

# HERITAGE STATEMENT

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Site Address: 33 Market Place, Devizes, Wiltshire, SN10 1JG

Applicant: Mr. Mustafa Suna

Agent: ESI Licensing & Legal Consultancy Ltd. (Elif Goksal)

Proposal: Change of Use from Class E (Retail) to Sui Generis (Hot Food Takeaway) with Installation of Extraction/Ventilation System

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## 1. INTRODUCTION

This Heritage Statement supports an application for Planning Permission and Listed Building Consent for 33 Market Place, Devizes. The property is a Grade II listed building within the Devizes Conservation Area. The proposal involves the change of use from retail (Class E) to hot food takeaway (Sui Generis) and associated internal and external works, including installation of an extraction/ventilation system. This statement assesses the building's heritage significance, the impact of the proposed works, and the justification for the development.

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## 2. HERITAGE CONTEXT AND SIGNIFICANCE

33 Market Place forms part of a historic row of commercial properties within the central Market Place of Devizes, characterised by Georgian and Victorian façades. The building is of traditional construction with rendered and painted elevations, timber sash windows, and a pitched tiled roof. Its significance derives from its architectural detailing, contribution to the group value of the Market Place frontage, and its role in the historic commercial development of the town.

The building is Grade II listed, and the wider Market Place forms part of the designated Devizes Conservation Area, recognised for its high-quality historic fabric, mixed commercial uses, and coherent townscape.

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## 3. DESCRIPTION OF PROPOSED WORKS

The proposed works are limited in scope and include: the installation of a commercial kitchen at ground floor level; fitting of a stainless steel canopy, internal ducting, and ventilation system; and the addition of a rear/roof-level extraction discharge point (jet cowl).

All external ductwork will be colour-coated in matte black to minimise visual impact. Fixings will be made through mortar joints wherever possible, ensuring reversibility and protection of historic fabric. No alterations are proposed to the front façade, doors, windows, or shopfront.

#### 4. ASSESSMENT OF IMPACT

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The works have been designed to avoid harm to the special architectural and historic interest of the listed building. Internal interventions are minimal and reversible, with no removal of historic plaster, floors, or structural elements. Externally, the discreet location and finish of the extraction flue will ensure it is not visually intrusive within the Conservation Area.

The proposal will bring a vacant unit back into active use, supporting the ongoing economic vitality of Devizes town centre, which is consistent with the Conservation Area's historic role as a place of trade and commerce.

#### 5. JUSTIFICATION AND CONCLUSION

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The proposals are essential for the building's viable reuse and will ensure its ongoing maintenance and occupation. The degree of change is minor, carefully considered, and will not result in harm to the building's significance. All works are reversible and compliant with Historic England guidance (HEAG304).

In accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the works will preserve the special architectural and historic interest of the listed building and sustain the character and appearance of the Devizes Conservation Area.