

**Nos 20-24 Market Place
WARMINSTER
Wiltshire**

Emergency Repairs

Heritage Statement

Prepared on behalf of

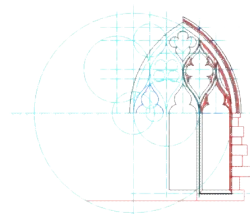
HPH Commercial Property Ltd

By

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SUMMARY

Nos 20-24 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.

Preliminary inspections by structural engineers have identified possibly structural failure at several places, requiring opening-up investigations prior to specification of non-elective structural repairs. The position, extent and nature of those investigations are detailed in the Listed Building Consent application to which this report is appended. The repairs, however, cannot be specified in detail at this stage.

This document presents an assessment of the buildings' significance and the likely affect of the opening-up and repairs on that significance. It concludes that the works would not affect the character of the buildings as buildings of 'special architectural or historic interest' but, as there would necessarily be slight change to the fabric, we must conclude that the work would cause '*less than substantial harm*' to the significance of the buildings. That '*less than substantial harm*' would be mitigated by the public benefit of the buildings' long term survival as heritage assets and their optimum viable use as retail units with residential accommodation above. The work would cause 'no harm' to the significance of Warminster Town Centre Conservation Area.

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.

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1 INTRODUCTION

1.1 Brief

1.1.1 This document presents an assessment of the archaeo-historical significance of Nos 20-24 Market Place in Warminster and the likely affect of opening-up investigations and non-elective structural repairs on 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 for opening-up investigations and non-elective structural repairs.

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 primary historical sources, published secondary histories of the town and visual survey of the buildings during August and October 2025 in accordance with the author's published methods².

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, proportionate in scope and detail to the limited extent and affect of the proposed works. 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 methods⁴. No graphical historical views – i.e. drawings, paintings or photographs, of the buildings have been identified⁵. However, the Wiltshire & Swindon History centre holds cadastral surveys of the from 1783 and 1840, together with early editions of the Ordnance Survey 2½" scale maps. The buildings have been inspected visually on several occasions during August and October 2025. Details of their superficial decorative and visible structural fabric have been recorded as annotations on measured surveys provided by the client and digital photographs.

1.2.2 Characterisation and dating of building type and function is based on the typological studies of Brunskill and Slocombe⁶; characterisation and dating of roof forms is based

¹ ClfA 2018, ALGAO 1993, WCC, 1995

² Heaton, 2009, 2013.

⁴ Heaton 2009

⁵ Historic England Archive, Wiltshire Buildings Record, Wiltshire & Swindon History Centre and Warminster Museum were consulted.

⁶ Brunskill, 1999; Slocombe, 1989, 2001

on Yeomans and Hall⁷; characterisation and dating of joinery and other decorative fabric draws upon the chronological typologies of, amongst others, Small and Woodbridge, Alcock and Hall, and Brooking⁸; characterisation of internal 'dry linings' and renders is guided by, amongst others, Beard, Pavia and Johnson, Lynch and Ayers⁹.

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 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 Kerr¹⁰, 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/CIfA¹¹, 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*'¹², 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.

⁷ Yeomans, 1992; Hall, 1983

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

⁹ Beard, 1981; Pavia and Bolton, 2000; Lynch, 1994; Ayers, 1998.

¹⁰ Kerr, *op cit*

¹¹ IEMA, *op cit*

¹² 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*"

- 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.

2 THE SITE

2.1 Definition

Figure 1

- 2.1.1 Nos 20-24 are three 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. For the purposes of this study only, the constituent structural cells of the three buildings are referred to here as Cells A-H, the dispositions of which are indicated on Figure 1, and their respective floor levels as -1, 0, 1 and 2 where '0' denotes the ground floor.
- 2.1.2 The applicants seek Listed Building Consent for opening-up works necessary for investigation and diagnosis of possible structural failures identified by visual survey, and subsequent repairs, yet to be specified by others.
- 2.1.3 The position, extent and nature of those opening-up works are presented in the structural engineer's drawings included within the LBC application, to which this report is appended. The likely nature of the repairs are also indicated on those drawings but cannot be specified in detail at this stage. Nonetheless, visual inspection and received understanding of building conservation suggests the defects and repairs will be generic to buildings of this age and type: decay of roof timbers, particularly within valleys, at connections and in exposed positions; decay of suspended floor timbers, particularly at wall bearings; decay of lintels; decay of lath-and-plaster elements such as ceilings and partitions; and de-lamination of renders.

