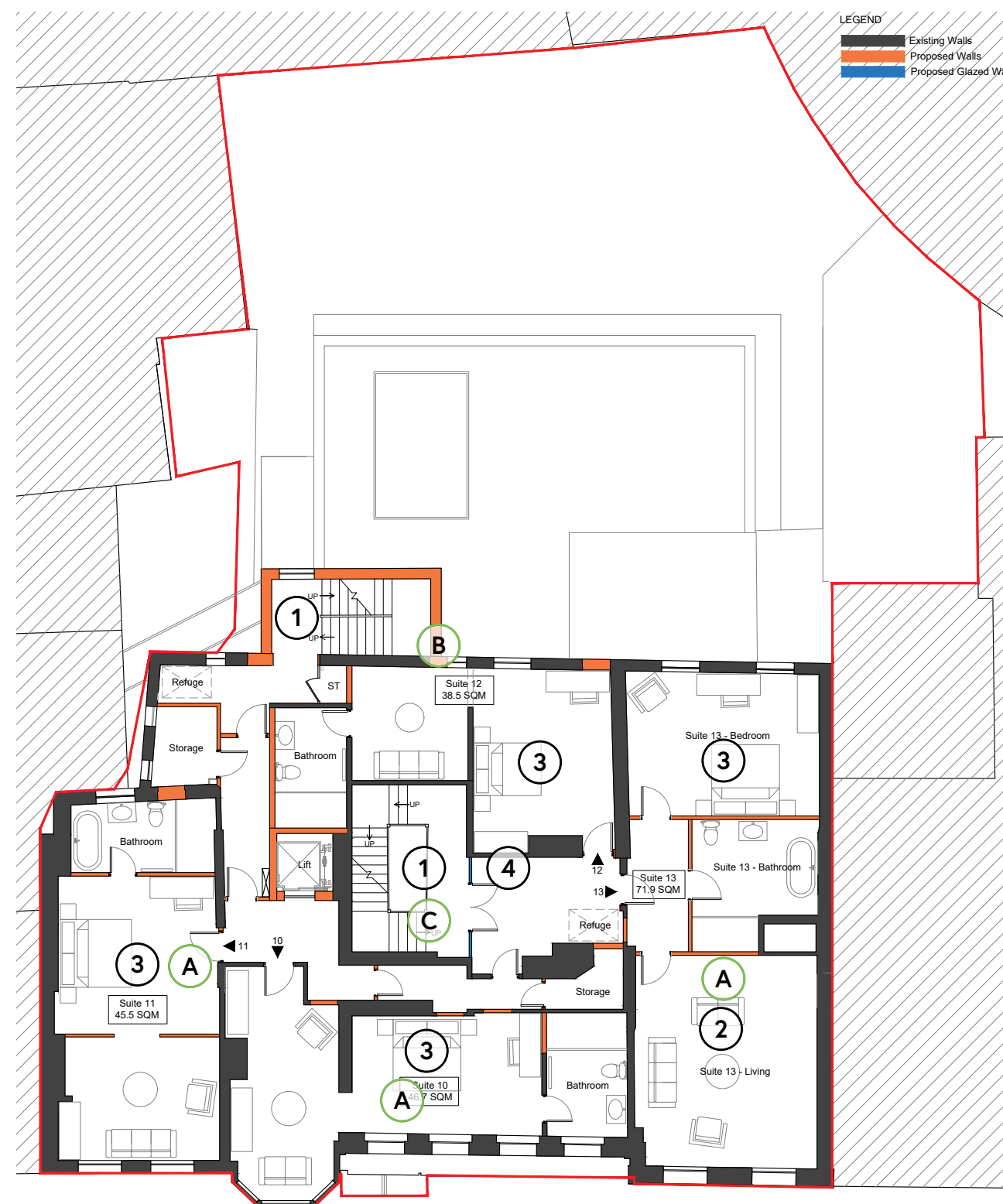
- 1 From each floor of the building two protected fire escapes are provided and each bedroom suite can access both protected escape stairs.
- 2 The level access to suite 6 and its proximity to the lift means it will be a fully accessible suite with an accessible en-suite.
- 3 All of the bedroom suites are of generous proportions and have en-suite facilities.
- 4 The connecting door between suites 7 and 8 allow it to be used for group bookings or both rooms can be occupied independently.

### Heritage Aspects

- A The original window to the rear which needs to be in-filled to allow for the new enclosed fire escape will retain the original opening on both sides creating a blind window as this has been identified as an original window opening of pre-1929.
- B The partition wall in suite 7 has been identified as a pre-1929 wall, therefore two piers either side and the down-stand will be retained within the room.
- C The panelling below the dado rail in suite 5 will be retained.
- D The partition walls covering the chimney stacks will be removed to allow the chimney breast to be visible.



# Proposed Third Floor Plan



- ① From each floor of the building two protected fire escapes are provided and each bedroom suite can access both protected escape stairs.
- ② Suite 13 has been created as a superior suite and provides a separate living room which might be more appealing to guests who wish to use the hotel for a longer stay.
- ③ All of the bedroom suites are of generous proportions and have en-suite facilities.
- ④ The existing service stair leading to the roof will be removed and the central staircase will be extended to provide access to the rooftop which is suitable for public use.

### Heritage Aspects

- A The walls to be removed are not original partitions and are all post 1929.
- B The windows to be in-filled at the rear are not historically important because they are not part of the original building fabric.
- C The central staircase at this level was previously extended in 1929 when the third floor was added to the building.

# Accommodation Schedule

The alterations at The Cathedral Hotel will reduce the number of hotel bedrooms to increase the quality and achieve luxury accommodation. The existing hotel use provided 22 bedrooms and the proposed floorplans will provide 13 suites, all with large en-suite bathrooms. The accommodation schedule of the suites on each floor is detailed below:

### First Floor

- Suite 1 - Approx. 46 sqm  
1 Super King bed with wardrobe, vanity/desk  
Bathroom with walk-in shower
- Suite 2 - Approx. 45 sqm  
1 Super King bed with wardrobe, vanity/desk and seating area  
Bathroom with walk-in shower and free-standing bath
- Suite 3 - Approx. 29 sqm  
1 King bed with wardrobe and vanity/desk  
Bathroom with walk-in shower
- Suite 4 - Approx. 40 sqm  
1 King bed with wardrobe, vanity/desk and seating area  
Bathroom with walk-in shower
- Spa Facilities / Treatment Rooms - Approx. 31 sqm

### Second Floor

- Suite 5 - Approx. 49 sqm  
1 Super King bed with wardrobe and vanity  
Lounge area with hospitality station, could convert into family unit  
Bathroom with walk-in shower and freestanding bath
- Suite 6 - Approx. 45 sqm - Accessible Suite  
1 Super King bed with wardrobe and vanity  
Lounge area with hospitality station, could convert into family unit  
Bathroom with walk-in shower  
Direct level access from the lift for wheelchair users.
- Suite 7 - Approx. 36 sqm  
1 King bed with wardrobe and vanity  
Lounge area with hospitality station, could convert into family unit  
Bathroom with walk-in shower and freestanding bath  
Connecting door with Suite 8

- Suite 8 - Approx. 35 sqm  
1 King bed with wardrobe, vanity and seating  
Bathroom with walk-in shower and free-standing bath  
Connecting door with Suite 7
- Suite 9 - Approx. 31 sqm  
1 King bed with wardrobe, vanity and seating  
Bathroom with walk-in shower

### Third Floor

- Suite 10 - Approx. 46 sqm  
1 Super King bed with vanity, hospitality station/wardrobe  
Lounge area with hospitality station, could convert into family unit  
Bathroom with walk-in shower
- Suite 11 - Approx. 46 sqm  
1 Super King bed with wardrobe and vanity  
Lounge area with hospitality station, could convert into family unit  
Bathroom with walk-in shower and free-standing bath
- Suite 12 - Approx. 39 sqm  
1 King bed with wardrobe and vanity  
Lounge area with hospitality station, could convert into family unit  
Bathroom with walk-in shower
- Suite 13 - Approx. 72 sqm  
1 Super King bed with wardrobe, vanity, hospitality station  
Separate living area accessed from the private entrance lobby  
Bathroom with walk-in shower and free-standing bath

