



Leaden Hall

Enhancing our heritage for everyone

August 2024 update





A place of welcome
A place of learning
A place of encounter

Photographer: Martin Cook

FOREWORD FROM THE DEAN OF SALISBURY

At Salisbury Cathedral we are advocates of liberty, encouragers of creativity, and seekers after eternity. We want the beautiful space that is the Cathedral Close to be open to all and accessible to all. We want it to be a place of welcome; a place of learning; and a place of encounter for as diverse a range of people as possible.

Like almost every other part of the Close, the unique and historic buildings and grounds of Leaden Hall have developed over many generations, and their purpose has been modified accordingly.

With the pandemic behind us we are planning for the twenty-first century, and at Leaden Hall we want to realise our long-held ambition to locate our brilliant Cathedral staff under one roof, and to enable neighbours from our city and Diocese to hold meetings in a fitting and hospitable space in the Close.

We want, in addition, to create a lasting base for our vital education work, positively impacting the lives of children and young people from across the region; and to build a new home for our renowned archive collections, retaining them within the Close, allowing the Cathedral's many centuries of historic records to be accessible and offering a centre of excellence to scholars.

We are proud to be Salisbury Cathedral – and we want to be Salisbury's Cathedral. Our plans for Leaden Hall are integral to that ambition.

**The Very Revd Nicholas Papadopoulos
Dean of Salisbury**

August 2024



Photographer: Finnbar Webster



THE HISTORY

Leaden Hall is a Grade 1 listed building in Salisbury Cathedral Close. The original house on the site was built by Elias de Dereham, who designed the Cathedral, in the early 13th century. That building was mainly demolished in the early 18th century, and the present house was built on the site.

Between 1819 and 1832, Archdeacon John Fisher lived in Leaden Hall, where he was visited by the artist John Constable. During these and other visits to Salisbury, Constable created hundreds of sketches and paintings of the city, the Cathedral and Harnham water meadows.

Leaden Hall remained a canonry for Cathedral clergy to live in until it was leased to Leaden Hall Girls' School in 1947. Leaden Hall School operated for almost 70 years until it merged with Salisbury Cathedral School in 2016.

Towards the end of 2017 the site returned to the Cathedral when it was vacated by the Cathedral School. Since then, Stephenson Hall, built in its grounds in 2002/3, and some of the ancillary buildings, have continued to be used for the Cathedral's education work with local school children.

Leaden Hall has never been in private ownership. The Cathedral's plans to refurbish it and use it as a base for its staff, education work and archive, will allow it to remain a place which is accessible to the public and fit for a significant heritage site in the twenty-first century.



OUR VISION

The Cathedral has applied to Wiltshire Council for permission to change the use of Leaden Hall from purely education purposes to also providing offices and meeting rooms for the Cathedral's use. The planned work will include restoration and repairs to the fabric of the building and the removal of some single storey extensions and a 1990s conservatory.

We are asking for permission to change the use of Stephenson Hall (in the grounds of Leaden Hall) to mixed use to allow it to be used for meetings and events, as well as providing a space for our ongoing work with young people.

We are also asking permission to remove the wooden classrooms attached to and surrounding Stephenson Hall. This will improve the external setting, by reinstating landscaped gardens and managed woodland.

Permission is also sought to build a purpose-built archive facility to hold the Cathedral's centuries of historic records. The application includes elements to help make the site carbon neutral with the installation of solar panels and a ground source heat pump.

OUR PLANS



The Landscape Ground Plan, showing Leaden Hall (bottom centre), Stephenson Hall (top right) and the proposed archive building (left of Leaden Hall), as well as reinstated landscaped gardens and managed woodland.

Credit: Indigo Architects Limited.



An aerial perspective from the south west.
Credit: Dittrich Hudson Vasetti Architects.



Visual representation of north façade of the proposed archive building overlooking the parterre garden.

Credit: Ocean CGI.

HOW OUR PLANS HAVE DEVELOPED

As is usual with the renovation of such an historic building, the planning process has been detailed and thorough, involving stakeholders and professional advisors.

The full planning application was submitted to Wiltshire Council in January 2024, following six years of detailed preparatory work and two pre-planning applications which provided advice from the statutory consultees involved.

Chapter leadership

Chapter, the Cathedral's board of trustees, made up of senior clergy and lay people, has been fully involved in discussions, offered advice and direction, and takes collective, ultimate responsibility for the project.

