

**Nos 22-24 Market Place
WARMINSTER
Wiltshire**

Heritage Statement

Prepared on behalf of

HPH Commercial Property Ltd

By

**Michael Heaton MCIfA IHBC
12 Victoria Road
Warminster
Wiltshire
BA12 8HE**

Report reference: MH3921-2v3

November 2025



SUMMARY

Nos 22 and 24 Market Place, Warminster are buildings of 18th century origin, extended and modified throughout the 19th and 20th centuries. They are Grade 2 Listed Buildings within the Warminster Town Centre Conservation Area.

The applicants' proposals to reinstate the primary separate layout of the shopfronts of Nos 22 and 24 and demolish a 20th century extension of No 24 would affect only 20th century fabric of no archaeological, historical or aesthetic significance. The proposal would cause no harm to the significance of the buildings, neighbouring Listed Buildings or the Conservation Area: arguably the proposals would enhance that significance by reinstating historical forms and removing aesthetically deleterious 20th century structures and fabric.

To paraphrase Policy 58 of the Wiltshire Core Strategy: The proposal would "...*protect, conserve and enhance the historic environment...*(and) *designated heritage assets and their settingsin a manner appropriate to their significance,* (and would not affect a) *distinctive element of Wiltshire's historic environment.* To paraphrase the NPPF, the proposal would not result in the loss of a '*key feature of the buildings' significance*'.

The proposals therefore meet the requirements of Policy 58 of the Wiltshire Core Strategy and Section 16 of the National Planning Policy Framework.

Nos 22-24 Market Place WARMINSTER Wiltshire

Heritage Statement

1 INTRODUCTION

1.1 Brief

1.1.1 This document presents an assessment of the archaeo-historical significance of Nos 22-24 Market Place in Warminster and the likely affect of proposed modifications to that significance. It has been prepared by Michael Heaton MCIFA IHBC, a professional archaeologist and building historian, on behalf of HPH Commercial Property Ltd, to inform and support their applications for Listed Building Consent and Planning Permission for demolition of a 20th century rear extension of No 24 and reinstatement of the shopfronts of Nos 22 and 24 in their historically separate configuration..

1.1.2 It has been prepared in accordance with the guidances of the Chartered Institute for Archaeologists, the Assoc. of Local Government Archaeological Officers, Wiltshire Council and Historic England¹. It is based on the author's analysis of 18th and 19th century cadastral surveys, published histories of the town and visual survey of the buildings undertaken during August 2025. No historical views – i.e. drawings, paintings or photographs, of the buildings have been identified².

1.1.3 The following pages present a definition of the site, a brief history, an archaeo-historical characterisation of the buildings and their sites, a summary of their significance and an assessment of the likely affect of the proposals on that significance. The term 'archaeological' refers to the material remains of past activities buried within the ground or incorporated within the structures of standing buildings

1.2 Method

1.2.1 Background research and visual survey have been undertaken in accordance with the guidance of Historic England, ALGAO and the author's published methodology³.

1.2.2 Characterisation and dating of building type and function is based on the typological studies of Brunskill and Slocombe⁴; characterisation and dating of roof forms is based on Yeomans and Hall⁵; characterisation and dating of joinery and other decorative fabric draws upon the chronological typologies of, amongst others, Small and Woodbridge, Alcock and Hall, and Brooking⁶; characterisation of internal 'dry linings' and renders is guided by, amongst others, Beard, Pavia and Johnson, Lynch and Ayers⁷.

1.2.3 Assessment of significance is predicated on the acknowledgement that 'heritage assets' such as archaeological remains and historical structures have aesthetic, archaeological and historical significance. Assessing the relative values of those qualities is an essentially subjective exercise dependent on factors such as completeness, scarcity, established historical themes and use. Those values are

¹ ClfA 2018, ALGAO 1993, WCC, 1995

² Historic England Archive, Wiltshire Buildings Record, Wiltshire & Swindon History Centre and Warminster Museum were consulted.

³ Heaton 2009

⁴ Brunskill, 1999; Slocombe, 1989, 2001

⁵ Yeomans, 1992; Hall, 1983

⁶ Small and Woodbridge, 1930; Alcock and Hall, 1996; Brooking, 1997-8

⁷ Beard, 1981; Pavia and Bolton, 2000; Lynch, 1994; Ayers, 1998.

complementary, but they can also be mutually exclusive: older does not necessarily mean more important. Significance means the 'ability to convey meaning' and is assessed with reference to archaeology, architectural, social and economic history of this part of the southern of England. Importance means the value a society places on that significance. Both are defined here using a hierarchical terminology based on that established by Kerr⁸, viz: *Exceptional, Considerable, Moderate, None/Neutral, Negative*. The three higher levels of that hierarchy correspond broadly to the designation grades applied to 'Listed Buildings', viz: Grade 1 (Exceptional), Grade 2* (Considerable) and Grade 2 (Moderate); 'None/Neutral' means the subject entity neither contributes nor detracts from the site's importance; 'Negative' means the entity detracts from the site's importance.

