

RIDGE

HERITAGE STATEMENT: EXTERNAL REPAIRS & REDECORATION
33 – 36A NEW PARK STREET, DEVIZES, SN10 1DZ

August 2023

HERTITAGE STATEMENT
33-36A NEW PARK STREET

August 2023

Prepared for

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1. VIEW OF FRONT ELEVATION



2. INTRODUCTION & SUMMARY

2.1. Introduction

Ridge and Partners LLP have been appointed on behalf of the applicant, Aster Group, to provide supporting documentation in relation to a Listed Building Consent Application.

This statement is to accompany the Listed Building Consent Application in relation to external repairs and redecoration at 33-36a New Park Street, Devizes.

Numbers 32 and 33 New Park Street, Devizes, are formed of a pair of small early C19 houses. Each property is 2 stories and faced using Bath Stone on projecting plinths. Both properties also have moulded stone cornices, parapets and coping details with slate roofs and 2no dormers within the attic space of No.33. The windows of the property are recessed timber sash windows.

Number 34 New Park Street, Devizes, is an early C19 property faced in painted stone. The property is 3 storeys high with cornice and parapet detailing and a slate roof.

Number 35 New Park Street, Devizes, is an early C19 property faced using Bath Stone. The property is 2 stories and has recessed timber sash windows and a slate roof.

Number 36 and 36a New Park Street, Devizes are mid C18 properties faced with red brick and painted stone plinths. The property is 2 storeys and has a moulded stone cornice, brick parapet and stone coping detail. The property also has an early C19 shop front to the right side of the front elevation with a half glazed door and window formed of 8 large panes. The property also has a slate roof with gable ends.

All of the properties are noted as being Grade II listed and according to Historic England are listed under separate consecutive listings, details of which have been included in section 3 of this supporting document.

Aster Housing Association owns the freehold to 33 –36a Park Street and the properties accommodate flats and one commercial unit.

