

BUILT HERITAGE STATEMENT

Land off Coate Road, Devizes, Wiltshire

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Built Heritage Statement
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Contents

1	INTRODUCTION	4
2	LEGISLATIVE AND PLANNING POLICY FRAMEWORK	6
	Legislation	6
	National Planning Policy.....	6
	National Guidance	7
	Overview: Historic Environment Good Practice Advice in Planning	7
	GPA3: The Setting of Heritage Assets (Second Edition; December 2017)	8
	Local Planning Policy	9
3	HISTORIC BUILT ENVIRONMENT APPRAISAL	12
	Introduction.....	12
	Historic Development	12
	Site Assessment.....	13
	Identification of Heritage Assets.....	13
4	PROPOSALS, MAIN ISSUES AND ASSESSMENT OF IMPACT.....	16
	Proposed Development and Main Issues	16
	Assessment of Impact	16
5	CONCLUSION	17
	REFERENCES	

Plates

Plate 1: The Site viewed from Coate Road looking south-east towards Devizes.

Plate 2: The Site viewed from Coate Road looking south-east.

Plate 3: View north-east from within Site.

Plate 4: View west from within the Site towards Devizes.

Plate 5: Derelict depot development within the Site.

Plate 6: Westernmost field parcel in Site with Windsor Drive

Plate 7: View north from Site over former Le Marchant Barracks and beyond.

Plate 8: Le Marchant Barracks Gate House viewed from London Road.

Plate 9: Le Marchant Barracks Gatehouse with Main Accommodation Block.

EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared by RPS Consulting Services Ltd on behalf of Robert Hitchins Ltd to assess the potential impacts to built heritage assets arising from residential development on land off Coate Road, Devizes, Wiltshire ('the Site'). Proposals comprise the construction of residential development with associated landscaping and infrastructure.

The Statement includes an assessment of two designated built heritage assets, namely the Gatehouse to Le Marchant Barracks with gate piers, and one heritage asset of local interest, the main Accommodation Building to the Le Marchant Barracks. However, this report concludes that the proposals will not materially impact the significance of these assets. Paragraph 215 of the NPPF is therefore not engaged in this instance.

There is a requirement under paragraph 207 of the National Planning Policy Framework (NPPF) for the applicant to explain the significance of the heritage assets likely to be affected by development, including consideration of their settings. This report also demonstrates the likely impact that proposals will have on that significance.

This assessment makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. It is further based on the findings of detailed historical research, a Site walkover survey and assessment conducted from publicly accessible locations around the Site, map studies, and the application of professional judgement.

The findings of this report are based on the known conditions at the time of writing. All conclusions are time limited to no more than three years from the date of this report. Maps, plans and photographs are for illustrative purposes only.

1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS Consulting Services Ltd on behalf of Robert Hitchins Ltd. It identifies and assesses the potential impacts on the historic built environment arising from the proposals for residential development on land off Coate Road, Devizes, Wiltshire. This document is prepared to accompany an Outline planning application for the proposal.
- 1.2 The Built Heritage Statement has been prepared in accordance with paragraph 207 of the National Planning Policy Framework, identifying and assessing any heritage assets (both designated and non-designated) which may be affected by the development.
- 1.3 The Site is centred on NGR SU 02093 62113 and comprises an irregularly shaped plot of land arranged primarily over two field parcels with a former depot in the north-west corner of the Site. A trackway (Gypsy Patch) runs through the Site and forms part of the Site as does a section of Coate Road and two small parts of a neighbouring field north of Coate Road. The Site is primarily flanked by Coate Road to the north and Windsor Drive to the west. Land to the east of the Site comprises a cluster of buildings including a scout/guide hut, beyond which lies wider agricultural land.
- 1.4 The conclusions of the Heritage Statement have been reached through historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement. A site walkover was undertaken in November 2024.
- 1.5 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance, notably GPA3: The Setting of Heritage Assets and Conservation Principles, has been consulted to inform the judgements made. Relevant information, including the listing citation for the relevant heritage asset, has also been consulted in preparing this Built Heritage Statement.
- 1.6 The findings of the report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than two years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 16 and section 66 of the 1990 Act. Section 66 of the Act states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Department for Levelling Up, Housing and Communities, December 2024)

- 2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.7 It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.
- 2.8 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.
- 2.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 210, which requires LPAs to take this assessment into account when considering applications.
- 2.10 Under 'Considering potential impacts' paragraph 212 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

- 2.11 Paragraph 213-14 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development.
- 2.12 Paragraph 216 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

National Guidance

Planning Practice Guidance (DCLG)