- 1.2.4 Assessment of impact or, to be less emotive, affect, requires the factoring of 'importance' and 'change' and follows the guidance of Kerr, ICOMOS, Historic England and IHBC/CIfA⁹, the latter recommending the use of a ranked hierarchy of impact of c. three levels. Kerr recognises five grades of significance/importance ranging from 'negative' (i.e. undesirable) to 'exceptional'; and ICOMOS recognises five grades of change, from 'no change' to 'catastrophic change'. The affect of that change is necessarily conditional on the significance/importance of the affected heritage asset: destruction of a structure of no or negative importance being of less concern than partial destruction of one of moderate importance. The terminology used to classify the resultant 'impact' or 'affect' of that change is, in England, obliged to follow that of Historic England and the NPPF, which recognise only two grades of harm: '*substantial harm*' and '*less than substantial harm*'. However, as the accompanying Planning Practice Guidance acknowledges the possibility of '*no harm*'¹⁰, three grades of 'harm' are used here: 'none', 'less than substantial' and 'substantial'. A suggested correlation between the NPPF/PPG terminology and that used in the rest of the world is presented in Appendix 1.

1.3 Caveats

- 1.3.1 This document has been prepared with reasonable skill and care, following the guidances of the professional bodies cited above and based on archaeo-historical information publicly available at the time of writing. Archaeological or historical discoveries made in the area after the date of writing, or changes in research strategies affecting the perceived significance of such discoveries, might affect the currency of the document.
- 1.3.2 No person other than the Client named in paragraph 1.1.1 to whom this document is addressed shall rely on it in any respect and the author will owe no duty of care to any such third party.
- 1.3.3 Plans, maps and other graphics included within this document are presented for illustrative purposes only. They are not material to any consent-application that might be made and should not be used for any form of construction management.

⁸ Kerr, *op cit*

⁹ IEMA, *op cit*

¹⁰ Planning Practice Guidance, para: 017 Reference ID: 18a-017-20140306: : "*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or **conceivably not be harmful at all**, for example when removing later inappropriate additions to historic buildings which harm their significance*"

2 THE SITE

2.1 Definition

Figure 1

- 2.1.1 Nos 22 and 24 are two partially conjoined buildings on the south side of The Market Place in Warminster, close to its junction with Weymouth Street, centred on NGR 387478 / 145052. They are linear, multi-cell buildings of slightly irregular alignment that extend from The Market Place southwards to the Chinns Court public car park.
- 2.1.2 The applicants seek consent for demolition of the southernmost ground floor cell of No 24 and reinstatement of the shopfronts of Nos 22 and 24 to their historically separate forms.
- 2.1.3 The locality and layout of the buildings and details of the affected parts are presented in the architect's drawings and written planning statements, to which this report is appended.

2.2 Legal status

- 2.2.1 The buildings are both Grade 2 Listed Buildings. The protection afforded by that designation extends to all structures forming or within their 'curtilages', the entirety of each designated building and all external structures attached to them, irrespective of date of construction or architectural merit; and all fixtures and fittings within each building. The statutory 'list' description is for identification purposes only and carries no legal weight. Proposals to change any part of the designated buildings require Listed Building Consent from the Local Planning Authority.
- 2.2.2 They lie within the Warminster Town Centre Conservation Area as defined in 2006. Although the legal concept of 'Conservation Area Consent' no longer exists, demolition of structures exceeding 115 cubic metres in volume within the conservation area requires Planning Permission.
- 2.2.3 Wiltshire Council also considers the town centre to be an area of Higher Archaeological Potential. Proposals for construction works affecting undisturbed ground may be subjected to archaeological controls through Policy 58 of the Core Strategy.

