

Development Brief  
Old Manor Hospital



September 2000



**OLD MANOR HOSPITAL  
SALISBURY**

**DEVELOPMENT BRIEF**

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**1. INTRODUCTION**

1.1 This Development Brief is intended to assist in the decisions which have to be taken on the future development and use of land which comprises the Old Manor Hospital at Salisbury.

1.2 Over the past decade, there have been major changes in the way in which mental health care services are provided both nationally and locally. These have resulted in a significant reduction in the extent of the Old Manor Hospital site which is required for health care purposes. As a consequence, many buildings on the site are now empty and those which are in use are dispersed across the site. The Salisbury Health Care NHS Trust is responsible for providing care to patients with acute mental illness and for the elderly mentally ill. In consultation with the purchasers of their health care services and the NHS Executive, the Trust has agreed that the Old Manor Hospital site remains an appropriate location in which to provide for the mental health care needs of the Salisbury area. Rationalisation of the continued health care use will result in much of the site being released for development for non-health care purposes. This is already reflected in the policies of the adopted and emerging Salisbury District Local Plan. The site is close to the City Centre and

any surplus land is well placed to make a positive contribution to the provision of housing land within the Salisbury urban area.

1.3 The site lies within the Conservation Area and a number of the buildings are listed. Design issues are therefore of considerable significance. The site is dissected by the A36 Wilton Road and vehicular access to all parts of the site is constrained by the necessity to be served by this road alone. The volume of traffic using the road also has an impact on pedestrian access between the two parts of the site.

1.4 A clear and consistent framework for development is required to enable both the health care and other development proposals to proceed in due course. Due to the complexity of the site and its inherent constraints it is necessary to produce a strategy to guide development so that the different elements can proceed if necessary within different timescales and be undertaken by different developers without prejudice to the overall concept for the whole area.

1.5 This draft Development Brief has been prepared by GL Hearn Planning and Parkman consulting engineers in liaison with officers of Salisbury District Council and Wiltshire County Council.

# 1. Site Plan



OLD MANOR HOSPITAL - SALISBURY

2 THE PURPOSE OF THE DEVELOPMENT BRIEF

2.1 The aims of this development brief are threefold:

1. to rationalise the health care uses remaining on the site so as to maximise the efficient and effective provision of such care and to accommodate the known health care needs for psychiatric care by the Salisbury Health Care NHS Trust.
2. to identify the area of the site which can be released for redevelopment.
3. to ensure that the proposals for both health care, reuse of buildings and redevelopment of the site preserve and where appropriate enhance the character of the Conservation Area, maintain the listed buildings and provide them with an appropriate setting.

**The need for a brief**

2.2 The necessity for the brief at this time is largely determined by the urgent requirement to provide upgraded accommodation for the

health care uses. It is necessary to provide appropriate accommodation for patients before any surplus land can be released for development. Decisions must therefore be taken which enable the Trust to secure funding for patient facilities and support services in advance of the vacation of some parts of the site which are to be sold.

2.3 A degree of certainty is therefore urgently required in respect of development which will be permitted for health care purposes. Once this framework is in place it will enable the planning of short term repairs and renovations to existing buildings in order to make the most efficient use of resources for ongoing health care provision. It will also enable planning applications to be submitted and determined so that the development can commence without undue delay. The NHS is obliged to pay capital charges on buildings which are empty and clarification as to which buildings are not required for re-use will allow the Trust, subject to obtaining necessary consents, to demolish redundant buildings.

2.4 The Secretary of State for Health is under a general duty to identify surplus land and dispose of such land to assist in funding new capital projects. It is therefore essential that the Brief provides a framework

for the disposal of surplus land. The details of the re-use of surplus buildings and detailed layouts for the planning of the remainder of the surplus site are not, however, appropriate at this stage. It is important to ensure that no decisions are taken that will unacceptably constrain the future use or layout and design of the site. In relation to the disposal sites therefore adequate vehicular and pedestrian access must be available and be sufficiently separate from the health care uses to ensure that the needs of the patients are not prejudiced. The buildings, trees, landscape and other features which give the site its special character need to be identified and safeguarded. Areas where new development will be permitted must also be identified and the general design principles which will be applied should be defined.

policies of the Development Plan will apply to planning applications relating to the site. The relevant policies are included as Appendix 1 to the Brief and are summarised in section 3.

#### **Status of the Development Brief**

- 2.5 Following consultation and formal adoption of the Development Brief by the Council, the Brief will be Supplementary Planning Guidance in the context of the Salisbury District Local Plan. It is anticipated that planning applications submitted in respect of the area covered by the Brief will pay due regard to the Brief as a material consideration. The Development Brief does not take the place of the Local Plan and the





The character of the conservation area tends to be dominated by the road.





Entrance to northern site.

A previously approved scheme for a minor modification to the entrance would improve visibility.



Access to Kennet Lodge



Entrance to County Council land and Orchard House - Poor visual quality

3 POLICY CONTEXT

**National policy guidance**

- 3.1 This brief has been prepared taking into account the DETR's 'Planning and Development Briefs: A Guide to Better Practice'. This does not constitute national planning policy guidance but provides a useful framework for the preparation of Development Briefs.
- 3.2 PPG1 sets out the general policy and principles underlying planning for new development. The re-use of brown field sites and the promotion of sustainable development now lies at the heart of government planning policy. The re-use and redevelopment of the Old Manor Hospital site, which lies within the built up area of Salisbury, accords fully with the principles underlying this guidance.
- 3.3 Other relevant national planning policy guidance is found in particular in PPG3 'Housing' and PPG15 'Listed Buildings and Conservation Areas'. It is inappropriate to reproduce this guidance at length in this Brief. PPG3 is in the process of change at the time of writing this brief but it is anticipated that new guidance will increase the emphasis on the re-use of existing urban developed sites for housing in preference

to building on green field sites. PPG 15 sets out the framework for protecting the historic environment and is relevant to the listed buildings which lie within the hospital site and the designation of the site within a conservation area. PPG16 'Archaeology and Planning' is also relevant as the site is in an area of potential archaeological interest.

- 3.4 PPG13 is concerned with traffic and transport and reducing the number of journeys made by private car. The location of new development in relation to public transport is therefore significant.
- 3.5 Development proposals for the Old Manor Hospital site will be expected to comply with the guidance given in all relevant PPGs.

**Salisbury District Local Plan**

- 3.6 The adopted Salisbury Deposit Local Plan of 1996 identifies some 3 hectares (7.5 acres) of land on the southern side of Wilton Road for release from hospital use and proposed it be redeveloped for housing purposes. Although an area is defined on the Proposals Map it is recognised that the precise boundaries may alter as proposals for rationalising health services are developed.

3.7 The Deposit Draft Wiltshire Structure Plan is nearing the end of the statutory procedures and provides strategic planning guidance for the County to 2011. The Salisbury District Local Plan is being updated and replaced and the Deposit draft has been prepared in conformity with the Structure Plan. Thus although neither of these plans has yet been formally adopted they represent the most up to date and relevant policy framework. This brief has therefore been prepared in accordance with the policies contained in these documents.

3.8 The local plan designation reflects the anticipated disposal site at the time at which the plan was prepared and the brief seeks to amplify and elaborate on these policies. All of the northern land and the western part of the southern land is allocated for housing and employment. The most easterly part of the southern site is shown unallocated as it had been assumed that this is the part of the site which would remain in existing hospital use. Policy H3 which relates to both the northern and southern allocated land states:

*'Residential development will be permitted at Old Manor Hospital. A planning obligation will be sought in respect of educational, recreational and community facilities, together with any other on and off-site infrastructure and facilities associated with the development'*

3.9 The supporting text, as proposed to be changed by the Council, refers to the need for a development brief and the suitability of the site for mixed residential and office development. Policy E6 (Proposed Changes) states:

" Office development will be permitted at Old Manor Hospital as part of a mixed development."

3.10 The whole site is located within a Conservation Area and a number of the buildings are listed. The policies in the local plan which relate to listed buildings and conservation are therefore relevant, CN1 - CN12 and CN17. The whole site is also within the Area of Special Archaeological Significance and policy CN21 is therefore relevant, see also paras. 6.8 and 6.9. These policies are reproduced as an Appendix to this brief.

- 3.11 The Deposit local plan also contains a range of general policies (ie not specific to the Old Manor Hospital site) relating to transportation and townscape to which due regard has been paid in the preparation of this development brief but which will also be relevant in any detailed submissions. In respect of the new residential development there will be a requirement to address relevant General Policies, Design Policies, Housing Policies including those relating to affordable housing, conservation, transportation and sport, recreation and leisure policies. The new health care proposals will be required to address relevant general policies, design policies, conservation policies and transportation policies.

## 2. Site context



### Key:

-  Site
-  Conservation Area

**4. THE SITE**

- 4.1 The existing hospital site lies to north and south of Wilton Road and is therefore divided by this busy main road. The extent of the land covered by the Brief is shown on Plan 1. The hospital site is part owned by the Salisbury Health Care NHS Trust and part is held by the Secretary of State for Health.
- 4.2 The area already contains a mixture of uses. Within the hospital complex in addition to the patient care facilities, there are residences, offices and quasi commercial uses such as the laundry as well as catering facilities and leisure facilities. These uses are provided in conjunction with the overall health care use but the individual elements are of a varied nature. The surrounding uses beyond the hospital boundaries are varied with industrial uses to the south, playing fields to the north west and housing to the west. The surrounding land uses are shown on Plan 2 and the existing hospital site uses are shown on Plan 3.
- 4.3 The area contained within the Development Brief extends to some 8.0 hectares (20 acres). At its closest point, the site is only 200 metres from the City's railway station (measured as the crow flies)

and 1 km from the Cathedral. The roundabout junction of Devizes Road, Wilton Road, Fisherton Street and Churchill Way is 200 metres to the east of the hospital site. The site lies wholly within the built up area of the City.

- 4.4 The NHS has a right of way over the County Council land to Orchard House which currently forms the only means of access to this property.
- 4.5 The site accommodates a variety of buildings of differing ages, design and quality which together comprise the Old Manor Hospital. This hospital provides mental health care to residents of Salisbury and the surrounding area.

**Site History**

- 4.6 The site has grown incrementally since it was first opened as a private asylum in 1813. A history of the site is included as Appendix 2 to the Brief. The main phases in its development are summarised below.
- 4.7 The Fisherton House Asylum opened in 1813 and became the Old

Manor Hospital in 1920. It was taken over by the NHS in 1954. The developments focussed on the southern site initially until a villa (now known as Llangarren) was bought on the northern side of the road in 1923.

- 4.8 The approximate ages of the various buildings on the site are shown on Plan 4.