Cathedral committee support

A Project Board has overseen development of the proposals. Regular discussions have taken place involving Cathedral committees that include the Cathedral's Executive Team, Finance Advisory Group and Property Strategy Group and the Cathedral's Chapter.

Our communities

The wider community is very important to the Cathedral, and we have shared our plans at public presentations, to which interested parties were invited. We have also discussed our plans with staff and volunteers.

Statutory consultees

Our proposals are being considered by Wiltshire Council, including input from their Conservation Officer. In addition, our independent ecclesiastical regulators, the Fabric Advisory Committee, Cathedrals Fabric Commission for England and the Church Commissioners, have been appropriately involved throughout.

Professional expertise

We have benefitted from the professional expertise of the Cathedral Architect, Cathedral Archaeologist, Structural Engineer and our Planning Consultant.

Responding to questions

We have listened to and considered comments that have been made and our detailed response documents have been submitted as part of the ongoing planning application process.



CARING FOR GOD'S CREATION AND INVESTING IN THE FUTURE

The Cathedral is committed to caring for the integrity of God's creation, so sustainability is integral to our plans for Leaden Hall.

Carbon net zero

We are working to make Leaden Hall carbon net zero. We will remove the need for gas boilers by installing a ground source heat pump, complemented by sensitive interior heritage refurbishment to maximise the building's thermal efficiency.

Solar panels

Solar panels will generate all the electricity needed for the building. These will be installed discreetly, at ground level, screened by the walls of the former school's tennis courts. The panels will be positioned above the flood level and set within a wildflower meadow, whose complex root systems will help stabilise the soil and further mitigate flooding.

Restoring the landscape for everyone

The gardens will be sympathetic to the historic landscape around Leaden Hall. An orchard will be planted on the site of the former school swimming pool and new bird and bat boxes will contribute to boosting the ecology. It is estimated that the combined effect of this will increase the biodiversity of the site by more than 10 percent.

Stephenson Hall

Originally built in 2002/3 for the former school, Stephenson Hall will continue to be used for educational purposes, as it is now. This will be an environmental plus, retaining the carbon embedded in the construction of this building 20 years ago.

The east forecourt

In response to input from consultees about conserving the approach to Leaden Hall, the parking bays have been removed from this element of our proposals.

QUESTIONS AND ANSWERS

What is the Cathedral's Master Plan?

Cathedrals plan ahead in decades and Salisbury Cathedral's Master Plan, 'An Exceptional Place', is our long-term vision for the future. It was endorsed by Wiltshire Council in February 2017, following extensive consultations with local residents and other stakeholders. Support for the aspirations within the Master Plan are recommended in Salisbury's Central Area Framework 2020.

Is the need for office space and an archive in the Master Plan?

Both are identified as key requirements for the Cathedral to achieve its vision. However, at the time of the Master Plan's development, Leaden Hall was not vacant and therefore the opportunities of its use were not available for consideration.

Is there space in the immediate vicinity of the Cathedral to accommodate offices and the archive?

Plans have been developed to reconfigure the area to the south side of the Cathedral, adjacent to the Cloisters and Works Yard. These were paused in February 2020 due to the pandemic. These plans would be visitor-focused, opening up the skills of our stonemasons and glaziers to the public and creating a better setting for Magna Carta. There are also plans to include essential practice facilities for the Cathedral Choir, within easy reach of both the Cathedral and the Cathedral School. As these plans have developed it has become clear that there would not be appropriate space to accommodate a new archive or other functions in this location.

What will the new archive provide?

The building will provide a purpose-built facility to store and protect more than 800 years of the Cathedral's collections, protecting them for future generations and making them more accessible, particularly to students and historians. The majority of the archive is currently stored in locations around the Cathedral that cannot easily be accessed.

Will the proposed changes be sympathetic to the 'Constable views'?

The Cathedral always considers the protection of the 'Constable views' as far as possible, bearing in mind that those views are often very different to when they were painted over 200 years ago. There are some 300 Constable images of the city and its surrounds.

What happens next?

Should planning consent be given, it is currently estimated that the refurbishment and development of Leaden Hall will be completed within around three years, although the archive building may take longer.



To find out more, and to view the full
planning application, please visit
www.wiltshire.gov.uk

