H E R I T A G E I M P A C T A S S E S S M E N T

Site:	1 Old School Building, 2 The Pavilion, 76 New Park Street, 2 Longs Building and 7 Longs Building Snuff Court, Snuff Street, Devizes, SN10 1HU.
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1.0 INTRODUCTION

1.1 This Heritage Impact Assessment has been prepared in support of an application for the replacement of the windows at 1 Old School Building, 2 The Pavilion, 2 Longs Building and 7 Longs Building, Snuff Court and the installation of air bricks at 76 New Park Street, Snuff Court.

1.2 The proposed works require the replacement of windows that have reached the end of their operational lifespan. The front window at 1 Old School Building is in poor condition with large sections of the joinery significantly rotted through. The living room window of 2 The Pavilion is in poor condition with large sections of the joinery now rotted through. The windows of 2 and 7 Longs Building are also in a state of disrepair with considerable sections of joinery being affected by rot, resulting in non-operational windows.

1.3 Works are required to install two airbricks to improve ventilation in the cellar of 76 New Park Street.

1.4 The properties are located within the Devizes Road Conservation Area.

1.5 The Devizes Conservation Area has a unique town plan based on the layout of the Castle and the Norman origins of Devizes. There is a collection of historic buildings dating from the 15th to the 19th centuries, including listed buildings and historic monuments.

1.6 The present use of the building is residential.

1.7 Old School Building, The Pavilion and 76 New Park Street are situated within Snuff Court which consists of a number of different buildings varying age and construction methods based around the Grade II* former snuff/tobacco factory named ‘Longs Buildings’.

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1.8 In the 18th Century Devizes became famous for cloth manufacturing. One of the earliest cloth factories in Devizes, 'Longs Buildings' at New Park Street which was built in 1785. After a decline in the textiles industry, the production of snuff ceased in 1957 and the curing of tobacco in 1961. The factory and office buildings which were used for the Tobacco and Snuff factories remain today.

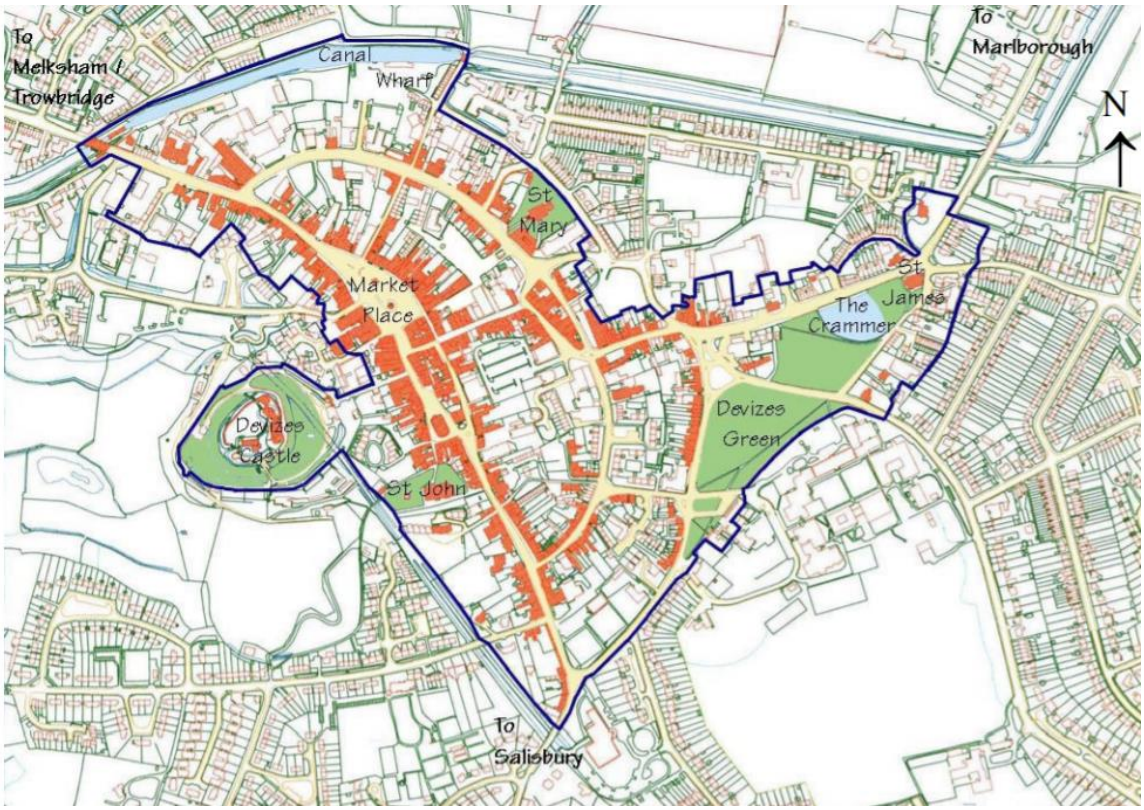

Figure 1 Map of Devizes Road Conservation Area

2.0 DESCRIPTION OF THE SIGNIFICANCE OF ANY HERITAGE ASSETS AFFECTED

2.1 1 Old School Building, 2 The Pavilion and 76 New Park Street are not listed, but forms part of the curtilage of a listed building.

2.2 2 and 7 Longs Building is part of Grade II* listed building of Longs Building.

2.3 1 Old School Building is a two storey four bed end of terraced house constructed in c.1850 with a gable tiled roof. The front elevation is characterised by original brickwork forming the openings for windows and doors. The main elevation is dominated by a large casement window that spans two floors.

2.4 2 The Pavilion is a ground floor flat of two storey detached house constructed in c.1850 with a gable tiled roof. The elevation is characterised by original brickwork forming the openings for windows facing towards a shared courtyard located at the front of Old School Building and The Cottages.