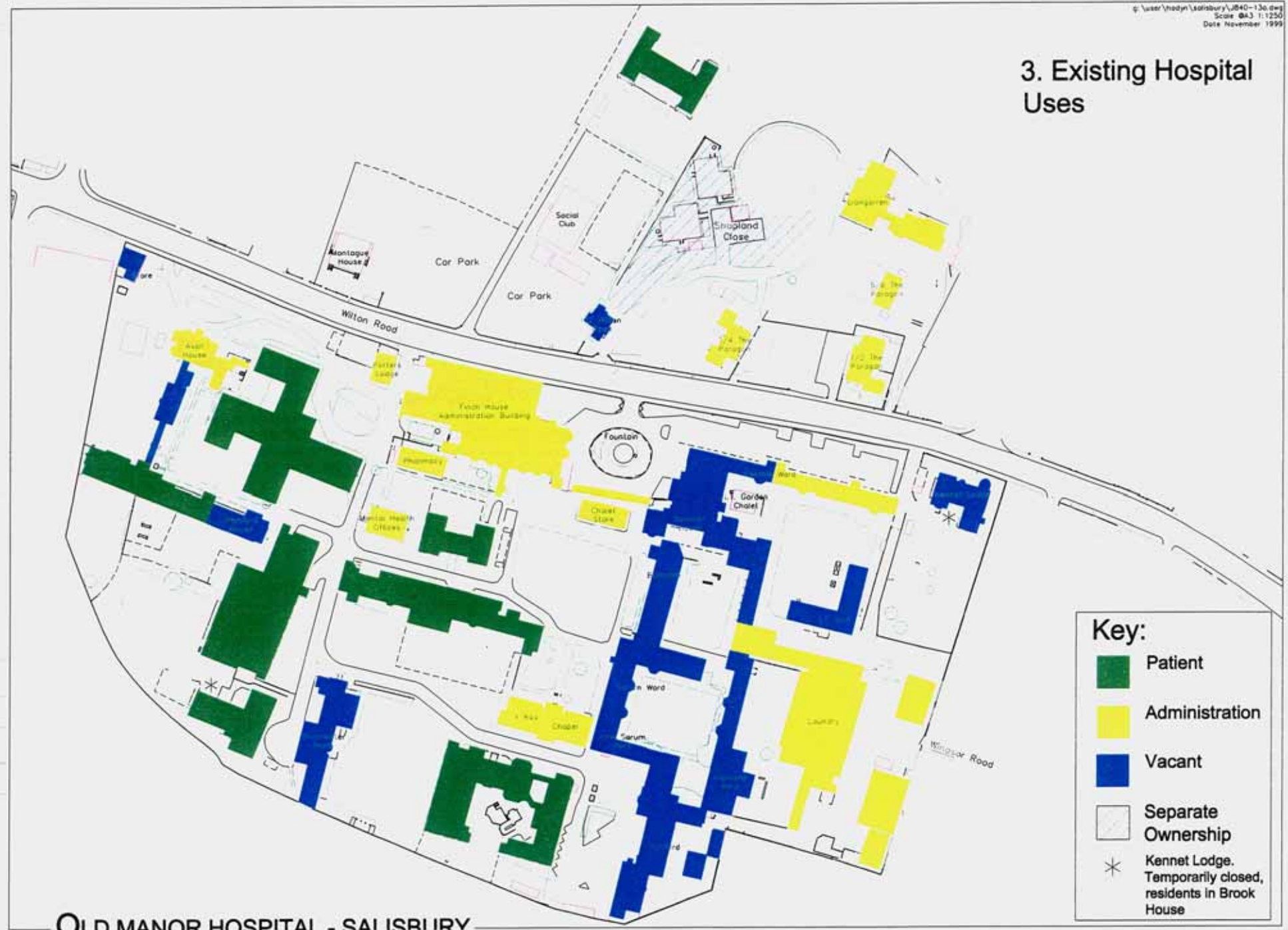
**Designations**

- 4.9 The hospital site lies within the a Conservation Area, the extent of which is shown on Plan 2, and was designated in 1984. The Conservation Area is centred on the Hospital complex which contains a number of listed buildings. The area surrounding the hospital consists of old railway workers cottages and other high density terraces of late 19th century construction. Many of these terraces have been subject to alteration and their intrinsic merit has therefore been diminished. The common building material is Fisherton Grey White brick. The large number of trees particularly those adjacent to the hospital boundaries and on the bank to the north side of the playing field are characteristic of the area.

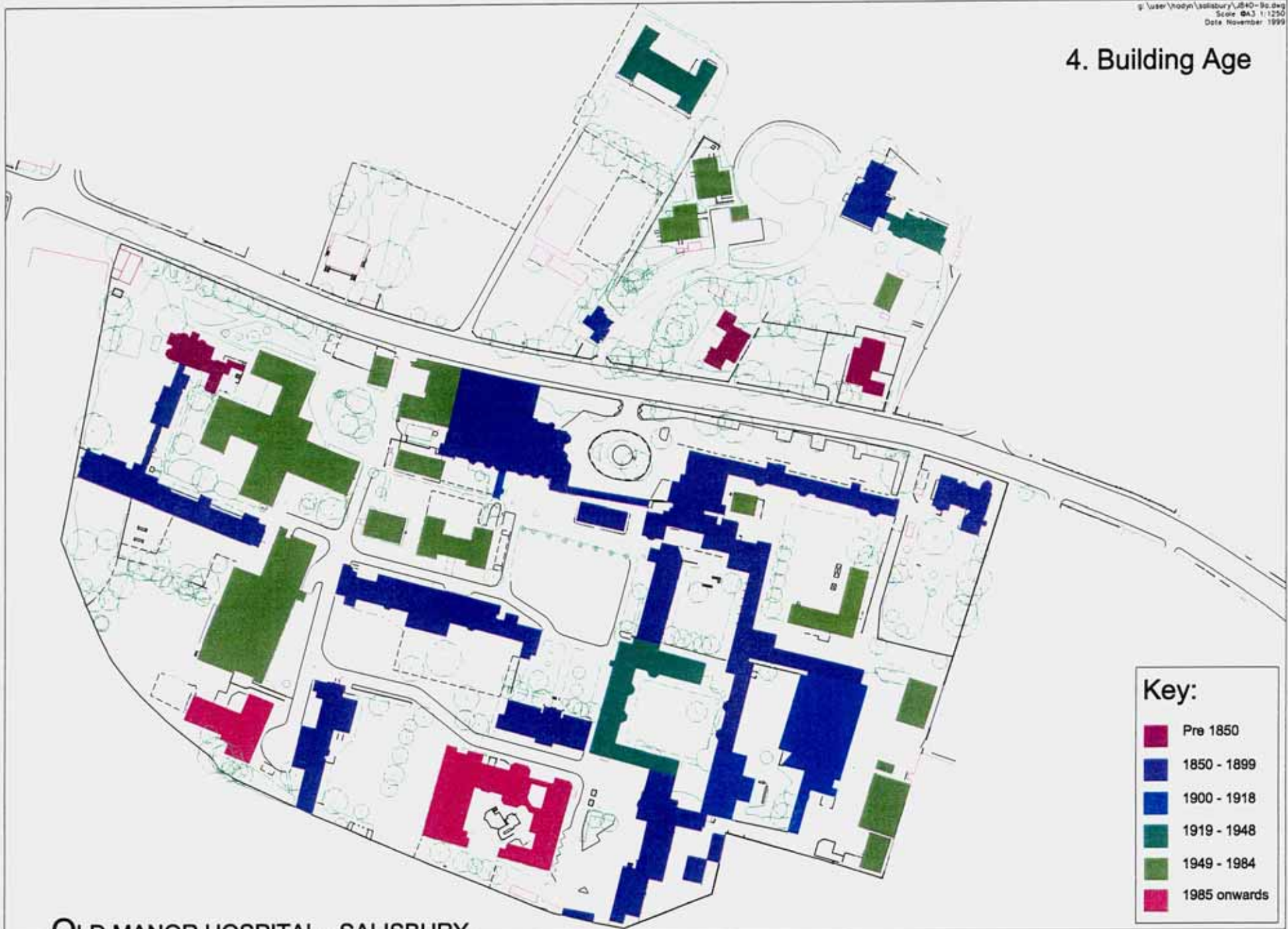
- 4.10 The listed buildings on the site are as follows:  
Nos 1&2 Wilton Road (The Paragon): Grade II and having group value.  
Nos 3&4 Wilton Road (The Paragon): Grade II and having group value.  
Kennet Lodge (described in list as Nurses Home at Old Manor Hospital): Grade II  
Finch House (described in list as The Old Manor at Old Manor Hospital): Grade II  
Fountain in forecourt of The Old Manor : Grade II  
Avon House: Grade II.
- 4.11 The descriptions of these buildings as given in the statutory lists is included as Appendix 3 to the Brief.
- 4.12 A list of planning proposals and consents affecting the site is included at Appendix 4.



### 3. Existing Hospital Uses



### 4. Building Age



**Key:**

Red	Pre 1850
Dark Blue	1850 - 1899
Medium Blue	1900 - 1918
Dark Green	1919 - 1948
Light Green	1949 - 1984
Pink	1985 onwards

OLD MANOR HOSPITAL - SALISBURY

**5 TOWNSCAPE AND VISUAL APPRAISAL**

- 5.1 The environment of the area is to a large extent dominated by the large volume of traffic using the Wilton Road. The noise and movement associated with the vehicles tends to detract from the appreciation of the buildings which front the road and their settings. It is however from the road that most people experience the site and the road corridor through the hospital has a distinctive character. This character is formed by the high brick walls backed by mature trees with glimpses of the older buildings within the site. The consistent feature of the walls is the building material which is brick and the bonding which is Flemish. There is quite a variety within the walling, to the south the majority of the walls are red brick and to the north predominantly Fisherton grey. The height and age of the walls vary although the majority of the walls to the south are over 2 metres in height.
- 5.2 To either side of the Finch House entrance the brick wall is lower at 1.1m high and surmounted by decorative iron railings. For a length of some 50 metres the flank wall of Finch House, in part rendered, forms the boundary with the back of the footpath. Between this point and the western end of the site the brick wall is consistently over 2.5

metres high of a red engineering brick with prominent pointing and broken only by the Porters Lodge entrance. At the eastern end of the site around Kennet Lodge the wall is also red brick and appears to be older than walling at the western end but is later in date than Kennet Lodge.

- 5.3 On the north side, the wall between the 1&2 and 3&4 The Paragons is only a plinth and between the piers has been infilled with fencing panels which are now dilapidated. In the centre of this run however are two pillars with a higher brick plinth. All the entrances within the Fisherton grey brick walling between the eastern end of the site and the car park area have pillars. Those at the Lodge entrance are shaped . The wall has a capping of brick.
- 5.4 The trees which lie behind the walls but can be seen above and over them give the road corridor a verdant appearance in summer. Many of the trees are mature or over mature and some are in poor health. Those near the eastern end of the site on the southern side of the road have been heavily pollarded and some have recently been removed for safety reasons.

