

12 MARYPORT STREET: DEVIZES, SN10 1AH

HERITAGE ASSET STATEMENT

CONVERSION OF FIRST & SECOND FLOOR RETAIL SPACE TO CREATE TWO DWELLINGS

Incorporating Heritage Impact Assessment and Design and Access Statement
For MARYPORT LTD: 27.11.2025 (V04)



Front Elevation facing Maryport Street



Rear Elevation facing Monday Market Street

1.0 Introduction

1.1 The purpose of this planning and Listed Building application is to seek approval for the conversion of the upper floors of the building to residential use, thereby securing the long-term viability of the premises and bringing increased vitality to this town centre location.

1.2 List of drawings accompanying application:

- 11796/01 Topographic survey of Roof Plan
- 11796/02 Topographic survey of Floor Plans
- 2505 - 10 Location and Site Block Plan
- 2505 - 11 Proposed Basement and Ground Floor Plans
- 2505 - 12 Proposed First and Second Floor Plans
- 2505 - 13 Proposed Roof Plan
- 2505 - 14 Proposed Elevations
- 2505 - 15 Photo Location Key

Site area = 157 m².

Building Area GIF = 340 m².

2.0 Site Description

2.1 Maryport Street and Monday Market Street are situated at the heart of Devizes, important components of the urban fabric since medieval times. Number 12 is part of a very old building straddling these two streets, which has a frontage on both. Party walls run at right angles from each street, resulting in a twist in the floor plan at approximately the middle point. The building is Grade II Listed and also lies within the Devizes Conservation Area.

2.2 The rendered frontage to Maryport Street is dated as 18th century by Historic England (please see listing notes below) with the interior likely to include structure and materials from earlier dates. The painted brickwork rear elevation, facing Monday Market Street, appears to be Victorian. It has a sack door at first floor level, two conventional doors, two square windows probably of later date and a small painted timber shop front on the ground floor.

2.3 The front section of the building is three storey, with a parapet gutter running parallel to the Maryport Street with a clay pantile roof behind. The rear is comprised of a two storey extension, the roof of which runs at 90 degrees to the main roof, appearing newer in construction, with concrete interlockin roof tiles. This has king post timber trusses supporting timber purlins creating a vaulted ceiling.



Recently repaired roof facing Maryport Street



Maintenance work to roofs shared by 12 & 13 Maryport Street



Roof Trusses visible at rear of First Floor

2.4 The building is currently organised as a hardware shop, with sales floors on ground and first, a cellar and staff facilities located on the second floor. Customers enter from Maryport Street, with staff access, fire escape and refuse collected from the rear, on Monday Market Street. A timber staircase from ground to first floor joins the two sales floors. This appears fairly recent in construction.

2.5 There has been much modification of the structure, internally, over the years, especially associated with the ground floor for the purpose of creating open space for trading. This has involved the insertion of steel beams and other structure, including masonry piers in the basement. The existence of two separate staircases from first to second floors indicates that the building may have been subdivided in half at some time in its history, before the rear was opened up as a sales area.

3.0 Planning Background

3.1 Planning History of the Site (recorded on the Wiltshire Council website):

E/10/0137/LBC. This was approved with conditions 22/03/2010 and comprised:

Internal structural timber repairs on front facade at first floor. Construction of new wall in basement and repairs to basement wall and supporting piers. Local repairs to roof and internal ceiling repairs. Repairs to front parapet gutter. Construction of 60 minute fire retardant wall in roof space. Decoration to front and rear external elevation. Approved.

E/10/0620/LBC: Replacement signage scheme comprising new fascia sign and projecting sign. Approved 09/07/2010

E/10/0621/ADV: Erection of projecting sign. Approved 09/07/2010.

3.2 Relevant Planning Policy: The site is constrained by the following designations:

The National Planning Policy Framework (NPPF):

- 02. Achieving sustainable development
- 05. Delivering a sufficient supply of homes
- 07. Ensuring the vitality of town centres
- 11. Making effective use of land
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1979

The Listed Building designation is the most relevant to this application.