2.3 Archaeo-historical context

- 2.3.1 Market Place is a 'planned' 13th century extension of the Anglo-Saxon settlement of *Worgemynster*, though no archaeological remains of that date have been revealed in any of the limited investigations within the town centre, and extensive cellaring under the street frontages of the Market Place make survival of such remains unlikely. Nonetheless, the rectilinear plots are subdivisions of the *burghages* created in the 13th C, so some of their boundaries are of medieval origin and therefore historically significant.
- 2.3.2 Later medieval structural fabric survives throughout the town centre, principally in the High Street but also in buildings such as The Bath Arms and The Old Bell in Market Place. This generally consists of timber frames and roof structures, some of which have been dendrochronologically dated, encased within later fabric. Irregular layouts evident in the town centre buildings are therefore often caused by the past retention of medieval structural fabric such as walls and roof structures.
- 2.3.3 The present building stock is predominantly of 18th and 19th century date, with localised insertions of 20th century structures and fabric. All the buildings within Market Place, with the exception of The Bath Arms and The Bell Hotel, were built as houses with ancillary buildings behind them, the most common being maltings. Those houses were adapted for retail use from the mid 19th century onwards and the ancillary buildings connected by inserted doorways. Most of the shop fronts, however,

are of mid or later 20th century date. Even those that appear late 19th century in form – such as No 20 Market Place – incorporate large sheets of float glass that was not available until the 20th century.

- 2.3.4 The buildings and their plot boundaries at the west end of the south side of Market Place were reconfigured in c. 1836¹¹ when Weymouth Street was created¹². Comparison of cadastral surveys of 1783 and 1838 (Figure 1) reveals that plots along the west and east sides of the newly created street were regularised, the former Town Hall (Plot 793 in 1838) and Literary Institute (Plot 784) constructed over the footprints of pre-existing buildings and the Market Place frontages moved forward and therefore re-built. The outlines of Nos 22 and 24 appear to have remained essentially unaltered, but ancillary buildings at the rear of No 24 were demolished, others built and the Market Place frontages of Nos 20-24 re-faced.

3 DESCRIPTION

3.1 Historical sources

Figure 2

- 3.1.1 Comparison of cadastral surveys of 1783, 1838, 1886, 1901 and 1924 reveals that Nos 22 and 24 were separated at ground level by an open passageway in 1783, 1838 and 1886. The map evidence from 1901 and 1924 is slightly ambiguous in showing the passageway as a pair of parallel property divisions c.1m apart but without the 'X' convention indicating a floor above.
- 3.1.2 Those surveys also indicate that the present southernmost cell of No 24 was not present in 1924.

3.2 Description

Figures 1 and 3

- 3.2.1 The present shopfronts of Nos 22 and 24 are of a single unified design that extends across the whole front of the two buildings without a break. It is of simple design comprising slender, machine-turned softwood spindles of baluster type with plain heads and bases, between plain base and top rails and with a plain fascia above. Multiple scarf joints in the rails indicate multiple repairs. The framework supports large sheets of thick float glass and rests on dwarf walls of fletton bricks bonded in OPC mortar.
- 3.2.2 The display spaces behind the shopfronts are of similar, plain form and late 20th century materials, principally plasterboard. The two display spaces are separated by plasterboard partitions that dog-leg to the west around the bases of chimney stacks, to align with a passageway that leads through the retail space of No. 22 to the courtyard between the two buildings. Dismantling of the display space of No. 22 for utilities works has revealed the base of an earlier party wall of two skins of Bath stone blocks in an ash-lime mortar, aligned on the first floor boundary between Nos 22 and 24 evident in the front elevation.
- 3.2.3 The southernmost cell of No 24 is constructed of cement-rendered blockwork supporting a flat roof covered with corrugated asbestos sheeting with a large glazed 'northlight' type lantern and encompassing a suspended floor. The visible interior fabric is wholly of late 20th century commercial materials.

¹¹ the exact date ascribed this varies, depending on the source, between 1832 and 1836.

¹² Holden, 2024

4 ANALYSIS

4.1 Historical interpretation

Figures 1 and 3

- 4.1.1 Nos 22 and 24 were separated by an open passageway leading from the Market Place to their shared courtyard in 1783 and until at least 1886 and probably as recently as 1924. The fletton bricks and OPC mortar forming the base of the shop front of No. 22 suggests it was constructed after 1945, when use of those materials became commonplace in this area of the southwest. The position of one side of that passageway is marked now by a relic party wall beneath the shop front display space of No. 22. While there might not have been a usable thoroughfare between the two retail spaces after 1886, it is clear that the two shopfronts were separate until at least 1924. There is discrepancy between the alignment of that passageway on the historical maps and the extant layout, which requires explanation. Viewed from the north in the Market Place, the boundary between the two historical demises of Nos 22 and 24 is clear at first and second floor levels and in the relationship between the chimney stacks of those buildings. The historical boundary has been encroached upon at ground floor level by No. 22, leaving a slender steel column within the shop front of No. 22 marking its original eastern extent. However, the extant fabric of the passageway between Nos 22 and 24, if projected to the Market Place frontage, would exit wholly within No 22. Excepting survey errors, the most likely explanation is two-fold: a) the historical maps - which were not surveyed to record the interior details of buildings - rationalised an irregular layout caused by encroachments behind the street front, before the extant frontages were added c. 1836; and b) the extant fabric of the passageway does not respect, exactly, the historical alignment of the passageway.
- 4.1.2 The southernmost rear cell of No. 24 was built after 1924. The use of blocks in its walls and asbestos sheeting on its roof suggests a post-WW2 date. It is likely that later editions of OS maps and aerial photographs would confirm that analysis, but further research to that end is not considered necessary.