- 5.5 The character of the northern and southern parts of the site behind the boundary walls vary significantly and reflect their differing origins. The photographs included within this Brief illustrate this difference clearly.
- 5.6 Views into the site are currently dominated by the boundary walls which enclose the two parts of the site. The mature trees soften the views where they can be seen above and behind the walls. Views of the buildings are obscured to varying degrees by both the walls and the trees. The ground floor of Kennet Lodge is almost wholly obscured by the brick wall which has been built very close to the building frontage. There are glimpsed views of the main elevation of Finch House from the Wilton Road and the flank wall of Finch House forms the boundary of the site. The tower of Avon House and some of the upper floor can be seen from Wilton Road.
- 5.7 Views out of the site are restricted at ground level by the height of the boundary walls and are largely confined to the access points. Where views out of the site exist they are dominated by the road and traffic.



The Entrance Courtyard and Fountain



The road frontage of Finch House.



Views across the southern site.



Southern elevation of Finch House showing inappropriate extensions.



Downton House - South elevation



Many of the extensions to the Listed Buildings are inappropriate and should be removed.



Fonhill - North elevation

## 6 ACCESS AND HIGHWAYS

6.1 Wilton Road forms part of the A36 which currently has the status of being 'virtually detrunked'. It is however the subject of the Government A36/A46 Study, the conclusions of which will inform a decision on the final status of this road. The study is due to report its findings later this year. Currently the Highways Agency remains the Highway Authority responsible for maintenance and road safety and, in addition is undertaking a preliminary study into bus priority measures along Wilton road between Skew Bridge and St Paul's Roundabout.

6.2 The transportation context in which access to the site will be considered is the Salisbury Transportation Plan, jointly promoted by the County and District Councils, the Highways Agency and the Government Office for the South West. The objectives of the Salisbury Transportation Plan will be best achieved through the preparation of a Travel Plan to cover all aspects of transportation arising from this brief and in particular addressing the requirement for:

- rationalisation of the number of accesses to the site;
- onsite and offsite parking provision and controls;

- the type and standard of access junction on Wilton Road and other adjoining highway;
- the need for additional on and offsite infrastructure to assist pedestrian and cyclist access to the site;
- the need for travel planning to minimise the number of vehicle movements arising from the proposed development.

6.3 The site, particularly to the south, suffers from lack of adequate circulation for vehicles. This is clearly shown on Plan 5. An objective of the redevelopment is therefore to improve vehicular circulation and permeability within the site.

6.4 Access arrangements into the northern and southern parts of the site will need to fully address the strategy for Wilton Road which is emerging from the Government's Salisbury Transport Study. It is anticipated that these access points will result in the demolition of parts of the boundary wall and may result in the loss of some trees. The potential impact of such changes on the character of the conservation area will be taken into account and is addressed in more detail in Section 10 of the brief.

**Public transport**

*Buses*

- 6.5 Bus services pass the site on Wilton Road serving Salisbury City Centre and local centres. They are of variable frequency but substantial in number. Eight different services currently pass the site and these are set out in Appendix 5 to the brief. The services reach the city centre where other connections can be made. The city centre is less than five minutes bus ride from the site. In summary there is a good service passing close to the site to the city centre and Wilton. However in common with most bus services, frequency decreases over weekends and on Bank Holidays with Sunday services less frequent than Saturday services.
- 6.6 An important aspect of providing satisfactory infrastructure for access by bus and cycling will be the proposed priority measures along Wilton Road. These measures are being jointly investigated by the Highways Agency in conjunction with the County Council and District Council. It is likely that overall the priority measures will be a combination of bus/cycle only lanes and bus/cycle priority at traffic signal controls. The redevelopment of the sites and the

reconfiguration of the frontages onto the Wilton Road provides the opportunity to enhance the bus priority proposals and dedication of additional land to the highway will be required for this purpose. The width of highway required along the site frontage is 14.6 metres (including footway provision but excluding additional width for traffic turning to and from the site and visibility splays at the site access junctions).

*Railways*

- 6.7 The main railway station for Salisbury is less than a ten minute walk from the site. This station is on the Portsmouth/South Wales line and the Paignton/Exeter to London Waterloo line. The weekday service enables passengers at Salisbury to reach Bath, Bristol, Newport and Cardiff on average twice every hour throughout the day, Mondays to Fridays. The Paignton/Exeter to Waterloo service runs approximately once an hour to and from London and once every two hours to Exeter. The weekend service has reduced frequency.

*Provision for cycling and pedestrians*

- 6.8 There are no cycleway routes in the immediate vicinity of the site.



The redevelopment of the site should make safe provision for cyclists to access the site from proposed cycle routes and include provision for internal parking and cycling links to the railway station and Churchfields Industrial Estate.

- 6.9 There will be direct pedestrian access from the site to Windsor Drive and Wilton Road to give access to the railway station and city centre. There are footpaths alongside Wilton Road and Windsor Drive which lead directly into the centre of Salisbury. Provision will be made to breach the existing wall around the site to allow a pedestrian access to Ashfield Road.
- 6.10 There is an existing pelican crossing outside the hospital which links the footways on either side of Wilton Road. The location of the crossing is likely to remain unchanged by new access proposals for the site but this will need to be reviewed in the light of proposals for Wilton Road.

#### **Car parking**

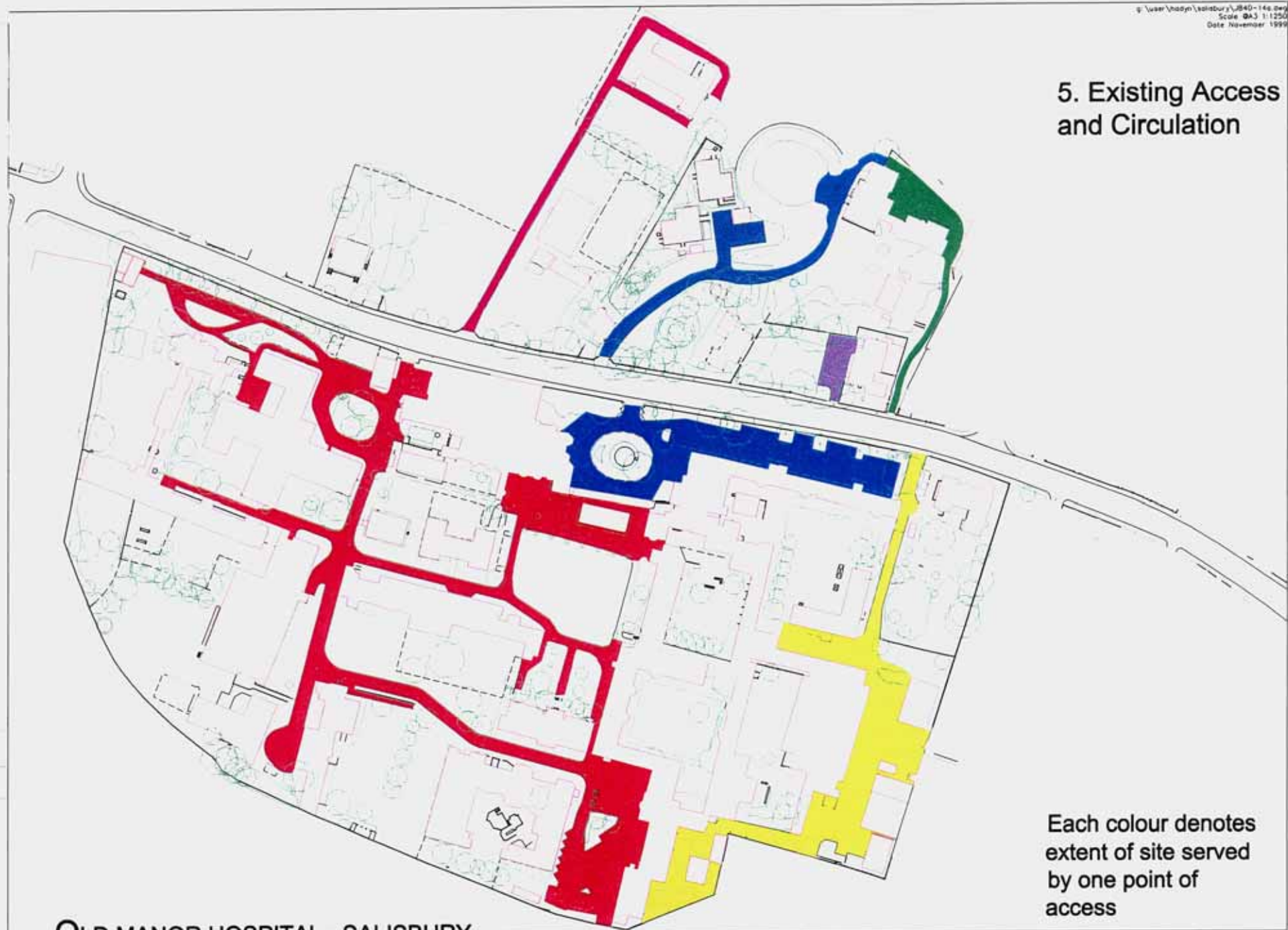
- 6.11 The District Council has prepared Supplementary Planning Guidance to assist the determination of car parking provision associated with

development proposals. This Guidance should be used to determine the parking requirement for the proposals of this brief.

#### **Green Transport Proposals**

- 6.12 Redevelopment of the site for health care purposes and any other employment uses should take into account possible green transport measures in so far as these are consistent with the provision of efficient health care. The site's location in relation to existing public transport routes is clearly beneficial.
- 6.12 Planning applications for new development should therefore demonstrate that consideration has been given to measures which will minimise the impact of travel on the environment. Such measures may include a review of staff parking permits; control of unauthorised car parking; loans for cycle and motorcycle purchase; provision of changing facilities; secure cycle parking; free car park passes for car sharers and better information on public transport.

## 5. Existing Access and Circulation



Each colour denotes extent of site served by one point of access

## 7 THE PROVISION OF NEW HEALTH CARE FACILITIES

7.1 The Trust has examined a range of possible development options as part of its Business Case for providing mental health care facilities. The options appraised involved both the conversion of existing buildings and provision of new buildings on both the northern and southern sites. The criteria used to assess the viability of buildings for long term health care uses are different from the criteria which are used to determine whether buildings should be retained for their architectural or historic interest. In preparing this Brief it has therefore been important to consider both the continued provision of health care from the site and the importance of the buildings and general area from the environmental point of view.

7.2 Ideally, all patient services should be provided on one side of Wilton Road. The Trust however must take account in its service planning of those buildings which are capable of economic re-use and providing a high quality environment for patient care.

7.3 The most effective means of providing proper patient care is to maximise the amount of modern purpose built accommodation and minimise the extent to which outdated buildings are re-furnished and

re-used. The new accommodation must be set within an appropriately landscaped setting with adequate but not excessive provision for service vehicles and private cars. Access to the site from the major road should be as direct as possible and avoid routes through or linked with other development wherever possible. In addition, the Trust must be able to accommodate its patients and their needs for the duration of the building works. Retaining Nightingale and Crane wards and Brook House in service in the short-medium term is therefore a major consideration for the Trust. Taking these operational requirements into account, the options available for redevelopment are limited and indicate that the new health care development should be focused on the eastern end of the southern site, extending to include the Fisherton Assessment Unit.