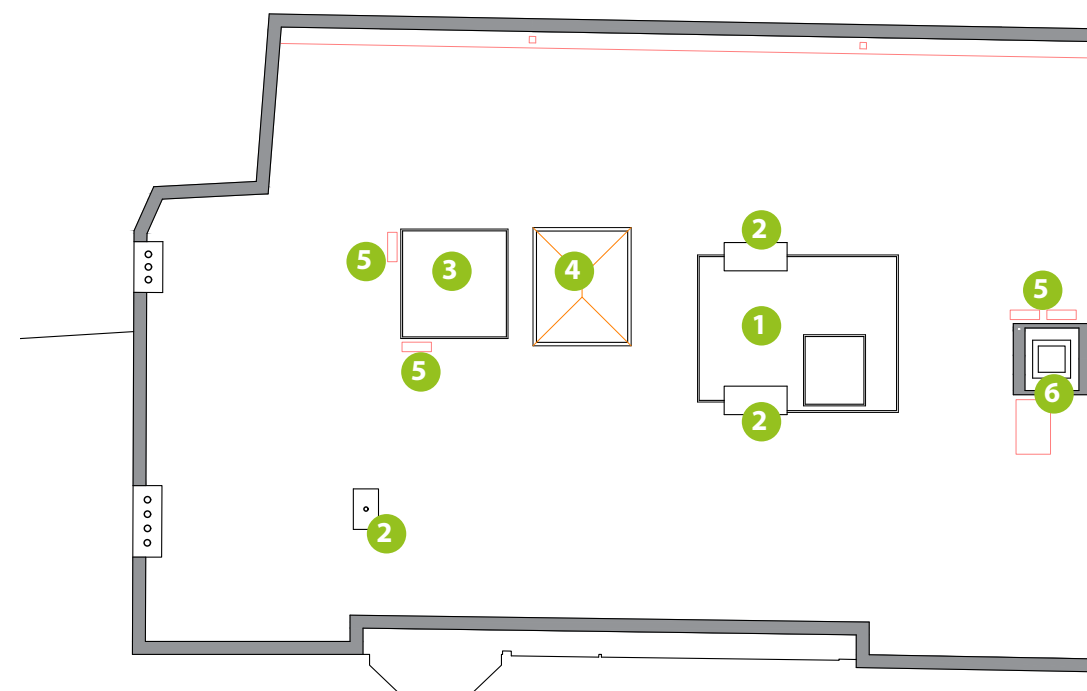


# Existing Roof

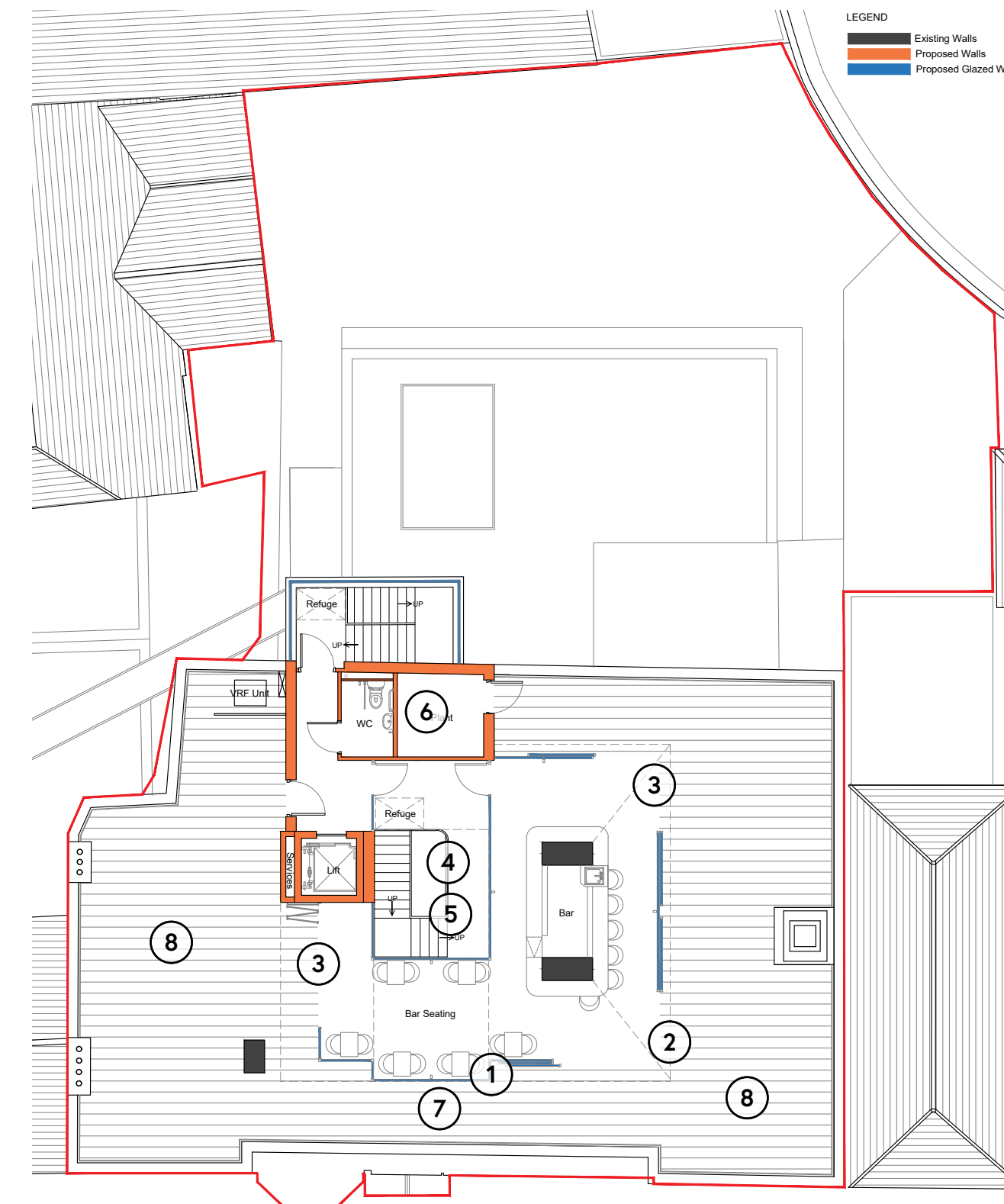
The photographs below show that the existing roof is peppered with a number of randomly located unsightly sheds and plant rooms which have a ramshackle appearance. The height of the plant rooms range from 2.34m to 3.57m above the existing flat roof level. The plant rooms will be removed as part of the proposals. A number of existing brick chimneys with clay pots are located at roof level but two are hidden by the sheds. The existing chimneys will be retained and will form a key feature within the new roof terrace bar. The existing flat roof is in need of repair due to extensive leaking which is causing damage and damp areas to the rest of the building. The removal of the unsightly sheds and introduction of a transparent pavilion in its place will be seen as a significant improvement.



Key:  
 1. Plant and Stair Access  
 2. Chimney Stacks  
 3. Lift Overrun  
 4. Lantern Rooflight  
 5. AC Units  
 6. Ventilation



