HPS

Professional Archaeological Services

22 Bristol Street, Malmesbury, SN16 0AX

Heritage Statement

26 June 2023

Client:	Melissa Pearson
Project Site:	22 Bristol Street, Malmesbury, SN16 0AX
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Non-Technical Summary

Heritage Planning Services has been commissioned by Melissa Pearson to carry out a heritage impact assessment for the property known as 22 Bristol Street, Malmesbury, SN16 0AX (the Project Site).

Permission is sought to knock through the party wall to create free access across the Ground and First Floor of the listed property, the replacement and restoration of windows, the insertion of conservation lights into the northwest pitch of the roof, the creation of garden access from Harpers Lane and the creation of a roof terrace to the rear of the property, with external access from the garden and internal access from Bedroom One. The plans will include the addition of an air source heat pump and alterations to modern partitions throughout the historic range to form a coherent floor plan. Plans also include the demolition of the modern store to the rear and replacement with a Utility Room.

The Project Site comprises the Grade II listed no. 22 Bristol Street, Malmesbury, which includes the southwest terminal of a late 18th century property (later converted to three separate dwellings) and the attached modern cottage in Cotswold Stone which marks the end of the terrace to the southwest.

The property is listed as part of a group with the neighbouring nos. 18 & 20 Bristol Road, attached to the northeast.

The knocking through of the party wall at Ground and First Floor Level will result in the loss of historic fabric from the southwest elevation of the late 18th century property. This is considered necessary to continue the evolution of the property from two dwellings to a coherent family home. Health and safety concerns resulting from the inability to pass between rooms at First Floor level will also be alleviated.

Overall, the proposed scheme offers a significant improvement to the appearance of the principal elevation, improved health and safety with regards to the interior layout and optimised use of space, which will be enhanced through the addition of the rear Roof Terrace.

1. Introduction

1.1. Heritage Planning Services has been commissioned by Melissa Pearson to carry out a heritage impact assessment for the property known as 22 Bristol Street, Malmesbury, SN16 0AX (hereafter the Project Site).

1.2. Permission is sought to knock through the party wall to create free access across the Ground and First Floor of the listed property, the replacement and restoration of windows, the insertion of conservation lights into the northwest pitch of the roof, the creation of garden access from Harpers Lane and the creation of a roof terrace to the rear of the property, with external access from the garden and internal access from Bedroom One. The plans will include the addition of an air source heat pump and alterations to modern partitions throughout the historic range to form a coherent floor plan. Plans also include the demolition of the modern store to the rear and replacement with a Utility Room.

1.3. The report has been prepared by Sam Driscoll MCIfA, Heritage Planning Services and completed under project reference HPS-492/22.



Figure 1 Detailed Project Site location, outlined in red. Centred on NGR ST 92931 87371.