7.4 The northern site is appropriate and suitable for housing use. The retention of Llangarren will depend in part on detailed structural and feasibility studies to establish the viability of retaining and converting the building. The extensions should be removed and if 5&6 The Paragons are demolished then there is an opportunity for redevelopment of suitable scale and design housing in the area identified. Orchard House may be retained or redeveloped.

- 7.5 It is anticipated that the hospital laundry which is currently at the eastern end of the southern site of the hospital will no longer be required as part of the on-site hospital facilities. Removal of this building will enable the site to be redeveloped more efficiently and provide a more appropriate environment for patient care. The industrial traffic associated with the use will be also be removed from the site.
- 7.6 The Fisherton Assessment Unit is a modern purpose built facility which, with some minor alterations or extensions, could effectively continue in health care use. All other buildings both older and more recent are not ideally suited to the proposed uses. Some could be adapted to make them useable; Orchard House for example is reasonably well suited to its current use and with minor updating could continue in health care use.
- 7.7 The condition of the existing buildings as advised by the Salisbury Health Care NHS Trust is indicated on Plan 6.

## 6. Structure and Condition



OLD MANOR HOSPITAL - SALISBURY



Llangarren - South elevation



32 Wilton Road - Lodge



Rear of Llangarren - North elevation and out buildings



1/2 The Paragons



The Ballroom - Western elevation



Avon House - Listed building to be retained



Kennet Lodge - Listed building to be retained

8 EXISTING BUILDINGS

**Listed Buildings**

8.1 Section 6.2 (above) identified those buildings on the site which are listed as being of special architectural or historic interest and in respect of which there is an overriding presumption for their retention. These buildings are shown on plan 7.

8.2 *Kennet Lodge*. This building is a key feature in the street scene as well as being listed for architectural merit. The views of the building from Wilton Road are obscured by a high brick wall of later date. Removal of this wall and replacement by a more appropriate means of enclosure would make a positive contribution to this part of the conservation area by opening up views of the building from Wilton Road. The relationship of the building with Wilton Road is one of its key features. A suitably designed extension at the rear of the property will be acceptable in order to facilitate re-use the building.

8.3 *Finch House*. This is the most imposing building on the site. The building and its courtyard with the fountain, which is listed in its own right, are intrinsic features of the conservation area even though the

fountain was moved to its present site relatively recently. A number of extensions have been added at different times and their removal would be beneficial in helping to restore the original character of the building.

8.4 *Avon House*. This building would benefit from the removal of later extensions. Re-use for residential purposes or conversion to commercial use would be appropriate.

8.5 *1 & 2 The Paragon; 3 & 4 The Paragon*. Some of these buildings have been used for non-residential purposes associated with the hospital. Their return to residential use together with an improvement to their setting in respect of the boundary with Wilton Road would be the preferred option.

**Non-listed Buildings**

8.6 In addition to the listed buildings, there are other buildings on the site which although they are not of sufficient architectural or historic interest to merit listing, may be judged to make a contribution to the character of the conservation area. Where the retention of such a



building would significantly prejudice the redevelopment of the site in a proper manner, the local planning authority will expect to see detailed justification before considering the removal of the building and fully detailed proposals for replacement buildings.

North side

- 8.7 *Llangarren.* The structural condition of the building is known to be poor and the viability of retaining the building will need to be the subject of further more detailed study. The incongruous and dominant extension to the east of the original house should in any event be removed. If the house is retained the horseshoe shaped lawn and surrounding shrubs should also be retained as a setting to the house. Consideration should be given to retaining the former stables and outbuildings at the rear of the house.
- 8.8 *32 Wilton Road:* lodge style building which contributes to the character of the conservation area. Re-use as a single dwelling would be the preferred use.

South side

- 8.9 *Bourne/Redlynch/Wishford Wards.* These buildings are not of special architectural or historic merit. They have potential in terms of their scale and former use to be converted to residential use but this is not considered an essential pre-requisite to the redevelopment of the site for housing.
- 8.10 *Downton House/Fonthill Ward.* Downton House forms the eastern facade of the central courtyard in front of Finch house. A significant proportion of the building has been unusable for a number of years because it is unsafe. A new building should be designed which could satisfactorily fulfill the role of providing enclosure to the courtyard and respecting the setting of the listed building. Fonthill Ward is rendered and painted with a slate roof; it has some unsympathetic modern extensions.
- 8.11 *Linford Ward.* These buildings although of some age and interest have been considerably altered and much of their original character has been eroded. They are therefore not required to be retained.
- 8.12 *Ballroom.* This building has some historic interest in terms of the

- evolution of the hospital. It is not a visually attractive building and the nature of the large internal space indicates it would be difficult to convert to residential use. There may be some potential for re-use for B1 purposes or community uses.
- 8.13 *Chapel.* This building has some historic and architectural interest in terms of the evolution of the hospital. The building is currently used for ancillary health care purposes.
- 8.14 *Ashford Ward and Builder's Store.* These buildings are in poor structural condition but are some of the oldest wards on the site. The narrowness of the building and internal spaces makes it unsuitable for modern health care needs. The buildings are in that part of the site which is to be redeveloped for health care purposes and it is therefore anticipated that they will need to be removed and replaced. Further detailed consideration should however be given to the possibility of retaining the builder's store.
- 8.15 To the west of the Fisherton Assessment Unit, against the southern boundary of the site, there is a shelter which served the former airing court of the hospital. The redevelopment proposals should, if possible, retain this structure which is of some historical interest.
- 8.16 There are a number of buildings of the site which are of minimal or no historic or architectural interest and which do not contribute positively to the character of the area. These buildings could be demolished without detailed justification provided that any necessary conservation area consent was obtained and any replacement development was satisfactory. These buildings include: Nightingale and Crane wards; Shearwater; Porters' lodge; pharmacy; Elizabeth Barker Day Centre; Brook House; Fisherton Assessment Unit (but see section 7.19 below) IT unit; laundry; mortuary; works department; Orchard House and 5&6 The Paragon. These buildings are illustrated in the photographs attached.

## 7. Existing Features

N.B. Whole site in  
Conservation Area  
and area of  
Archaeological Interest



OLD MANOR HOSPITAL - SALISBURY

**9 DISPOSITION OF LAND USES AND BUILDINGS**

9.1 Plan 8 shows the proposed distribution of development of the site and indicates those buildings which are to be retained. All the statutorily listed buildings are proposed to be retained and their character is to be restored where possible by the removal of unsympathetic extensions. The layout provides reasonable flexibility for new accommodation and therefore the best possible patient facilities. The amount of patient accommodation provided in refurbished buildings is minimised.

9.2 Indicative locations for new health care buildings are shown. At present, the Trust is not in a position to confirm the exact disposition of the new service provision. The buildings shown are not intended to provide an accurate depiction of the final form of development which may vary from that shown in size and disposition. However, the overall and cumulative size of the units shown is intended to give a fair indication of the likely scale of the health care buildings which will be required to deliver necessary services. These buildings would be predominantly single storey although some two storey elements would be incorporated. The disposition of the new buildings should reflect the historic pattern of development on the site with a strong

north/south emphasis. Informal open spaces between the buildings for use by both patients and staff will be incorporated into the detailed designs. New boundary walls within the site should be constructed where appropriate to reflect the character of existing enclosure.

*North site*

9.3 To the north of Wilton Road the demolition of Llangarren would enable a more comprehensive development for residential or mixed residential and office use although numbers would be limited by the standard of the vehicular access to the site. Access to Orchard House should be improved in conjunction with any County Council scheme to redevelop their part of the site which fronts Wilton Road. The listed Paragon buildings are to be retained and their setting enhanced by restoration and replacement of the site boundary with Wilton Road. The area between the Paragons and immediately surrounding them must be kept free from further development to provide the buildings with an appropriate setting. A high standard of design, layout and materials will be required for new development in recognition of the listed buildings on the site frontage and the conservation area designation. New development will be expected to pay due regard to the specific site conditions.

9.4 The lodge building, although not listed, should be retained and refurbished. Although suited to residential use, office use may be considered given the proximity of the building to the Wilton Road.

*South Site*

9.5 Kennet Lodge will be retained and refurbished. The proposed new access into the eastern end of the site will provide an opportunity to open up views from the public highway of this very attractive building. The new access will necessitate the removal of a significant length of brick boundary walls where the hospital site meets Wilton Road. A new boundary should be formed utilising railings above a brick wall to echo the wall and railings which are in front of Finch House. The vehicular entrance to Finch House should be refurbished and the unsympathetic zig-zag brick walling removed.

9.6 The existing access at the western end of the site is to be repositioned slightly further to the west and will be designed to provide adequate visibility splays, accommodate the proposed bus lane on Wilton Road and provide a right turn facility into the site. This will necessitate the felling of one tree but other trees can be retained.

The boundary walls will need to be rebuilt behind the trees; the existing bricks are to be re-used. Appropriate measures will be required to protect the existing trees during demolitions and construction.

















9.7 Within the southern site the composition of Finch House and the entrance feature focussed on the fountain provides an important sense of place. A new building which respects these characteristics should be built to maintain the enclosure of the space following the demolition of Fonthill and Downton wards. The use of this building and those to the rear may be dependent upon the new use of Finch House and could be for office purposes, residential or institutional use. Subject to a viable new use being secured, the former ballroom should be considered for retention and re-use although it is not suitable for health care use. The former chapel may continue to accommodate ancillary health care uses.

9.9 The balance of the site is suitable for both housing and selected employment uses compatible with residential and hospital use. New development on the site should pay due attention to the setting of Avon House and Finch House. Wherever possible, existing trees and incidental features should be incorporated into the design.

Development should be designed to enhance the character of the conservation area with particular emphasis on the achievement of a sense of place. The creation of a cohesive street pattern and cohesiveness of built form will be particularly important. Proposals for the design of the new housing and/or employment development will be the subject of a full planning application and/or a detailed design brief.

