

Heritage Statement

This heritage statement has been prepared to assess the significance of the “lean to” structure that falls in curtilage of **6 George Street, Warminster, Wiltshire BA12 8QA** – to the rear of the property. It supports a proposal for demolition of the “lean to” structure and evaluates the impact of these changes on the heritage asset.

2. Site Address

6 George Street, Warminster, Wiltshire, BA12 8QA

2A Description

- **Type of asset:** Grade 2 Listed building in a conservation area “Warminster”
- **Date of construction:** Late C18th Century
- **Architectural style:** Georgian
- **Current use:** Ground Floor Commercial, First Floor and Attic Room Residential
- **Setting:** Urban area, adjacent to other listed buildings

3. Historical Background

History of No 6 George Street

The original footprint of Plot Number 6 George Street, incorporated the main two storey detached building facing the main street, a lean to/out house structure attached to the rear and to the rear of the site, three workers cottages.

This site was developed by Mr Gough a local builder, who we believe also ran the men’s clothing outfitters from the main building. He subsequently split it up into two holdings after converting the three cottages into one dwelling.

History of No 6 George Street Cont.

Resulting in the title being split into two entities 6A known as Ebenezer Cottage and Number 6 George Street. Reference Planning Application Ref W/78/01339/HIS, approved on 13th March 1979.

I believe this was owned by the Gough family until March 1992, where it was purchased by Mrs Joyce Green and has remained in her ownership to date.

We believe the property occupants over the years are as follows:

- Date Approx 1695: An early lease of No 6 of 1695 shows that it was leased to one Roger Townsend, a baker.
- Date Approx: 1939 Walter Henry Dodge (Owner Occupier) WH Dodge, a shoe and boot maker / specialist
- Date Approx 1970's 1990's: Mr Gough (Owner Occupier) - Menswear Clothing Outfitters
- Mr David Keates (Owner) and 2017 assigned to a family member Oliver Keates (Owner)
- Date Approx 2004 – 2023 (Occupier) Homemaker – Electrical White Goods Supplier
- Apr 2024 – Purchased by current Owner/Occupiers Mr Clive Drury and Miss Jennifer Arthur. Tapley Furniture Ltd, furniture cabinet manufacturer and interiors (opening soon).

Brief History of George Street

This street was originally called Chain Street, because the original Silver Street stream ran along it and people on foot were protected from falling in by chains.

A footbridge crossed the water from the stream named River Were, and was known as Almshouse Bridge, so called because an Almshouse stood close by. This Almshouse was demolished around 1750, the road was widened the stream was filled in and the footbridge taken down.

In 1807 a benefactor of the town George Wansey, a clothier, left £1,000 for town improvements. All the houses on the south side of George Street were purchased and then demolished, making the road wider.

The street was then renamed George Street after Mr Wansey, whose money was used to improve the area. The stream still flows under the road today.

Brief History of George Street Cont.

The other side of the Street starts with the White Hart pub, now a private residence. The row of properties along this side, have been shops for a very long time.

Nos 14-16 are of particular interest as the roof is over 150 years old. It is known that there was a building on this site before 1750 said to have been a store house for wool or grain – probably both in turn. The first recorded use is as a bakery in 1760.

Over the years this side of the street has housed many locally owned businesses including barbers, photographic shop, mobility shop, upholstery sofa retailer, micro-brewery and much more.

It would be fair to say that this area has predominantly been a commercial area and an extension to the High Street shopping area.