2.2 Legal status

- 2.2.1 The buildings are 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 that would affect the character of the buildings as 'buildings of 'special architectural or historic interest' 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.
- 2.2.3 Wiltshire Council also considers the town centre to be an area of Higher Archaeological Potential. Proposals for construction-related 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 *in situ* 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. Visual analysis of these is complicated by the widespread use of salvaged materials throughout the town during the 18th, 19th and early 20th centuries, particularly timbers and decorative masonry items such as window- and door surrounds¹³.
- 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, constructed of machine-sawn softwoods and resting on plinths of fletton bricks or concrete blocks bonded in OPC mortars. 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. 1836¹⁴ when Weymouth Street was created¹⁵. 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 20- 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 forward of their pre-1836 positions.

3 DESCRIPTION

3.1 Historical development

Figure 2

- 3.1.1 Comparison of cadastral surveys reveals that the outlines, spatial density and use of the three buildings has changed since 1783.
- 3.1.2 On the 1783 survey, Cells H, F and C-B – the Market Place frontages – are toned yellow to indicate residences. The detail of Cells G and H is ambiguous, possibly indicating that Cell G did not exist at that time, or has been modified since then to create a tapered outline at its south end. There was an open passage between Cells F and C leading to a yard enclosed on its south, west and east sides. Cells D and E had slightly different outlines than today and were toned grey to indicate ancillary-trade use. Cell A was open ground – probably a garden.

¹³ Heaton, 2016 and 2019.

¹⁴ the exact date ascribed this varies, depending on the source, between 1832 and 1836.

¹⁵ Holden, 2024

- 3.1.3 By 1840, the Market Place frontages had been unified with a single building line slightly forward of the 1783 boundary. The tapered outline of Cell G had been created; Cell E had been incorporated within the residential space of Cell F – i.e. adapted for residential use – and the present broad outline of Cell D created; Cell B had been shortened and a detached structure had been constructed at the north end of what is now Cell A. The passage between Cells F and C remained and extended to what is now Cell A. The Market Place frontages – Cells G, H, F and C – were residential; the other structural cells were in ancillary-trade use and Cell A was probably a garden with an ancillary building – privies ?.
- 3.1.4 From c. 1886 onwards, the Ordnance Survey maps do not indicate building use, except in a few random instances, or structural divisions within demises. Nos 20, 22 and 24 are each shown with a simple outline. Nonetheless, the outline of Nos 20 and 22 (Cells G/H and D/E/F) appear to have been essentially as in 1840; the rear of No 24 (Cell B) had been extended slightly southwards; and the detached structure in Cell A had been added to on its south side and the basics of a garden layout created.
- 3.1.5 That layout remained essentially unchanged til at least 1924. After that date, the present southern end of Cell B was created and the detached structure within Cell A demolished, leaving only its south wall as a relic garden feature.

3.2 Archaeo-historical character

Figures 1 and 3.1-3.2

3.2.1 Cell A

- a. Garden since 1783 at least. Plausibly the backland of a medieval burghage.
- b. Likely to contain archaeological remains such as cess pits, quarries and the foundations of ancillary buildings, as well as garden-related features from the late 18th and 19th centuries. Relic wall across north end is probably part of ancillary building constructed early 19th C.

3.2.2 Cell B.

- a. Retail space of No. 24. Northern third present in 1838 but rest built after 1838 on footprint of buildings shown in 1783 but demolished by 1838. Southern half built after 1924.
- b. Essentially a 20th C structure of no archaeological, historical or aesthetic significance, but retains isolated fragments of earlier – possibly 18th century - roof structure at northeast corner of B1.