## 8. Concept Plan



- KEY:
-  Retention of landscape structure
  -  Health Care Gateway
  -  Gateway to new residential area
  -  Gateway to new secondary residential area
  -  Retention & enhancement of walls as key features
  -  Key access points and primary through routes
  -  Key vista & townscape quality
  -  Opportunity for new green square
  -  Retention of key buildings
  -  Site boundary
  -  Potential for residential development
  -  Opportunity to introduce quality street frontage development
  -  Potential Health Care Development
  -  Key Building Required
  -  Potential cycle/pedestrian route to town centre
  -  Area for Health Care Use

OLD MANOR HOSPITAL - SALISBURY

10 ACCESS TO THE SOUTHERN SITE

- 10.1 The optimum land use solution is to provide one access into the housing land and a separate access into the health care uses. There should be a connection between the two access points enabling maximum permeability of the site. Creating two major access points will have a significant impact on the character of the Conservation Area and must therefore be carefully evaluated. A housing development of more than 150 dwellings will require a second point of access.
- 10.2 There are currently four points of access into the southern site as indicated on Plan 5. The redevelopment of the site will provide the opportunity for a rationalisation of these accesses. The access from Windsor Road mainly serves the laundry and is barrier controlled. This access could be retained for cyclists, pedestrians and emergency vehicles to use but it is not desirable to encourage additional vehicular traffic into these residential streets. At the western end of the site the boundary wall can be breached to allow a new access for pedestrians and cyclists onto Ashfield Road.
- 10.3 The minor access into Finch House should be retained to enable

vehicles to service the front of this listed building, provide access to limited parking for the building and to maximise the viability of future re-use of the building. Additional parking to the south of the house could take access from the new internal road system. Finch House appears to have potential for conversion to residential use, or to remain in office use; a nursing home uses may also be appropriate.

- 10.4 Detailed proposals for access to both the north and south parts of the site are subject to ongoing discussions with the highway authorities. Any arrangements will need to fully address the strategy for Wilton Road which is emerging from the Salisbury Transportation Study. In order to accommodate the necessary requirements and visibility splays the demolition and rebuilding, at a reduced height, of a substantial length of the boundary walls will be required. The impact on the trees should be minimised by reconstructing the wall to the rear of the trees.
- 10.5 The existing access adjacent to Kennet Lodge is narrow and the visibility is poor. It would be beneficial in highway terms for this access to be closed or restricted. A new access to the east of Finch House could be constructed to appropriate visibility standards and would be suitable to serve the Health Care uses and/or residential



use. Construction of an access in this location would necessitate the demolition of Fonthill Ward and a length of boundary wall in front of Fonthill Ward and Kennet Lodge. The potential effects upon the conservation area of the creation of an access in this location are shown on Drawing 1. Removal of the high brick wall in front of Kennet Lodge would open up views of this picturesque listed building from Wilton Road representing both an enhancement of its setting and this part of the conservation area. Construction of a new low wall topped by railings would provide continuity in the street scene on the approach to Finch House. The existing entrance into Finch House from Wilton Road should be altered to remove unsympathetic zig-zag walling.

- 10.6 Both the County Council and the Highways Agency have confirmed that they agree in principle with the access arrangements indicated in the Brief. Detailed discussions and agreements will need to be concluded on the precise design of the new access points.

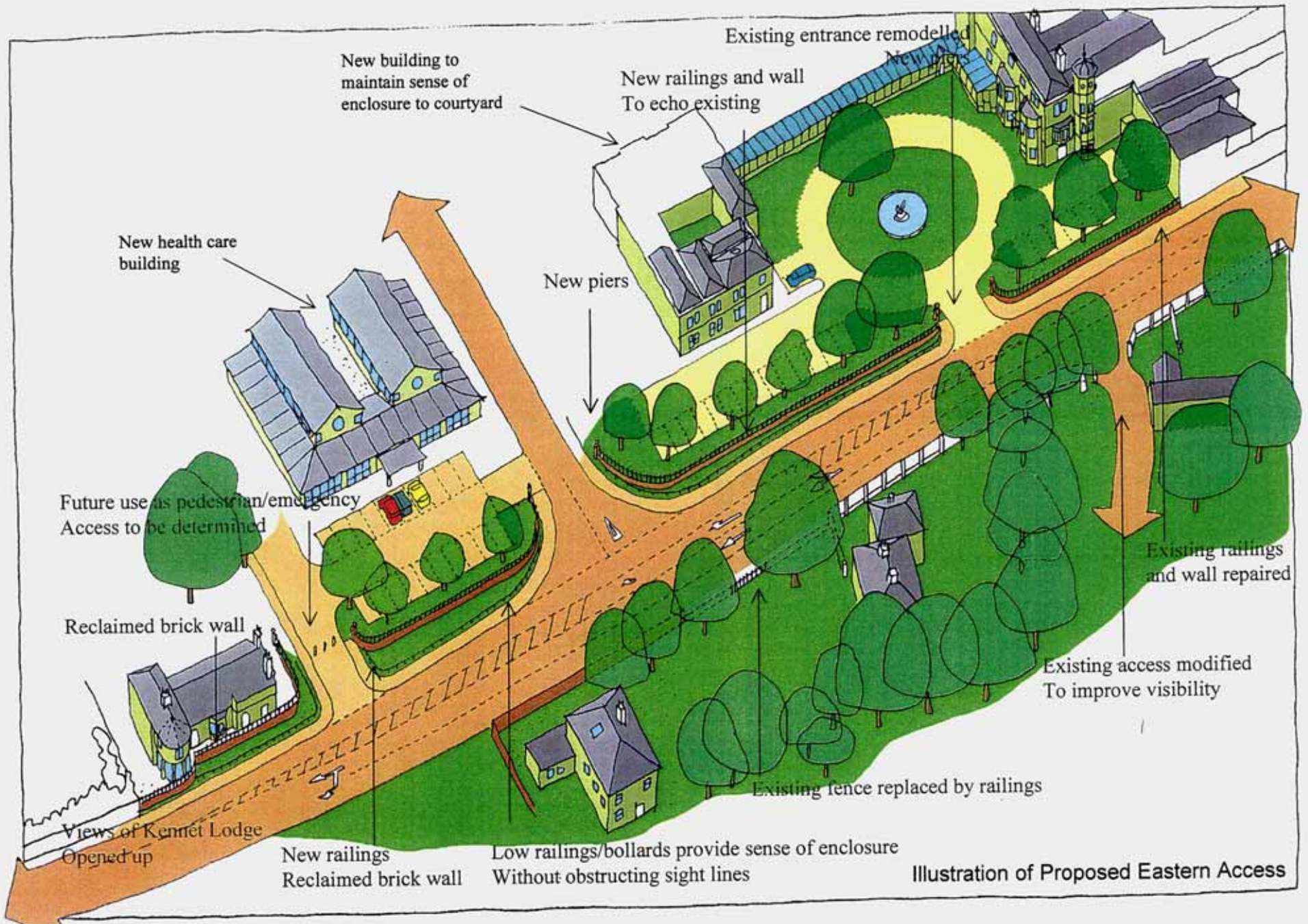
## 9. Illustrative Master Plan



### KEY:

-  High Density Housing
-  Medium Density Housing
-  Low Density Housing
-  Existing Building (for conversion)
-  Area for Health Care Use
-  New Health Care Building
-  Existing Health Care Building
-  Existing Trees
-  Proposed Trees
-  Car Parking
-  Open Space
-  New Green Square

OLD MANOR HOSPITAL - SALISBURY



New building to maintain sense of enclosure to courtyard

Existing entrance remodelled

New railings and wall To echo existing

New piers

New health care building

Future use as pedestrian/emergency Access to be determined

Reclaimed brick wall

Views of Kennet Lodge Opened up

New railings Reclaimed brick wall

Low railings/bollards provide sense of enclosure Without obstructing sight lines

Existing fence replaced by railings

Existing railings and wall repaired

Existing access modified To improve visibility

Illustration of Proposed Eastern Access

## 11 SCALE , MASSING AND HEIGHT OF NEW BUILDINGS

- 11.1 The scale and density of housing on the southern part of the site should reflect the relatively high density of development in the neighbourhood. Although care will be needed to maintain and enhance the setting of the listed buildings on the site, it is considered that two-storey ( plus attic) or three storey buildings will generally be most appropriate. Where necessary, for health care purposes only, single storey buildings will be considered. Where it is necessary to extend listed buildings, for example, Kennet Lodge, such extensions will need to be carried out in such a way that the extension remains subservient to the main building and does not have a detrimental impact upon its character as a building of special architectural or historic interest.
- 11.2 It is anticipated that the majority of the new health care buildings on the site will provide patient accommodation at ground floor level although some first floor accommodation will be provided. The buildings will be designed to avoid creating the impression of a sprawl of buildings across the site.
- 11.3 Where land is to be redeveloped for housing, this should be designed to provide a mix of housing types and sizes including an appropriate element of affordable housing as required by Policy H24 of the Local Plan. In particular, the local planning authority wishes to see a substantial proportion of the market houses being at the lower end of the size range, appropriate for first-time buyers. Given the urban nature of the site it is considered suitable for a relatively high density of housing including terraced housing.
- 11.4 Materials for new buildings and renovation should reflect the local vernacular with a predominance of brick and slate. Many of the older buildings on the site are highly decorative and distinctive. New buildings may echo this decorative theme but should be essentially modern in their approach whilst respecting the historic setting. The Design Cue sheets indicate typical materials and detailing within the site.
- 11.5 The boundary wall gives a protected and enclosed feeling to both the northern and southern sites. Boundaries within the site will also be important in defining public and private space. Brick walls, fences

and railings will all be appropriate and should form an intrinsic part of any detailed design. The health care use will be separate but not segregated from the adjoining residential use allowing both areas to form a cohesive whole. Designated and defined routes through the new hospital site will be provided for pedestrians and cyclists and on site activity will enable the natural security of the area to be maximised. Boundaries on the southern side of the site adjacent to the railway will also be retained and repaired where appropriate. New boundaries will be defined with appropriate enclosures using sympathetic materials, and in the case of boundaries along Wilton Road, should reflect the height and character of the walls with railings above, as shown on Photo Sheet No.1 in the brief. This will allow greater integration of the site with the Wilton Road, and in the vicinity of Kennet Lodge, more of the listed building to be visible.

- 11.6 The mature trees along Wilton Road are a significant feature of the conservation area and the development site. Where new access points are proposed it will be important to plant behind the rebuilt walls to echo this distinctive feature, specifically between the new

access at the eastern end of the southern site and the existing access into Finch House, and between the access at the western end of the southern site and Finch House. Although the conservation area designation provides the District Council with general control over works which affect the trees, consideration will be given to Tree Preservation Orders on specific trees if deemed appropriate at the time of detailed submission of development proposals.

- 11.7 Within the southern site much of the tree planting is of more ornamental species with parkland trees being more characteristic to the north of the road. A planting scheme should be prepared for the whole site specifying suitable species. A management programme for the mature trees within the site should also be drawn up to ensure their continuing health and replanting where appropriate.
- 11.8 In considering the parking requirement for all uses on the site new Supplementary Planning Guidance, prepared by the District Council to support the guidelines in the local plan, will be used. The final number of spaces to be provided will be determined taking into account this advice and, in the case of health care or other employment use, the agreed Travel Plan.