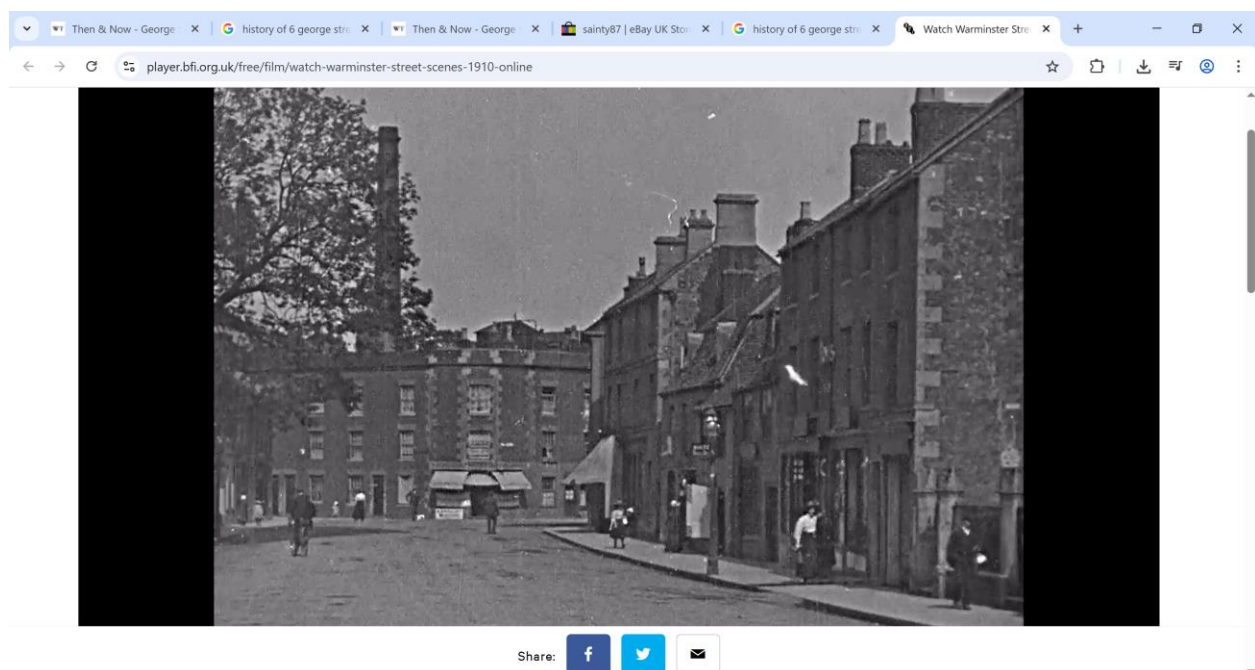
Photos of George Street – through the ages

Pre-1900

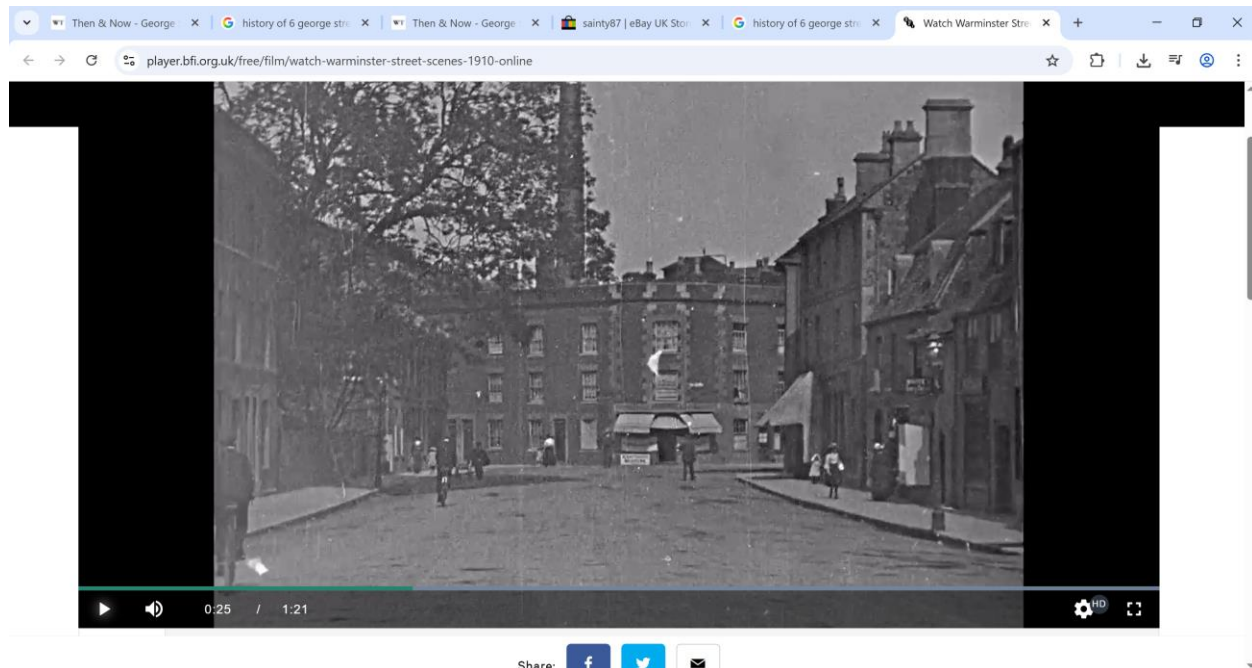


This picture was taken before 1900 shows George Street looking toward Silver Street.
(Source The Warminster Times Website 4th January 2007)

1910



1910 Cont.



“Amateur film of bustling Edwardian Warminster where cattle mingle with pedestrians and vehicles.”