3.2.3 Cell C

- a. Retail space of No. 24 with former domestic spaces above in C1. Present in 1783 and probably re-fronted and refurbished in 1836.
- b. Retail space and shop front are of wholly 20th C character and fabric of no archaeological, historical or aesthetic significance. Former domestic spaces above in C1 retain fragmented and butchered decorative scheme of mid 19th C date with 20th C insertions and steep roof structures above the stairwell that are probably of 18th century or earlier date.

3.2.4 Cell D

- a. Redundant storage space that opens onto Chinns Court. Possibly present in 1783 but extended or rebuilt by 1838.

- b. Probably built as a maltings, as indicated by low ceiling height and window openings in east wall and possibly retaining the kiln enclosure in its northwest corner, but malting floors have been lost. Inserted door and window openings in west wall onto Chinns Court are of 20th C date, but it retains primary window openings in the east wall. This is of moderate archaeological and historical significance and the west elevation, though not aesthetic in the strict sense of the word, contributes to the vernacular charm of Chinns Court.

3.2.5 Cell E

- a. Retail space with residential accommodation on two floors above and cellar below (not entered). Structural envelope created between 1783 and 1838 as an ancillary building, but present fabric incorporates late 17th – early 18th details as primary components used to lend the building an air of antiquity – i.e. *spolia* -, as well as a suite of early 19th C joinery.
- b. This is an archaeologically and historically complex structure of modest aesthetic significance as an exercise in early 19th C antiquarianism. Of particular interest are the mullioned stone window frames and their iron casements in the east wall, the salvaged 17th C cupboard door in E2, the early 19th C panelling and salvaged 17th C bolection fire surround in E1. The ground floor has been stripped of most historical details already.

3.2.6 Cell F

- a. Retail space with residential accommodation on two floors above, including kitchen/bathroom cell oversailing former passage at the back, accessed via stairwell that forms a 'link block' between this and Cell E. Structural envelope present in 1783 and re-fronted in c. 1836, with steep-pitched roof structure of 17th – early 18th C form surviving in the 'link block' stairwell.
- b. Ground floor is a 20th C retail space stripped of all historical details, which has been extended eastwards into the shop front of No. 24 and incorporates an alley way that formerly ran between Nos 22 and 24 from Market Place to the rear of the plot and the residential entrance door of Cell E. The shop front is of wholly 20th century construction resting on a plinth of fletton bricks in OPC mortar. The first floor contains a complete suite of late 18th – early 19th C joinery and plasterwork in the main front room F1 together with pit-sawn elm floor joists, but the kitchen/bathroom cell and the floor coverings generally retain no historical fabric. The second floor is less decorative and incorporates salvaged window frames, as well as highly unusual forelock bolts through the front wall plate that the author has not seen before in this context, a steep-pitched roof structure of 17th or early 18th C form over the stairwell and elm floor boards. This is an archaeologically and historically complex structure of modest aesthetic significance.

3.2.7 Cell G

- a. Ancillary/stairwell space at the rear of No 20. Structural envelope created between 1783 and 1836.
- b. Contains small amount of 19th joinery and one re-used 18th C window frame, but the fabric is generally of 20th C date and of no archaeological, historical or aesthetic merit.

3.2.8 Cell H

- a. Retail space on ground and first floor, with residential accommodation on second and third floors and extensive cellars that extend under the Chinns Court external passageway. Structural envelope present in 1783 and re-fronted in 1836 to form unified terrace with Nos 12 and 14. Shop front installed in later 19th C and rebuilt in 20th C with sheets of float glass. Extensive late 20th C structural repair and

refurbishment evident in completely new GF floor structure and supporting masonry, removal of the structural partition between this and Cell G opening-out of the and re-lining of third floor.