## Design Cues: Walls & Spaces

- Red brick predominating to south of road corridor
- Predominance of trees adjacent to boundary walls
- Grey brick with pillars at entrance
- Opportunities to open up views into site
- Replace fencing with railings



OLD MANOR HOSPITAL - SALISBURY



## Design Cues: Building Styles & Materials

- Mixture of materials throughout the site
- Stucco & red brick
- Stone detailing
- Grey brick "Classical" villas to north
- Slate roofs throughout
- Two storey building's predominate with single storey & occasional features

OLD MANOR HOSPITAL - SALISBURY

12 OTHER DESIGN PRINCIPLES

**Landscape Strategy**

- 12.1 There is the opportunity to retain and enhance the area between Finch House , the Ballroom and the Chapel to form an attractive "green square" within the development. This will form an open area in the centre of the southern site which will act as a focal point to the redeveloped site. The urban nature of the site and its surroundings indicate that the landscaping will be relatively formal. The open square will be framed by the existing chapel and ball room with the rear of Finch House to the north. Planning applications should be accompanied by a detailed arboricultural survey so that the impact of the development on the existing trees can be accurately assessed.

**Public Art**

- 12.2 The site already accommodates an important piece of sculpture which is listed in its own right. This is the fountain in bronze which dates from around 1900 and was brought to the Old Manor site in 1945 from nearby Bemerton Lodge. This sculpture will be retained as part of the redevelopment proposals and its setting should be

enhanced by the restoration of the entrance into the site and the maintenance of an open courtyard around this central feature.

**Archaeology**

- 12.3 The whole site is within the Area of Special Archaeological Significance defined by the local plan. The County Archaeologist has been consulted and advises that a single find of a Roman coin has been identified on the Old Manor Hospital site. No archaeological sites have been identified within the area in recent or antiquarian times. There are a number of archaeological sites surrounding the hospital, one of which could extend into the site and this suggests that there is potential for uncovering archaeological sites.
- 12.4 A desk - top archaeological study will be required to establish the history of the site , any areas of possible disturbances and possible areas of surviving archaeology. In any areas of possible surviving archaeology or where substantial new development is proposed an archaeological evaluation will be required. It is anticipated that the evaluation will need to be carried out before any relevant planning applications are determined.



### Environmental Health

- 12.5 It is anticipated that the removal of the hospital laundry will remove any significant source of potential noise and disturbance. The railway and a trading estate are adjacent to the southern boundaries of the site and to date have not created any significant problems for the hospital use of the site. Nevertheless, it may be necessary for noise monitoring to be carried out prior to the submission of details for the residential element of the site redevelopment to establish that the development complies with the guidance set out in PPG 24 'Planning and Noise'.
- 12.6 A study has been carried out to investigate whether there are any land contamination issues relating to the use of this site as a hospital. No contamination has been identified. A summary of the report's findings is included as an appendix to the Brief.

### Nature Conservation

- 12.7 The site is already developed and much of the site is hardsurfaced. Although there are trees on the site there is little or no hedgerow cover other than in small parts of the northern site. Accordingly,

there are no known interests of nature conservation importance that will be harmed by the redevelopment of this site. It is unlikely, given the built up area around the periphery of the site and the proximity of the major road that there is any opportunity to create any significant wildlife corridors. Notwithstanding these limitations, existing trees and hedgerows should be retained wherever possible and within the residential development there may be opportunity for new hedgerow planting.

### Open Space

- 12.8 There is relatively little green open space within the southern part of the site at present. The residential element of the redeveloped site must meet the open space standards set out in policy R2 of the Local Plan ie a minimum of 2.43 hectares per 1,000 population. Given the size of the site formal sports pitch provision will be inappropriate. Play facilities for younger children should be provided within the development in a location which is both easily accessible and visible from houses for safety and security.

**Energy Strategy**

- 12.9 Department of Health requirements will ensure that new hospital buildings are built to maximum energy efficiency standards.
- 12.10 New housing development should also demonstrate that where other design constraints permit, buildings are orientated to maximise solar energy and the layout should avoid the creation of an adverse microclimate. The local planning authority wishes to see the construction of energy neutral buildings. Consideration should be given to re-using materials from site demolition where possible either as hardcore or, in the case of high quality material, as external finishes to new dwellings.



Fisherton Assessment Unit

A good modern health care building which can be retained and re-used.



Nightingale Ward



Former upholsterers shop with Ashford Ward behind



Builders & Painters Store - West elevation



Shearwater Ward



Wishford



Linford Ward The original building has been much altered



Wishford/Redlynch/Bourne



Laundry/Sewing Room



New Sarum Ward



Laundry/Sewing Room Removal of buildings in this area will give maximum flexibility for healthcare uses.



Highland Ward

13. PUBLIC UTILITIES AND SERVICES

**Drainage**

- 13.1 Discussions with Wessex Water have taken place on the assumption that the development will comprise the retained health care use and approximately 150 additional dwellings. Wessex Water will require a separate system for surface and foul water sewers which should be offered up for adoption.
- 13.2 The land owned by the County Council (ie the car park and social club) has the benefit of a covenant which allows surface water to drain via the southern hospital site.
- 13.3 As the majority of the site is currently built or hardstanding the redevelopment proposals are unlikely significantly to increase surface water run-off. The public sewer plans show no adopted surface water sewers in the vicinity of the site. Soakaways are used for roof and yard drainage for the majority of the Salisbury area as it is underlain by chalk. Should soakaway tests for the site indicate that they would work satisfactorily then the Environment Agency would wish to see roof and yard drainage discharge to soakaways. This

method is not suitable for highway drainage as the site is within the Devizes Road water supply source area. Further discussions are necessary to establish what parts of the existing system currently accept highway drainage and what improvements will be necessary to bring it up to adoptable standard.

- 13.4 There are existing foul water sewers within Wilton Road (225mm dia) and Windsor Road ( 225 mm dia). The Windsor Road sewer is believed to serve the laundry and connects to the Wilton Road sewer which increases in size downstream to 375mm dia and 525mm dia. Wessex Water have indicated that there is spare capacity in the system to accommodate 150 dwellings. As the laundry is to be removed then the available capacity will increase substantially.
- 13.5 Telephone and electricity services should be provided by means of underground cabling avoiding the need for any overhead wires.

14 LEGAL AGREEMENTS AND PHASING

14.1 It is likely that applications to develop this site will require legal agreements to facilitate matters which are unable to be dealt with by means of planning conditions. Whilst the requirements will need to be directly related to redevelopment of the site and be fairly and reasonably related in scale and kind, initial consultation with statutory agencies has indicated that the following matters are likely to need addressing.

- Travel Planning in association with hospital redevelopment and any private office development, including the appointment of a Travel Plan Co-ordinator as required.
- Necessary on-site highway work and off-site highway infrastructure and/or contributions which support the objectives of the Salisbury Transportation Plan.
- Contributions towards the provision of primary and secondary education facilities in association with residential development.
- Provision of formal public open space in association with residential development in accordance with the local plan, which is based on a standard of 2.43 hectares per 1000

population.

- Provision of amenity open space within the development site.
- Contribution towards ongoing maintenance of formal and informal open space within the site.
- Provision of indoor community or leisure facilities in association with residential development and (if appropriate) a contribution towards ongoing maintenance.
- Provision of 25% affordable housing in association with residential development based on the identified need in Salisbury. This is likely to be split between social rented and shared equity in the region of 76%/24% respectively.
- A minimum density of housing.

14.2 On adoption of the brief the Trust can commence detailed plans for the health care aspects of the site. A strategy for the interim use of buildings and securing ongoing patient care whilst the long term proposals are implemented will also be prepared. The Trust and the Secretary of State for Health will wish to secure early demolition of those buildings which are no longer required but remain a financial cost to the NHS. Construction of the new access to serve the health care developments is likely to form an early phase of the site works.

## Conservation Policies and Proposals

### APPENDIX ONE

Policies relating specifically to the Townscape of Salisbury are contained in the Design Chapter.

### Listed Buildings

- CN1 Demolition of a listed building will not normally be permitted. Such a proposal will be considered favourably only in very exceptional circumstances where a building's condition makes it impracticable to repair, renovate or adapt it to any reasonably beneficial use for which planning permission would be given.
- CN2 Applications for the dismantling of listed buildings and their re-erection elsewhere will not be permitted. Exceptionally, local re-erection of threatened structures at an appropriate site may be allowed but only as an alternative to demolition or where the life of the structure and the public appreciation of it would be substantially enhanced.
- CN3 Proposed works, including extensions or other alterations, which would in any manner affect the character or setting of a listed building will be granted listed building consent only if the following criteria are met:
- (i) new work respects the character of the existing building in terms of scale, design and materials;
  - (ii) sympathetic natural materials, matching the original, are used in repair or replacement work;
  - (iii) the historic form and structural integrity of the building is retained; and
  - (iv) architectural or historic features, including internal features, are retained unaltered.
- CN4 The change of use of listed buildings and important unlisted buildings in conservation areas will only be permitted if:
- (i) it contributes towards the retention of such buildings without adversely affecting their character, setting or structural integrity; and
  - (ii) it does not give rise to harmful effects on the general environment of the area.
- CN5 Development within or outside of the curtilage of a listed building will only be permitted where it does not harm the character or setting of the building concerned.
- CN6 Where a change of use is accepted as the only means of preserving a listed agricultural building, preference will be given to uses that respect the historic form and structural integrity of the building. In particular the interior of statutorily listed barns should be kept as open as possible, as this is part of the special character of barns.
- CN7 The change of use of listed agricultural buildings to residential use will only be permitted in exceptional circumstances.
- For such development to be acceptable, it will need to be demonstrated that the building is structurally sound and capable of conversion and that the conversion can be achieved without adversely affecting the character, structural integrity, appearance or setting of the building concerned.



### Conservation Areas

- CN8 In conservation areas, only development which preserves or enhances the existing character of the area will be permitted.
- The Local Planning Authority will seek to ensure that the form, scale and design of new development, and the materials used in it, respect the character of the area.
- CN9 In conservation areas, the demolition or substantial demolition of buildings or other structures, such as boundary walls, will be permitted only in cases where the existing structure is:
- (i) wholly beyond repair; or
  - (ii) of a character inappropriate to the conservation area; or that
  - (iii) there are overriding highway, or other safety reasons; or
  - (iv) where planning permission has been granted for the development of the site.
- CN10 The loss of open spaces, gaps between buildings and gardens will not be permitted where this would detract from the special character of the conservation area.
- CN11 Special care will be taken when considering new development to ensure that views from and into conservation areas are safeguarded and views which do not contribute to their character are improved where opportunities arise.
- CN12 The removal or improvement of features which detract from the quality of a conservation area, including signs, buildings, advertisements and overhead wires will be sought.

### Trees

- CN17 Where permission is granted for the felling of a tree covered by a Tree Preservation Order, or of a tree located in a conservation area, the Local Planning Authority will seek, where appropriate, the planting of at least one replacement tree, of a species and size appropriate to the locality.

### Historic Parks and Gardens

- CN18 The retention of and, if appropriate, the restoration of historic parks and gardens will be encouraged. Development which would adversely affect these parks and gardens will not be permitted.