# Proposed Rooftop Bar Plan

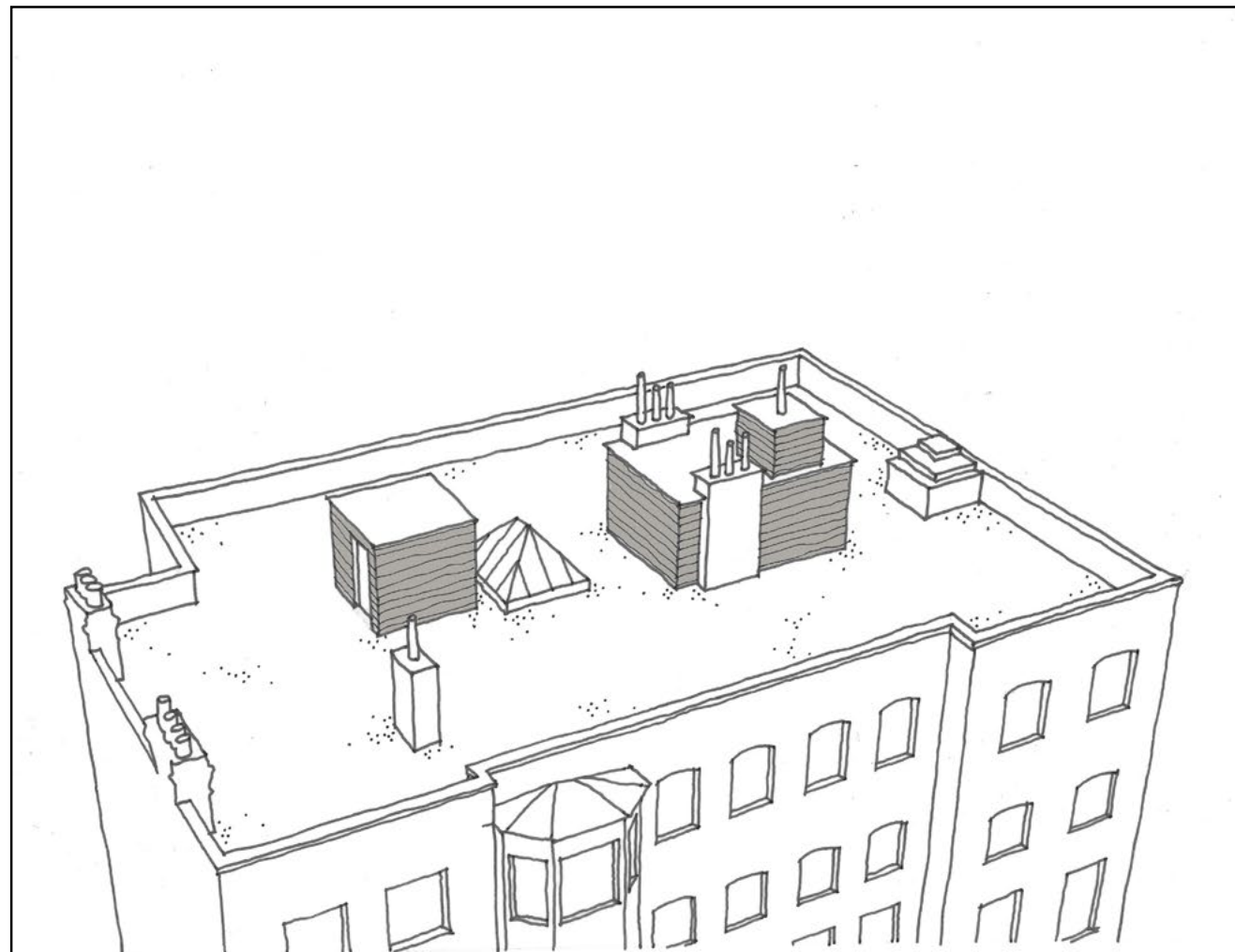


The rooftop bar provides a unique experience for Salisbury, creating a bar with both indoor and outdoor seating with views across the Salisbury roof-scape. By creating a transparent and lightweight pavilion, minimises any perceived visual intrusion. The material choices will contrast but not compete with the existing building fabric.

- ① The facade is mainly formed of frameless glass walls with minimal visible framing.
- ② The roof of the bar will be of minimal thickness with over-sailing eaves and a sloping soffit to form an elegant and non intrusive capping to the pavilion.
- ③ Sliding / folding doors will allow the internal space to spill out seamlessly onto the terrace.
- ④ The existing central staircase will be extended up to the terrace level.
- ⑤ A fully glazed roof located directly above the staircase creates uninterrupted views to the sky above and flooding the stairwell with natural light.
- ⑥ Plant spaces are located to the rear to reduce the mass visible from the front.
- ⑦ Outdoor terrace space around the perimeter to maximise the views and keep the built form away from the edge of the parapet. The roof top bar, is set back from the existing parapet to show clear definition between the heritage of the existing architecture and reduce the visual impact of any development from street level.
- ⑧ The outdoor space will be used for seating to allow visitors to experience the views across to the Cathedral and the other spires which are visible around Salisbury roof scape.

