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HERITAGE STATEMENT

REPLACEMENT ROOF COVERING AND STRUCTURAL REMEDIAL WORKS TO THE ORANGERY AT GRITTLETON HOUSE

Site Address: The Street, Grittleton, Chippenham, Wiltshire, SN14 6AP

Proposals: Listed Building Consent for replacement roof covering and structural remedial works

1. Introduction

1.1 Purpose and Scope

This heritage statement has been prepared to support a Listed Building Consent application for replacement roof covering and structural remedial works to the orangery attached to Grittleton House, The Street, Grittleton, Chippenham, Wiltshire, SN14 6AP.

The orangery is an ancillary structure located to the south of the Grade II* Listed Grittleton House and forms part of the curtilage and setting of the principal listed building. This statement describes the significance of the orangery and the listed building, assesses the heritage impact of the proposed works, and demonstrates how these works are justified in conservation terms.

1.2 Application Overview

The proposed works comprise:

- **Removal** of the existing corrugated fibreglass roof covering (now brittle and deteriorated after prolonged weather exposure)
- **Replacement** with a lightweight metal standing seam roof system
- **Replacement and enhancement** of existing steel purlins with new 70×70×8 RSA steel purlins to improve structural performance
- **Introduction** of steel tie bars at each existing steel A-frame to resist lateral roof thrust and prevent further structural spread of the supporting masonry walls
- **Retention** of the external hipped roof profile, as the new roof build-up maintains similar depth and geometry to the existing

The works are driven by the need to address: - Material deterioration and brittle condition of the existing fibreglass roof - Structural concerns identified by a qualified

engineer, including evidence of outward movement and cracking in the supporting masonry - Long-term conservation and viability of the structure

1.3 Site Location and Context

Grittleton House, a Grade II* Listed Building is situated at the southern edge of the hamlet of Grittleton, south of The Street, which extends east-west through the settlement. It lies within the Grittleton Conservation Area. The setting is characterised by parkland and formal gardens inherited from the 19th-century country house estate.



Arial view of Grittleton House indicating The Orangery to the South



Grittleton House with The Orangery to the South

2. Planning policy context

2.1 Statutory Framework

The assessment has been undertaken within the following statutory and policy framework:

- **Town and Country Planning Act 1990**
- **Planning (Listed Buildings and Conservation Areas) Act 1990** (PLBCA Act)
- **National Planning Policy Framework (NPPF) 2023** – Chapter 16: Conserving and enhancing the historic environment
- **Planning Practice Guidance (PPG)** – Historic Environment (2019)
- **Historic England Good Practice Advice:**
GPA Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)
GPA Note 3: The Setting of Heritage Assets (2015)
- **Wiltshire Core Strategy Development Plan Document (2015)** – Core Policy 58: Ensuring the conservation of the historic environment

2.2 Key Legislative Requirements

Section 66, PLBCA Act 1990

In considering whether to grant Listed Building Consent for works affecting a listed building or its setting, the local planning authority must have **special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest which it possesses.**

National Planning Policy Framework (NPPF) Paragraphs 189–212

The NPPF requires that:

- Applicants must describe the significance of any heritage assets affected (including setting contribution)
- The level of detail must be **proportionate to the asset's importance and sufficient to understand potential impact** (para. 189)
- Local planning authorities must identify and assess the particular significance of any heritage asset affected by a proposal (para. 190)
- Great weight should be given to the conservation of designated heritage assets; **the more important the asset, the greater the weight** (para. 193)
- Where harm is identified, it must be justified by clear and convincing reasoning (para. 194)

Harm Thresholds (NPPF Paras. 194–196)

- **Substantial harm** to Grade II* Listed Buildings should be wholly exceptional
- **Less than substantial harm** must be weighed against public benefits, including securing the asset's optimum viable use (para. 196)
- Works that sustain or enhance significance, reduce risk, or secure viable use are examples of heritage benefits (PPG 020)

2.3 Local Planning Policy

Wiltshire Core Strategy – Core Policy 58

Development should: - Protect, conserve and where possible enhance the historic environment - Conserve designated heritage assets and their settings in a manner appropriate to their significance - Recognise that heritage assets at risk benefit from development proposals that improve their condition.

3. METHODOLOGY

3.1 Assessment Framework

This assessment has been carried out following:

- **Historic England Good Practice Advice in Planning Notes 2 and 3** – a six-stage systematic approach to understanding significance and impact
- **National Planning Policy Framework** – statutory requirements for heritage description and impact assessment
- **Chartered Institute for Archaeologists (CIfA) Standards and Guidance** for historic environment assessment
- **Conservation Principles (English Heritage 2008)** – assessment of heritage values (aesthetic, historical, evidential, and communal)

3.2 Six-Stage Approach (Historic England GPA2)

The assessment follows these steps:

1. **Understand the significance** of the affected heritage assets
2. **Understand the impact** of the proposed works on that significance
3. **Avoid, minimise and mitigate** impact to meet NPPF objectives
4. **Look for opportunities to enhance** or better reveal significance
5. **Justify any harmful impacts** in conservation and sustainable development terms
6. **Offset negative impacts** through recording, dissemination, and archiving

3.3 Level of Detail

The assessment is proportionate to: - The Grade II* listed status of Grittleton House - The ancillary status of the orangery and its structural/technical nature - The clear conservation justification for the intervention.