### Environmental Enhancement

- CN19 The Local Planning Authority will encourage schemes of environmental improvement as part of development schemes and, for its own part, will establish a rolling programme of environmental enhancement measures to be implemented in the District as financial and technical resources permit.

**SITE HISTORY**

Old Manor Hospital was originally the Fisherton House Asylum and was founded as a private lunatic asylum. It first opened to patients on January 25 1813 and by 1828 there were 76 patients in residence. In 1841 the premises was licenced for the admission of 100 patients and of these 70 were paupers and 30 private patients. The change of name from Fisherton House to Old Manor Hospital occurred in 1920.

The Asylum was associated with Laverstock House, a 'private madhouse' as such establishments were known at the time, and which was known to have received patients in the 1750's. William Finch acquired Laverstock House in 1779 and also owned Fisherton House. His son, Dr William Finch, acquired Fisherton House from his father in 1813 as a mental institution. Dr Finch also had two other madhouses in London and possibly a third in Wiltshire. Laverstock House continued in operation until 1955.

The asylum was owned and run firstly by the Finch family and then by the Chubb family (who were related to the Finch family by marriage) until 1923 when a limited company was formed to run the hospital with the Chubb family as shareholders. Prior to being taken over by the NHS in 1954, the asylum

**APPENDIX TWO**

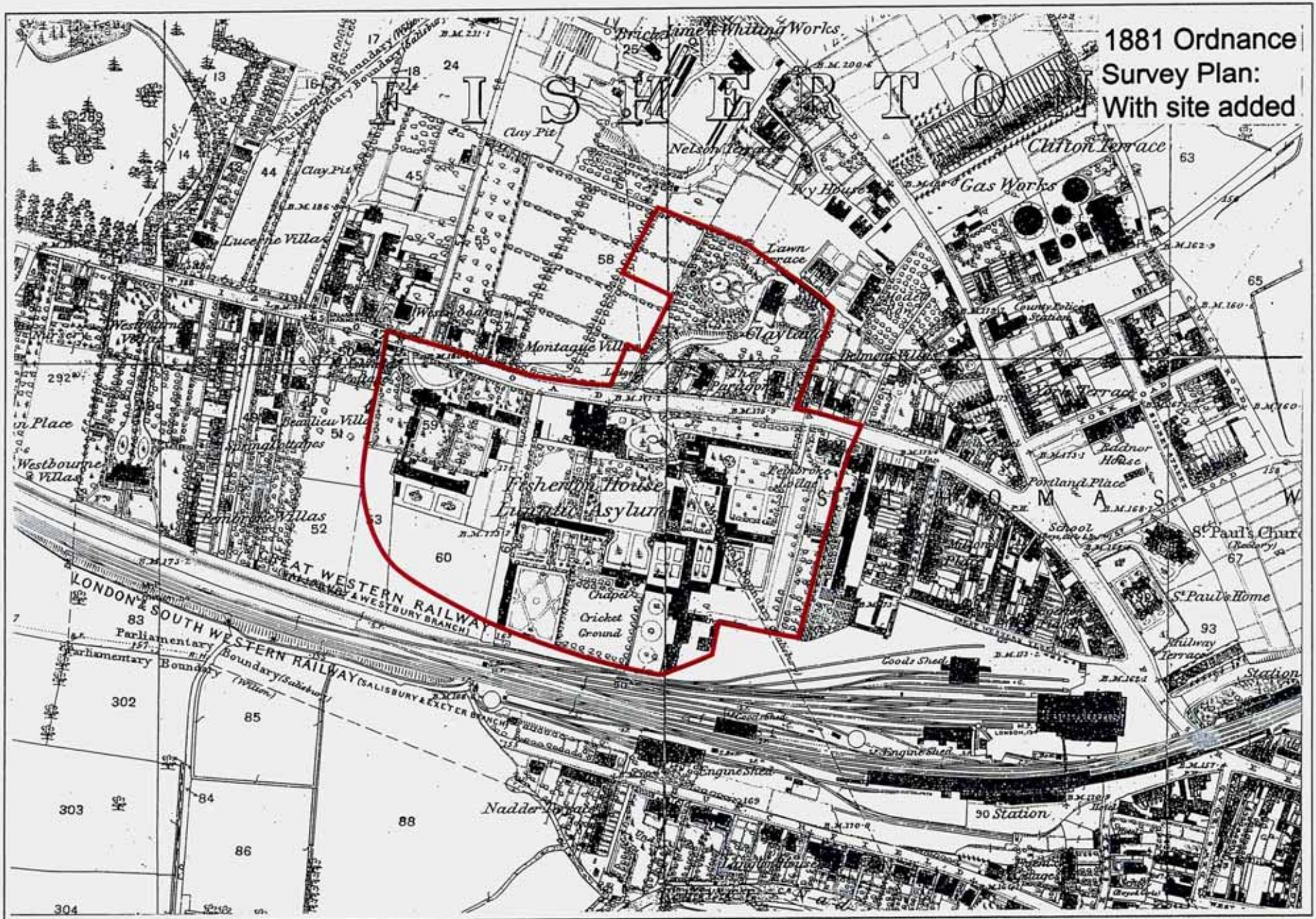
was the largest private mental hospital in England with approximately 700 beds.

The Tithe map and register of 1842 record at plot 225 a private asylum occupied by Dr William Corbin Finch, grandson of the first William Finch mentioned above. A building is shown in the approximate location of the rear part of Finch (Fisherton) House furthest from the road. The original area was approximately 41 acres consisting of the main building and other houses in a country setting. The main building has large cellars including store rooms. The wall in Wilton Road has indications of a large archway, now bricked up, presumably an entrance to the stables. The alterations to Finch House have been made whilst the building formed part of an Asylum and to that extent are purpose designed. The watch tower was once a storey higher but was reduced in height when it became unsafe.

The front garden to Finch (Fisherton) House formerly had a rockery and flower beds in the centre of the lawn. In world War two a static water tank was installed and in 1945 the fountain statue was moved to this site from nearby Bemerton Lodge.

Tithe Map:  
With site added  
(approximate)





1881 Ordnance Survey Plan:  
With site added

## OLD MANOR HOSPITAL SALISBURY

## DEVELOPMENT BRIEF

Plans for extensive additions and alterations made in 1853 in the area of Ashford and Sarum Wards show accommodation for 1st, 2nd, 3rd and 4th class male criminals as well as male pauper and female patients. In the 1850's and 60's there was a shortage of accommodation for criminal lunatics until Broadmoor was built in 1863. Arrangements were therefore made to receive them at Fisherton House in 1850 which was sanctioned by the Secretary of State. In 1864 276 criminal lunatics were admitted which was the peak year. By 1872 the reception of criminal lunatics ceased altogether.

Between 1860 and 1900 patient numbers increased and surrounding property was acquired. By 1922 numbers had increased to 291. In 1923 the first ex-service patients arrived and numbers had increased to 492 and the license was extended to 672 patients. This large increase in patients necessitated additional buildings.

The huge changes which took place in both the hospital site and the surrounding area over only forty years is clearly illustrated by comparing the 1842 Tithe map and the Ordnance Survey Map of 1881. In 1842 there was a large building shown on part of the site of Finch House and some buildings running at right angles to Wilton Road which were later demolished. To the north of Wilton Road The Paragons are shown on the 1842 Tithe map but

there are few other properties located along the road.

By 1881 the whole area had become highly developed with the GWR railway terminus to the south, housing and a Gas Works to the north and east. The Fisherton House Lunatic Asylum grew to take up a significant proportion of the present extent of the site south of Wilton Road.

Kennet Lodge, formerly Pembroke Lodge, and shown on the 1881 map, is thought to date from around 1820 and was at one time an inn. Avon House according to the listing description dating from 1850 or 1860 but the extensions to the south of it are shown on the 1881 ordnance map. and the buildings which now form Bourne, Redlynch and Wishford wards. Claylands (now Llangarren) has been built north of the Paragons and Montague Villas are evident.

During the 1860's the chapel, recreation and billiard room were built. The ballroom was built in 1868 and was once free standing; it has a rifle range beneath the floor used for training of staff during the 1914-1918 war.

Llangarren was built as a Regency Villa named Claylands. It was bought to accommodate convalescent female patients in 1923. The new wing was

## OLD MANOR HOSPITAL SALISBURY

added to Llangarren in 1937.

Ladies Collegiate School.

In 1931 additional ex-service patients arrived and Sarum ward was built to accommodate them.

The wards between Downton House and the southern boundary were built by the 1850's. They were substantially altered in 1881 as mentioned earlier and again when Sarum Wards were rebuilt in the 1930s reversing the U shaped ward to form the open side away from rather than towards the chapel.

Sources: Wiltshire Record Office Maps and Documents

Orchard House was built in 1938 the architect being a Mr Robert Potter.

The Old Manor Hospital Salisbury Wiltshire, Private Madhouse, Licensed house, Psychiatric Hospital; Gertrude Smith

Avon House was built as a private house probably around 1830 and the day room is reported to have been built as an officers mess by order of Edward VII when he came to inspect the troops on Salisbury Plain. Edward VII when Prince of Wales in 1870 attended a concert in the Ballroom and gave his permission for the Royal Coat of Arms to be placed above the proscenium arch.

The Old Manor Hospital :A Pictorial Glimpse into the Past (awaiting publication)

Fonthill Villa, which was demolished in order to construct Nightingale ward, was a row of terraced houses. Montague Villas was at one time used as a

1.  
1/5/94

WILTON ROAD  
(North Side)

-----  
Nos 1 & 2  
(The Paragon)

SU 1330 9/5/93

II

GV

2.  
Circa 1640-50. 2 storey semi-detached pair grey brick at right angles to road facing similar pair Nos 3 & 4 The Paragon ov, across garden. Low pitch hipped slate roof with deep, bracketed, flat eaves. The front has recessed dividing band down centre. 2 windows each 1st floor, recessed sashes glazing bars intact, one each on ground floor, taller. All have rendered flat arches and keystones. Doors either end, recessed of 3 fielded panels, marginal glazed rectangular fanlights, panelled reveals, reeded doorheads, flanking reeded 1/4 columns, frieze and shallow leaded cornice. No 2 has recessed extension same style with 2 windows 1st floor, one on ground floor.

Nos 1 to 4 (correct) (The Paragon) form a group.

5

1.  
1594

WILTON ROAD  
(North Side)

-----  
Nos 3 & 4  
(The Paragon)

SU 1330 9/595

II

GV

2.  
Circa 1850 semidetached 2 storey grey brick pair with recessed dividing band down centre of front. At right angles to road facing similar pair, No 1 and 2 The Paragon cv, across garden. Low pitch hipped slate roof, 2 windows each 1st floor, one on ground floor, recessed sashes, glazing bars, taller on ground floor, all with flat rendered arches with keystones. Doors either end, recessed of 6 fielded panels, marginal glazed rectangular fanlights, panelled reveals, reeded doorways, flanking reeded 1/4 colons, frieze and shallow leaded cornice. No 3 has recessed extension in same style on street side with 2 windows 1st floor, one on ground floor.