4.1 Significance

- 4.1.1 The present shopfronts and display spaces were created after 1924, probably after 1945. Though of a pared-down vaguely mid 19th century form¹³, they lack the essential components of an 'historical' shop front¹⁴ and all decorative detail. Their extant fabric is wholly of 20th century date and has been subject to multiple repairs and replacements. Though not provable without complete dismantling, it is likely that the shopfronts are no more than c. 50 years old. Nonetheless, the baluster-type spindles and the profiles of the rails, though of 20th century manufacture, are aesthetically complementary to the early 19th century facades of the buildings at this end of the Market Place. Though of no archaeological or historical significance, it might be reasonable to conclude that the joinery details of the shopfronts are of moderate aesthetic significance because they complement the early 19th century form of the buildings' Market place elevations.
- 4.1.2 The property boundary retained at first and second floor levels is related to the primary medieval layout of this part of the town and is thus of considerable archaeological and historical significance. That historical boundary has been disrupted at ground floor level by the encroachment eastwards of the shop front of No. 22. In that respect, therefore, the present layout of the shop fronts is of negative archaeological and historical significance because it obscures an historically significant relationship.
- 4.1.3 The southernmost cell of No 24 is wholly of mid-late 20th century construction and utilitarian appearance. It is of no archaeological or historical significance. As it is without aesthetic merit and intrudes into the backland spaces of No 22, impeding

¹³ cf Dean, 1970, fig 77

¹⁴ cf Morrison, 2003, fig 37

views of the vernacular rear extensions of No 22, it would be reasonable to conclude that it is of negative aesthetic significance. It detracts from the appearance and character of the Town Centre Conservation Area.

4.2 Affect of the proposals

- 4.2.1 Reinstatement of the shopfronts of Nos 22 and 24 as two separate entities, each of similar design to the present and separated by a clear division related to the historical boundary between them, would enhance the aesthetic and historical significance of No 22 and 24 and the conservation area in general, without affecting any archaeologically significant fabric. This would cause no harm to the significance of Nos 22 and 24, neighbouring Listed Buildings or the conservation area in general. On the contrary, it would enhance that significance.
- 4.2.2 Demolition of the southernmost cell of No 24 would affect only 20th century fabric of no archaeological, historical or aesthetic significance. This would cause no harm to the significance of No 24, neighbouring Listed Buildings or the conservation area in general. On the contrary, it would enhance that significance by facilitating improved visual appreciation of the rear cells and elevations of No 22.

BIBLIOGRAPHY

- Assoc. of Local Govt. Archaeol. Officers 1997, Analysis and recording for the conservation and control of works to historic buildings (ALGAO c/c Essex CC)
- Beard, G., 1981, *Craftsmen and Interior Decoration in England 1660-1820*. (John Batholomew & Sons, Edinburgh)
- Brooking, C., 1997-8, 'Kent Conservation Officers' Group CPD Workshop Handbooks Nos 1-4'. (The Brooking Collection / Greenwich University)
- Chartered Institute for Archaeologists, 2020, *Standard and Guidance for Archaeological Building Investigation and Recording* (CIfA, Reading University)
- Chettle, H.F. *et al*, 1965, 'Westbury', in R.Pugh and E.Crittall (Eds), *A History of the County of Wiltshire, 8. Victoria County History*. (London)
- Cookson, N., 2000, *Archaeological Heritage Law*. (Barry Rose)
- Dean, D., 1970, *English Shop Fronts*. (Alec Tiranti)
- Department for Communities and Local Government, 2020, *The National Planning Policy Framework*. (HMSO)
- Emerton, G., 2017, *The Pattern of Traditional Roofing*. (Private, Nantwich. ISBN 978-1-78808-099-6)
- English Heritage, 2001, *Informed Conservation: understanding historic buildings and their landscape for conservation*
- English Heritage 2006, *Understanding Historic Buildings: A Guide to good recording practice*.
- English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*. (English Heritage)
- Forum Heritage Services, 2023, 'Westbury Conservation Area Appraisal'. (Supplementary Planning Guidance commissioned by Westbury Town Council and Wiltshire Council)