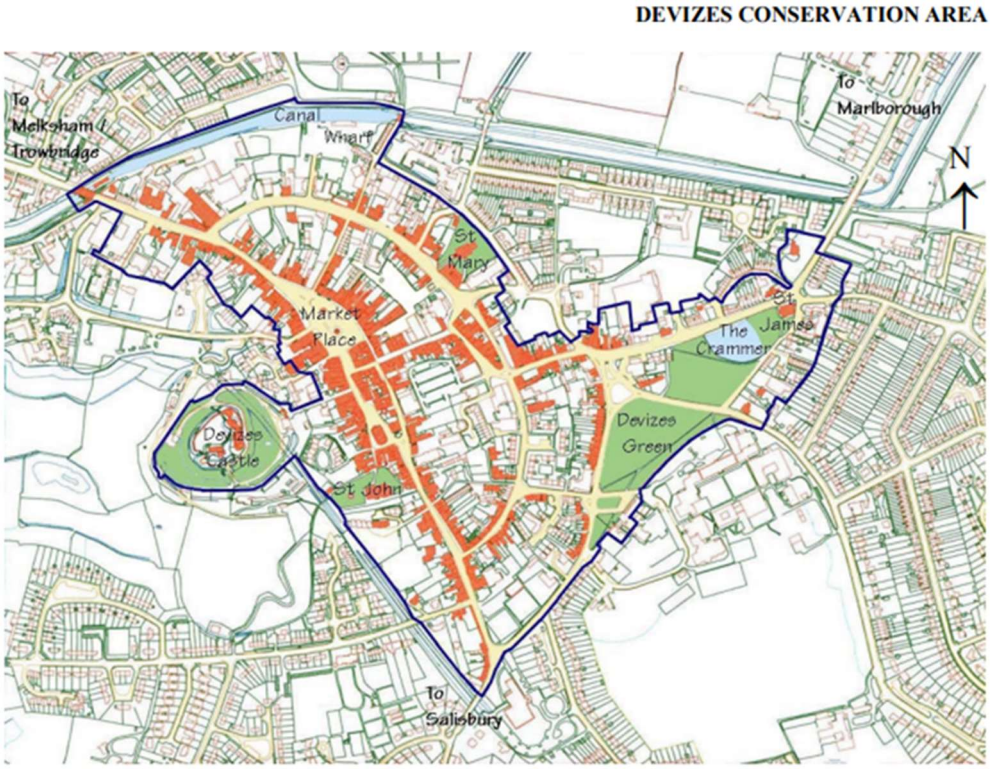
2.2. Property Address

33 – 36a,
New Park Street,
Devizes,
SN10 1DZ

2.3. Listing Details

33-36a New Park Street is in the Devizes Conservation Area situated in a historic market town amongst several other listed buildings and historic monuments. In Devizes, more than in other towns the historic street lines are an essential part of the character of the town, and the relationship between the buildings and the pavements is particularly important.
One of the key elements is the historic alignment of New Park Street in relation to the outer bailey of Devizes Castle.

On New Park Street the architecture is varied with several historic buildings of quality. Interspersed between the frontage buildings are mid to late-20th-century developments, many of which are set back from the road, creating a visual break in the street scene. The curve of the street presents a constantly changing picture.



Devizes Conservation Area with the listed buildings marked in red. This map shows the overall form of the town and the relationship between the castle and the subsequent layout of streets.
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Map above showing Devizes Conservation Area and Listed Buildings
(Sourced from cms.wiltshire.gov.uk)

Listing Details for 33 - 36a New Park Street

As detailed on the National Heritage List for England, found using the Historic England Search the List Database, Nos. 32 to 37 New Park Street Devizes have consecutive listings and form a group.

32 & 33 New Park Street

Entry Name: 32 & 33 New Park Street
Listing Date: 19 September 1972
Grade: II
List Entry Number: 1250957
Statutory Address: 32 & 33 New Park Street
District: Wiltshire
Parish: Devizes

Pair of small early C19 houses. 2 storeys (No 33 with attic) faced in Bath stone on projecting plinth. 1st floor string course. Moulded stone cornice, parapet and coping. Slate roof. 2 dormers in attic of No 33. 4 windows, recessed, sash, 4 panes wide on 1st floor. 1 window each as on 1st floor but with block sills. No 32 has passage entrance to left and to right recessed door of 6 flush panels with plain rectangular fanlight. No 33 has a 6 panel door in deep recess to right.

34 New Park Street

Entry Name: 34 New Park Street
Listing Date: 19 September 1972
Grade: II
List Entry Number: 1250959
Statutory Address: 34 New Park Street
District: Wiltshire
Parish: Devizes

Early C19. 3 storeys painted stone. 1st and 2nd floor sill course. Cornice and parapet with coping. Slate roof. 1 window centred to upper floors, recessed, sash, 4 panes wide. Ground floor has large tripartite sash window with altered glazing, block sill. Recessed door of 6 flush panels, rectangular fanlight with marginal glazing.

35 New Park Street

Entry Name: 35 New Park Street
Listing Date: 19 September 1972
Grade: II
List Entry Number: 1251607
Statutory Address: 35 New Park Street
District: Wiltshire
Parish: Devizes

Early C19. 2 storeys Bath stone. 1st floor sill course. Cornice and parapet with coping. 3 windows to 1st floor; centre one blind, recessed, sash, glazing bars intact, with wrought iron flower guards. 2 windows altered on ground floor and 6 panel door, rectangular fanlight with marginal glazing.

36, 35a & 36b New Park Street

Entry Name: 36, 36a & 36b New Park Street
Listing Date: 19 September 1972
Grade: II
List Entry Number: 1262698
Statutory Address: 36, 36a & 36b New Park Street
District: Wiltshire
Parish: Devizes

Corner site with Couch Lane: Mid CI8. 2 storeys and attic. Red brick on painted stone plinth. Moulded stone cornice, brick parapet with stone coping. Half hipped roof, slate to front, stone tiled to Couch Lane and to rear.