Nos 1 to 4 (consec) (The Paragon) form a group.

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1.  
View

MILTON ROAD  
(North Side)

Barren Cove at Old Manor  
Hospital.

SU 1330 9/506

II

2.  
At east end of hospital complex.  
Circa 1820-30 formerly a villa. 2 storeys and 1 storey stuccoed. 2 storey part to east has bowed projecting bay with overhanging 1st floor on Tuscan columns facing road. Hipped slate roof curved over bay, flat eaves. Pointed marginal glazed casements, 3 on 1st floor and 1 to ground floor in moulded flush pointed frames. Single storey irregular range to west with low pitch hipped slate roof the wall carried up at west end with parapet with moulded coping. Facing road from left to right: paired sashes in moulded 4 centred arched frame. Door in similar surround with fanlight. Cented wood bay to right later but with similar arched lights. Raised west end 2 windows of similar type, altered. The west front has parapet swept to corners and panelled. 2 camber headed sashes with glazing bars. South front: canted bay window with parapet to left. Central section has 2 round headed full length sashes with glazing bars. Slightly taller 2 window section to right and later 2 storey brick extension far right projecting south. Picturesque front to road.

1.  
1594

WILTON ROAD  
(South Side)

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The Old Manor at  
Old Manor Hospital

SU 1330 2/597

II

2.  
Completely rebuilt circa 1840-50. 3 storeys painted brick with cornice and parapet. At south east corner a projecting truncated tower feature with rusticated stucco surrounds to windows, traces of earlier window head above. Bevelled sides to upper stage. The rest of main east front has 4 windows to 2nd floor one in slightly projecting stucco bay carried up from entrance. 2 storey canted bays to ground and 1st floors, flanking entrance, cornices and blocking course, panelled frieze and aprons. Marginal glazing to flush framed sashes. The door is of 4 panels in architrave surround. Porch, of fluted pilasters to walls, fluted Doric columns to front, projecting moulded cornice. North front has similar windows in stucco architraves and a 1st floor canted bay. Octagonal 3 storey tower with ogee shaped leaded roof with bracketed cornice. Projecting 2 storey wing to west painted brick cornice and parapet, sash glazing bar windows. To right of tower 3 arcaded windows with swagged parapet over and in corner a small narrow lighted conservatory with octagonal glazed lantern.

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1.  
1929

WILTON ROAD  
(South Side)

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

SU 1330 17/311A

II

2.  
Fountain formed of a bronze group of 3 girls with shells and dolphins, signed  
by L J Chavalliaud a French sculptor who lived in London from 1893 to 1904.

1.  
1924

WILTON ROAD  
(South Side)

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Avon House

SU 1330 9/598

II

2.  
Part of the Old Manor Hospital.  
Ciren 1850-60 former villa. 2 storeys painted brick, moulded cornice and parapet,  
band between storeys. 5 bays the outer ones recessed, the 2 flanking centre  
bowed and central 3 storey tower porch. One window to outer bays, 2 to bows,  
recessed marginal glazed sashes. Tower one window 1st floor and 2 round headed  
narrow lights to each face on 3rd floor. Deep moulded cornice and crowning  
pyramid slate roof. Picturesque.

1.  
1994

WINCHESTER STREET  
(South Side)

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Nos 16 to 22 (even)

SU 1430 SE 2/217A

II

GV

2.

Mid C18. Formerly part of Black Horse Inn which included Nos 1 and 1A Brown Street av. 3 storeys, painted brick upper floors. Ripped old tile roof, brick band as cornice. 11 windows to upper floors, flush framed sashes, some altered, glazing bars intact Nos 20 and 22. Ground floors all altered with late C19 and modern shop fronts.

Nos 16 to 26 (even) & 32 to 44 (even) form a group. Nos 16 to 22 (even)  
form a group with Nos 1 & 1A Brown Street.

SITE LOCATION: SOUTH SITE, OLD MANOR HOSPITAL, WILTON ROAD  
SALISBURY

POST CODE: SP2 7EJ

Planning ref	Proposal	Approved/ Conditions/ Refused	Date
75/0010LB	Removal of chimneys at Wylde Ward & Board room	R	02.06.76
76/0455	Alterations to improvements to main hospital kitchen	A	20.09.76
76/0997	Sanitary annexe & building alterations at Shearwater Ward	A	02.02.77
80/0013	CIRC 7/77 Construction of an annexe to existing leisure suite to provide psychogeriatric day hospital	A	12.02.80
80/0454	CIRC 7/77 Remove four chimney stacks to below roof level at The Ballroom	A	23.04.80
81/0018	Extension to laundry	A	23.03.81

84/0814	CIRC 7/77 Psychogeriatric assessment units	no objections A	23.07.84
85/0338	CIRC 18/84 Removal of chimney at Kennett Lodge	no objections AC	02.05.85
85/0987	CIRC 18/84 Construction of storage building	no objections A	05.09.85
89/1529	Resiting of timber chalet to site adj The Laundry	AC	25.10.89
89/1530	New car parking in 3 new situations	A	25.10.89
89/1608	Alterations to existing 2 storey building together with new linked single storey building, forming 2 X 20 bedded ESMI units to ground floor with hospital management at first floor	AC	15.11.89
91/1775	Change of use of hospital ward to Night Shelter for the Homeless	AC	03.02.92
92/0838	Construction of carpark following demolition of derelict buildings	AC	26.08.92
92/0839	Conservation Area Consent - Removal of derelict buildings	AC	26.08.92

93/1683	Felling of two ash trees and trimming of various other trees	AC	21.01.94
94/1294	Tree surgery to be carried out to various trees	AC	10.10.94
94/1441	To erect a concrete base and enclosure, 5.1 m long x 2.5 m high x 2.5 m wide, for a standby automatic generator	AC	11.11.94
95/0185	Provision of three cabinets for cables	A	06.03.95
95/1382	Tree work to be carried out on various trees	A	06.11.95
96/0896	The erection of a temporary 14 bed ward	AC	26.07.96
96/1465	Removal of 3no chimneys at Downton House/ Fonthill	AC	28.12.96
97/1154	Construction of a car park following demolition of derelict buildings	Withdrawn	03.12.97
97/1229	Renewal of application for removal of derelict building S/92/0839	Withdrawn	03.12.97
97/1337	To enlarge an existing window by 1000mm in kitchen/dining room	A	13.10.97
97/1924	Extensive tree work to be carried out	No objections	15.01.98

SITE LOCATION: NORTH SITE, OLD MANOR HOSPITAL, WILTON ROAD  
SALISBURY

POST CODE:

Planning ref	Proposal	Approved/ Conditions/ Refused	Date
80/1503	O/L 2 detached houses with garages & access driveway at the rear of The Maples	R	18.08.81
81/0767	O/L 2 detached houses including garages & parking at gardens at The Maples	R	05.08.81
83/0104	Residential development at The Maples	Objections from County Surveyor	01.03.83
87/1282	Change of use from residence to offices at no. 1 The Paragon	R	17/9/87
88/0055	Temporary change of use from residential to office for a 3 year period at no. 1 The Paragon	AC	19.02.88
88/0345	O/L Construction of 14 single persons homes & alteration of existing access	R	22.04.88



88/0346	O/L 2 no. five bedroom single storey dwellings & utility link for accommodation & multiple handicapped persons & alteration of existing access	R	22.04.88
88/2155	CIRC 18/84 Erection of 8 bed handicapped units	withdrawn	
88/2330	O/L Residential development & construction of access	AC	22.05.88
89/1528	CIRC 18/84 Proposed 2 no. 2 bed bungalows for use by Spastics Society adj Llangarren	AC	25.10.89
90/1201	Two non-illuminated notice boards on posts at The Maples	AC	26.10.90
90/1563	CIRC 18/84 Demolition of outbuildings (social club, toilet block, garages, pavilion & greenhouse)	AC	06.12.90
91/0277	Non-illuminated temporary 'Appeal' signboard	AC	08.04.91
91/1211	Provision of school playing fields for Salisbury Highbury First & Fisherton Manor Middle	AC	25.09.91

92/0261	Temporary change of use from residential to offices for a further five year period at no 1 The Paragon	AC	27.03.91
92/0262	Temporary change of use from residential to office for a five year period at no 2 The Paragon	AC	27.03.91
92/0263 LB	Internal alterations and removal of conservatory at no 2 The Paragon	AC	27.03.91
92/1278	Conversion and extension of pair of semi-detached dwellings into a single eight bed shared house at 44 & 44 A Wilton Road	AC	19.11.92
93/0703	Amendments to approved application S/92/1278 inc. small rear extension to comply with Registered Homes Act 1984, lowered roof line & other minor alterations	AC	30.06.93
93/1683	Felling of two ash trees and trimming of various other trees	AC	21.01.94
94/1174	Re-positioning of existing sports pavilion	AC	10.10.94
94/1294	Tree surgery to be carried out to various trees	AC	10.10.94

94/1681	3 Oak Trees - cut off small branches up to 20ft (just below the crown). 1 Beech Tree - cut of small branches up to 20ft (just below crown). 1 Holm Oak - fell	AC	21.12.94
95/0850	New 9 bedroomed residential rehab unit	AC	19.09.95
95/1245LB	Enlarge gateway 1 and close gateways 2 & 4 to traffic	AC	17.10.95
96/0739	Removal of 35 meters of cob wall and replace with rendered blockwork	AC	11.07.96
97/0039	Renewal of temporary planning permission for use as a Psychology clinic at 1 & 2 The Paragon	A	24.02.97
97/1924	Extensive tree work to be carried out	(not determined)	

The buses which pass the site are:-

- X4 Runs from Bus Station to Wilton, Warminster and Bath via Wilton Road. Frequency is every hour weekdays and Saturdays and once a day at other times.
- 2 Runs from Bus Station to Devizes via Wilton Road. Frequency is once an hour weekdays and Saturdays and five times a day at other times.
- 25 Runs from Bus Station to Hindon, Mere and Zeal via Wilton Road. Frequency is 3 times a day on weekdays.
- 26 Runs from Bus station to Hindon/and Tisbury via Wilton Road. Frequency is 3 times a day on weekdays.
- 27 Runs from City Centre to Shaftesbury and Hindon via Wilton Road. Frequency is every 2 hours on weekdays.
- 53 Runs from City Centre to Bemerton Heath, Salisbury via Wilton Road. Frequency is every hour weekdays and Saturdays.
- 54 Runs from City Centre to Wilton via Wilton Road. Frequency is every hour weekdays and Saturdays.
- 60/61 Runs from City Centre to Wilton, Bulbridge and Ditchampton via Wilton Road. Frequency is 3 times an hour during weekdays and Saturdays and every hour at other times.