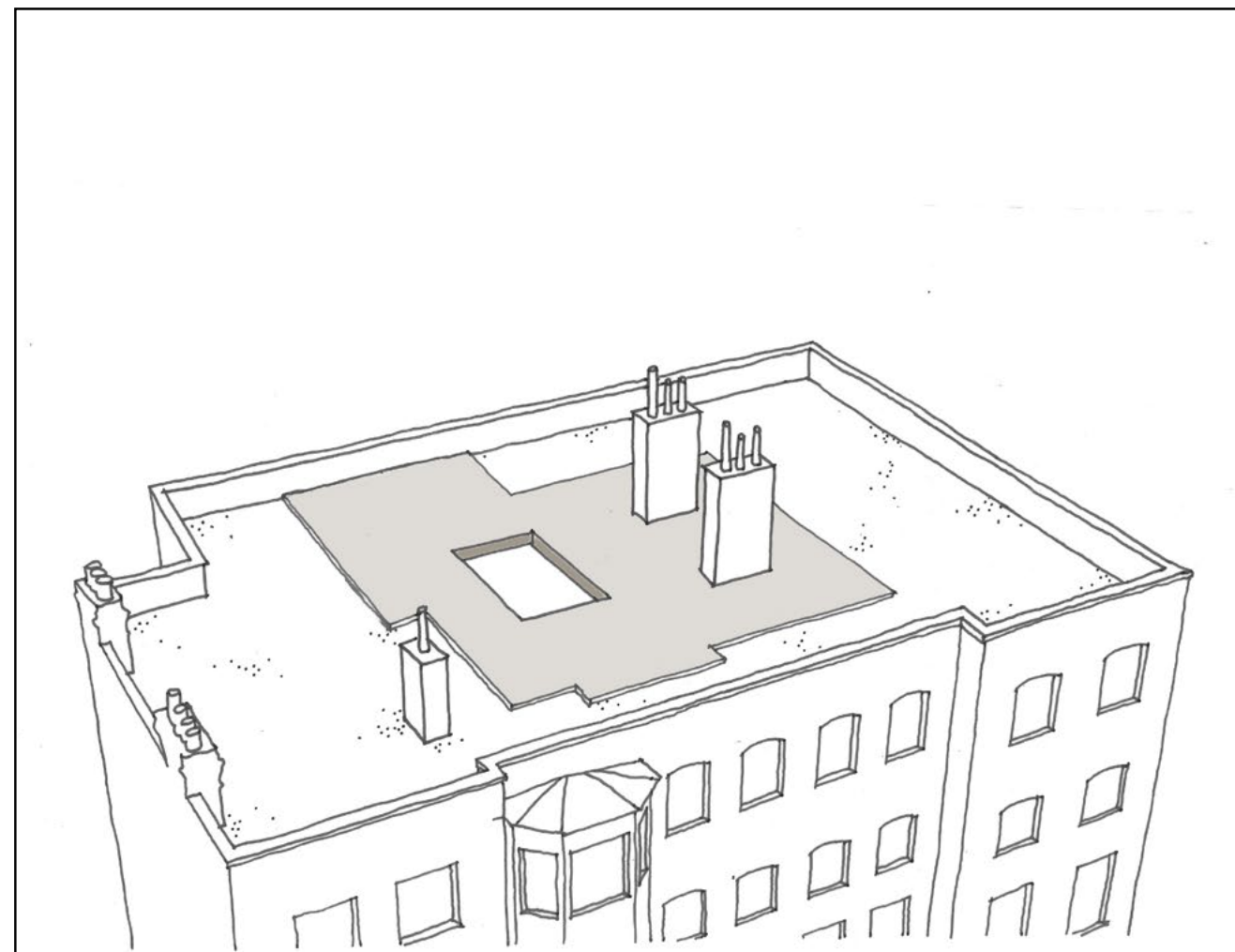


# Proposed Rooftop Bar



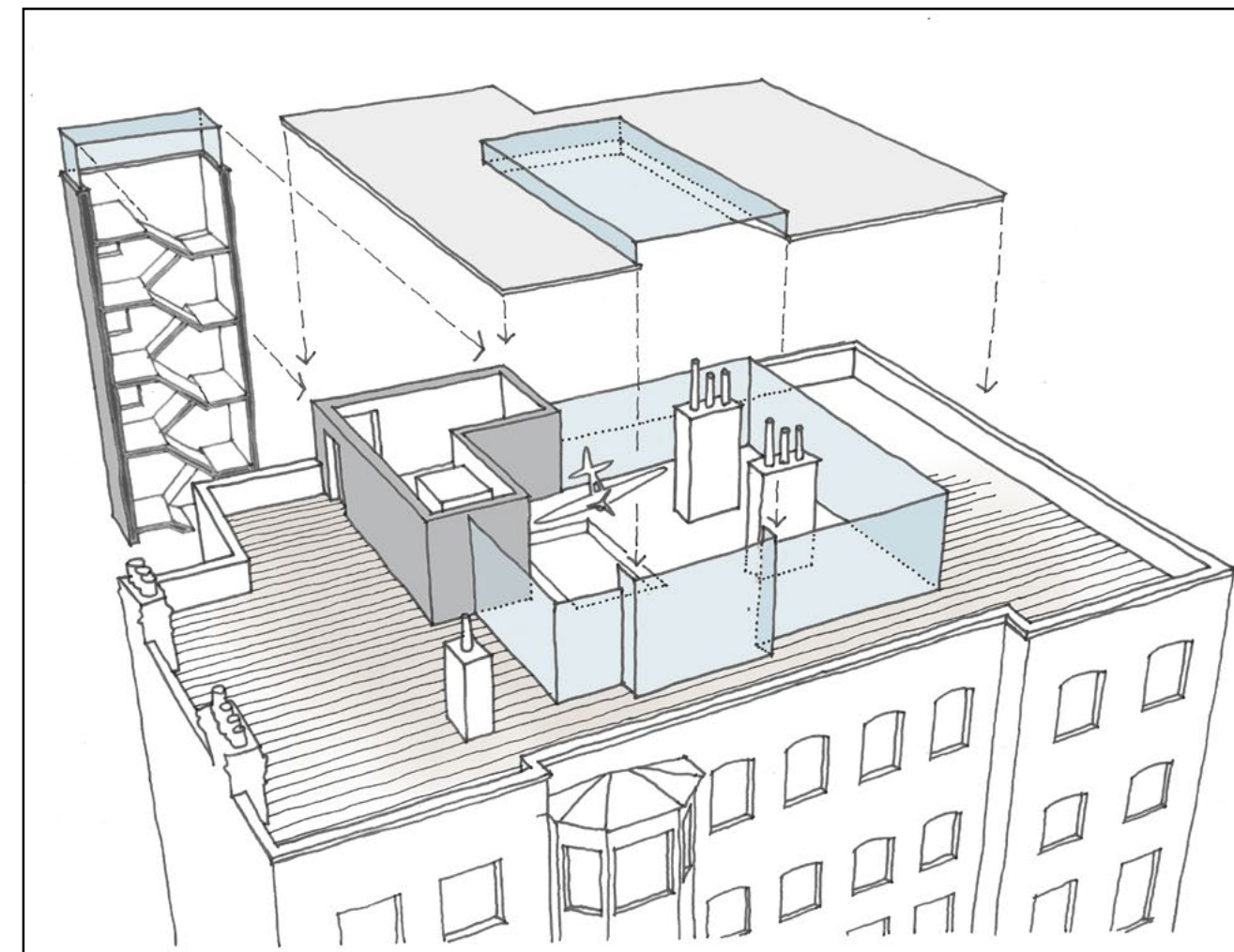
## Existing Roof Structures

The existing roof is littered with structures which have been added over time and conceal most of the two main chimneys. The structures are timber clad, are in poor condition and are unsightly additions to the building. Currently the only access to the roof is via a service stair on the third floor which is steep and narrow, the entrance to the roof is within the larger of the timber sheds which are visible on the rooftop. The overall condition of the flat roof requires repairs and currently leaks have been found which could begin to damage the building fabric. The proposals will address any issues which have been identified within the conditions survey and improve the roof structure to protect the building for future use.



## Demolition of Timber Sheds

The timber sheds do not provide any significance to the building, they are additions to the main building to accommodate plant equipment and services which have not been adequately designed into the building. The removal of the service staircase which is currently not suitable for public use, the proposals will extend the central staircase and create a dramatic ascent to the rooftop. The chimneys, although not part of the original fabric of the building are a feature which will be celebrated by retaining all the chimneys on the rooftop. The two largest chimneys will become a main feature with the bar being wrapped between the two chimney stacks.

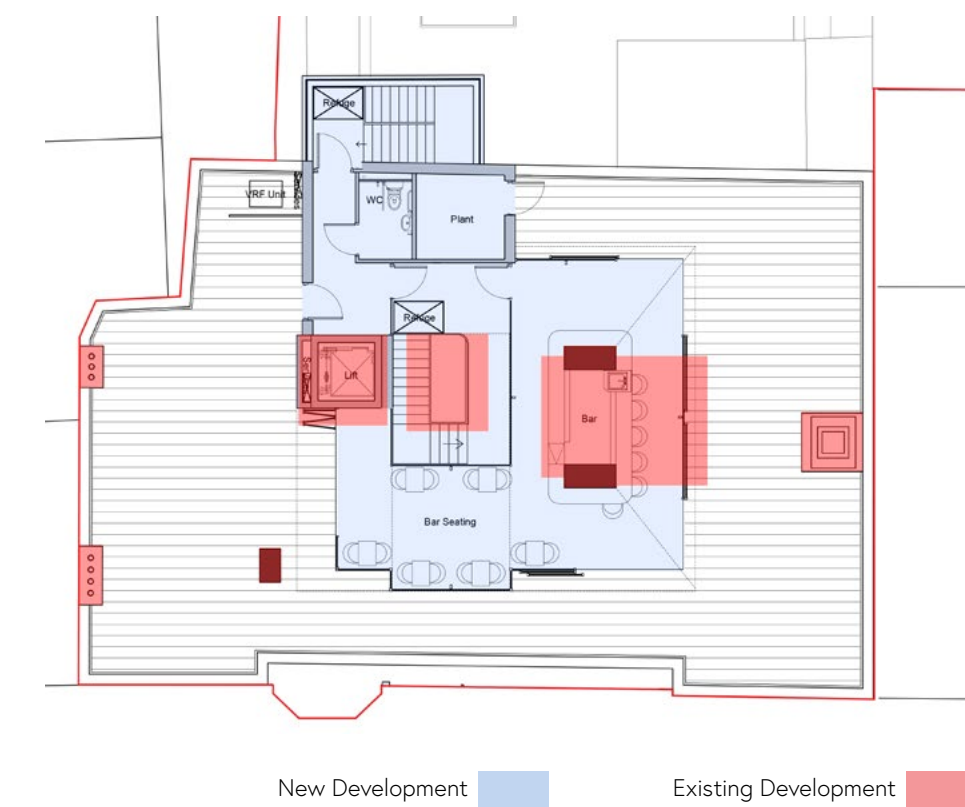


## Proposed Rooftop Bar

The main structure is formed of glass walls with a roof of minimal thickness and over-sailing eaves to minimise the overall height. The fully glazed roof located directly above the staircase creates uninterrupted views to the sky above and flooding the stairwell with natural light, creating a backdrop for the Spitfire replica model to be suspended above the stairwell. The rooftop bar creates the unique feature making the proposal viable as a 5-star luxury hotel within the city centre. This proposal will provide Salisbury with an experience which is currently not available to the residents and visitors. The rooftop bar creates a destination, appealing to tourists and residents by providing a viewpoint which cannot be explored from elsewhere in the City.

The rooftop bar creates the unique feature which makes this proposal viable as a 5-star luxury hotel within the city centre. This proposal will provide Salisbury with an experience which is currently not available to the residents and visitors. The rooftop bar creates a destination, appealing to tourists and residents by providing a viewpoint which cannot be explored from elsewhere in the City. The view from the rooftop provides views across the city and celebrates the historic context. The rooftop bar is a fundamental aspect of the hotel development, as explained by Andrew Theobald (Independent Hotel Consultants & Advisers);

"The roof top bar, whilst being a small facility by comparison to the entire hotel, will be vital in generating hotel business as it will provide a unique feature within the city skyline. I would expect the roof top bar to attract hotel residents and locals for pre-dinner drinks prior to dining in the ground floor restaurant, as well as attracting local businesses to host small intimate functions within the hotel ground floor private dining room, with pre function drinks served on the roof top bar as part of the event. Rather than a standalone facility, the roof top bar is seen as being an essential feature to attracting customers to the hotel to eat in the hotel restaurant."