2.5 76 New Park Street is a three story and four bed detached house constructed in c.1850 with a gable tiled roof. The front elevation characterised by sandstone brick work with large, vaulted windows reducing in proportion at each floor level. Each floor is separated by a horizontal stone band with corner stone detailing framing this elevation whilst the remaining elevations are masonry. The eaves are highlighted by cornice details.

2.6 2 Longs Building is a ground floor flat of 4storey building; Longs Building. The first 3 storeys are consistent in appearance and the fourth storey is above a large stonework band that has a slightly different appearance to the property below. Longs Building was previously an industrial unit which was converted into residential flats in early 1990s.

2.7 7 Longs Building is a third floor flat of 4storey building; Longs Building. The first 3 storeys are consistent in appearance and the fourth storey is above a large stonework band that has a slightly different appearance to the property below. Longs Building was previously an industrial unit which was converted into residential flats in early 1990s.

3.0 ASSESEMENT OF THE IMPACT OF THE PROPOSAL ON THE ASSET'S SIGNIFICANCE

Window Replacements

3.1 The approach to the window replacement must be undertaken with due diligence and great care especially when they are situated within an historic fabric. Thoughtless alterations to any original fenestration can dilute the heritage asset.

3.2 The large front window of 1 Old School Building is coming to the end of their life and large sections of the joinery are rotted through. The window replacement with new white painted timber incorporating single glazed timber unit window units is required to avoid any further erosion of the historic fabric whilst ensuring a habitable living space can be maintained.

3.3 The living room window of 2 The Pavilion is coming to the end of their life and large sections of the joinery are rotted through. The window replacement with new white painted timber

incorporating single glazed timber unit window units is required to avoid any further erosion of the historic fabric whilst ensuring a habitable living space can be maintained.

3.4 The Kitchen window of 7 Longs Building is not operational due to large sections of the joinery being rotten through. The window replacement with new white painted timber incorporating single glazed timber unit window units is required to avoid any further erosion of the historic fabric whilst ensuring a habitable living space can be maintained.

3.5 2no. of bedroom windows and living room windows of 2 Longs Building is not operational due to large sections of the joinery being rotten through. The window replacement with new white painted timber incorporating single glazed timber unit window units is required to avoid any further erosion of the historic fabric whilst ensuring a habitable living space can be maintained.

3.6 The windows of the 1 Old School Building, 2 The Pavilion, 2 and 7 Longs Building need to be replaced in an identical material and style.

3.7 To prevent further defects, the proposed design of the window replacements has been carefully considered to prevent further defects in sympathetic manner to the historical fabric of the building.

3.8 There will be no visible changes introduced to the external appearance of the building. 2no. windows will be replaced to match the existing style and proportions. The remaining historic features at the front elevation will remain as existing. Where necessary maintenance works have been undertaken to match the existing.

3.9 The proposal aims to enhance the building fabric of 1 Old School Building, 2 The Pavilion, 2 and 7 Longs Building providing safe and habitable dwelling that will require minimal future maintenance while maintaining the historic and community features of the building.

3.10 The proposed replacement of windows will have no impact on the Assets significance of the area.

Airbrick Installation

3.11 The cellar of 76 New Park Street is not habitable, but due to lack of ventilation, it is prone to damp. It is crucial to identify the cause of dampness and take remedial action. It is found the cellar has a poor ventilation.

3.12 The approach to the airbrick installation must be undertaken with due diligence and great care especially when they are situated within an historic fabric. Thoughtless alterations to any original fenestration can dilute the heritage asset.

3.13 The installation of airbricks needs to avoid any erosion of the historic fabric whilst ensuring a cellar can be maintained to be used as storage area.

3.14 The approach to the airbrick installation must be undertaken with due diligence and great care especially when they are situated within an historic fabric.

3.15 The airbrick on the rear of 76 New Park Street needs to be installed in an identical colour and finish to match rendered façade whilst improving the ventilation on the basement. Air brick to be installed at least 75mm above the external ground level.

3.16 The airbrick on the side of 76 New Park Street needs to be installed in an identical material and colour to match brick wall whilst improving the ventilation on the basement. Air brick to be installed at least 75mm above the external ground level.

3.17 The proposal aims to enhance the building fabric of 76 New Park Street, providing safe and habitable dwelling that will require minimal future maintenance while maintaining the historic and community features of the building.

3.18 The proposed airbrick installation will have no impact on the Assets significance of the area.

4.0 **SUMMARY**

4.1 The proposed replacement of windows will achieve a sensitive upgrade, extending the functionality beyond the anticipated operational lifespan.

4.2 As demonstrated in the statement, the proposed window replacement works will have no impact on the Assets significance of the area. The large front window at the west elevation of 1 Old School Building, living window at south elevation of 2 The Pavilion, windows at west and north elevations of Longs Building will be replaced to match the existing material, style, and height. There will be no impact on the architecture, context, and character of Old School Building, The Pavilion and Longs Building.

4.3 The window replacement will allow the building to fully retain its historic features and ensure heat loss and ventilation will meet the required standards.

4.4 The proposed airbrick installation will achieve an improvement to the basement ventilation and address cause of damp.

4.5 As demonstrated in the statement, the proposed airbrick installation will have a minimum impact on the Assets significance of the area. The airbrick on side elevation will be replaced to match the existing material and style. The airbrick on rear elevation will be installed at low level to match the existing material and finishes. There will be minimal impact on the architecture, context, and character of 76 New Park Street.

4.6 The airbrick installation will allow the building to fully retain its historic features and ensure ventilation will meet the required standards.

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