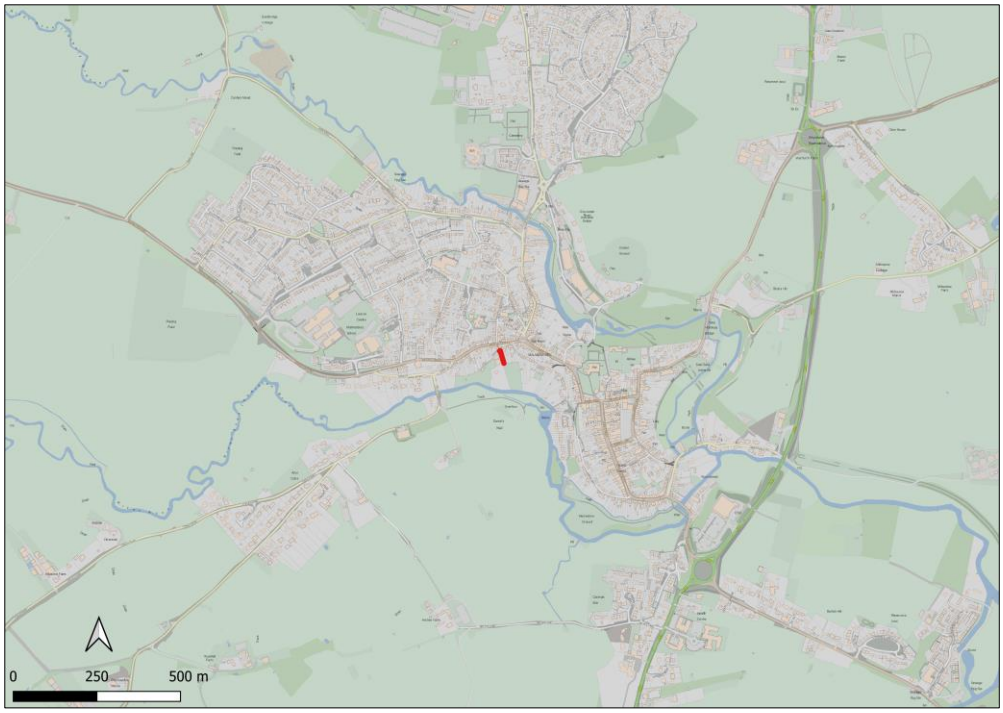


Figure 2 General Project Site location, outlined in red. Centred on NGR ST 92931 87371.

2. The Project Site

2.1. The Project Site comprises the Grade II listed no. 22 Bristol Street, Malmesbury, which includes the southwest terminal of a late 18th century property (later converted to three separate dwellings) and the attached modern cottage in Cotswold Stone which marks the end of the terrace to the southwest.

2.2. The property is listed as part of a group with the neighbouring nos. 18 & 20 Bristol Road, attached to the northeast.

2.3. The property was first listed on the 1st July 1976 (List Entry Number: 1269533) and is described as follows.

"House, divided into 2, and now terrace of 3. Dated c1778 in original list, divided into 2 c. 1807, then into 3 and refronted. Limestone rubble, fronted in brick, with brick ridge stack and Double Roman and slate roof. Double-depth plan. 2 storeys; 3-window range. Garden front has timber lintels to Nos 18 and 20, the former with a gabled canopy on iron brackets and a boarded door, casements, No.22 with C20 windows and door. Plain street front has a left-hand doorway and boarded door, the stack between the left and central windows, the right-hand end with slate roof, and late C20 casements. INTERIOR: not inspected."[1]

[1] https://historicengland.org.uk/listing/the-list/list-entry/1269533

2.4. The terminal of the historic range and the attached modern cottage are connected via an extension to the rear and now comprise a single dwelling.

2.5. The modern extension dates to c. 2005, at which time Listed Building Consent was granted for the demolition of the attached garage and extension to the dwelling (Wiltshire Planning Reference N/05/02724/LBC).[2]

Malmesbury Conservation Area

2.6. The Project Site is located within Malmesbury Conservation Area: Character Area 14: Burnivale. Burnivale is shown following the line of the Medieval Town defences in a later Birds Eye View of Malmesbury, produced in 1648. Situated just beyond the Town walls, the route is thought to have connected the West Gate (earlier Triangle) to the South Gate.

2.7. Harpers Lane marks the junction of Burnivale with Bristol Street and is considered to have been in use from the Saxon period.

2.8. One significant characteristic of the area is considered to be the prevalence of stone walling, which embanks gardens and lines the roads (Section 3.14.14 North District Council, 2007).

2.9. Whilst the area is characterised by dwellings of Cotswold Stone, the red brick of the Project Site marks a notable exception (3.14.18 North District Council, 2007).

[2] https://wiltcouncil.force.com/pr/s/planning-application/a0i3z000014eA62AAE/n0502724lbc



Figure 3 Southeast facing view of 18-22 Bristol Street, built as a single dwelling in the 18th century and divided into two and then three dwellings. The character of no. 22 (the Project Site) has been eroded through the alterations to the windows and modern extraction outlets in the roof and northwest elevation. The use of slate tile further highlights the division of the southwest range from the early dwelling.



Photo 1 South facing view of the Project Site from the junction of Harpers Lane and Bristol Street. No.