2 dormers. 5 windows to 1st floor, tall recessed sashes, glazing bars intact, flat brick arches with stone keyblocks, block sills. Ground floor has 2 similar windows to left. Central door of 6 fielded panels in stone architrave with flat moulded stone hood on cut brackets. Early C19 shop front to right with half glazed door and window of 8 large panes, framed with pilasters, frieze and cornice. Side elevation to Couch Lane has 3 similar windows to main front, 1 false. East garden front has a 2 storeyed canted brick bay with 1 sash window 4 panes wide to 1st floor, 2 light casement to ground floor. Interior has original staircase with turned balusters and moulded hand rail. Swagged plaster frieze in ground floor front room and ornate brackets to depressed archway next to stairs. Nos 36A and 36B are in the former service and stable wing along Couch Lane to the rear of No 36. 2 storeys red brick, No 36A with some grey headers. Gable end slate roof. On 1st floor of No 36A a small 2 light casement and a large sash window, 4 panes wide, in flush plain wood frame. Ground floor has a partly glazed door with 2 flush panels and a small window. No 36B, originally part of stables (eastern end has been demolished) has 5 windows and hatch to 1st floor, 2 small casements, the other windows recessed sashes, 4 panes wide. Ground floor from left to right has recessed modern door with semi-circular fanlight, rubbed brick arch over. Elliptical arched recess with stone key block, wide stone imposts and stone band on same level carried across recess. Plank door with wood lintel. Large double carriage doors adjoining, the stone band continued on further side.

3. SCOPE OF STATEMENT

3.1. Summary of Works

The proposed works aim to deal with the repair, refurbishment and replacement of multiple external elements to the properties. Repairs will be sympathetic to the listed nature of the building while replacement has only been deemed necessary to elements that have deteriorated in condition and where minor repairs are no longer possible. All repairs and replacement at the property will be undertaken like for like so as not to change the exterior of the property.

Works proposed are only done so to preserve the buildings and ensure that they remain in good condition for years to come.

The proposed works include the following:

Replacement of Rear Fire Escape

The replacement of the rear fire escape to No.33 New Park Street. Replacement of this item has been deemed necessary due to the corrosion and deterioration of the condition of the existing fire escape stair. The current staircase has now deteriorated beyond repair and previous repairs are no longer adequate to provide a safe and efficient evacuation route to tenants within the flats 33 – 35a. As this element is critical to the safe evacuation of tenants within the property in the event of a fire it is crucial that this meets with safe evacuation standards. As the staircase does not form part of the original building fabric the replacement of this element will have no impact on the historic fabric of the building and will not negatively impact the area.

The replacement of the stair case is to be like for like, and as part of the works previous fixing points to the brickwork and mortar joints adjacent are to be made good.

Pitched Roof Refurbishments

The roof to 36 – 36a New Park Street requires refurbishment of rotten timbers within the loft space. To allow replacement and repairs to these timber elements to following is proposed;

- Allow to remove existing roof covering setting aside tiles deemed to be in good condition for reuse.
- Strip off current tile battens and roofing felt to the East elevation.
- Refurbish individual roof support timbers including applying wood treatment and preservation. This is to include for the treatment of wood boring beetle infestation and the replacement of the rotten timber purlin to the NE corner of the roof space in accordance with the structural engineering report date 09 November 2022. The replacement of this rotten purlin is to be undertaken using tanalised timber. The replacement of the undersized timber collar within the roof is also to be undertaken, this is to be replaced using a cut / planed oak timber section to match with the existing. Replacement timber elements will be like for like with the existing and shall be installed using traditional methods of joinery so as to ensure the historic significance of the building remains.
- Install new tile battens and roofing felt to the East elevation facing Couch Lane.
- Reinstall roof tiles, re-using previously set aside and supplementing shortfall with heritage range to match existing.
- Remove the existing and relay new lead detailing to parapet gutters to both the front and rear of the building. The current condition of the guttering in this location allows water to ingress into the property causing internal damage. All replacement lead detailing to parapet gutters is to be Code 5 lead.