4. SITE ASSESSMENT AND HERITAGE BACKGROUND

4.1 Grittleton House: Historical Overview

Early History

Grittleton House has its origins in Grittleton Manor, a three-bay Jacobean manor dating from 1660. The property remained a modest country estate until purchased in 1828 by Joseph Neeld, an exceptionally wealthy solicitor and philanthropist who had inherited an enormous fortune (c. £660,000 – the equivalent of a billionaire in today's money).

19th-Century Transformation (1828–1856)

Neeld acquired 1,248 acres and made Grittleton his principal residence. Working with architects James Thompson and Henry Clutton, he undertook a massive rebuilding

programme (1832–1856) that created the present Grittleton House – a substantial Victorian country house designed to display his celebrated art collection and modern sculpture within full-height interior galleries (tribunes).

Key features of this period: - Part demolition and refacing of the original manor (1832–1840) - New main house designed and substantially completed 1854–1856 - Neeld's death in 1856 before completion; his brother John completed the work - Grand architectural ambition with significant internal and external features.

Later Ownership and Use

- Late 19th–20th century: The house remained in the Neeld family; estates sold off under death duties (1956)
- 1940s: Requisitioned by MOD for document storage (including temporary housing of the Domesday Book)
- 1948: Converted to a private girls' school
- 1967: Amalgamated with Joanna Shipp's day school, which relocated to the house
- 1972: Purchased by the Shipp family, who undertook extensive repairs and restoration
- 1980s: Additional uses developed including a carvery restaurant and wedding/events venue
- **1988: Grade II* Listed** by Historic England
- 2016: Closure as a full-time independent school; continued use for events and hospitality

4.2 The Orangery: Origins and Development

The orangery at Grittleton House is a substantial structure attached to the south elevation of the main house. While its exact date of construction is not documented in the available historical records, its architectural form and structural type suggest it dates from the 19th century (possibly mid-to-late Victorian era, contemporary with or shortly after the major house rebuilding).

Original Design and Purpose

The orangery exemplifies the Victorian tradition of glasshouses for ornamental horticulture and plant conservation. Its structure is typical of this period: - Masonry wall abutment to the house (north side) - Lightweight roof structure supported on decorative steel A-frame trusses positioned at stone column locations in cast-iron shoes at the southern and eastern/western elevations - Large glazed roof area (pitched hipped profile) to maximise light for plant cultivation - Original glazing replaced at some point with a corrugated fibreglass finish.

Current Condition and Setting

The orangery forms an integral part of the Grade II* Listed Building's curtilage and setting: - It contributes to the visual composition of the south elevation and parkland approach - Its massing and form relate to the principal house's Victorian character - It is located within the Grittleton Conservation Area - The parkland setting with landscaping and formal gardens surrounds it.



The Orangery at Grittleton House

5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 Grittleton House: Designation and Significance

Listed Status: Grade II* (the second-highest designation for buildings of national importance)

NHLE Entry Description:

Grittleton House is recognised as: - A substantial Victorian country house of the mid-to-late 19th century - Designed by prominent architects (James Thompson, Henry Clutton) - Of considerable architectural and aesthetic merit, with significant internal and external features - An important example of a Victorian country house built to display an important art collection - A building whose setting (parkland, gardens, ancillary structures) contributes to its overall heritage significance

5.2 Heritage Values of Grittleton House

Following Conservation Principles (English Heritage 2008), the significance of Grittleton House derives from four heritage values:

Historical Value

The building embodies the social and economic history of the 19th-century gentry and the wealth generated through the banking and financial sector. Joseph Neeld's acquisition and transformation of the estate represents a major investment in the property and county. The house demonstrates: - Evolution from modest Jacobean manor to grand Victorian country house - Victorian patterns of patronage of the arts - Changing uses over time (country house → school → events venue) - The continuity of private ownership and stewardship by the Shipp family since 1972.

Architectural and Aesthetic Value

Grittleton House is of considerable architectural interest, featuring: - Substantial scale and formal composition reflecting Victorian country house conventions - High-quality architectural detailing internally and externally - Significant rooms with original fireplaces, architectural features, and fixtures - Grand spatial arrangements (full-height galleries/tribunes) designed for art display - Period materials and finishes (where surviving) - Relationship to the landscape and parkland setting.

Evidential Value

The building preserves evidence of: - 19th-century construction techniques and materials - Victorian interior design and spatial arrangements - Historical use patterns and adaptations - Surviving original features (doors, fireplaces, architectural detailing, flooring).