3.3 National Heritage List for England:

Entry Name: 12 13, Maryport Street

Listing Date: 19 September 1972

Grade: II

Source: Historic England

Source ID: 1263036Heritage tourism packages

English Heritage Legacy ID: 4333743.2

Description

1.
1042 MARYPORT STREET
(East Side)

Nos 12 and 13 U 0061 3a/276 II GV

2.
C18 front to earlier building. 3 storeys rendered, painted. Band between storeys on No 12, 2nd floor slightly recessed on No 13. Flanking pilaster strips. Wood band conceals eaves of half hipped pantile roof. No 12 has 2 windows, No 13 has 1, all recessed, sash, glazing bars intact; 4 panes wide in wood frames on No 13. 1st floor block sill course. Ground floor of No 12 has Victorian shop front of 2 segment headed 3 light windows with poppy head colonettes. Side windows into segmental arched doorway. Glazed door with 2 fielded panels. Rectangular fanlight. No 13 has mid C20 shop front.

Nos 1 to 16 (consec) form a group. Listing NGR: SU0063661451

4.0 Proposals

This application relates to a Grade II Listed Building, located in the historic centre of Devizes.

NB Where photos are included within the text, please refer to drawing 2505 - 15, where viewpoints are indicated on the existing floor plans.

4.01 Large shops with multiple floors are increasingly difficult to let in the contemporary retail environment. This application is therefore intended to future-proof the premises for a time when it isn't possible to let the building as a single entity and the upper floors are no longer able to generate enough revenue to adequately fund maintenance of the fabric. The proposed solution is to create two self-contained dwellings (a two bedroom flat and a two bedroom maisonette) on the first and second floors of the building. This would be achieved by the insertion of timber frame partitions and linings to provide the necessary sound insulation and fire separation, without significantly altering the original structure. The building's existing Gross Internal Floor Area (GIF) is 340 m², excluding the basement. Of this, 298 m² is sales floor with a further 42 m² given over to staff facilities. The proposed conversion would reduce the sales area to 137 m² (prime ground floor accommodation), which would be a much more attractive proposition to let, with 10 m² allocated to staff facilities. Flat A would have a GIF of 76 m², which exceeds the minimum recommended floor area of 70 m² + 2 m² storage for a single storey four person, two bedroom dwelling.* Maisonette B would have a GIF of 97 m², which also generously exceeds the minimum recommended floor area of 79 m² + 2 m² storage for a two storey four person, two bedroom dwelling.*

* Department for Communities and Local Government Technical housing standards 2015.

4.02 A level access entrance to the proposed new dwellings would be provided on Monday Market Street, thereby avoiding any changes to the principal elevation on Maryport Street. A staff entrance and fire escape door would be retained on the Monday Market Street elevation. A new staircase (wide enough to take a stair lift) would be inserted in the northeast corner of the building, separated from the shop by fire resistant and acoustic partitioning. One of the existing first to second floor staircases would be retained for vertical circulation within the maisonette. The second, a very narrow and steep flight, would be retained, but continue to be unused for health and safety reasons.

4.03 The existing timber staircase, linking ground and first sales floors, appears a later intervention. This is suggested by its position in relation to existing stairs from first to second floor levels, its width of 1,300 mm, which is wider than usually encountered in domestic situations and its form of construction. It is proposed to remove it, reintroducing timber joists and floorboards to match those surrounding.



Existing Staircase First – Second Floor



Second Staircase Retained but not used.

4.04 Currently the first floor, part of a hardware store, is extensively dry-lined with panelling supporting merchandise displays and shelving. This lining conceals much of the original building fabric. It is proposed that, during the conversion, the modern panelling will be removed to expose original construction. This would allow repair and preservation and, where appropriate, leaving wall surfaces uncovered to view. This would be an ongoing process and, at the outset, it wouldn't be possible to predict the condition of what lies beneath. It is also proposed that a photographic record be kept for future reference, following opening up.