- b. Cellar contains an outstanding suite of domestic and commercial cooking facilities, together with mid 19th C joinery and is likely to have served as a commercial bakery in the later 19th century, but the floor above and supporting masonry have been comprehensively rebuilt in late 20th C which robs the ensemble of some of its historical character. Ground floor is a 20th C retail space lacking historical details except the **form** of the shop front; first floor is a 20th C retail space retaining elements of an incomplete suite of mid 19th C joinery; second floor is residential accommodation containing a more or less complete suite of mid 19th C joinery including staircases and salvaged door leaves but the spatial integrity has been compromised by a 20th C kitchen/bathroom enclosure; third floor lacks all historical fabric except the structural envelope.
- c. This is an archaeologically and historically complex structure that retains some of its decorative fabric – mainly in G2 – but 20th C refurbishments and reconfigurations have compromised its archaeological and aesthetic significance. The cellar fixtures are outstanding and the shop front is one of town's best – albeit a 20th C copy – but the rest of the building and its interior is of only moderate significance.

4 ANALYSIS

4.1 Historical interpretation

Figures 1 and 2

- 4.1.1 Burghage dimensions were not standardised, but those in nearby and contemporaneous *New Sarum* (Salisbury) were c. 50' wide x 115' long. Assuming similar plot sizes pertained here, Nos 20-24 are subdivisions of a single 13th century burghage and the open ground behind Nos 28-30 is the backland of a separate adjoining plot. It follows, therefore, that Chinns Court marks a primary 13th century property boundary and one of the paths that lead back from the High Street-Market Place to the agricultural land around the town. Similarly, 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.
- 4.1.2 As there appears to be no *in situ* medieval fabric **visible**, but steeply-pitched roof structures of superficially early 18th or 17th century form survive above Cells E and C, it is likely that the primary plot was subdivided during the 17th century. The present structural envelopes therefore originated in the 17th century. All three were altered during the 18th, 19th and 20th centuries: the southern half of Cell B was added after 1924, probably after 1945; Cells D, E and G were enlarged or wholly rebuilt between 1783 and 1840; the shop fronts and ground floor interiors of Cells H, F and C were altered c. 1836 and then comprehensively rebuilt in the second half of the 20th century.
- 4.1.3 That history of structural alteration is complicated by the apparent retention of parts of the primary roof structures over Cells C and E and was accompanied by decorative refurbishment of the upper floor rooms of Cells E, F and C in the early 19th century. In the case of Cell E that refurbishment utilised salvaged joinery and masonry of 17th century date.

4.2 Significance

- 4.2.1 As an ensemble, Nos 20-24 are of moderate aesthetic, archaeological and historical significance.
- 4.2.2 Their aesthetic significance derives from the Market Place elevations, particularly of No 20 and the upper storeys of Nos 22 and 24; and the interiors of E1 and F1. These

are pleasing to the eye and self-evidently of early 19th century design, but are not exceptional. The shop fronts of Nos 22 and 24 and the rear extensions are, generally, of neutral aesthetic significance: they are, perhaps, quaint but not aesthetic in the artistic sense of the word. The southernmost half of Cell B is of negative aesthetic significance: it is a utilitarian structure of mid 20th century date and form that would not now be given planning permission in a Conservation Area. Together with the rears of Nos 28 and 30 it forms the Conservation Area's principal visual blight.

4.2.3 Their archaeological significance derives from the **apparent** survival of 17th – 18th century fabric in the some of the roof structures and the forelock bolts in F2 and the information those might convey about the town centre's economic and architectural development. The rest of the structural and decorative fabric appears to be of generic nature and likely to have been compromised by modification and services installation. The oven ensemble in H-1 is an outstanding example that possibly warrants 'considerable' significance, except that its visual and structural context has been compromised by late 20th century rebuilding of the floor above and surrounding partition walls.

4.2.4 The historical significance is derived from wider consideration of the archaeological fabric and the manner in which that might support on-going archaeological and historical study of Late Medieval and Post-Medieval urbanism – particularly the role of Longleat – and the malting industry (Webster et al, 2008, Research Aims 36, 43). The buildings are not otherwise associated with any recognised historical themes, events or persons.