New Development

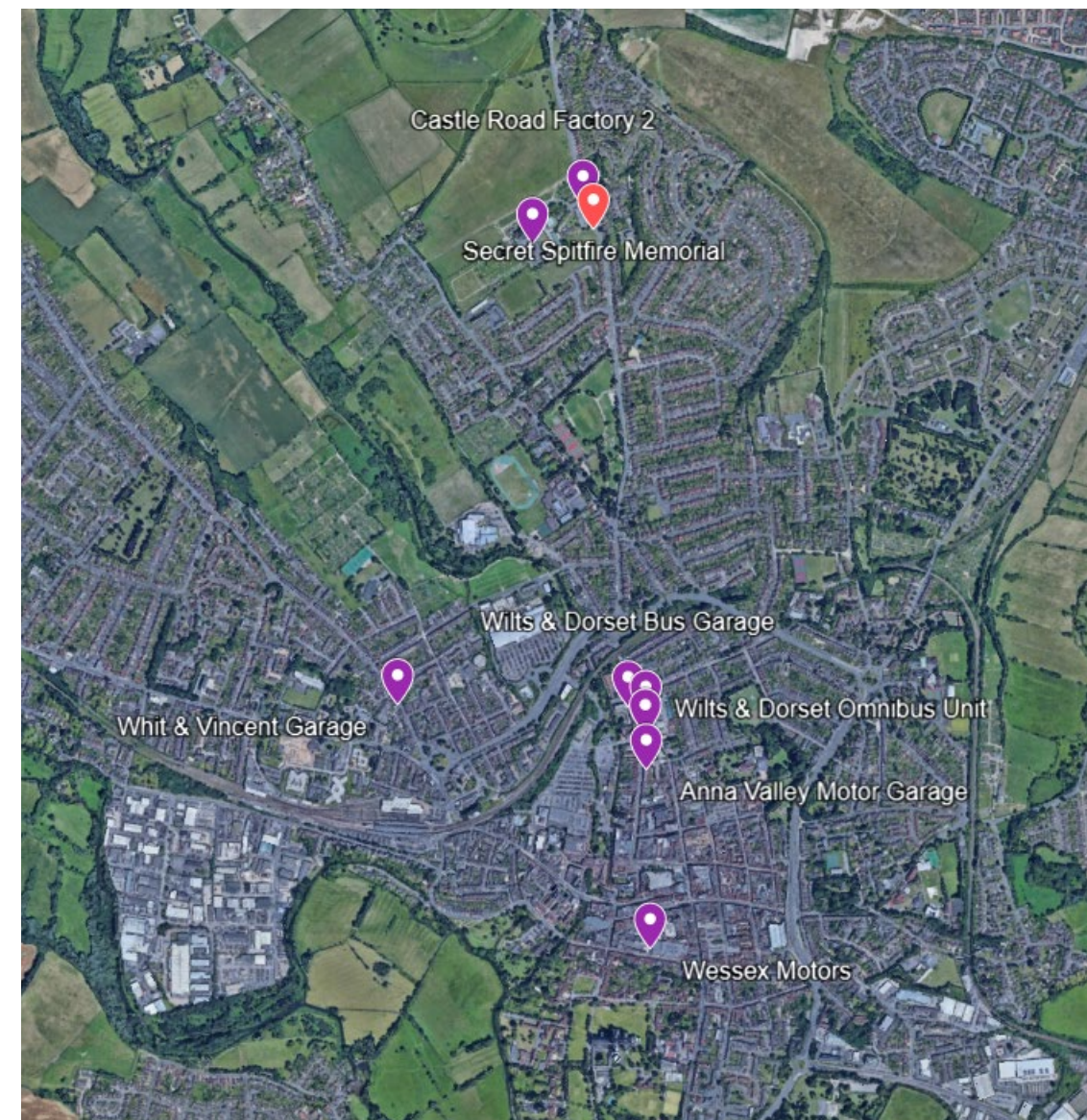
Existing Development



# Secret Spitfires

A key component of the design agenda is the creation of a new rooftop Spitfire bar, envisioned as a tribute to a defining time in Salisbury's history and the production of Spitfire components across Salisbury. This bar will be a tribute to all the workers who contributed significantly during WWII. This celebration of the dedication and craftsmanship aims to recognise Salisbury's unique historic contribution to the war efforts. The Spitfire Bar has been designed to fit sensitively and seamlessly into its setting, utilising glazing to create a visually permeable structure. The 1/4 sized Spitfire replica, will be visible upon ascent from the main staircase and from the bar and terrace spaces on the rooftop.

Larasian's founder, Brian Currie, was born and has spent most of his life in Salisbury. Brian has a profound connection to the City and is deeply committed to bringing the Cathedral Hotel into viable and sustainable use. Brian's parents, Florence Crouch and William Currie met while working in one of the Salisbury factories making Spitfire components. They and many others contributed significantly by working in secret during WWII. The redevelopment will honour this heritage with the introduction of a Spitfire bar on the hotel's roof, providing views of the city.



"It is part of Salisbury's history that took 75 years to come to light – how hundreds of men, women, girls, boys and engineers built the iconic Spitfire in secret, in our historic cathedral city. During World War II more than 2,000 Spitfires were built in secrecy in Salisbury after Southampton's production facilities were destroyed as part of Hitler's plans to achieve air superiority.

What the Nazi's failed to uncover though, was that manufacturing was being moved to secret factories in rural cities, small towns, and villages. Salisbury became one of the most important producers, reaching over 10% of the total numbers of Spitfires ever built.

Secret factories were dispersed around the city centre, hidden in garages, bus depots and even sheds in Castle Street, New Street, Devizes Road and Castle Road. There were also assembly units at High Post and Chattis Hill. The work of these men, women and children was such a huge achievement but it only became widely recognised after the release of the 2016 film The Secret Spitfires."

Source: experiencesalisbury.co.uk

### Locations of Manufacture

This map shows the locations in central Salisbury area where the component parts were made during WWII.

### 1/4 Scale Replica Model

This is a display model to demonstrate the size of the replica which will be suspended in the rooftop bar.



Images Source: photograph taken from Community & Stakeholder Engagement Event in Salisbury Guildhall

# Spitfire Rooftop Bar - Internal View

This view has been selected to show the central glazed atrium above the staircase which will bring natural light into the lower floors and create a lightweight feel to the sky-bar with a dramatic entrance when arriving either via the stair or lift. The central atrium will showcase the Spitfire model suspended from the structure, making it visible when ascending the central staircase.





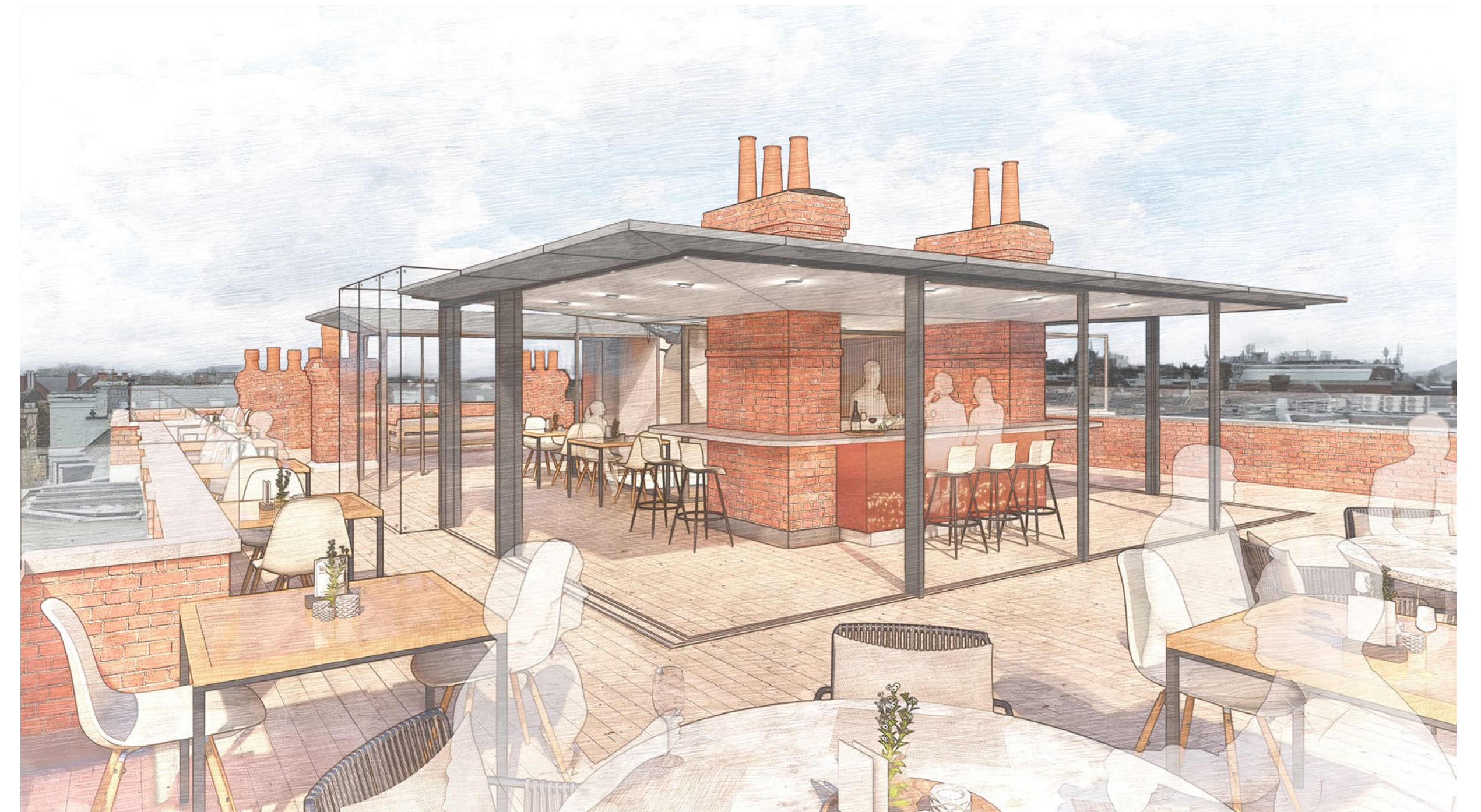
# Spitfire Rooftop Bar - View Across to Salisbury Cathedral

The intention of this image is to highlight the views which will be enjoyed from roof level and the outdoor terrace on the rooftop of The Cathedral Hotel. The elements of glazing minimise the obstruction and allow for views through the internal space to be achieved.



# Spitfire Rooftop Bar - Rooftop View of the Bar

The view of the bar from the outdoor terrace shows the bar which wraps around the two existing chimney stacks. The central glazed atrium is also visible and the glazed doors and walls allow for views through the space, making the internal space connect with the external rooftop.





# Primary Views

The view of the rooftop structures is visible on the approach down Milford Street as the road inclines towards Milford Hill and the view becomes elevated under Milford Street Bridge. The existing structures on the roof, although not visible from directly in front of the hotel due to the height of the parapet, become visible towards the east from the intersection with Brown Street. When moving further away the structures are still visible due to the slight curvature along the road making the side of The Cathedral Hotel visible.

The existing photographs sit beside the same photograph with the addition of modelling software which shows an indication of how the proposal would be positioned on the rooftop and therefore the visibility this would have along the street. The proposed images show how the new development, which removes the old timber roof structures, has minimal impact on the skyline from this approach along Milford Street. The proposed flat roof, with a continuous line above the parapet edge, creates a more harmonious connection with the line of the parapet edge but with a distinctly differing material to highlight the original building.