22 Bristol Street is formed from the two properties to the right of the red line. The red brick terminal of the 18th century house is linked to the c. 2005 Cotswold Stone cottage via an extension to the rear.



Photo 2 Northeast facing view of the southwest elevation of No. 22 Bristol Street (the Project Site) with high stone garden wall, constructed c. 2005.

Site Visit

2.10. A site visit was carried out on the 8th June 2022. The interior and exterior of were viewed and photographed.

2.11. The property comprises a Grade II listed red brick dwelling annexed from a lager property in the 19th century. The heritage asset is linked to a modern cottage via a single storey extension to the rear. The modern cottage is therefore considered to be curtilage listed by virtue of the association with the adjacent heritage asset, but has no intrinsic historic value.

2.12. The modern property adds value to the overall setting of the conservation area, and the use of Cotswold Stone compliments and contrasts well with the attached historic property. The high stone wall that encloses the garden to the southwest continues the theme of walling that is characteristic of the Conservation Area.

2.13. The historic dwelling preserves very little of the original character externally or internally. The internal winder stair is modern.

2.14. One of the early dormers is retained on the rear pitch, adjacent to an incongruous modern dormer within the attic conversion.

2.15. The modern extension to the rear comprises a pitched roof, single storey annex with double doors leading to the patio and cottage garden. The extension houses a Dining Room which links the Kitchen within the historic property to the Living Room within the modern range.

2.16. A modern single storey store with mono pitch and cement render sits within the garden. The design and materials are incongruous and fail to enhance the historic character of the Project Site. Alterations to this building will be of benefit to the Project Site.

2.17. The principal elevation fronts the junction of Bristol Street and Harpers Lane. The windows are modern and have been enlarged. The use of modern materials to form the lintels harm the historic character as does the style of casement window at First Floor level. A louvered extraction outlet inserted to the southwest of the Ground Floor window causes further harm.

2.18. On inspection it is evident that the Project Site preserves very little historic character. Alterations to the windows and modern services have had a negative impact on the façade and the historic rear is largely obscured by the modern extension. However, the Project Site has group value and retains the overall form and plan of the southwest terminal of a late 18th century property.

2.19. The high quality of the southwest cottage works to enhance the wider setting and is considered to compliment the historic range.

2.20. Although much altered, the cottage garden character to the rear of the Project Site makes a positive contribution to the overall setting of the historic range and will be improved through the implementation of the proposed development.

2.21. The practical use and enjoyment of the property is impacted by the lack of access between the two ranges at First Floor level. The current flow of the property is hampered by the necessary use of separate stairs required to access Bedroom 1 within the modern cottage and Bedrooms 2 & 3 within the 18th century dwelling. Plans to remedy this with interconnecting openings should be supported in order to secure the long-term use of the property.

3. Development Framework

3.1. With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:

National Planning Policy Framework (NPPF), 2021;

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
c) the desirability of new development making a positive contribution to local character and distinctiveness; and
d) opportunities to draw on the contribution made by the historic environment to the character of a place.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should

take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Wiltshire Core Strategy adopted 2015. Policy CP58 Ensuring conservation of the historic environment.

Core Policy 57
Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.

iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

iv. being sympathetic to and conserving historic buildings and historic landscapes.

vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

Core Policy 58
Ensuring the conservation of the historic environment.

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains
ii. World Heritage Sites within and adjacent to Wiltshire

iii. buildings and structures of special architectural or historic interest
iv. the special character or appearance of conservation areas
v. historic parks and gardens
vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications."

4. Historic Development of the Project Site

4.1. The information presented here is derived from sources including the Wiltshire Historic Environment Record (Know Your Place), Historic England National Monuments Record database (PastScape), the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other published or documentary sources.

4.2. The Project Site was historically situated within the Parish of Charlton, Brokenborough and Westport St. Mary. The land lay within the southern extent of the village of Westport St. Mary, a Saxon suburb of Malmesbury centred on the Parish Church. Prior to the reformation, Malmesbury Abbey owned the majority of lands surrounding the settlement and granted sufficient lands to Westport Church to support the independent Parish, allowing Westport to support the Parishes of Charlton and Brokenborough (Baggs et al, 1991).

