m a r k l o v e l l d e s i g n e n g i n e e r s

HERITAGE STATEMENT

FOR

REPAIR TO BOUNDARY WALL LOCATED TO THE REAR OF THE
121 SOUTHBROOM ROAD, DEVIZES, SN10 1LY
AND ALTERATIONS TO THE GUTTER ABOVE



December 2023

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INTRODUCTION

The boundary wall, subject of this application, represents the South Western boundary of 121 Southbroom and the neighbouring property at 1 Sidmouth Street. The wall and both buildings to which application relates to are not listed.

However, the wall is situated within Devizes Conservation Area as well as on the back of listed buildings at 117 & 119 Southbroom Road and 20,21& 22 Sidmouth Street, thus it could be considered that it affects the setting of these designated heritage assets.

The Planning Officer and her Consulting Conservation Officer have requested that the Heritage Statement is prepared evaluating the impact on the Conservation Area and the setting of neighbouring Listed Buildings. This Statement is prepared on their request.

The structural condition of the boundary wall itself has been described in Report: 3919-R01 recording findings of Visual Structural Survey, submitted with this statement which should be read in conjunction with the Heritage Statement.

SIGNIFICANCE OF THE SETTING AND IMPACT OF THE PROPOSAL

The application site contains a number of boundary walls from the Georgian or Victorian Period. It is situated within "Southbroom Road and The Green" part of Devizes Conservation area. This area is significant for it's open vistas with long views and mature trees. Most of the buildings date from 18th and 19th centuries. The site itself is situated in the courtyard accessed, but not visible from the Southbroom Road. (PH01 & PH02)



PH01

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PH02

The site is therefore hidden from the eye of the general public and visible from the back of the adjacent properties only. Thus we can conclude that the proposed repairs will have minimal impact on the Significance of the Conservation Area.

The site is visible from the six properties, five of which are situated within Listed Buildings.

The properties at 20, 21 & 22 Sidmouth Street are Grade II Listed under Historic England Entry No: 1262288. The buildings originally date from 1840 and are of moderate Significance. However, the properties have been extensively extended on the back in C20. The C20 extensions have a very little architectural merit thus negatively impacting the setting. Please see PH03.

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PH03

Sadly, the same can be said for 117&119 Southbroom Rood, Grade II Listed under Historic England entry No. 125444. The properties date from late C18/early C19, of moderate Significance and in somewhat neglected state with large C20 extensions on the back. Please see PH05. (PH04 illustrates back of 121 Southbroom road and part of the listed buildings.)

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PH04



PH05

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Considering the amount and quality of the extensions to the Listed Buildings surrounding the application site, we would conclude that the spirit of a historic setting has been lost and conclude that the repair and alteration of the unlisted wall should have a positive impact on the its setting and will have negligible impact on the Conservation Area.

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