Communal and Cultural Value

Grittleton House has served important social and cultural functions: - Former independent school (1948–2016) – formative memories for generations of pupils - Current use for events, celebrations, and hospitality - Located within the Grittleton Conservation Area, contributing to local character and distinctiveness - Continuing private stewardship and maintenance by a committed family.

5.3 The Orangery: Significance as Part of the Curtilage and Setting

The orangery contributes to the significance of Grittleton House in the following ways:

Historical Significance

- Forms an integral part of the 19th-century country house estate composition
- Reflects Victorian horticultural interests and technologies
- Evidence of the estate's historical operations and uses
- Part of the continuous occupation and adaptation of the site

Architectural and Aesthetic Significance

- Victorian steel-framed structural system (decorative A-frames)
- Contributes to the visual composition of the house's south elevation and parkland approach
- Demonstrates period building techniques and materials
- Relates formally to the principal house through massing, proportions, and positioning
- The hipped roof profile and fenestration pattern contribute to the character of the historic setting

Setting Contribution

The orangery makes a significant contribution to the setting of Grittleton House by: - Occupying a visible and historically integral position within the curtilage - Maintaining a relationship to the main house that reflects Victorian estate planning - Preserving the functional and spatial arrangement of a country house complex - Providing visual connectivity between the house and its parkland setting.

Evidential Value

The structure and materials preserve evidence of: - Victorian engineering and roof design - Building techniques of the period (steel fabrication, masonry construction) - Historical use patterns and adaptations - Structural systems and materials of the era.

5.4 Overall Assessment of Significance

Grittleton House: Grade II* Listed Building of national importance and very high heritage significance, deriving primarily from its historical and architectural value, with setting contribution being a major contributor to overall significance.

Orangery: An ancillary listed building of considerable heritage significance as an integral part of the Grade II* Listed curtilage and setting. Its significance is primarily derived from its contribution to the historical composition, aesthetic character, and evidential value of the Grittleton House estate.

6. DETAILED DESCRIPTION OF PROPOSED WORKS

6.1 Existing Roof Structure and Condition

Current Covering

- **Material:** Corrugated fibreglass sheeting
- **Installation method:** Secured via bolts and fasteners to underlying steel purlins
- **Age and condition:** Estimated 30+ years old; brittle, deteriorated, covered in lichen; no longer weathertight or fit for purpose
- **Structural implication:** Weight remains relatively modest, but material brittleness poses safety and weatherproofing risks

Existing Supporting Structure

- **Primary structure:** Ten (10) decorative steel A-frame trusses positioned at regular intervals along the length of the orangery
- **A-frame attachment:** Built into or connected to masonry columns (south elevation) and masonry walls (north elevation abutment to main house)
- **Purlins:** Steel angle sections or channels spanning between A-frame points; original sizing not precisely documented (obscured by internal linings)
- **Roof profile:** Hipped (sloped on all sides)

Structural Issues Identified (David Partridge Ltd Report, December 2025)

A structural assessment by David Partridge Ltd (Chartered Engineer) has identified the following concerns:

1. **Outward Lateral Spread**

- The roof trusses exert outward horizontal thrust (typical for pitched roof structures)
- The masonry columns and walls lack lateral tie restraint
- Evidence of structural response: **outward lean** observable at the head of the southern masonry columns (gable ends)
- Additional evidence: **cracking in the masonry** forming in the arches of the southern wall
- Engineer's assessment: Current spread is estimated at **25–35 mm at eaves level**

2. **Risk of Continued or Worsening Movement**

- The replacement roof (standing seam metal) will add only nominal additional weight (~0.3–0.4 kN/m²) compared to the fibreglass
- However, the underlying structural problem (lack of lateral restraint) will persist and may worsen over time
- The existing damage to masonry will continue to develop if unaddressed



Internal view of The Orangery indicating the roof structure and corrugated roof covering

6.2 Proposed Remedial and Replacement Works

Roof Covering Replacement

Aspect	Detail
New Material	Metal standing seam roof system (lightweight, durable)
Installation	Fixed to new purlins via clips and fasteners; non-penetrating fixing where feasible
Build-up	Metal standing seam finish over breathable membrane, external-grade plywood, and new RSA purlins; fixed to existing A-frames
External Profile	Retains existing hipped roof geometry; overall roof envelope profile unchanged
Visual Appearance	Metal finish will be selected to be recessive and appropriate to the historic setting; colour and reflectivity to be agreed with Conservation Officer
Reversibility	Standing seam system is reversible; purlins and membrane removable without permanent alteration to historic A-frames

Purlin Replacement and Upgrade

Aspect	Detail
Existing Purlins	Original sections unknown due to internal fabric obstruction; presumed to be undersized for current demands