4.3. Andrews' and Dury's Map of Wiltshire (1773) details development to the south of the village centre, which includes the range of buildings on the junction of Harpers Lane and Bristol Road.

4.4. The Project Site is shown in more detail on the Tithe Map (1840) for Charlton, Brokenborough and Westport St. Mary. The roadside development of Harpers Lane and Burnivale to the east were

recorded under Plot 585, as within the ownership of the Village of Westport St. Mary. No further detail is given, save for the broad description of Buildings and Gardens covering just over 29 Acres.

4.5. The First Edition Ordnance Survey Map (Surveyed 1881) illustrates that the Project Site comprised two terraced properties, with outbuildings to the rear of the southwest property. The site backed onto an area of cultivation shared with No.s 18 & 20, formerly a single dwelling.

4.6. Two additional cottages were attached to the southwest of the row. These appear to be a later addition evidenced by the apparent need to annex a small yard to the rear of the dwellings from the large, enclosed plot to the south.

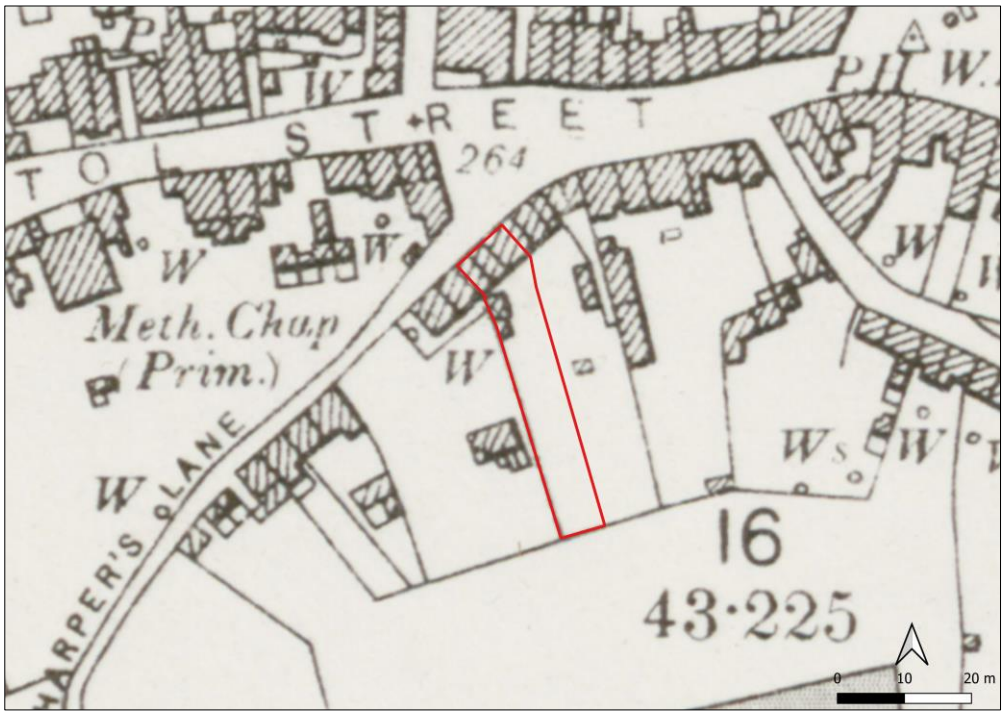


Figure 4 Second Edition Ordnance Survey map with cottages to the southwest of the earlier range.



Figure 5 Blue Arrow indicates No. 22 Bristol Street, northeast building. Red arrow indicates the location of attached properties (southwest) which were demolished in the 20th century. The shed seen abutting the rear of the southwest property is an earlier outbuilding, predating the annex that stands in the garden of the modern property. Ref EAW018024 ENGLAND (1948). The town, Malmesbury, from the south, 1948. This image has been produced from a print. Source www.britainfromabove.org.uk.