4.05 Removal of the recent plasterboard lining on the partition between the two first floor front rooms, overlooking Maryport Street. It is not known whether this covering conceals an older, masonry wall, a timber frame or a steel column. If it is discovered to contain interesting historical construction, then this would be exposed within the dwelling. However, if it is revealed to be a later intervention, then an opening between the two rooms is intended.



Partition between First Floor Rooms facing Maryport Street



Partition on First Floor revealing Timber Frame Construction



Existing Sack Doors facing Monday Market Street

4.06 The existing sack doors on the Monday Market Street elevation have, understandably, been fixed shut for the safety of customers. It is proposed to fully refurbish the existing doors and bring them back into use, slightly further recessed into the wall to allow a glazed balustrade to slide across the opening. When open, they would allow daylight to enter into the living room in one of the new dwellings, forming a Juliet balcony. The renewed use of these doors, which appear to have been closed for many years would help to re-animate the otherwise static rear elevation of the building, providing more interaction with the street outside.

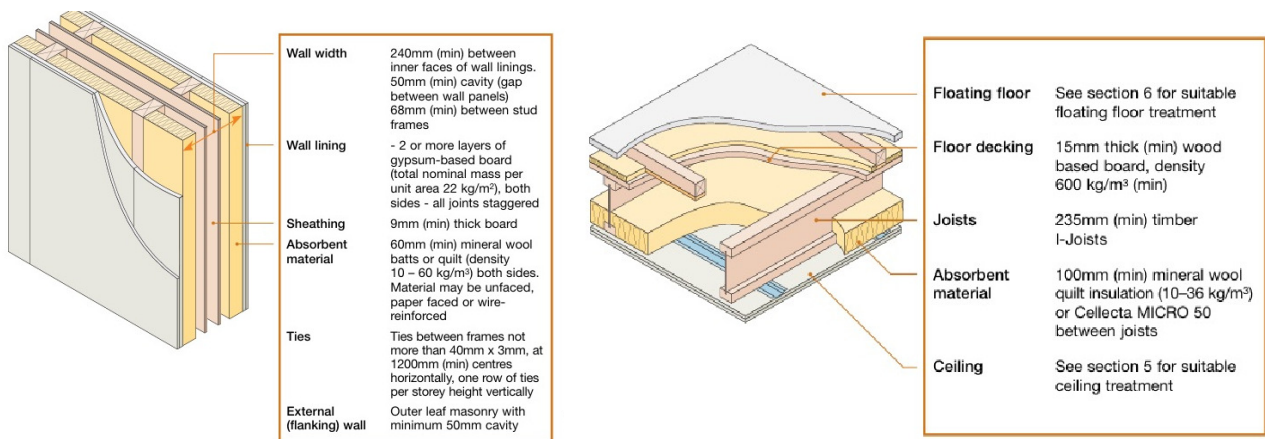


Sketch of Proposed Monday Market Street Elevation



Sketch of Proposed Interior of Flat A Living Room

4.07 The proposed conversion of the upper floors likely returns the accommodation to residential use. Current standards for soundproofing and fire separation are stringent, but easily achievable using relatively light weight materials which can be installed without damage to the substrate. The dividing partitions between the dwellings would have to be around 300 mm thick to incorporate air gaps and independent framing, but would not impinge on the spacious dwellings created (Flat A, facing Monday Market Street, would be 76 m² and Maisonette B, facing Maryport Street would be 97 m²). This form of construction leaves open the option to remove the partitions at a later date, if required, to reverse the process. Sound proofing between floors would be achieved by increasing the depth of the original floor construction to contain soil pipes and insulation.