Aspect	Detail
New Purlins	70×70×8 RSA (Rolled Steel Angle) sections
Sizing Justification	Calculated by engineer to accommodate new roof loads plus lateral stiffening required; minimum size necessary to achieve structural stability
Installation	Bolted to existing A-frames, reusing existing connection points where possible
Material	Steel; will be painted to protect against corrosion and blend with existing steelwork
Retention of Historic Trusses	Existing A-frames are retained and unaltered; new purlins are secondary elements bolted to them

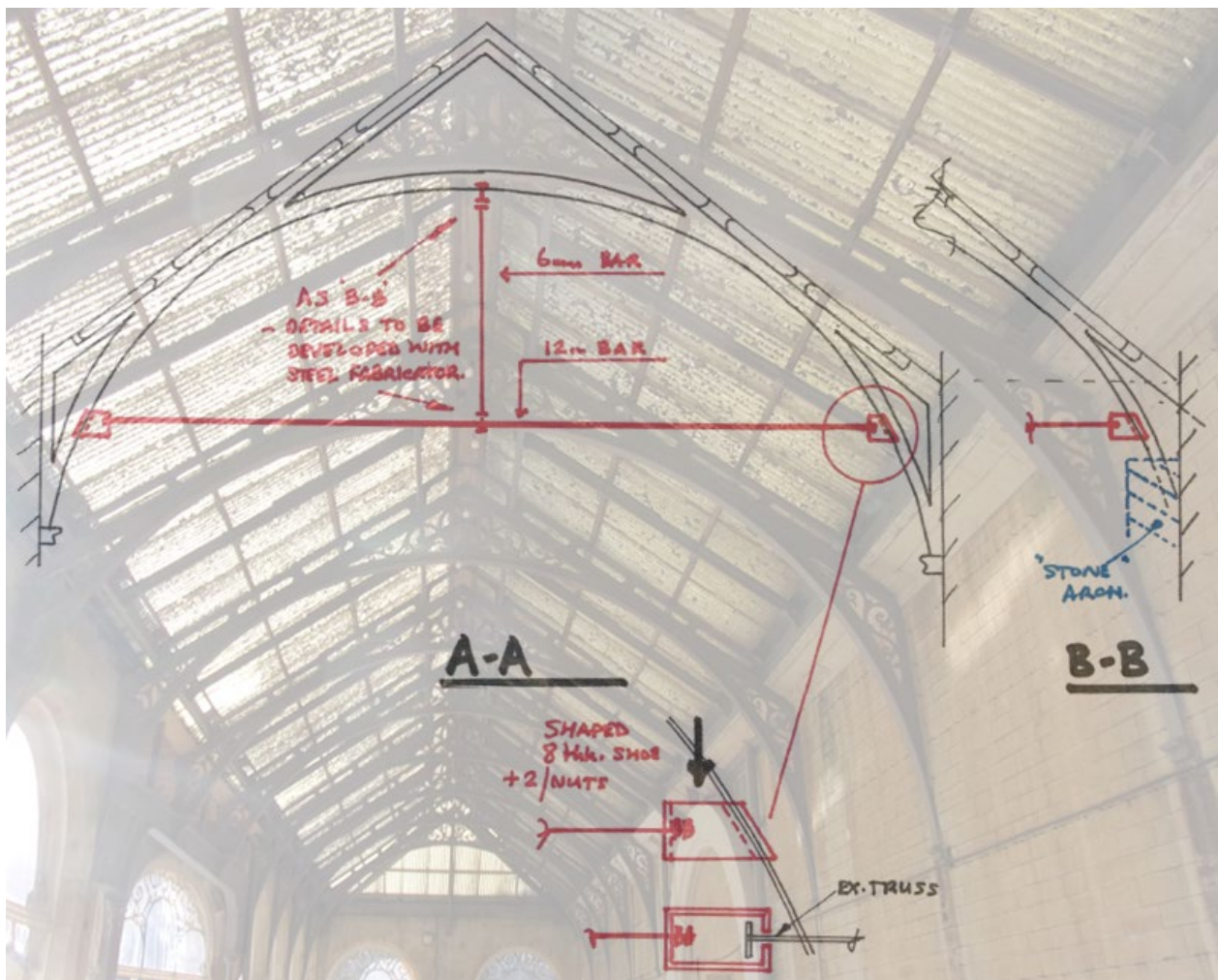
Structural Tie Bars (Lateral Restraint System)

Aspect	Detail
Purpose	To restrain outward horizontal thrust of the roof trusses and prevent continued lateral spread of supporting masonry walls
Configuration	Horizontal steel tie bar connecting the foot of each A-frame truss across the full width of the orangery (east–west direction)
Positioning	Immediately above the arched feature on the southern wall (cannot be positioned lower due to architectural constraints); vertical position determined to optimise structural efficiency
Material and Size	Detailed as 12 mm bar (from engineer's report), refined in collaboration with steel fabricator to ensure durability and stress distribution
Connection Method	Bolted shoe connections at each truss foot; designed for permanent, rigid restraint of lateral movement
Visibility	Located internally, beneath the roof structure; not visible from exterior; minor visibility internally but positioned to minimise impact on usable height
Effectiveness	Calculated to resist lateral thrust and reduce ongoing masonry movement; will arrest development of further cracking and prevent future deterioration