4.3.1 The proposed works are *de minimis* and non-elective.

4.3.2 The bulk of the opening-up and resultant repair would be within the roof structures and is arguably no more intrusive than normal day-to-day repair. In places – for instance C1 – the ceiling structures have already collapsed. Access to the roof structure would be facilitated by surgical removal of ceiling/soffit fabric and or lifting of external roof coverings. Suspended floor structures would be inspected by lifting of floor boards, most of which have already been lifted for services installation. Beam-wall connections would be inspected by local removal of internal wall finishes.

4.3.3 None of this would affect the aesthetic significance of the ensemble because the external Market Place elevations would remain unaffected. Internal fabric such as floor coverings, panelling, ceiling and wall renders would be re-instated on a like-for-like basis. The work would not affect the character of the buildings as buildings of 'special architectural or historical interest'.

4.3.4 The detailed inspection of structural fabric facilitated by the opening-up and repairs would enhance the archaeological and historical significance of the buildings by facilitating the archaeological recording and publication of significant details, thus augmenting current understandings of the buildings' structural and decorative development and their relationship to the principal historical themes of Warminster.

4.4 Conclusion

4.4.1 There would be change to the fabric of the buildings, but minimal and non-visual change. The works would not affect the character of the buildings as buildings of 'special architectural or historic interest'. However, as there would necessarily be slight change to the fabric, the NPPF requires that we must conclude that the work would cause '*less than substantial harm*' to the significance of the buildings. That '*less than substantial harm*' would be mitigated by the public benefit of the buildings' long term survival as heritage assets and their optimum viable use as retail units with residential accommodation above. The work would cause 'no harm' to the significance of Warminster Town Centre Conservation Area.

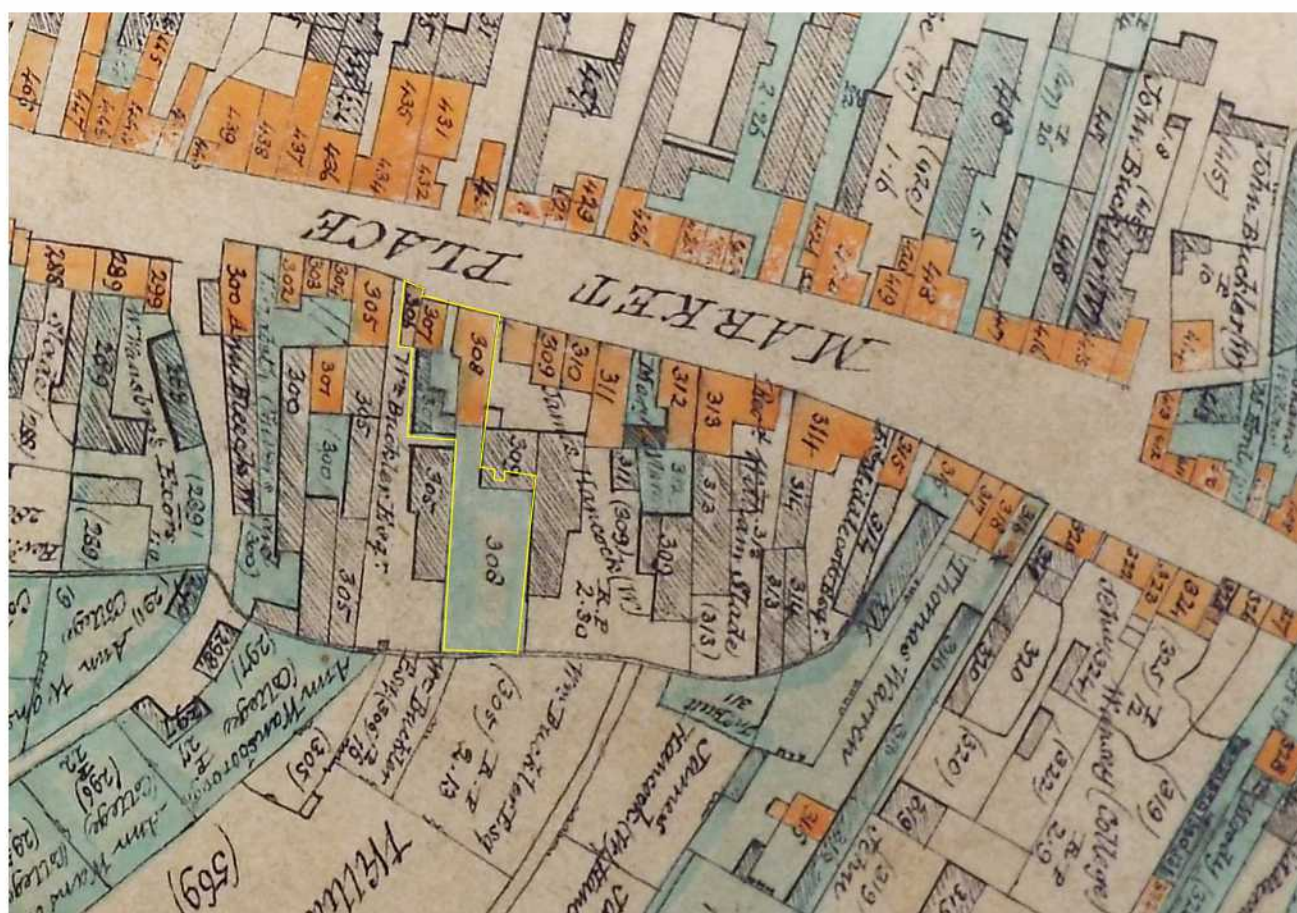
- 4.4.2 To paraphrase Policy 58 of the Wiltshire Core Strategy: The proposal would "...protect, conserve and enhance the historic environment...(and) designated heritage assets and their settingsin a manner appropriate to their significance, (and would not affect a) *distinctive element of Wiltshire's historic environment*. To paraphrase the NPPF, the proposal would not result in the loss of a 'key feature of the buildings' significance'.
- 4.4.3 The proposals therefore meet the requirements of Policy 58 of the Wiltshire Core Strategy and Section 16 of the National Planning Policy Framework.

