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Natwest Branch
30 High Street
Chippenham
SN15 3HB

Heritage Statement



Date: July 2023

Our Reference: 23-118-AS-HS

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1. Introduction

The following Heritage Statement has been prepared to accompany an application for Listed building consent for proposed roofing and maintenance works to the Natwest branch at 30 High Street, Chippenham, SN15 3HB. The document should be read in association with the following documentation:

- 23-118-AS-DAS: Design and Access Statement
- 23-118-AS-RS: Repairs Statement

This statement should also be read in conjunction with the following drawings:

- 23-118-AS-01-REVA: Existing plans & elevation
- 23-118-AS-02-REVA: Existing plans & elevation
- 23-118-AS-03: Site plans

The building is Grade II Listed under the Planning (Listed Buildings/Conservation Areas) Act 1990 and is situated within the prime retail district of Chippenham which also incorporates the Chippenham Conservation Area. The proposal comprises the undertaking of sympathetic, “like for like,” repairs to the main roof and all elevations.

The proposed works relate to the part refurbishment of the main roof, repairs to chimney stack and parapet channel gutter. Further maintenance works include window repairs and decorations to all elevations, rainwater goods repairs and isolated internal repairs and decorations. It is considered the works will have minimal visual, or aesthetic impact on the building.

All repair works to be carried out in accordance with relevant legislation and Historic England Guidance.

2. Heritage Asset & Setting Description

The proposed works principally involve to the refurbishment of the west facing hipped end to the rear portion of the main roof and further maintenance works to a number of fabric elements. They are considered to have minimal visual, or aesthetic impact on the building.

The original building is understood to have been constructed in 1876, with single and two storey extended portions added to the rear. It is Grade II Listed and occupies a prominent position on the High Street. Principle access is gained via the south facing, High Street elevation.

The building is principally of solid masonry construction formed from a limestone ashlar, with ornate detailing to the front elevation, including; Doric columns, rusticated quoins, dental cornice and recessed bays. It is surmounted by a multi pitched timber frame roof, weathered in natural slate. Windows and doors are of solid timber construction, fitted with single glazing.

The building has been extended to the rear over one and two storeys. The two storey portion is estimated to be of early 20th century construction and surmounted by a multi pitched roof. The larger single storey portion is envisaged to be a later addition and surmounted by a flat roof weathered in mineral felt, that has been overlaid with a liquid coating. The external walls to both portions are formed from clad cavity masonry.

3. Significance of the Heritage Asset

The property is of significant stature, primarily due to its historic setting and is surrounded by similar properties broadly of the same era. Prominent architectural features include limestone ashlar with moulded ashlar stacks which sweep up to the eaves, horned plate glass sash windows and three recessed bays to centre articulated by fluted Doric columns in antis flanked by carved floral drops.

The building is situated at an, “end of terrace,” accordingly it is of similar design and construction to adjacent properties, contributing highly to the area and the surrounding street scene.

4. Heritage Asset Proposed Design Rationale

The proposal comprises the undertaking of sympathetic, “like for like,” repairs to the main roof and all elevations. The proposed works are considered to have minimal visual, or aesthetic impact to the external façade of the current building and are designed to maintain the heritage asset. All works will be in accordance with recommendations outlined by the appointed Conservation Officer and relevant Historic England guidance.

The main roof to the building is formed from three multi pitched timber framed roof portions, all weathered in a natural slate covering that is envisage to be original. Hipped ends are provided to the east and west facing elevations, weathered in leadwork. Internally extensive water ingress is being experienced within the accommodation at first floor level, substantiated with positive high-level results with a moisture meter. This indicates the water ingress is emanating from the rear eaves and chimney stack. It has therefore been recommended the west facing hip to the rear portion of the roof be refurbished and the lead flashing to the chimneystack re-dressed, with an allowance for replacement of damaged and missing sections.

Upon stripping the natural slate covering, allowance has been made for approximately 25% replacement including isolated timber repairs, the installation of mineral wool insulation, a breathable membrane and new timber battens. Ridge, hip and lead detailing should also be renewed to match the existing in code and dimension.

The rainwater goods to the building are a combination of the original cast iron sections and PVCu replacements. The decorative coating to the original cast iron rainwater goods was found to be flaking excessively, with evidence of corrosion. It is recommended the metalwork be repaired and decorated to mitigate the risk of any further deterioration. Evidence of leakage was visible to the PVCu section to a number of joints and connections, indicating gaskets have failed. Sections were also found to be suffering from solar degradation, rendering the material brittle and subject to fracture. It is therefore recommended these be replaced with aluminium substitutes in a, “heritage,” design.

