

Heritage Statement

Listed Building Consent Application

The Old School Room, Town Hall, Cross Hayes, Malmesbury, SN16 9BZ.

1. Introduction

This Heritage Statement has been prepared in support of a Listed Building Consent application for the replacement of internal doors in The Old School Room, Town Hall, Cross Hayes, Malmesbury, a Grade II listed building located within the Malmesbury Conservation Area. The statement is proportionate to the modest nature of the proposals and has been prepared in accordance with the National Planning Policy Framework (NPPF) and Wiltshire Council planning policy.

2. Significance of the Listed Building

The building is designated Grade II for its special architectural and historic interest and contributes positively to the character and appearance of the conservation area. The significance of the heritage asset is derived primarily from its historic plan form, fabric, and external architectural interest. Internal elements of significance vary, and not all later alterations contribute positively to the building's special interest.

3. Existing Internal Doors

The existing internal doors are **not original** to the building and are understood to be of later installation. They are **not fire safety compliant** and do not make a meaningful contribution to the building's heritage significance.

4. Proposed Works

The proposal seeks consent to remove the existing doors to enable the installation of stud wall for additional storage and a door that complies with required burn time and fire retardancy levels. The replacement doors will be appropriately detailed and finished to reflect the character of the building, with consideration given to proportions, materials, and overall appearance. The works are confined to the interior of the building and will not affect the external appearance or setting of the listed building.

5. Policy Context

Statutory Duty

In accordance with **Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990**, special regard has been given to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (NPPF)

Paragraphs **199–208** of the NPPF require great weight to be given to the conservation of designated heritage assets. The proposed works result in **no harm** to the significance of the listed building, as they involve the replacement of non-original internal features with sensitively designed alternatives.

Wiltshire Council Policy

The proposals comply with **Wiltshire Core Strategy Core Policy 58 (Ensuring the Conservation of the Historic Environment)**, which seeks to protect designated heritage assets and ensure that any changes conserve their significance. The replacement of non-original internal doors to meet modern safety standards accords with this policy.

6. Impact Assessment

The proposed works will preserve the special architectural and historic interest of the listed building. As the doors are internal, non-original, and of limited heritage value, their replacement will not adversely affect the significance of the listed building or the character and appearance of the conservation area.

7. Conclusion

The replacement of the internal doors is **necessary to achieve fire safety compliance** and has been designed to minimise impact on the historic fabric of the building. The proposals are modest, justified, and fully compliant with national and local heritage policy, meeting the statutory duty to preserve the significance of the Grade II listed building.