Viewpoint 1 - Existing



Viewpoint 2 - Existing



Viewpoint 3 - Existing



Viewpoint 1 - Proposed



Viewpoint 2 - Proposed



Viewpoint 3 - Proposed



Viewpoint Map

# Visual Impact Across Salisbury

## Zone of Theoretical Visibility (ZTA) Map



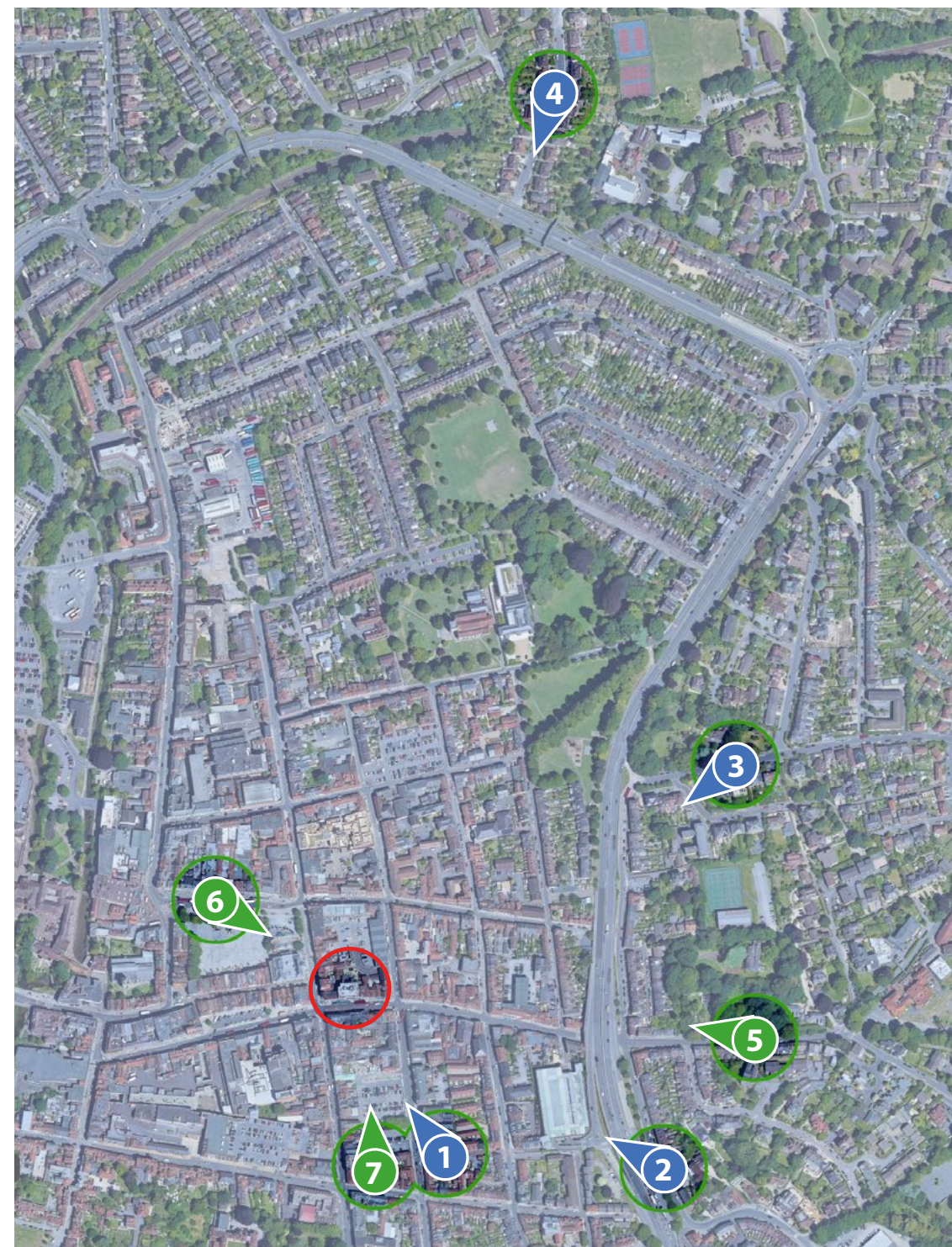
The Zone of Theoretical Visibility (ZTA) is calculated using an Environment Agency LiDAR survey digital surface model (DSM). This DSM takes into account the height of buildings and other structures, the top of trees and other vegetation, which will create a visual barrier to any proposed development.

Potential visibility has been calculated from the proposed rooftop building and terrace as well as existing rooftop structures to compare the visual impact of both. Buildings and woodland areas from the OS OpenMap LocalTM dataset have been added to the map to indicate the location and potential screening effect of buildings and vegetation. This study takes analysis from UBU to identify the potential impact of the rooftop development on views across the City. The full TVIA has been submitted as supporting documentation for the planning application.



# Locations with No Visibility of The Cathedral Hotel

These are key locations identified within the ZTA (Page 33) and were analysed as potentially prominent viewpoints within Salisbury. The additional analysis has identified no visibility of The Cathedral Hotel in these locations.



1 Brown street car park east, Brewery Lane - No View



2 Rampart Road - No View



3 Kelsey Road - No View



4 Wordsworth Road - No View

# Locations with Visibility of The Cathedral Hotel

These are key locations identified within the ZTA (page 33) and were analysed as potentially prominent viewpoints within Salisbury. The additional analysis has identified the visibility of The Cathedral Hotel in these locations.



5 Milford Street, East of A36 - Existing



Milford Street, East of A36 - Proposed Development



6 Blue Boar Row - Existing



Blue Boar Row - Proposed Development



7 Brown street car park west - Existing



Brown street car park west - Proposed Development

Despite being visible from Milford Street, the rooftop of The Cathedral Hotel does not restrict the view of St Thomas' Church or Salisbury United Reformer Church which sits directly behind. From this viewpoint Salisbury Cathedral is not visible and therefore the rooftop, or any proposed development does not impact views of Salisbury Cathedral.

The view of The Cathedral Hotel rooftop is visible from the Blue Boar Road, looking across Market place towards the Guildhall. Due to the height and mass of the Guildhall, the proposed rooftop development is not a prominent feature in the roof scape. The proposal appears to infill the space between the existing structures and does not impact any views beyond the roof. This view is also only visible during winter months due to the trees in front which block the view during the summer.

The parapet edge of The Cathedral Hotel is visible above the pitched roofs that are situated between Milford Street and Brown Street car park. Salisbury Cathedral is located behind the position of the camera and therefore the proposed development does not inhibit any views of the spire. There are no visible buildings beyond which are compromised by the proposal.



For all window number references please refer to planning drawings 500 - 508



**Window Key - Front Elevation**

- Window Type A – All windows within the canted bay window
- Window Type B – All square topped timber sashes on front elevation
- Window Type C – 3 No. Timber French window at first floor level on front elevation
- Window Type D – All arched head windows on front elevation

The windows have been assessed by joiners to provide input on their condition. Salisbury Joinery have provided a report detailing the condition of each timber window and both Dibben Joinery and Boyland Windows have provided written reports. The reports show all windows (apart from one) on the front elevation are in very poor condition and rotten beyond repair, it is therefore proposed that these windows are replaced with new bespoke timber sash windows with slimline double glazing, matching the existing in appearance, and without any spacer bars.

**Comment below from Dibben Joinery.**

'The existing joinery is painted softwood and whilst there is some evidence of repair, the windows have been left to decay to the extent that they all require total replacement. Further investigation, i.e. strip back to bare wood. Would in my opinion with only reinforce that position. The 3no. bay windows and connection joinery, I would consider to be beyond repair and in a dangerous condition.'

**Summary below from Boyland Windows Limited**

'Where I could open the sash windows for inspection, all but 4no had extensive rot on the outside cills. There have been extensive repairs to most of the windows and these repairs in most cases are intact, but the substrate they meet is rotten. Generally, its where the pulley stile intersects the cill. This is a very difficult area to deal with, where you would have to replace the entire cill and the bottom 200mm of the pulley stile. There were some outer linings rotten, which also could be scarfed in, but this could be problematic depending on the depth of the rot as the frames are sat behind the external brick/render. Many bottom sashes joints had broken down and the entire sash would need replacing. Putty to most glazing was broken down or missing and patch repair of the putty would be required. The glass to all bottom sashes would need to be upgraded to toughened to comply with building regulations. Each window would need a considerable amount of rot replacement by scarfing in new timbers and whilst this would look good when done and decorated, after 2 years with timber movement of the scarfed cuts they will become visible, and a couple years after that would need further decoration attention. With this build looking to be a 5-star hotel, the quality of the window needs to be of a higher standard than you can bring these windows up to.'

The rear elevation is a mix of single glazed timber sliding sash and metal casement crittall style windows. The windows are not original and fairly modern additions, but are in better condition than the front elevation. However, they are not fit for purpose for the following reasons;

- Poor thermal performance.
- They have no seals causing both thermal and acoustic issues
- Poor acoustic performance
- Single glazed with no toughened/laminated safety glass below the required level
- They are difficult to use and open
- Safety
- Some of the glazing to the metal windows is Georgian wired and unsightly.