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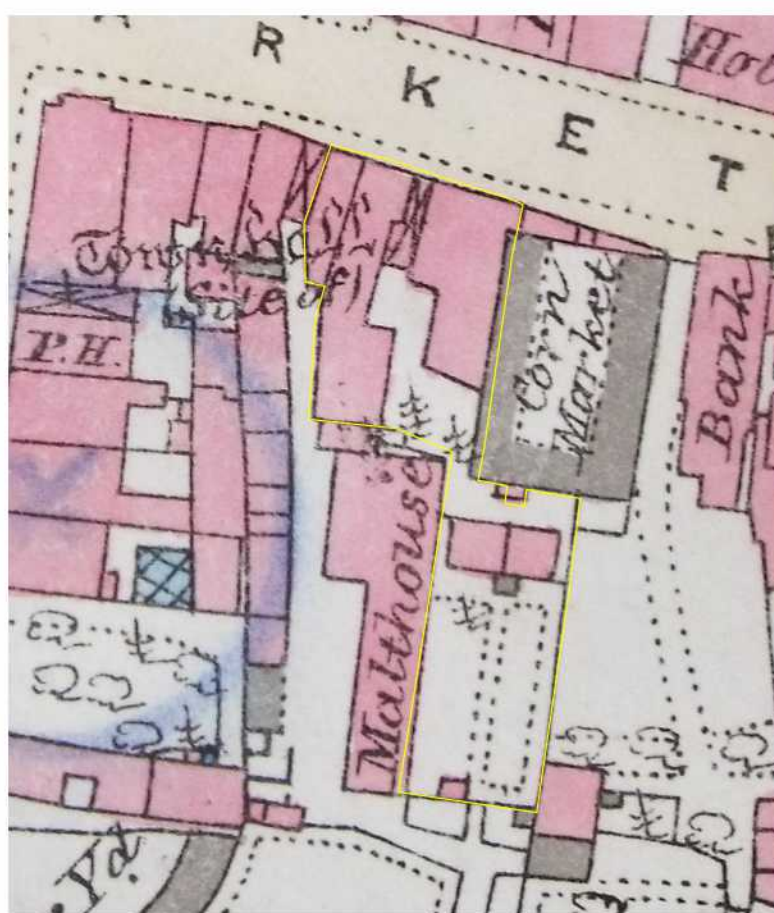