Heaton, M.J., 2009, 'Building Palaeopathology: Practical Applications of Archaeological Building Analysis', *Structural Survey*, **27 No. 2**, pp119-137 (Emerald)

Historic England, 2017, *The Setting of Heritage Assets*. **Historic Environment Good Practice Advice in Planning Note 3**. (Historic England)

Historic England, 2019, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. **Historic Environment Advice Note 12**. (Historic England)

Holden, J., 2024, *Civic Pride: The Public Buildings of Wiltshire Towns*. (Hobnob Press)

HEMA, 2021, *Principles of Cultural Heritage Impact Assessment*. (Institute for Environmental Management and Assessment, Chartered Institute for Archaeologists, Institute for Historic Building Conservation)

Kerr, J.S., 1996, *The Conservation Plan*. (National Trust for Australia)

Morrison, K., 2003, *English Shops and Shopping*. (Paul Mellon/English Heritage)

Orbach, J., Pevsner, N., and Cherry, B., 2021, *Wiltshire, The Buildings of England*. (Yale)

Pavia, S., and Bolton, J., *Stone, Brick and Mortar: Historical Use, Decay and Conservation of Building Materials in Ireland*. (Wordwell, Wicklow)

Sandell, R.E., 1971, *Abstracts of Wiltshire Inclosure Awards and Agreements*. **Wiltshire Records Society, Vol 25**. (Devizes)

Slocombe, P., 2001, *Wiltshire Town Houses 1500-1900, Wiltshire Buildings Record Mono. 4*. (Ex Libris Press, Bradford-on-Avon)

Small, T., and Woodbridge, C., 1930, *Architectural Turned Woodwork of the 16th, 17th and 18th centuries: A portfolio of full-size details*. (London. The Architectural Press)

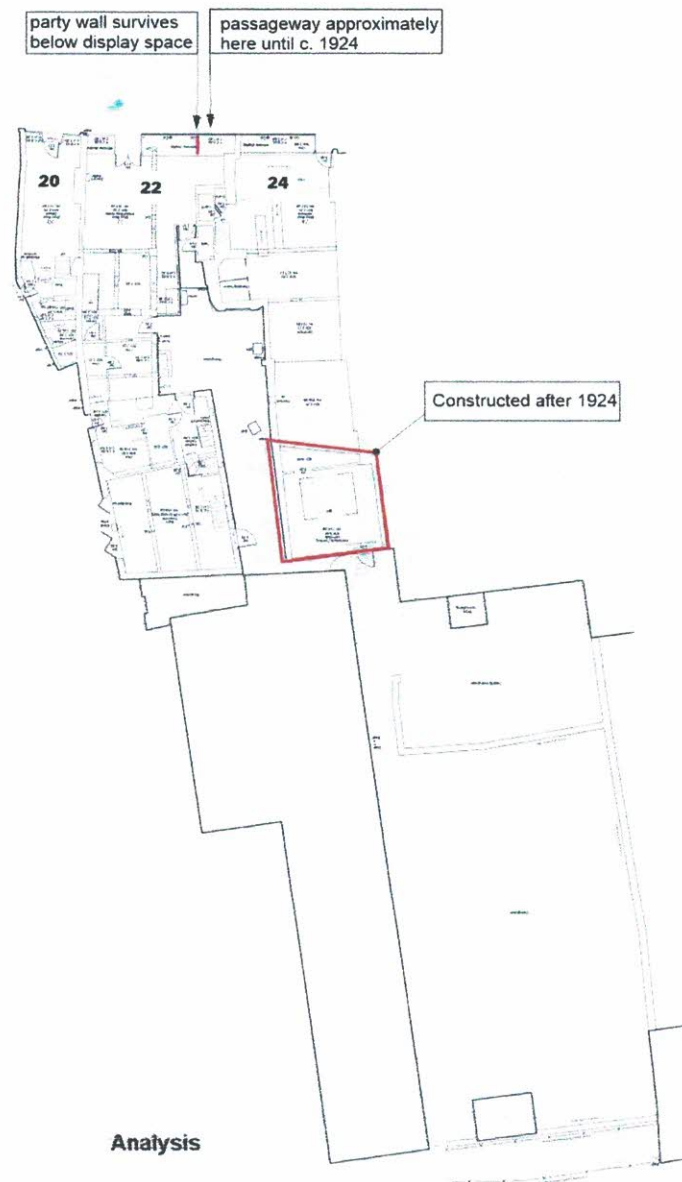
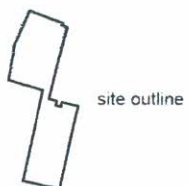
Suddards, R., and Hargreaves, J., 1996, *Listed Buildings: The Law and Practice of Historic Buildings, Ancient Monuments and Conservation Areas* (Sweet and Maxwell)

Webster, C.J., (Ed), 2008, *The Archaeology of South West England: South West Archaeological Research Framework Resource Assessment and Research Agenda*. (Somerset County Council).