**In summary, all existing windows have single glazing (evidence of hand-drawn glass, float glass and wired glass throughout the building), have no draught strips, have no toughened glass, are in poor working order and could not provide the comfort levels expected for a high-end boutique hotel.**



**Window Key - Rear Elevation**

- Rear Window Type E – Georgian appearance single glazed timber sprung sash
- Rear Window Type F – All metal framed windows on rear and side elevations

For all window number references please refer to planning drawings 500 - 508

**Proposed Windows**

**Window Type A**

These timber sash windows within the bay are in very poor condition and cannot be repaired, therefore these windows need to be replaced.

Proposal: to replace these windows with new double glazed painted timber sash window with no glazing bars to have profiles to match W-09 (Salisbury Joinery Box Sash Conservation+ or similar).

**Window Type B**

The vertical sliding sashes to the front elevation are single glazed but most of them are in beyond repairable condition, the only window which is in a repairable condition is W-09 (adjacent to the french windows on the first floor).

Proposal: to replace these windows for new double glazed painted timber sash window with no glazing bars to have profiles to match W-09 (Salisbury Joinery Box Sash Conservation+ or similar).

**Window Type C**

It is likely these openings would have been the same as W-09 and the alterations to these openings would have occurred when during the major remodelling of the building during the early 20th century.

Proposal: to replace these French windows for new double glazed painted timber doors to have profiles to match the existing doors.

**Window Type D**

These windows show signs of previous repair and they are all in very poor condition and repair is not advisable due to the condition of the windows. The Heritage statement suggest that these windows on the principal façade may have been renewed as part of the works of extensions c1929.

Proposal: to replace these windows for new double glazed painted timber sash window with no glazing bars or internal steel rods to have profiles to match W-09 (Salisbury Joinery Box Sash Conservation+ or similar).

**Window Type E**

There is one 19th century sash window (W-33), the remaining timber windows are 20th century vertical sliding sashes, many of which are low quality replicas of the 19th century window.

Proposal: The rear fire escape stair core means W-33 will be removed but will retain the window opening on both sides and the keystone above will remain in place. The proposal will replace all timber sash windows on the rear elevation for new double glazed painted timber sash window with Georgian style glazing bars with profiles to match W-33 (Salisbury Joinery Box Sash Conservation+ or similar).

**Window Type F**

The metal framed casement windows date from the c1930s extension to the east and third floor addition. They are single glazed Crittall style windows with central mullion and transom to create four openable casements. They have some significance in defining the later extensions to the building which is less evident from the front elevation.

Proposal: Replace the 1930's windows with new Heritage style Aluminium Windows (Reynaers SlimLine 38 or similar) to include reference to the evidence of the c1929 alterations.



Site photographs showing the current condition of the windows



# Community & Stakeholder Engagement

DevComms is a dedicated property communications consultancy which specialises in public engagement on new development proposals. DevComms led a Political Consultation and Public Engagement event on behalf of Larasian. The client team that attended the Engagement included representatives from Larasian, Corstorphine & Wright, DevComms and KPPC. Following a press release issued on 31st July 2024, the event took place on Tuesday 6th August 2024 at the Guildhall in Salisbury. There was an initial two-hour session for key stakeholders, including members of Salisbury Chamber, Salisbury BID, Salisbury Civic Society and elected representatives from both Wiltshire Council and Salisbury City Council. During the initial event, tours of the Cathedral Hotel building including the rooftop were available on request. After this session, there was a five-hour event, open to all members of the public which was attended by approximately 40 to 50 people.

The quantitative and qualitative feedback reflects a strong consensus in clear support of the Cathedral Hotel renovation. 30 responses were received at the public exhibition event and through the project website. The project is viewed as a significant opportunity for Salisbury by revitalising a historic building and bringing economic benefits to the city. Respondents are eager to see the project succeed and believe it will have a lasting positive impact on Salisbury. Full details of the feedback received can be found in the Statement of Community Involvement produced by Devcomms.

From the feedback received, key observations included the following which have been addressed as shown below:

### 1 - Bird Control

It is proposed that the presence of nuisance gulls and pigeons will be managed by a variety of measures that will be confirmed once the proposed hotel and roof top bar is operational (subject to planning permissions etc). However, it is anticipated that this will include the use of deterrents such as spikes in appropriate locations and the use of birds of prey to deter other birds from the site.

### 2 - 40-foot Rule

The intention is not to increase the scale of the building beyond the existing roof top elements present at the Cathedral Hotel. The new built form will not exceed the height of the existing roof features already present at roof level. A ZTV (Zone of Theoretical Visibility) has been defined on the basis of the topography of Salisbury and the heights of the buildings within the city to determine the locations from where the Cathedral Hotel is visible and any proposed changes in the view due to the proposals. Extensive analysis has been conducted to explore the impact the development may have to the roof scape and possible implication on the views towards the Cathedral. The analysis has found that the main viewpoints of interest are from Blue Boar Row, the approach from Milford Street and Brown Street car park. All three of these views have been analysed and the existing and proposed have been compared to show the development is seen in the context of the other existing buildings within the city, including buildings which stand both taller than the existing building and taller than the building including the proposed Spitfire Bar. These viewpoints do not impact views of The Cathedral because these three viewpoints are not in the direction towards Salisbury Cathedral.

### 3 - Courtyard Restaurant

The restaurant will include options for indoor and outdoor dining. During inclement weather the outdoor dining space is unlikely to be open. The furniture and finish proposed in external areas will be chosen for easy maintenance and longevity.



**REVITALISING THE CATHEDRAL HOTEL**

**OUR VISION**

Our vision for the Cathedral Hotel is to reinvigorate a long-term vacant building into a high-quality boutique hotel with 13 luxury suites.

**OUR VISION**

- Reinvigorate:** Reusing a long-term vacant building into a high-quality boutique hotel with 13 luxury suites.
- New development:** It requires a new building which is designed to offer an unrivalled guest experience.
- Being in Salisbury:** A restored historic building with a unique character, offering a high-quality guest experience.
- Health and Wellbeing:** The building will be a landmark building, offering a unique experience to the city's residents.

**ABOUT LARASIAN**

Larasian is a local business with strong personal links to Salisbury. It is excited to introduce plans for renovating the vacant Cathedral Hotel on Milford Street, Salisbury.

**YOUR VIEWS**

The exhibition provides an overview of the proposed and members of our team are available to take your views.

**THE CATHEDRAL HOTEL**

**HISTORY OF THE CATHEDRAL HOTEL**

The Cathedral Hotel was built in 1870 and was the last building to be built in Salisbury. It was built by the architect John Dando Ashbee and was designed to be a landmark building in the city.

**THE CATHEDRAL HOTEL NOW**

The Cathedral Hotel is currently vacant and has been in a state of disrepair for many years. It is a Grade II listed building and is a landmark building in the city.

**OUR VISION**

**THE VISION INCLUDES:**

- Reinvigorate:** Reusing a long-term vacant building into a high-quality boutique hotel with 13 luxury suites.
- New development:** It requires a new building which is designed to offer an unrivalled guest experience.
- Being in Salisbury:** A restored historic building with a unique character, offering a high-quality guest experience.
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**SENSITIVE DESIGN**

The design approach focuses on sensitively preserving the building's history while also providing the opportunity to sensitively enjoy the City's skyline.

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**SPITFIRE BAR**

A key element of the vision is the creation of a new rooftop Spitfire bar, envisioned as a tribute to all the local workers who contributed significantly to our nation by secretly working on Spitfire components in Salisbury and other locations in and around Salisbury during World War II.

**REAR COURTYARD**

Proposals include a renovated restaurant with access to a private landscaped courtyard, serviced by a new modern kitchen housed in a thoughtfully designed infill extension.

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Proposals include a renovated restaurant with access to a private landscaped courtyard, serviced by a new modern kitchen housed in a thoughtfully designed infill extension.

**HOTEL PLANS**

The hotel will be reinvigorated with 13 bespoke luxury hotel suites designed to offer an unrivalled 5\* guest experience. Each suite will be meticulously furnished to provide modern comfort with timeless elegance.

**VIEWS**

A comprehensive visibility study using LIDAR data has thoroughly mapped the potential visual impacts of the proposed development.