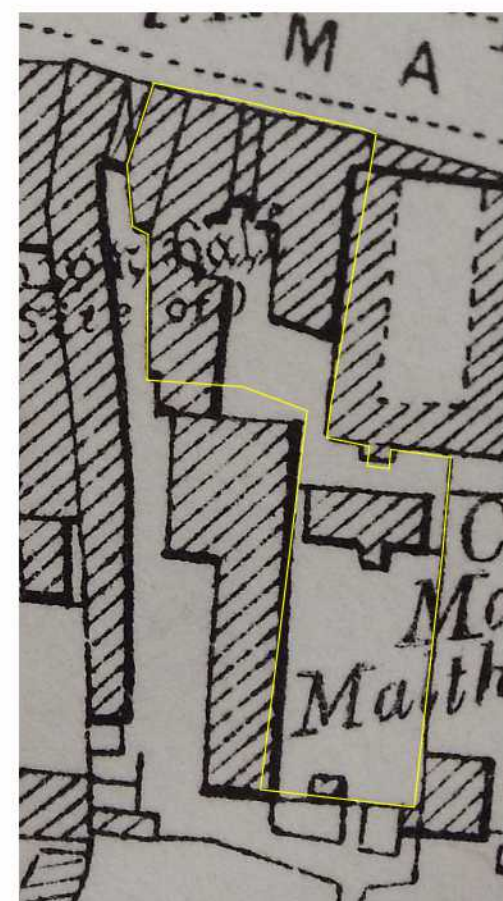
1783 Encklosure Survey (1850 copy)