Works to the front elevation are limited to the installation of lead aprons to two. cornice details. The existing detail is poor and has resulted in damage to the stonework beneath. Refurbishment of the elevations will also require the replacement of anti-roosting measures including the replacement of netting, using existing fixings.

All windows are to be fully refurbished eased and adjusted including oiling pulley wheels, re-hanging sashes on new waxed hemp sash line as required and re-balancing as necessary. Paint finishes should be removed to free windows prior to decoration.

Internally, works involve the reinstatement of the damaged building fabric to a meeting room located at first floor level, where ongoing water ingress has been experienced. The proposals include; plaster repairs, decoration and replacement of carpet covering.

5. Impact of Proposed on Heritage Asset

The proposed works seek to maintain the heritage asset, restoring the elevations, main roof and eaves detailing to a well maintained condition. Impact on the building fabric is to be minimal, with works comprising effective repairs only. Repairs are to be undertaken on a, “like for like,” basis in a sympathetic manner, with minimal removal of the heritage fabric.

Where required, roof slates are to be replaced, with the majority reclaimed. All slates are to be re-hung to match existing coursing.

Any loose and damaged mortar to the walls and chimneystack should be removed upon agreement with the Conservation Officer. All new pointing work is to be carried out with a lime based mortar to restore the heritage asset.

Any decaying sections of timber are to be cut out and replaced, with new hardwood spliced sections to match existing profiles. No allowance has been made for resin, or similar repairs. Redecoration complete is to match existing.

6. Listing Details

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1268112
Date first listed: 22-Jun-1978
List Entry Name: NATIONAL WESTMINSTER BANK AND ATTACHED WALLS
Statutory Address 1: NATIONAL WESTMINSTER BANK AND ATTACHED WALLS, 30, HIGH STREET

Location

Statutory Address: NATIONAL WESTMINSTER BANK AND ATTACHED WALLS, 30, HIGH STREET
The building or site itself may lie within the boundary of more than one authority.
District: Wiltshire (Unitary Authority)
Parish: Chippenham
National Grid Reference: ST 92033 73343

Details

CHIPPENHAM

ST9273SW HIGH STREET 930-1/10/53 (North side) 22/06/78 No.30 National Westminster Bank and attached walls

II

Bank. 1876. By GM Silley for the National Provincial Bank. Limestone ashlar, hipped slate roof with moulded ashlar stacks which sweep up from the eaves. Mannerist Classical style. Double-depth plan with rear extensions. EXTERIOR: 2 storeys; symmetrical 5-bay front. Wide eaves, dentilled cornice and blocking course to facade and returns. Horned plate-glass sash windows to the 1st floor; 3 recessed bays to centre articulated by fluted Doric columns in antis, flanked by carved floral drops; paired antae flank both outer bays and above them are curved brackets to the cornice. The ground floor and walls to the sides have chamfered rustication below an ornamental band and a triglyph frieze to a cornice at sill level. The ranges flanking the door are recessed; a moulded impost band and archivolts to semicircular-arched windows with heavy moulded keystones set in ornamented band. C20 glazing. Moulded sill and plinth. Steps up to C20 door flanked by Doric columns with blocks which rest on the plinth and support the impost string; above it an ornamented semicircular panel continues the arcading of the windows. The returns are similar but simpler. INTERIOR: not inspected. SUBSIDIARY FEATURES: on each side coped walls sweep up to meet the triglyph frieze. Each has a wide flat arch with chamfered voussoirs and a large keystone. The arch to the right has C20 double gates. A vigorous and eclectic example of Palazzo-style mid C19 commercial architecture, contrasting in style to the much more conservative but contemporary No.29 (qv). (The Buildings of England: Pevsner N & Cherry B: Wiltshire: London: 1967-1975: 172).

Listing NGR: ST9203373343

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: 462250
Legacy System: LBS

Sources

Books and journals
Pevsner, N, The Buildings of England: Wiltshire, (1975), 172

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Map



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7. Bibliography

- Design and access statements guide, CABE, 2007
- http://www.heritagegateway.org.uk
- http://www.planningportal.gov.uk
- http://www.communities.gov.uk

APPENDIX
Photographic Schedule



Principal elevation (front)



Rear elevation



Side elevation



Rear elevation of original portion



Main roof



Cornice detail to front elevation



Cornice detail to front elevation



Water damage to meeting room



Water damage to meeting room



Rear eaves at location of water ingress



Moisture readings



Moisture readings



Rot infestation to window



Coping stones to projection



Cast iron rainwater goods



Rainwater goods to east facing elevation



Chimney stack to east facing elevation



Spalling mastic to timberwork

VERIFICATION
Approved for issue ……. Job Manager Date ……..

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