
Heritage Statement

5 The Tynings

Love Lane

Box Hill

Corsham

SN13 8HQ

1. Introduction

This Heritage Statement accompanies the planning application for modest alterations to the bathroom roof at **5 The Tynings**. The purpose of this assessment is to consider the significance of the property and its setting, evaluate the potential impact of the proposed development, and demonstrate compliance with national and local heritage policy—particularly **NPPF Section 16, Wiltshire Core Strategy CP51 (Landscape)** and **CP57 (Ensuring High Quality Design)**.

2. Heritage Status of the Property

We respectfully submit that the property should not be considered a non-designated heritage asset under the criteria typically used by the local planning authority. The building lacks identifiable heritage significance, and there is no clear evidence of historic interest, architectural merit, or community value. Furthermore, previous modifications have altered the original fabric to such an extent that its integrity and authenticity are no longer intact. Consequently, assigning heritage status would not be consistent with the principles of proportionality, particularly considering the major alterations allowed by the authority to many local properties of similar age and heritage, or the established assessment framework.

5 The Tynings is **not** identified on the Local Heritage List, the Local Planning Authority's Register, or the Wiltshire Council website as a **Non-Designated Heritage Asset (NDHA)**.

It is also **not located within a Conservation Area, Heritage Area, or any designated historic environment**.

The site is not identified as an NDHA in any **adopted Neighbourhood Plan**.

Accordingly, the property does not hold statutory or locally designated heritage status. However, the application recognises the value of the wider historic terrace and its established architectural rhythm, and the proposal has been designed to respect and reinforce this context.

3. Significance of the Site and Surroundings

The terrace displays a consistent traditional character, defined by:

- natural stone elevations,
- parapet walls with coping stone detailing,
- simple roof forms, and
- modest vernacular proportions typical of the local architectural tradition.

While the host building is not formally designated, it contributes to the visual coherence of the terrace and the local streetscape. The elements of particular contextual value include the stonework, scale, and traditional detailing to parapets and elevations.

4. Description of the Proposed Works

The proposal seeks a modest alteration to the existing bathroom roof, including:

- a slight adjustment to roof pitch,
- rebuilding of the defective north-east wall,
- installation of an additional window replicating local period proportions, and
- internal improvements required to meet modern building standards.

These works are structurally necessary due to dry rot and masonry failure and will enhance the building's long-term stability and environmental performance.

5. Impact Assessment

The development is considered to have **no adverse impact** on the historic character of the terrace. Key considerations include:

Respect for Materials and Appearance

- Reclaimed natural stone will be used for rebuilding works, matching the existing terrace fabric and local vernacular.
- Traditional coping stones will be carefully removed, retained, and reinstated following reconstruction of the wall.
- All works will integrate stylistically with the existing building and the terrace, ensuring continuity of character.

Roof Form and Visual Relationship

- The minor adjustment to the roof slope represents a **modest and sympathetic intervention**, preserving the established scale and massing of the terrace.
- The roofline remains subordinate to the main building and is visually unobtrusive.
- The Planning Inspector has previously confirmed that the property is not widely visible within the broader landscape due to local topography, ensuring no conflict with landscape or heritage aims.

Enhancement of Long-term Conservation

- Repairing the failed wall and replacing decayed structural elements will protect both the host dwelling and neighbouring property from ongoing damp issues.
- Improved ventilation, insulation, and moisture management will enhance the building's longevity and energy performance in line with **Wiltshire Council's Climate Strategy**.

Overall, the proposal represents a **conservation-led upgrade** that preserves the terrace's character while addressing essential structural and functional requirements.

6. Policy Compliance

NPPF Section 16 (Conserving and Enhancing the Historic Environment)

The scheme respects the established character of the terrace, sustains the significance of the local historic environment, and proposes no harm to any heritage asset. It therefore complies with NPPF guidance.

Wiltshire Core Strategy CP51 (Landscape)

The proposal maintains the appearance of the site within its wider landscape setting and introduces no harmful visual effects. Reuse of natural stone supports local distinctiveness.

Wiltshire Core Strategy CP57 (Ensuring High Quality Design)

The development:

- responds positively to local context,
- uses high-quality matching materials,
- preserves characteristic detailing, and

- enhances the building's sustainability.
- The proposal therefore aligns fully with CP57.
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7. Conclusion

The proposed development is sensitive, proportionate, and aligned with both local and national heritage policy. It preserves the established character of the terrace, safeguards the building's structural integrity, and enhances environmental performance.

As 5 The Tynings is not a designated or non-designated heritage asset, and as the works cause no harm to the appearance or significance of the surrounding historic environment, the proposal is considered acceptable in heritage terms.