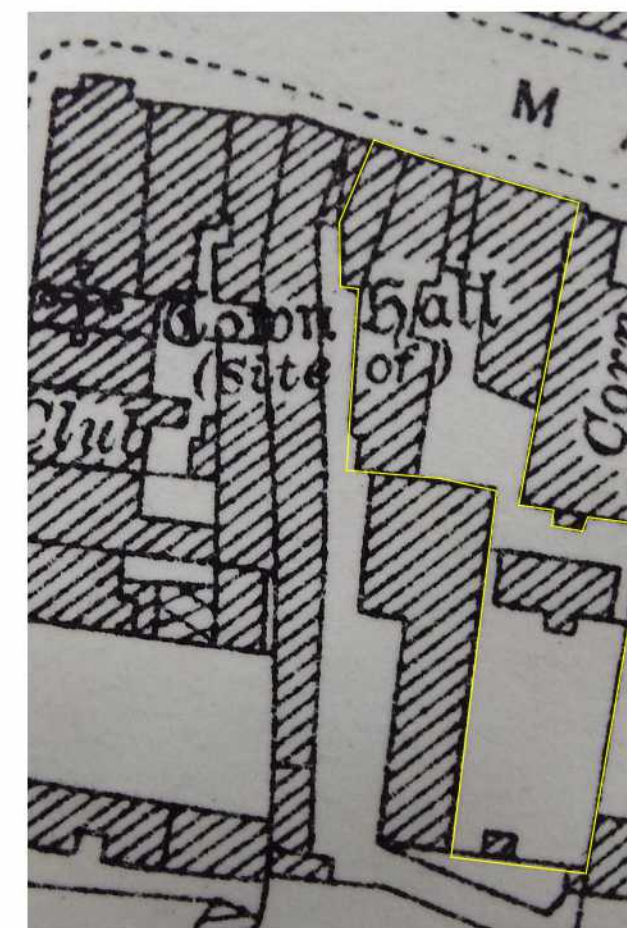
1838 Poor Law Commissioners' Survey



1886 Ordnance Survey

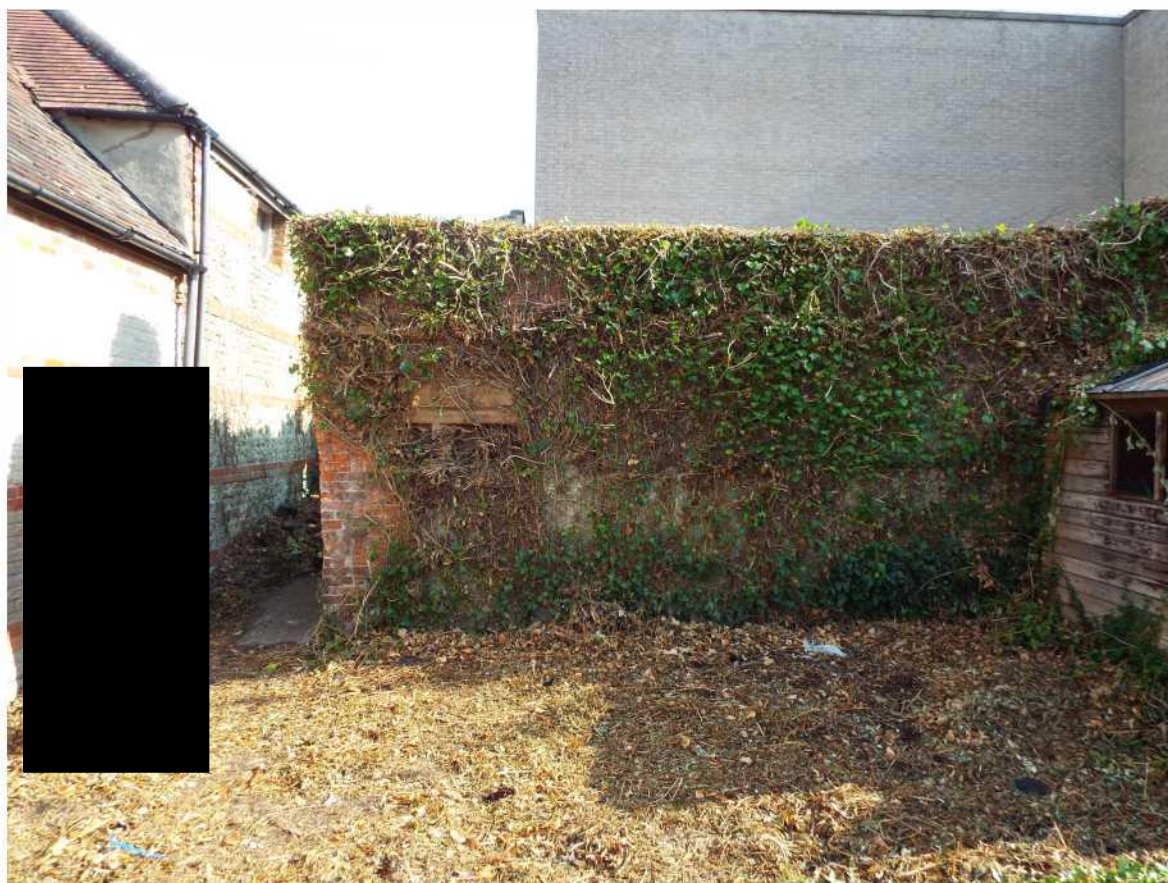


1901 Ordnance Survey



1924 Ordnance Survey

Figure 2



Cell 'A' (garden) from the south, showing relic 19th C structures.



Cell 'B'. Roof structure.



Cell 'C' retail space.



Cell 'D' first floor



Cell 'E' 17th - 18th C roof structure



Cell 'F' retail space



Cell 'G' 2nd floor



Cell 'H' oven ensemble in cellar

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



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