**Milford Street View Point 1**

**Milford Street View Point 2**

**Milford Street View Point 3**

**VIEWS - CONTINUED**

**View from A36 Milford Hill**

**View from Cross Keys Car Park**

**View from Blue Boar Row**

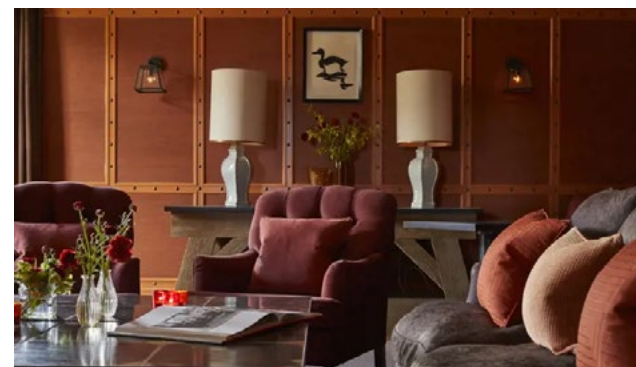
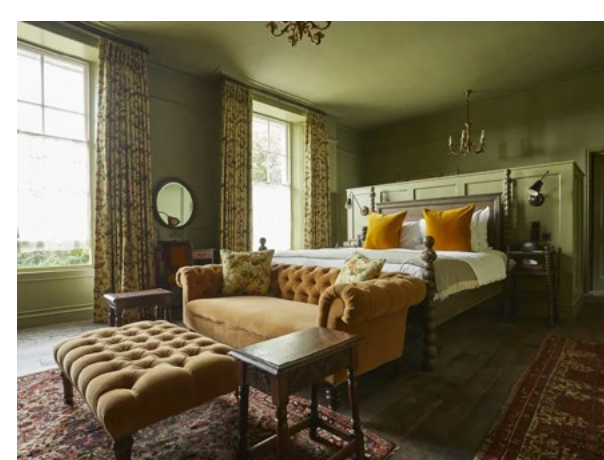
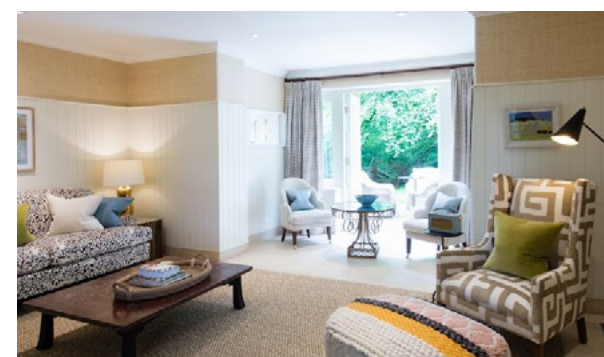
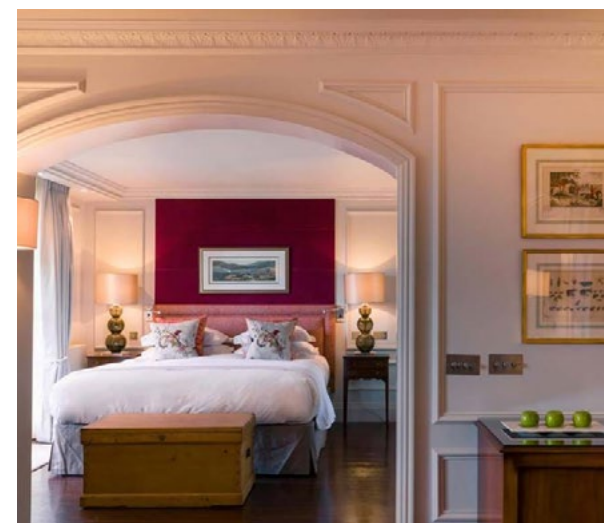
**ECONOMY**

Larasian have instructed professional hotel consultants, Sturt & Company and iMCA Limited, to review the plans to renovate the Cathedral Hotel.



# Interior Design - Inspiration

Inspiration will be taken from high quality hotel establishments, such as The Limewood in Lyndhurst, The Pig Hotels, and The Chewton Glen in New Milton. Each of these hotels have been designed using high quality materials, bespoke furniture and intricate detailing, often incorporating local culture, history and craftsmanship. Lighting, textures and colour schemes are carefully curated to evoke a sense of sophistication and tranquillity. These same principles will be applied when designing the interior of Cathedral Hotel, creating spaces designed to make guests feel both indulged and at home, while maintaining a distinct atmosphere of grandeur and refinement.



# Pre - application Response

A pre-application submission was made on 20th October 2023, and was registered 2nd November 2023. A meeting on site with Conservation Officer, Jocelyn Sage was held on 9th January 2024 and followed by a meeting with Conservation Officer Andrew Minting in mid-February. Formal written feedback was received on 1st March 2024; based on feedback from the pre-application, we have addressed the following concerns;

## • Principle of development - height of proposed development

Core Policy 22 of the WCS specifically identifies that within the Salisbury Central Area, new development should be restricted to a height that does not exceed 12.2m above ground level (40ft rule). Policy CP22 however identifies that, in exceptional circumstances, development over 12.2m in height will be permitted; including where it provides an increase in floorspace, where it is demonstrated to the satisfaction of the Local Planning Authority that the development:

- Would have no demonstrable harm on the roofscape of the city and / or views of the Cathedral;
- Would be essential for the long-term economic viability of the city; and,
- Has the height that is required to ensure the development is making the most efficient use of the land.

The intention is not to increase the scale of the building beyond the existing roof top elements present at the Cathedral Hotel. The new built form will not exceed the height of the existing height of the plant rooms already present at roof level.

The feedback stated "It is considered that the proposed rooftop bar/terrace would impede and compromise views of both the skyline and the Cathedral across the roofscape of the city from strategic views from locations both within and on the edge of the city centre and would also be visible from the street." A TVIA (Townscape and Visual Impact Assessment) has been developed by UBU and within this a ZTV (Zone of Theoretical Visibility) has been defined. The ZTV is based upon the topography of Salisbury and the heights of the buildings within the city to determine the locations from where the Cathedral Hotel is visible and details any changes in the view due to the proposals. Extensive analysis has been conducted into the impact the development will have to the roof scape and possible implication on the views towards the Cathedral. The analysis has found the main viewpoints of interest are from Blue Boar Row, Brown Street car park and the approach from Milford Street. All three of these views have been analysed and the existing and proposed have been compared to show the development seen in context of other existing buildings within the city, including buildings which stand both taller than the existing and taller than the proposed Spitfire Bar. These viewpoints do not impact views of The Cathedral because these three viewpoints are not in the direction towards Salisbury Cathedral. More detail of this can be found on pages 32-35 and within UBU's TVIA which has been submitted as supporting documentation.

The proposed roof top bar has been designed to maximise the opportunity of the existing hotel. The intention is not to create additional floors of hotel accommodation, but rather to provide a unique offer for Salisbury. The scale of the Spitfire Bar is modest, but of a size that it will provide a premium atmosphere and an experience for visitors. The height of the new built form has been kept modest to retain the primacy of the traditional chimney stack features atop the listed building and to emphasise these through its design.

The Council's Tourism Officers have acknowledged that there is a clear need for a high quality boutique hotel in Salisbury. There is strong support for the economic benefit that the proposed development would bring to

the economy of Salisbury as a whole. The hotel is not intended to take away from current businesses or the established tourism market, but rather to fill a current gap in the market for a high end Boutique Hotel. The statement produced by Andrew Theobald at IHCA, explains how the rooftop bar provides a critical element of the overall viability of being able to achieve a 5 star, luxury establishment within this location.

## • Impact to the character and appearance of the area and significance of the designated Conservation Area/Listed building/settings/historic fabric

Throughout the project James Webb, director of Forum Heritage, has overseen the design development and provided advice throughout. Therefore, plans have been developed to cause minimal intervention internally whilst remodelling the space to utilise the hotel more efficiently for 5 star usage. James Webb first analysed the building to determine areas of the building which were of historic interest. James Webb has also issued a full heritage report and statement to support the submission of this application where the impact to the surrounding context is discussed.

## • Sustainable construction

The overall approach to this project has been heritage driven due to the Grade II Listed status. The main fabric will be preserved and preservation of the historic fabric has led the design agenda for the main building elements.

The redevelopment will improve the efficiency throughout the building with improvements to both acoustic and thermal performance. The new elements of construction, including the rooftop bar, rear extension and stair core, will be detailed to high thermal efficiencies, using low carbon technologies. The mechanical and electrical services will be updated throughout the hotel and bring the overall performance of the hotel up to modern standards, creating a highly comfortable place to stay. The glazing on the rooftop will be solar control glass to reflect and absorb solar radiation. This glass has specialized coatings that reflect heat while allowing light to pass through. It can help regulate the temperature inside a building, reduce glare, and protect from UV rays.

## • Servicing the Hotel

Waste and Recycling: Refuse will be collected twice weekly by a private collection company and the provisions on site show space in the refuse store for 5x1100 litre and 1x660 litre containers. Collection twice per week will minimise the amount of waste on site.

Parking and Cycle: Currently there are no car parking or cycle facilities on site but to align with becoming a 5-star establishment, the Owner has obtained 11 car parking spaces in the Cross Keys car park for use as valet parking for the Hotel guests. The ground floor plan also shows three Sheffield stands within a secure bicycle store, providing space for 6 bicycles.

Linen Collection: Linen will be delivered and collected from the hotel so there is no need for cleaning facilities on site as this will be done off site by a private company.


Food Delivery: Fresh produce will be delivered daily to service the main kitchen and provide ingredients for the chefs. Drink deliveries will be less frequent but will ensure the bars are sufficiently stocked for the guests.





# Corstorphine & Wright




Contact us to discuss your project

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