Yeoman, D., 1994, *The Trussed Roof: It's History and Development*. (Scolar Press)

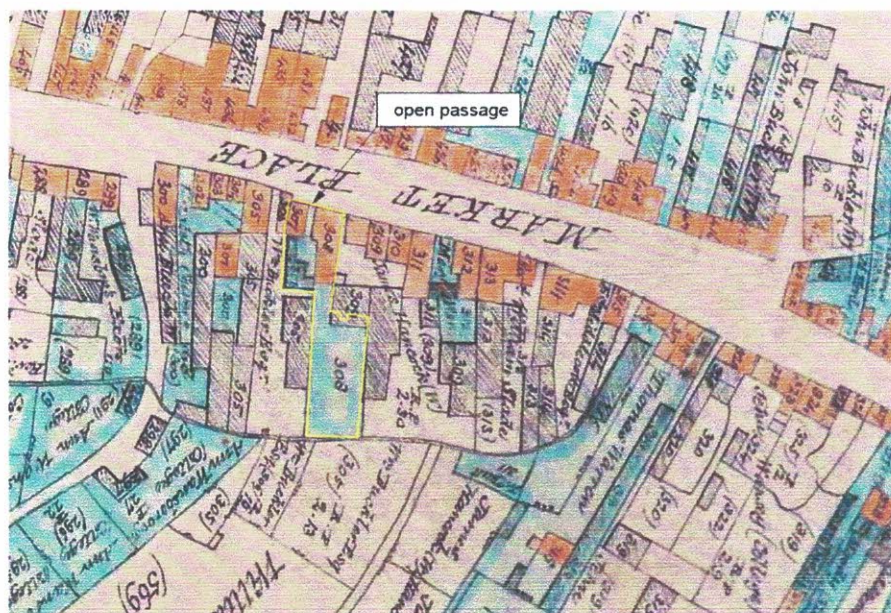


Site

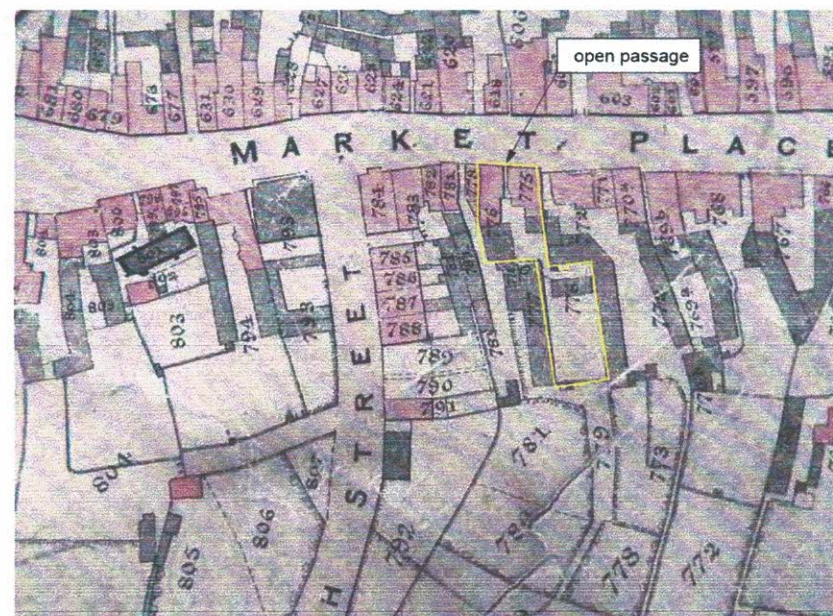


Analysis

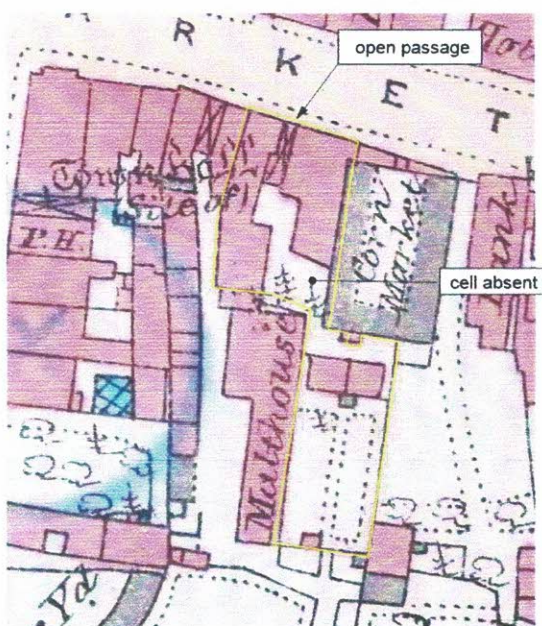
Figure 1



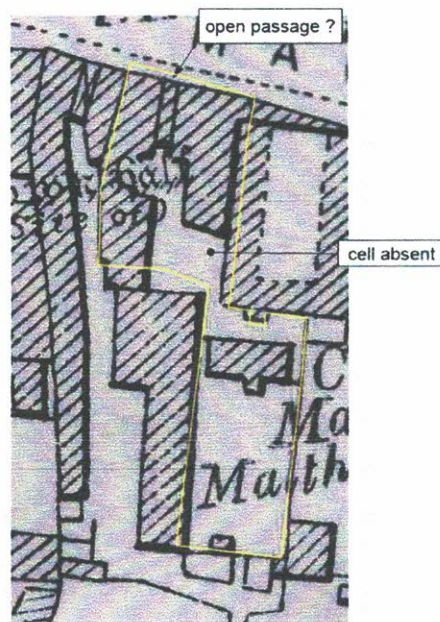
1783 Enclosure Survey (1850 copy)