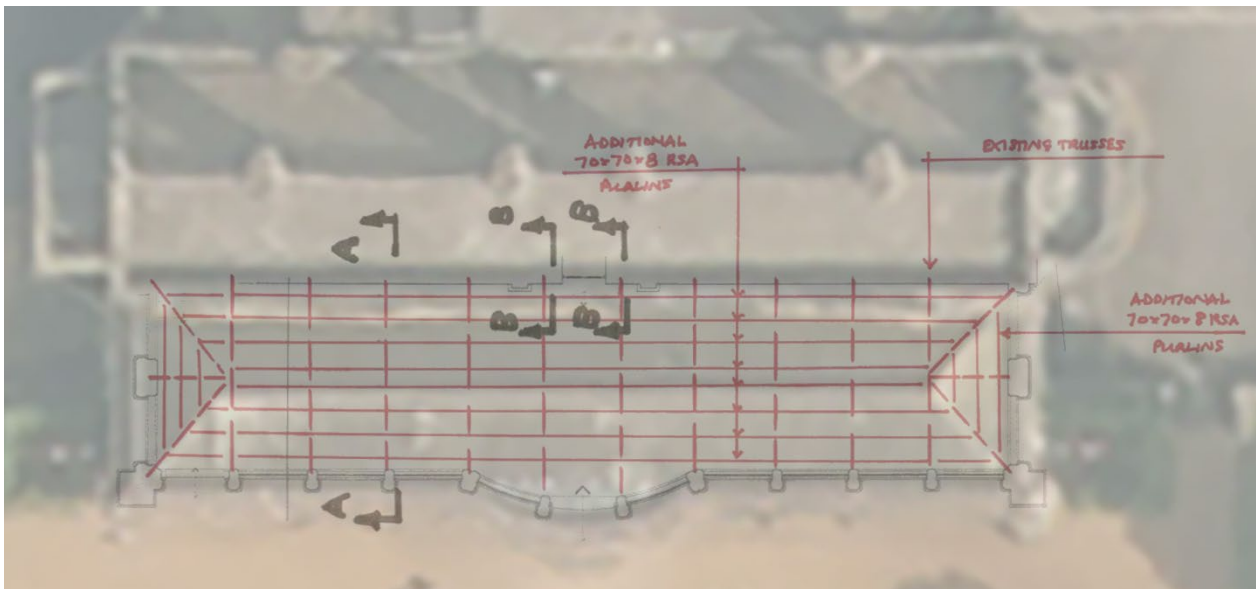
6.3 Summary of Physical Changes

Element	Existing	Proposed	Impact on Significance
Roof Covering	Corrugated fibreglass, brittle, 30+ years old	Metal standing seam, lightweight, durable	No adverse impact; replacement in-kind; material upgrade improves longevity

Element	Existing	Proposed	Impact on Significance
Roof Profile	Hipped, pitched roof	Hipped, same pitch and profile	No change to external appearance or setting
Purlins	Original, undersized, unknown section	New 70×70×8 RSA, calculated sizing	Internal element; no external impact; improved structural resilience
A-Frame Trusses	Existing decorative steel frames	Retained, unaltered	No change; historic primary structure preserved
Lateral Restraint	None (deficiency causing damage)	New tie bars at each truss	Internal element; prevents further structural deterioration and masonry damage
Masonry Columns/Walls	Damaged (lean, cracks)	Stabilised by tie beams; no demolition or replacement	Damage arrested; existing fabric preserved



Tie Bar and connection detail proposed by David Partridge Ltd



Tie Bar and purlin locations proposed by David Partridge Ltd

7. ASSESSMENT OF IMPACT

7.1 Heritage Impact Assessment Framework

Following Historic England GPA2, impact is assessed by:

1. Identifying the specific heritage values/significance affected
2. Describing the nature and extent of change
3. Determining whether the change constitutes **no harm, less than substantial harm,** or **substantial harm** to significance
4. Where harm is identified, assessing whether it is justified and whether mitigation/compensation is available

7.2 Assessment Against Heritage Significance

Impact on Architectural and Aesthetic Value of Grittleton House

Primary House: - The orangery works are entirely **confined to the structure of the orangery itself** - There is **no alteration to Grittleton House's fabric, features, or appearance** - No internal modification to the main building - The visual relationship between the house and the orangery is **unchanged**.

Assessment: **No adverse impact** on the architectural and aesthetic value of Grittleton House. The house itself remains unaltered.