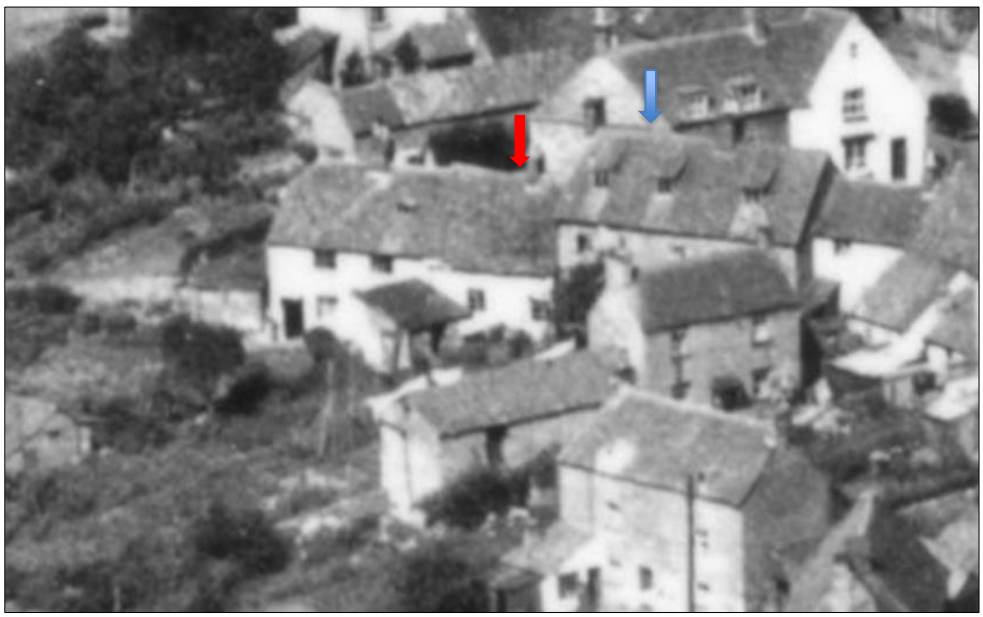


Figure 6 Blue Arrow indicates No. 22 Bristol Street, northeast building. Red arrow indicates the location of attached properties (southwest) which were demolished in the 20th century. Ref EAW018021 ENGLAND (1948). St Paul's Church Bell Tower, Malmesbury Abbey and the town, Malmesbury, 1948. This image has been produced from a print.

4.7. On 18th October 1952, the *Wiltshire Times and Trowbridge Advertiser* ran an advertisement for the "sale as an investment with vacant possession" of "Three Freehold, Stone and Brick-built Cottages, known as Nos. 18, 20 and 22 Bristol Street, Malmesbury."[3] The advert describes the property as, "No. 22 with vacant possession, and comprising Living-room with grate, 2 Bedrooms, Attic. Outside washhouse and w.c. Garden."[4]

4.8. The properties to the southwest were demolished in the 20th century and replaced with an attached garage. This was subsequently demolished and replaced with a single cottage in Cotswold Stone, c. 2005.

5. Significance

5.1. The significance of the heritage assets is mainly derived via the group value of the 18th century range which forms the southwest terminal of a larger house, later converted to three properties.

5.2. Although much altered, the principal elevation preserves the character of the historic building and can be seen to have historic and evidential value, which makes a positive contribution to the Conservation Area.

5.3. No significant historic features survive internally, and the rear elevation is much altered. However, the well-kept cottage style garden and high-quality extension make a positive contribution to the setting of the heritage asset and adjacent properties.

6. Proposed Development

6.1. The proposed development is focussed on the creation of a modern two bed family home with easy access and logical flow throughout. The two upstairs bedrooms are currently accessed via separate stairs, originally belonging to two separate cottages. In order to improve living conditions, it will be necessary to consolidate the space, enabling passage across the First Floor.

6.2. The opportunity will be taken within the scheme to improve windows, doors and landscaping to the rear and along the southwest access.