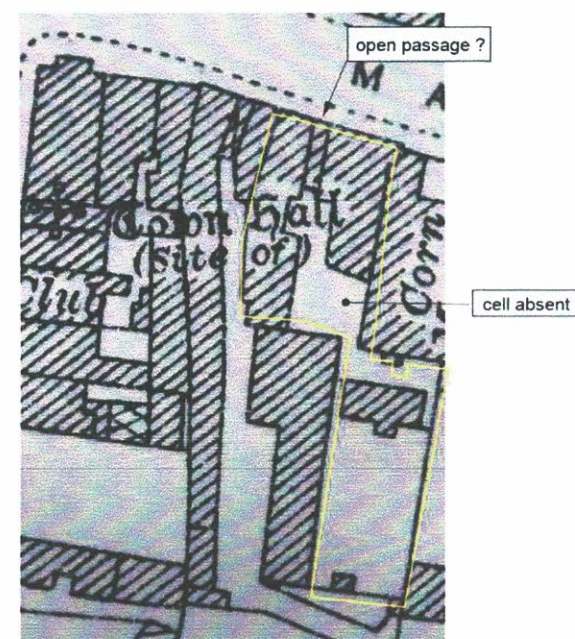
1838 Poor Law Commissioners' Survey



1886 Ordnance Survey



1901 Ordnance Survey



1924 Ordnance Survey

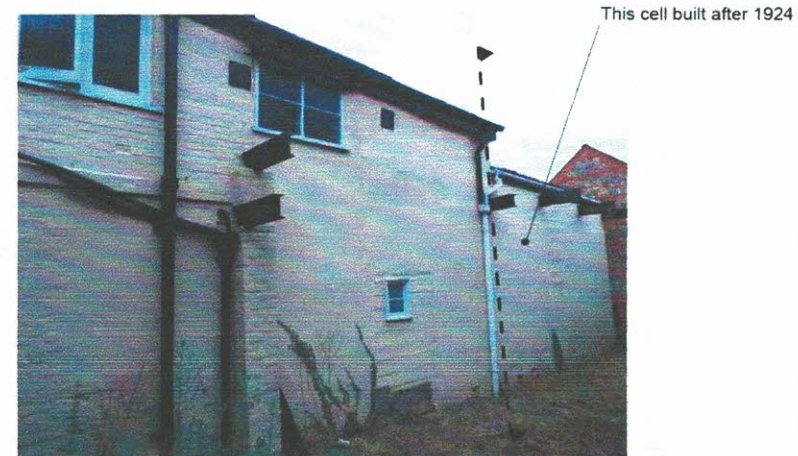
Figure 2



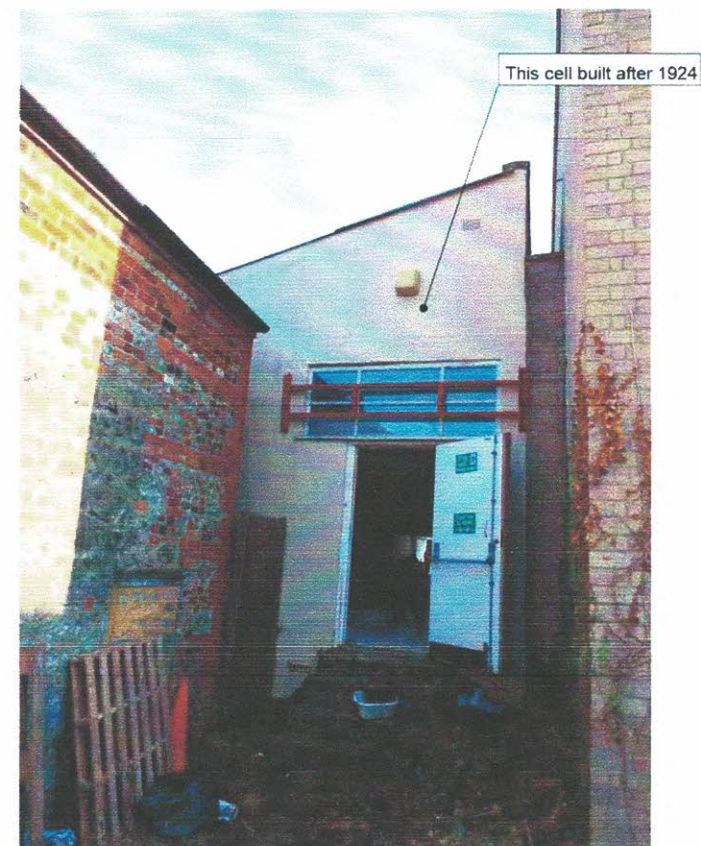
North elevations of Nos 22 and 24



Joinery detail of No. 22



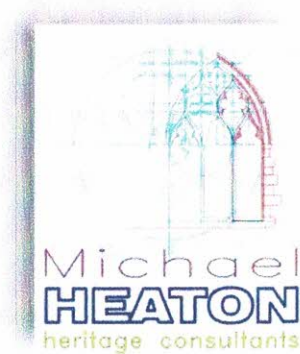
West elevation of rear of No. 24



South elevation of rear of No. 24

Appendix 1. Importance and Impact Classification Criteria

	DEGREE OF CHANGE ➡	Material fabric and setting wholly unaltered	Either material fabric or setting altered, but essential significance remains unaffected and both attributes remain recognisable and appreciable together as the heritage asset	Material fabric and setting both altered but essential significance of the heritage asset remains unaffected and both attributes remain recognisable and appreciable as the heritage asset.	Material fabric and setting both altered to the extent that the essential significance of the heritage asset is diminished. Both attributes remain recognisable and appreciable as the heritage asset, but its significance is diminished.	Material fabric and setting no longer capable of being appreciated as heritage assets.
← IMPORTANCE →		Neutral	Slight	Moderate	Severe	Catastrophic
Asset is a Scheduled Monument, Grade 1 Listed Building or Grade 1 Registered Landscape, or warrants designating as such.	Exceptional	No Change / No harm	Slight Change / Less than substantial harm	Moderate Change / Less than substantial harm	Severe Change / Substantial harm	Catastrophic Change / Substantial harm