Extracts from standard 'Robust Details' showing construction for dividing walls (left) and floors (right)

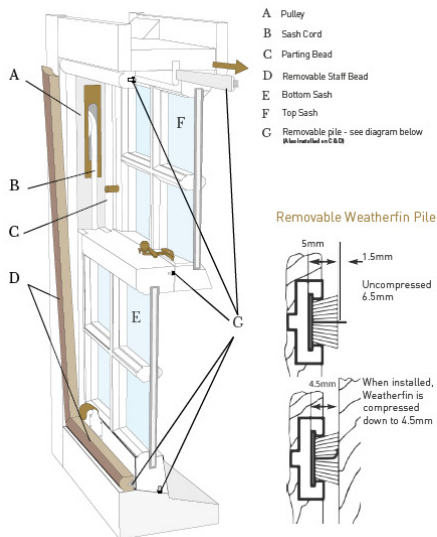
4.08 The neighbouring buildings in Monday Market Street have a variety of arched access doors and shop windows set below sash windows at first floor level. The proposals would continue this relationship, modifying the existing timber shop front by inserting a new entrance door to the residential accommodation above. The existing joinery of the shop front is in very poor condition and it is proposed to stabilise this where possible, using a proprietary epoxy system such as 'Repair Care' and piecing in new timber where rot has gone too far. Adding a front door to the street would help to diminish the 'service yard' appearance.



Proposed Elevation facing Monday Market Street



Existing Elevation Facing Monday Market Street



Ventrolla System Details

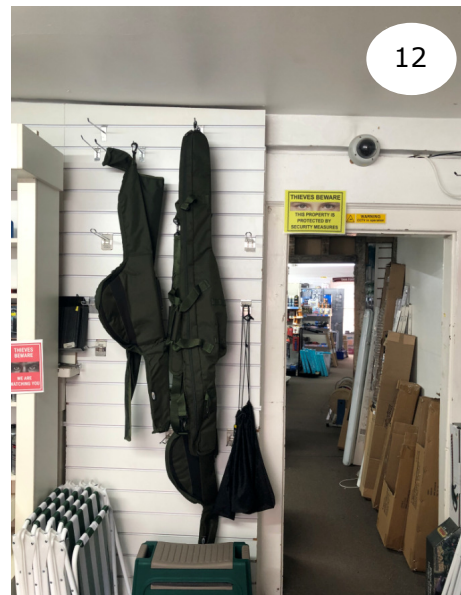
Sash Removal System (SRS) is discreetly mounted in the side of the sash, allowing safe and easy removal of both the upper and lower sashes, to therefore give free access to the window box frame, and is not visible either internally or externally during the normal operation of the sash window.



Close up of the brake itself unengaged and free to move



Close up of brake in it's engaged state



Front First Floor Room showing Dry Lining

4.09 All of the proposed new living rooms and bedrooms, except one, would benefit from a well proportioned vertical sash window in an external wall. The exception being the second bedroom in Flat A, which would be provided with a conservation roof light. Two more roof lights are proposed over the kitchen and dining areas in the middle of the deep plan, to increase natural lighting and provide safer access to maintain the pitched roofs and valley gutter at the rear of the building.

4.10 The conversion to dwellings on the upper floors would allow the introduction of measures to improve their environmental performance and combat climate change. These would include increased thermal insulation levels in the roof voids and directly below the roof coverings in vaulted ceiling areas on the first floor. External walls would, where possible, have thermal insulation linings added on the inside.

4.11 The shop would have a small staff kitchen and WC introduced on the ground floor to recreate facilities on the first and second floors which would no longer be accessible. This would be achieved by constructing a timber stud partition and connecting new sanitary appliances to existing services. New extract ventilation would also be installed, utilising an existing cast iron grille in the rear elevation wall adjacent to one of the existing doors to the street.

4.12 Refurbishment of the original timber sash windows (four on the first floor and two on the second) is proposed within the new dwellings. This would involve overhaul, replacement of sash cords and installation of 'Ventrolla' draft seals. Any wood rot would be stabilised or replaced as described in 4.08. This would reduce drafts significantly, while retaining the visual appearance.