[3] https://www.britishnewspaperarchive.co.uk/viewer/bl/0001671/19521018/169/0006
[4] https://www.britishnewspaperarchive.co.uk/viewer/bl/0001671/19521018/169/0006

6.3. Specific works are detailed below.

Ground Floor

6.4. The Store to the rear (southwest) of the property will be rebuilt as a Utility Room, with new side access from a private lane leading along the southwest side of the property from Harpers Lane.



Photo 3 North facing view from the rear garden showing Store to be replaced with modern Utility Room.

6.5. Rear Kitchen door to be replaced with double glazed timber frame door.

6.6. The Dining Room to the rear will be reroofed with a single ply flat roof with rooflights and replacement doors fitted within the existing opening.



Photo 4 North facing view of the southeast elevation and outbuilding. The current Store is of a late 20th century construction and finished in materials that are harmful to the cottage character of the Project Site. The pitched roof indicated with the blue arrow will be removed and replaced with a flat roof to create a Roof Terrace, accessible from Bedroom 1 and from the garden. The red arrow indicates the modern window that will be enlarged to allow access to the roof terrace.

6.7. The Kitchen will be reconfigured, and the modern store removed. A new partition will be formed across the width of the room to the northwest to form a Lobby accessed from the front door and Entrance Hall. Double fire doors will lead through the new partition into the Kitchen. Fire Doors will also be fitted between the Dining Room and Kitchen, to the southeast.



Photo 5 Northwest facing view towards the front of the property with modern stair leading up to Bedroom 2. This area will be partitioned to create a Lobby. The wall indicated by the blue arrow will be knocked through to improve access and flow, allowing the front door and Entrance Hall to lead into the Kitchen.

6.8. A new opening will be formed within the dividing wall to enable access from the front entrance / Entrance Hall to the existing Stair 2.

First Floor

6.9. The existing modern bathroom partition adjacent to Stair 2 will be replaced with modern fireboard with sliding door.

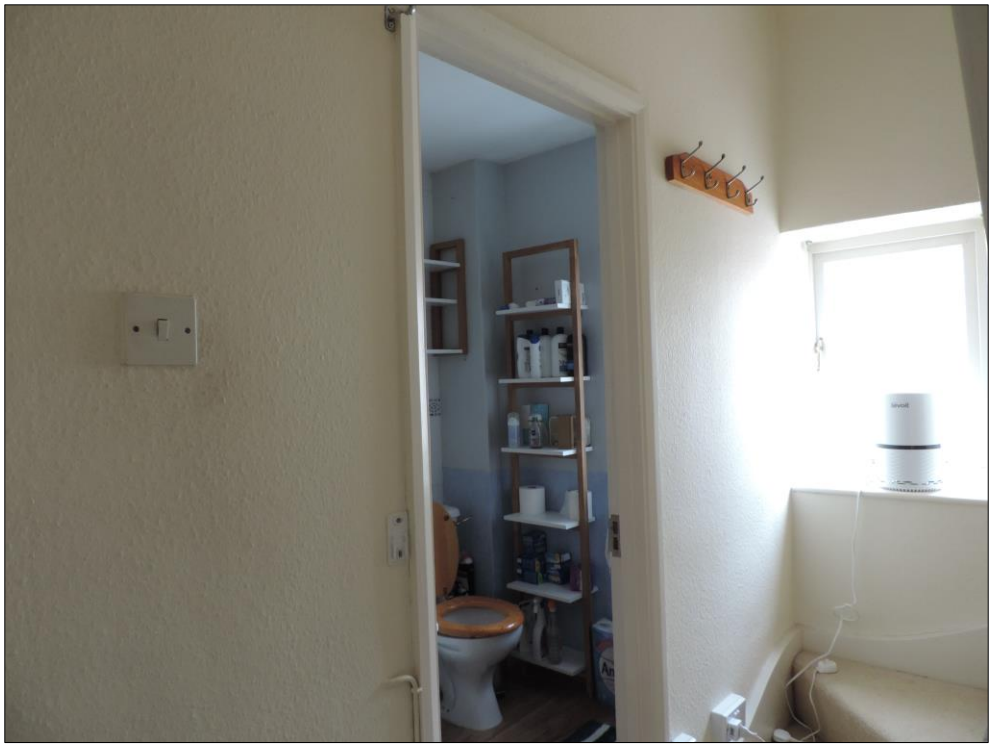


Photo 6 North facing view of modern bathroom partition adjacent to Stair 2. The partition will be removed and replaced with the addition of a sliding door.