Asset is a Grade 2* Listed Building or Registered Landscape, or warrants designating as such; or is an archaeological site or structure, investigation of which would augment or challenge received research frameworks.	Considerable	No Change / No Harm	Slight Change / Less than substantial harm	Moderate Change / Less than substantial harm	Moderate-Large Change / Substantial harm	Large-Very large Change / Substantial harm
Asset is a Grade 2 Listed Building or Registered Landscape, or warrants designating as such; or is an archaeological site or structure, investigation of which would confirm received research frameworks.	Moderate	No Change / No Harm	No-Slight Change / Less than substantial harm	Slight Change / Less than substantial harm	Moderate Change / Less than substantial harm	Moderate-Large Change / Substantial harm
Asset is not a Listed Building or Registered Landscape and does not warrant designating as such; or it is an archaeological site or structure, investigation of which would neither confirm nor challenge received research frameworks.	Neutral	No Change / No Harm	No-Slight Change / Less than substantial harm	No-Slight Change / Less than substantial harm	Slight Change / Less than substantial harm	Slight-Moderate Change / Less than substantial harm
Asset detracts from or damages the aesthetics, amenity or material fabric of a Scheduled Monument, Listed Building, historical landscape or of an entity that warrants designation as such or an archaeological site or structure.	Negative	No Change / No Harm	No Change / No harm	No-Slight Change / Less than substantial harm	No-Slight Change / Less than substantial harm	Slight Change / Less than substantial harm



12 Victoria Road, Warminster, Wiltshire. BA12 8HE
01985 847791 : mike@michaelheaton.co.uk : www.michaelheaton.co.uk