Impact on the Setting of Grittleton House

Visual Impact of Proposed Changes:

- **Roof profile:** Retained (no change to external skyline or form)
- **Covering material:** Changed from fibreglass to metal standing seam
 - Fibreglass: currently opaque, weathered, lichen-covered, visually tired and deteriorated
 - Metal standing seam: contemporary but recessive material; colour and finish to be specified to be sympathetic to the historic setting; typical of modern conservation-led repairs to historic buildings
 - This change will **improve the visual appearance** and **restore a sense of maintenance and care** to the orangery and its setting
 - The external appearance will be **better than the current deteriorated state** (as noted in NPPF para. 191 regarding deliberate neglect)

Spatial Relationships: - No change to the position, scale, or massing of the orangery - No change to its relationship to the main house or parkland - No change to views or visual connections within the setting.

Assessment: No adverse impact on the setting of Grittleton House. The works will result in **visual improvement** and **better preservation** of the setting through proper maintenance and upgrading of a deteriorated structure.

Impact on the Structural Integrity and Long-Term Viability

Current Risk: - The existing structure exhibits evidence of lateral spread and associated masonry damage - Without intervention, damage will continue and worsen, potentially leading to: - Further deterioration of historic masonry - Progressive loss of the historic structure through decay - Safety risks to occupiers and users - Eventual necessity for more drastic intervention.

Proposed Intervention: - Structural remediation (tie beams) will **arrest ongoing damage** - Material replacement will **prevent further weather degradation** - The works ensure **long-term viability** of the historic structure - The building will be **brought back into safe, functional use** as part of the estate.

Assessment: Positive impact on heritage significance through: - Sustaining and enhancing the significance of a Grade II* Listed ancillary structure - Reducing risk to the heritage asset (masonry deterioration, structural instability) - Securing the optimum viable use of the building as an integral part of the estate - These are explicitly identified as **heritage benefits** in PPG para. 020

Impact on Evidential and Historical Value

Retention of Historic Fabric: - The existing steel A-frame trusses are **retained and unaltered** – the primary historic structural evidence - Original masonry columns and walls are **preserved** (stabilised, not replaced) - Historic arched features in the southern wall are **retained** - The works are **non-invasive** where historic elements can be protected.

Additive Elements: - New purlins and tie beams are **secondary/internal elements** - They do not obscure or damage primary historic features - They are technically **reversible** – can be removed without permanent alteration to the historic A-frames - The addition of modern tie beams reflects evidence of how the building was originally designed to perform (lateral restraint is a standard engineering practice); their absence was a deficiency, not part of the original design intent.

Assessment: No adverse impact on evidential and historical value. The works **preserve the primary historic evidence** (A-frames, masonry) and **support the building's continued survival**.

Impact on Communal and Cultural Value

Current Use: - The orangery is part of the estate used for events and hospitality functions - Its continued operation depends on the roof being weathertight and the structure being safe - The current deteriorated condition threatens its continued use.

Proposed Intervention: - Ensures the structure can continue in its current use - Supports the viability of the private ownership and stewardship model - Maintains the building's contribution to the economic and social vitality of the estate.

Assessment: Positive impact through enabling continued use and cultural function of the historic asset.

7.3 Assessment of Harm

Following PPG para. 018 (Reference ID 18a-018-20190723):

Overall Conclusion: No harmful impact to heritage significance identified.

The works result in: - **No adverse change** to the primary significance of Grittleton House or the orangery - **Positive contributions** through structural stabilisation, risk reduction, and visual improvement - **Preservation of historic fabric** where important (A-frames, masonry, walls) - **Technical competence and reversibility** in the application of modern elements (tie beams, new purlins).

The change does not meet any threshold of harm: - Not "substantial harm" (no total loss or major alteration of key historic elements) - Not "less than substantial harm" (the works enhance rather than diminish significance) - **Result: no harm to heritage significance; positive heritage outcome.**

7.4 Weighting Against NPPF Policy

NPPF para. 193 requires great weight to be given to the conservation of designated heritage assets. In this case:

- **No conflict** exists between the works and conservation
 - The works are **conservation-led** and **aligned with NPPF objectives**
 - The works **sustain and enhance significance** (NPPF para. 192a)
 - The works **contribute to the viable use** of the heritage asset (NPPF para. 192a)
 - The works **support the continued stewardship** of the building (NPPF para. 185)
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8. MITIGATION MEASURES

8.1 Good Practice and Site Management

To ensure the works are executed in a manner that minimises any potential disturbance to the historic fabric and setting, the following measures will be implemented:

Pre-Works Documentation and Survey

- **Photographic survey:** Comprehensive colour photographs of the orangery (interior and exterior), existing conditions, structural details, and junctions will be taken prior to works commencing
- **Structural condition record:** Documentation of existing cracks, lean, and deterioration to provide a baseline for monitoring post-works
- **Detailed measured survey:** Confirmation of existing A-frame geometry, column positions, and connection details to inform precise fixing design