Flat Roof Refurbishment

The current condition of the flat roof to the rear of the property currently allows water to ingress into the building causing damage internally. The proposed works aim to deal with this water ingress through the stripping of the existing roof covering, repairs to the timber ply deck and renewal of the roof surface in this location. As the flat roof is situated to the rear of the property and not original to the property the replacement of this will have no significance on the historic nature of the property.

Repairs & Replacement of Brickwork

To all elevations repairs and replacement of defective or damaged brickwork and mortar joints are proposed. This includes brickwork and mortar repairs and replacement to elevations, parapets and chimneys as listed within the scope of works.

All brickwork replacement will be done in accordance with the submitted scope of works and elevation drawings. Defective, damaged or spalled brickwork will be cut out in localised areas and replaced using bricks from a heritage range to match with existing. Samples of brickwork can be presented to the conservation officer for approval prior to works commencing.

All mortar repairs and replacement will be done in accordance with the submitted scope of works and elevation drawings. Defective mortar joints are to be racked and repointed using lime mortar, mixture of existing to be tested and matched.

Repairs and refurbishment to the brickwork and mortar joints across the property will ensure the property remains watertight as well as enhancing the overall appearance of the property.

Repairs & Refurbishment to Stonework

To all parapet walls and other areas of identified stonework, refurbishment is to take place and where loose parapet stonework is to be refixed.

Vegetation is to be removed from existing stonework to parapet and surrounding the entrance of flat 36.

Repairs to and refurbishment of the stonework surrounding the property will ensure the property remains watertight as well as enhancing the overall appearance of the property.

Repairs & Refurbishment of Rainwater Goods

All cast iron rainwater goods are to be removed, cleaned through and repaired as necessary as per scope of works. Should any of the rainwater goods require replacement this is to be replaced like for like using cast iron.

4. WORKS IMPACT ASSESSMENT

4.1. Works Impact

The works detailed in section 3.1 have been specified in such a way that they will have minimal impact on the original historic fabric of the building, see supporting documentation for further information. At all times decoration and replacement is proposed on a like for like basis and will be conducted using materials sympathetic to the original construction of the property.

Where replacement of materials is proposed samples can be provided for approval to ensure materials introduced to the building do not affect the overall aesthetic of property. Works will be kept to a minimum with only areas deemed to pose a risk to the future use and maintenance of the building being replaced.

Where possible brick and tile replacements will be kept to a minimum to ensure minimal loss of the original fabric of the building, the hight and pitch of the roof will not be affected by the works.

Proposed works to the roof and external elevations of the property will not have a material effect on neighbouring property or create change in scale or context with the surrounding street scene.

Overall the works proposed will have a positive effect on the property and will provide maintenance to the original fabric and materials ensuring the property remains watertight and habitable for years to come. This will enhance the building and ensure it remains a safe and habitable dwelling requiring minimal future maintenance while maintaining the historic and community features of the buildings.

5. CONCLUSION

5.1. Summary Conclusion

Proposed works to 33 – 36a New Park Street aim to repair and protect individual elements of historic fabric and do not include wholesale replacement or redevelopment. Works have been kept to a minimum to ensure that as much of the existing building fabric is retained. Where works are proposed they are to be sensitive to the historic characteristics of the property and will not have any negative impact on the overall historic value.

None of the works proposed will negatively impact the appearance of the building or the surrounding street scene. The proposals aim to ensure that the building remains habitable and watertight for years to come, which is of undoubtable benefit to the building.



The proposed works have been further detailed within the scope of works and other supporting documents within the listed building application.

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