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DESIGN & ACCESS/HERITAGE ASSET STATEMENT

Property Address	The Old Town Hall Building High Street Royal Wootton Bassett Wilts SN4 7AF
Proposed Development	General Repair & Maintenance
Document Reference	23-003-ACL

Type of Application
This justification statement has been prepared by A.L Associate Surveyors Ltd, to support a Listed Building Application relating to The Old Town Hall Building, High Street, Royal Wootton Bassett.

The application covers essential repair and maintenance work, highlighted following a Quinquennial Inspection undertaken in April 2022.

This statement should be read with reference to the Quinquennial Survey Report and the accompanying application drawings numbered;

23-003-01	Survey and condition drawing
23-003-02	Proposed new garden store – floor plans, elevations, block and site
23-003-03	Proposed repair and maintenance works – floor plans
23-004-04	Proposed repair and maintenance works – large scale elevations.

Site Location and Setting
The Old Town Hall Building is located on the north side of Wootton Bassett High Street and forms part of a wide, open pedestrianised thoroughfare.



The subject property is a Grade II Listed timber framed structure, supported on fifteen stone columns. The timber frame has plaster and lath infill panels. The roof is steeply pitched, with hipped ends, all of which are overlaid with natural stone tiles.

The ground floor is open. First floor accommodation serves as a museum and is accessed by way of an open timber staircase, which rises from the northeast corner.





Development History
The building was subject o f a previous scheme of repair, which was undertaken in 2014. The repair work was subject of a previous listed Building Application, reference 14/03315/LBC.

Proposals:
The proposed works include:
Remedial works to the roof coverings and eaves detailing.
Remedial work and redecoration of the external timber frame
Remedial work and redecoration of the external plasterwork
Repair of the exposed stone columns
Timber treatment and upgrades to internal cosmetics.
Upgrades to heating and insulation

Amount of Development
The work is generally limited to those areas of the structure which are in need of general repair and maintenance both for the purpose of preservation and to improve aesthetics. The full extent of repair will depend on the results of some localised opening up and investigation.

Layout
The layout of the building will not be altered as a result of the proposed repair and maintenance.

Scale
The proposed repair and maintenance will have no impact on the scale or size of the building.

Appearance & Construction
As it stands, parts of the exterior structure are suffering from the effects of age and general weathering, with clear and visible deterioration of external finishes, including localised failure of the render panels. The proposed repairs will not only prevent further deterioration of the primary structure but will result in significant aesthetic improvements.

Landscape
The proposals do not include any landscaping works.

Access
The proposals do not result in any change in access to or around the building.

Heritage Asset Statement
The Town Hall is an important local feature, forming a prominent part of the main High Street and a focal point for the Town. As identified within the Quinquennial survey report, a number of defects and

maintenance issues exist, which have the potential to lead to further deterioration of the building, if left unaddressed.

The proposed scheme of repair utilises traditional methods and materials, which will not only address the existing defects, but which will preserve and enhance the building.

Conclusion

The proposals closely follow the concept of the previous scheme of repair and have been carefully considered to preserve the historic character and significance of this locally important building.