Design Refinement and Consultation

- **Material and colour specification:** Final colour and finish of the metal roof will be selected to be appropriate to the historic setting and agreed with the Local Planning Authority's Conservation Officer
- **Tie beam detailing:** Final design of the structural tie beams will be developed in collaboration with the engineer and structural steelwork fabricator to:
 - Minimise visual impact
 - Optimise load distribution and connection details
 - Ensure reversibility where technically feasible

Construction Method Statement

- **Temporary support:** Temporary bracing and supports will be installed during roof stripping to ensure stability of the A-frames
- **Sequencing:** Roof removal and replacement will be undertaken systematically to minimise duration of exposure and risk of water ingress
- **Dust and debris control:** Measures to contain dust, debris, and runoff during works

Specialist Oversight

- **Structural engineer:** The structural engineer (David Partridge Ltd) will supervise critical aspects of the works, including installation of tie beams and verification of purlin connections
- **Roofer/Contractor:** Works will be undertaken by roofing and steel contractors with experience in historic building conservation

8.2 Reversibility and Future Adaptation

The design of the new elements allows for future adaptation or reversal if required:

- **Tie beams:** While intended to be permanent structural elements, the bolted connections to the A-frames allow for theoretical removal or modification in future if structural conditions change
- **New purlins:** Similarly, the bolted connection to the historic A-frames means the new purlins can be removed without permanent alteration to the primary structure
- **Standing seam roof system:** The new roof can be replaced with alternative coverings in future if conservation approaches or technical requirements change

This reversibility is a feature of good conservation practice, ensuring that future generations are not locked into a single technical solution.

9. JUSTIFICATION

9.1 The Case for Intervention: Conservation Necessity

Condition and Deterioration

The existing corrugated fibreglass roof is: - **Brittle and failing:** Decades of UV exposure have embrittled the material, making it prone to cracking and leaking - **Lichen-covered:** Biological growth indicates poor surface condition and lack of proper maintenance - **No longer weathertight:** The building is at risk of water ingress and associated damage to internal elements and historic fabric - **Safety risk:** Brittle sheeting poses a hazard during wind events or if walked upon during maintenance.

This is a **clear case of material deterioration** requiring urgent remediation in order to preserve the structure.

Structural Concerns and Risk Management

The engineer's report provides compelling evidence that: - The roof structure exerts outward horizontal thrust (a universal characteristic of pitched roofs) - The supporting masonry walls lack lateral restraint - **Visible damage has already occurred:** outward lean of columns and cracking in arches - **Without intervention, damage will continue** and potentially become irremediable, leading to loss of historic fabric

The introduction of tie beams is a **standard and historically appropriate engineering response** to this structural problem. Comparable tie beams are found in many historic buildings and represent sound conservation engineering.

NPPF Alignment: "Sustaining and Enhancing" (Para. 192a)

NPPF para. 192a requires consideration of: > "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation"

The proposed works directly support this policy objective by: 1. **Sustaining:** Arresting deterioration and ensuring the building can continue in use 2. **Enhancing:** Upgrading the roof material and structural systems to modern standards, improving longevity and

performance 3. **Viable use:** Ensuring the orangery remains safe, weathertight, and functional for its current and future use as part of the estate.

Planning Practice Guidance: Heritage Benefits (PPG Para. 020)

The PPG explicitly recognises that works to heritage assets can generate **public benefits** including:

"sustaining or enhancing the significance of a heritage asset and the contribution of its setting; reducing or removing risks to a heritage asset; or securing the optimum viable use of a heritage asset in support of its long-term conservation"

All three benefits apply here:

1. **Sustaining and enhancing:** The works preserve the orangery and ensure it continues to contribute to the heritage significance of the Grittleton House complex
2. **Reducing/removing risk:** The structural tie beams arrest the outward movement of the masonry, removing the risk of progressive deterioration and eventual loss
3. **Securing viable use:** Ensuring the roof is weathertight and the structure is stable allows the orangery to continue in active use as part of the estate

Conservation Principles: Enabling Continued Stewardship

Grittleton House has been in private ownership and continuous stewardship by the Shipp family since 1972. The family has invested significantly in repair and restoration, reversing decades of neglect.

The proposed works are part of this **ongoing conservation commitment**. By ensuring the orangery is structurally sound and weathertight, the works support: - Long-term viability of the private stewardship model - Continued investment in the property - Sustainable use of the building for events and hospitality

Private conservation of listed buildings is a **major public benefit** in terms of heritage preservation, economic vitality, and local character.