6.10. A new opening will be knocked through between Bedroom 1 and Bedroom 2.



Photo 7 Southwest facing view of wall between Bedroom 1 & Bedroom 2 that will be opened up to allow access.

6.11. The modern southeast widow to Bedroom 1 will be enlarged to floor level and replaced with a double glazed timber door for access to a new roof terrace.

Windows & Exterior

6.12. Principal elevation (northwest facing). All windows to be replaced with slimline double glazing, timber framed windows.

6.13. Two conservation rooflights will be fitted within the existing roof, to light Stair 1 and existing ensuite.

6.14. The extraction outlet on the principal (northwest facing) elevation will be removed and infilled with brick to match the exterior.

6.15. The parapet level on the southwest garden wall will be raised to a height of 3.4m and finished with capstones. The stepped stone will be altered to form a ramp leading along the southwest elevation, to a new garden access. The addition of external access to the garden from Harpers Lane will greatly improve the living experience, alleviating the need to pass through the property or to utilise the neighbours access, which is currently the case.

6.16. A new stainless-steel flue for a woodburning stove will be visible above the pitch of the roof of the southwest range.

7. Impact Assessment

7.1. The knocking through of the party wall at Ground and First Floor Level will result in the loss of historic fabric from the southwest elevation of the late 18th century property. This is considered necessary to continue the evolution of the property from two dwellings to a coherent family home. Health and safety concerns resulting from the inability to pass between rooms at First Floor level will also be alleviated. Overall, the level of harm is considered to be less than substantial and is outweighed by the benefit to the property in terms of future use, enjoyment and safety.

7.2. The replacement of the First Floor window with timber framed sash to match the style of the ground floor window will improve the appearance of the principal (northwest facing) elevation, which will be complimented by the removal of the modern extraction outlet.

7.3. The alteration to the pitched roof on the modern extension to the rear and replacement with a flat roof terrace will not impact on the historic fabric of the heritage asset and will help to reveal more of the southeast elevation. Similarly, the enlarging of the First Floor widow from Bedroom 1 will not

have an impact on historic material and will enhance the sense of space across the First Floor. Overall, the impact is considered to be neutral to slightly beneficial in terms of future use and enjoyment of the family home.

7.4. The demolition of the incongruous modern outbuilding within the garden will improve the setting of the Project Site. Replacement with a new Utility Room will have practical benefits. The use of materials and external detail should be in keeping with the overall character of the host property, whilst the diminutive form should ensure that the hierarchy of the heritage asset is maintained. Overall, the impact is considered to be neutral to beneficial in terms of future use and enjoyment of the property.

7.5. In insertion of conservation style windows within the northwest facing pitch on the modern cottage roof may be considered incongruous with regards to the character of the historic terrace, resulting in a level of harm at the lower end of less than substantial.

7.6. The visibility of the stainless-steel flue above the ridge of the southwest roofline may be considered incongruous, causing a low level of harm to the wider character and setting of the conservation area.

7.7. The insertion of fire doors may not be in keeping; however, the material and style of internal doors are a minor detail that can be discussed further within the context of determining the current application in order to mitigate potential harm.

7.8. The removal of the First Floor store within the Kitchen and removal of the Bathroom wall at First Floor level will not impact on historic material, the current partitions being comprised of modern stud walling. The impact is considered neutral overall.

8. Conclusion

8.1. Overall, the proposed scheme offers a significant improvement to the appearance of the principal elevation, improved health and safety with regards to the interior layout and optimised use of space, which will be enhanced through the addition of the rear Roof Terrace.

8.2. The proposals will have a positive impact on the appearance of nos. 18 & 20 which will result in a benefit to the wider historic setting and Conservation Area.

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