Sash Window overlooking Maryport Street

4.13 Along with thermal insulation improvements, noted in 4.10, it is proposed to install high efficiency gas combi-boilers in each of the new dwellings with flues concealed in an existing chimney stack in maisonette B and through the rear roof, terminating in a stainless steel terminal over flat A. Neither termination would be visible from the street. The existing means of heating would be retained in the ground floor shop.



Chimney over Maisonette B



Flue terminal over Flat A

5.0 Significance of changes on affected heritage assets (Impact Assessment)

NB numbering system refers to points discussed in 4.0 (proposals)

5.01 The existing building is currently only used for retail, an established and important function in this historic location. However, the upper floors remain dark over night and the building generates little footfall outside trading hours. It is proposed that the overall effect of converting the upper floors to residential would be positive for this town centre location and would generate funds for the continued upkeep and maintenance of the fabric.

5.02 The loss of the timber staircase within the trading floor is not considered significant, relating as it does to a fairly recent use of the premises.

5.03 Creating a new entrance onto Monday Market Street is proposed as a beneficial move with regard to the street scene. In the case of these proposals a preferred way of achieving this would be to insert a new timber boarded door into the existing shop front.

5.04 There is currently little of the historic fabric available to view within the building. Removing the modern linings is likely to provide more information as to the original construction and the later modifications, as the structure was adapted to meet changing requirements and challenges. There is potential for damage to the underlying finishes if the process is carried out in an unsympathetic manner, but if care is taken by a contractor with conservation experience, then the intervention is likely to lead to a beneficial outcome with regard to preservation of the interior. An added advantage is that it is predicted to release more retail space.

5.05 There is likely to be some form of support for the down-stand ceiling beam where it crosses the existing partition, whether in the form of a column or a more continuous support like a masonry wall or timber partition. Once the nature and condition of the support has been determined it will be possible to devise a restoration plan, possibly opening up the space.

5.06 Proposals for the existing sack door are neutral in historic fabric terms, as they will remain intact and brought back into functional use.

5.07 Creation of two dwellings within the original structure of the building would result in the introduction of much new material and change the internal layout of the building. It could, however, be argued that the existing layout is not representative of earlier times in the history of the building as much was altered in achieving relatively clear retail floors. The new layout, although nothing like earlier variations, would reinstate some of the former small scale granularity.

5.08 Rear elevation alterations would change the existing shop front, but would also introduce another door onto the street, increasing footfall.

5.09 The overhaul (5.12) and redecoration of the existing sash windows is essential maintenance, intended to extend the life of these components. The new roof lights would be installed into a relatively recent covering of concrete tiles, invisible from street level.

5.10 Whilst increased levels of insulation would not have a direct impact on the heritage asset, the reduction in the extremes of internal temperature are likely to be beneficial to the preservation of the fabric in the long run.

5.11 Installing staff facilities within the existing rear ground floor sales area would be a reversible alteration in an area containing few original features.

5.12 Please see 5.09 above.

5.13 Improvements to the thermal efficiency of the building would allow smaller heating boilers to be installed, with a corresponding reduction in energy consumption and CO₂ production. This would assist with global targets to reduce dependence on fossil fuels.

6.0 Application Summary

From time to time buildings are reappraised to consider whether their physical characteristics and the facilities they provide stay relevant to their setting. The proposals contained in this application are designed to offer a positive alternative future for the upper floors of 12 Maryport Street in the event that its use as a single shop becomes economically unsustainable.

Inevitably, the reorganisation described would have positive and negative impacts on this heritage asset. However, analysis shows that the positive outcomes for the street scene, increasing the conviviality of proximity and the vibrancy of the area are a significant counterweight to the proposed reversible modifications to the internal layout and the disruption involved during the building work.

7.0 Appendices

Appendix A Survey drawings prepared by P Stubbington Land Surveys Ltd

Appendix B Proposal Drawings prepared by JIA Architects

Appendix C Flood Risk Planning Map

CB **JIA** 27.11.2025