Still Images taken from film Dated 1910 Source British Film Institute

1915



This picture dates from c1915, and clearly shows Barlett's Brewery with its tall chimney.
(Source The Warminster Times Website 11th January 2007)

Approx 1920s



Postcard Date approx 1920s, Published by Lucas & Foot Ltd
(Source: James Bentley Archive Ltd, Bedfordshire)





Postcards Undated, Publisher Grosvenor Series (Source: EBay seller Wells Covers)

Approx 1920s - 30s



Photograph Dated approx. 1930's (Source: Homemaker 5 George Street)

2020



Photograph Dated 11th March 2020 (Source Historic England Website Credited to David Lovell)

Present Day



Photographs of George Street – Current Day



Photographs of George Street – Current Day Cont.



Sources:

- Warminster Historical Society Archives
- Warminster Journal Archives
- Wiltshire Council Planning Portal
- Warminster Town Council
- Danny Howell Local Historian
- The Wiltshire Times
- Ebay
- Historic England
- British Film Institute
- The Warminster Trail by Adrian Phillips

- **Notable features or associations:** Two semi-circular headed lead covered dormer casements with radiating glazing No associations that we are aware of through our research.

- **Changes Over Time**

Plot Number 6 was one entire site encompassing three workers cottages to the rear of the property. In the late 1970s, these three cottages were converted into one residential property (Planning Application W/78/01339/HIS, approved on 13th March 1979) and is now known as Ebenezer Cottage, 6A George Street, which has its own separate title.

During this period of renovation by the previous owner we believe there was major internal works to the main property number 6, which removed all of the internal original fabric of the building.

4. Significance Assessment

- **Architectural value:**

Painted brick with ashlar stone quoins on projecting plinth. String at 1st floor level now part obscured by fascia of recent shop front. Moulded bracketed eaves cornice removed since previous list. Half-hipped mansard old tile roof with flanking chimneys. Two semi-circular headed lead covered dormer casements with radiating glazing. 2 windows to central panel on 1st floor, glazing bar sashes. Ground floor altered; plain C19 shop window.

- **Historic value:**

Historically this building has housed local businesses including a Baker, Boot Makers, Mens Clothing Outfitters, Electrical White Goods Supplier. We are the current owner/occupier and will be selling furniture and homewares.

- **Cultural/social value:**

Housing local businesses

- **Group value:**

It is a detached property, but see attached pictures of George Street.

5. Proposed Works

- **Description of changes:**

Demolition of the “Lean to” structure that sits to the rear of the property.

- **Justification:**

The “lean to” structure became structurally unsound many years ago and it was clear that it was a danger to life. The building was poorly constructed, with the main gable end being mostly 4 inches thick and 5 metres high. It was buttressed at the lower level but they were not properly integrated into the structure. The “lean to” structure was also compromising the structural integrity of the main building. In order for urgent repairs to take place, the “lean to” structure had to be demolished so that the rear gable end corner of 6 George Street could be accessed and repaired. This enhanced the main buildings structural integrity and look/appearance.

These urgent repairs have ensured that the rear gable has been stabilized and all remedial works were able to be completed.

- **Design approach:**

We are not seeking re-instatement of the “lean to” structure. We have exposed the old wall that may be of historical interest, which we expect to repair and leave as a feature.

6. Impact Assessment

- **Positive impacts:**

- Enabling access to the rear gable end, bottom right hand corner, to perform emergency works.
- Restoration of the rear gable end of 6 George Street.
- Restoration of the old wall (potential historical asset).
- Enhance the overall look and integrity of 6 George Street. Enabling valuable funds to be invested in the areas that add value to the historical asset.
- Enhancing the visual impact of the No 6 on its surroundings.

- **Negative Impacts**

We foresee no negative impacts as we have always maintained there is no loss of original fabric.

- **Mitigation measures:**

We have used all traditional materials, lime plaster, all original bricks and stone from site to make repairs to the main building.

7. Conclusion

The proposed works have been carefully considered to preserve and enhance the heritage significance of 6 George Street, Warminster, Wiltshire BA12 8PT. With appropriate mitigation and sensitive design, the impact on the asset we believe is minimal and justified.