9.2 No Reasonable Alternatives

Why the roof must be replaced

The existing fibreglass covering is past the point of repair: - Patching or partial replacement is not viable due to the material's brittle condition and widespread deterioration - The age (30+ years) exceeds the typical design life of fibreglass roof coverings - Full replacement is the only practical and durable solution

Why metal standing seam is the appropriate material

- **Durability:** 30–50 year lifespan; superior to fibreglass
- **Lightweight:** Minimal additional load on the structure
- **Reversibility:** Can be replaced in future without permanent alteration to historic elements
- **Visual compatibility:** Recessive, contemporary finish appropriate to a Victorian structure in a conservation area
- **Sustainability:** Recyclable at end of life; low maintenance
- **Conservation precedent:** Standing seam systems are widely used in conservation projects on historic buildings

Why structural reinforcement is necessary

The outward spread of the masonry walls demonstrates that the original structure is inadequate to resist the roof thrust. Options considered:

1. **Do nothing:** Risks progressive deterioration of masonry and eventual structural failure. Not acceptable in conservation terms.
2. **Tie beams (proposed):** Restrains lateral movement, arrests damage, preserves historic fabric. Reversible, standard engineering solution.
3. **Rebuilding masonry:** Would constitute major alteration/demolition of historic structure. More damaging than proposed approach. Not justified given availability of less invasive alternative.
4. **Relocation of roof structure:** Radical alteration; not justified.

Conclusion: The proposed approach (tie beams) is the **least damaging and most reversible** intervention that effectively addresses the structural problem.

10. CONCLUSION

10.1 Summary Assessment

This heritage statement has assessed the proposed re-roofing and structural reinforcement of the orangery at Grittleton House against the requirements of:

- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (statutory duty to preserve listed buildings and settings)
- National Planning Policy Framework Chapters 16 and paragraphs 189–212 (heritage significance and impact assessment)
- Historic England Good Practice Advice (six-stage assessment of significance and impact)
- Wiltshire Core Strategy Core Policy 58 (conservation of the historic environment)

10.2 Heritage Findings

1. **Significance Identified:**
 - Grittleton House is a Grade II* Listed Building of national heritage importance, primarily valued for its historical and architectural qualities
 - The orangery is an integral part of the curtilage and setting of this Grade II* Listed Building, contributing to its overall heritage significance
 - Both the house and orangery are located within the Grittleton Conservation Area
2. **Condition and Risk:**
 - The existing roof is in a deteriorated, end-of-life condition (brittle fibreglass, lichen-covered, no longer weathertight)
 - Structural issues have been identified by a qualified engineer: outward spread of the masonry evidenced by visible lean and cracking
 - Without intervention, deterioration will continue and damage will worsen, potentially leading to loss of historic fabric
3. **Proposed Intervention:**
 - Replacement of the roof covering with a durable, lightweight metal standing seam system
 - Upgrading of the structural purlins to improve stability and performance
 - Introduction of steel tie beams to restrain lateral roof thrust and arrest masonry movement
 - All works designed to be technically appropriate, reversible, and minimally invasive to historic fabric
4. **Heritage Impact:**
 - **No adverse impact to heritage significance** identified
 - The works support and enhance heritage significance by:

- Sustaining the structure against deterioration (conservation objective)
 - Reducing risk to the historic masonry (benefits identified in PPG)
 - Improving the visual appearance of the setting (current deteriorated state is visually poor)
 - Securing the viable, continued use of the building (sustainable development objective)
 - Historic fabric is preserved (A-frames unaltered, masonry stabilised, not demolished)
 - Modern elements are technical and reversible
5. **Policy Alignment:**
- The works align with NPPF para. 192 objectives: sustaining and enhancing significance, securing viable use
 - The works align with NPPF para. 185 goal of positive conservation strategy
 - The works support Core Policy 58: improving the condition of heritage assets at risk
 - The works represent clear heritage benefits per PPG para. 020

10.3 Recommendation

Listed Building Consent should be GRANTED for the proposed works on the grounds that:

1. The intervention is justified by material deterioration and structural necessity
2. The works will sustain and enhance the heritage significance of the orangery and Grittleton House
3. No adverse heritage impact has been identified
4. The works represent best conservation practice and are reversible
5. The works support the statutory duties and planning policy objectives for heritage conservation

11. SOURCES AND REFERENCES

Legislative and Policy Documents

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF) 2023 – Chapter 16
- Planning Practice Guidance (PPG) – Historic Environment (last updated July 2019)
- Wiltshire Core Strategy Development Plan Document (adopted January 2015)

Historic England Guidance

- Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (2008)
- Good Practice Advice in Planning: Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)
- Good Practice Advice in Planning: Note 3 – The Setting of Heritage Assets (2015)

Project-Specific Documents

- Structural Report on the Orangery, Grittleton House (David Partridge Ltd, 5 December 2025, ref. 25/195)
- Architectural drawings:
 - 4977-01A: Existing plan and elevation
 - 4977-02A: Existing elevations and section
 - 4977-03: Site location plan
 - 4977-04A: Photo sheet (photographic survey)

- 4977-05: Existing site layout
 - 4977-60A: Proposed plan and elevation
 - 4977-61A: Proposed elevations and section
 - 4977-62: Proposed site layout
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