- 2.13 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.14 The PPG defines the different heritage interests as follows:
- *archaeological interest*: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - *architectural and artistic interest*: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - *historic interest*: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 2.15 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, which is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.16 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.17 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.18 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
- 1) Understand the significance of the affected assets;
 - 2) Understand the impact of the proposal on that significance;
 - 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - 4) Look for opportunities to better reveal or enhance significance;
 - 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
 - 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.19 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.20 As with the NPPF the document defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.21 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset’s setting, which can inform or enhance the significance of a heritage asset.
- 2.22 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

- 2.23 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.24 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

Local Planning Policy

- 2.25 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.26 The local planning context is currently prescribed by Wiltshire Council through the Wiltshire Core Strategy which was adopted in March 2015. The Council is currently undertaking a Local Plan Review (2020 – 2040) and is reviewing the feedback from the Preferred Options Consultation. The Adopted Local Plan (Core Strategy) policies relevant to this development proposal are:

Core Policy 57

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- I. ***Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced***
- II. ***The retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development***
- III. ***Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting***

- IV. *Being sympathetic to and conserving historic buildings and historic landscapes*
- V. *The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)*
- VI. *Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*
- VII. *Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*
- VIII. *Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*
- IX. *Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)*
- X. *The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials*
- XI. *Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future*
- XII. *The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm*
- XIII. *The case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place*
- XIV. *Meeting the requirements of Core Policy 61 (Transport and New Development).*

Core Policy 58

Ensuring the Conservation of the Historic Environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains***
- ii. World Heritage Sites within and adjacent to Wiltshire***
- iii. buildings and structures of special architectural or historic interest***

iv. the special character or appearance of conservation areas

v. historic parks and gardens

vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

- 2.27 The Saved Policies of the West Wiltshire Local Plan (1st Alteration 2004) include the following policy relevant to this scheme:

Design - C31a

Proposals for new development will be required to respect or enhance:

A Townscape and landscape features and views;

B Existing patterns of movement, activity and permeability;

C The quality of architecture of surrounding buildings;

D Historic layout and spatial characteristics.

Proposals for new development on prominent or sensitive sites will be required to:

A Pay particular attention to proportion, composition, form, massing and scale;

B Utilise high quality materials, finishes, and details;

C Integrate landscaping into the design as appropriate;

D Minimise the visual impact of roads, vehicles and parking areas.

A design statement may be required for prominent or sensitive sites, which should analyse the site, show how the proposal relates to the existing built context and patterns of movement, and set out the principles behind the building and landscape design.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 This Built Heritage Statement has been prepared to accompany a planning application for residential development with associated landscaping and infrastructure on the Site. The following section comprises an assessment of the historic development of the Site and near surroundings as well as an assessment of impact to the significance of identified heritage assets that have the capacity to be impacted by the proposal.

Historic Development

- 3.2 There is no record of Devizes in the Domesday Book of 1086. A Norman castle was constructed straddling three manors, Rowde, Bishops Cannings and Potterne in the twelfth century. The settlement and castle were known under the Latin name of *Castrum ad divisas* meaning the 'castle at the boundaries'. This evolved to *Vyses* then finally to *Devizes*.
- 3.3 During the twelfth century the Church of St John and St Mary were constructed in the settlement also. The military role of the settlement ceased in the fourteenth century and the castle fell into disrepair.
- 3.4 A market is recorded in Devizes from 1228 with a further market being established in 1567.
- 3.5 The earliest recorded residential buildings still in Devizes date from the fifteenth century around the Maryport Street area. Devizes thrived in the sixteenth to nineteenth century with its economy centring around the woollen cottage industries with a major phase of building in the town occurring in the Georgian period, which correlated with the industrialisation of the woollen industry comprising largescale milling facilities.
- 3.6 The nineteenth century success of the town brought industrial and commercial development to the town including military barracks, prison and assize court. Alongside this came the Kennet and Avon Canal in 1810 and then later, in the mid-nineteenth century, the Great Western Railway which latterly provided links to London for the town. The army had a presence in the town since the eighteenth century and finishing with the closure of military sites in the town serving the Wiltshire Regiment in 1967. The legacy of their presence is exhibited in the remaining military buildings still within the town.
- 3.7 The Site in 1808 (Wilcot Map) (Fig 3) is noted to be some distance from the edge of Devizes. The canal has yet to be constructed with an earlier river noted in its later location. The Site sits on the edge of a ridgeline looking north over the flood plain along the course of the river. Roadways are noted to the immediate west and south of the Site referred to as Gypsy Patch.
- 3.8 By the 1841 St James Tithe Map (Fig 4), the canal is present, over which Coate Bridge is recorded. The Site still remains some distance from Devizes. The Site is made up of parts of six field parcels and part of the Gypsy Patch lane as well as Coate Road. One part of a field includes a small building and a well.
- 3.9 Little changes in the later nineteenth century (Fig 5) with the first sign of development in the wider surrounds noted in the 1920s (Fig 6) with the easternmost, and largest, field parcel subdivided into three further plots with several, assumed to be agricultural buildings, in the north-westernmost corner. Allotment gardens present to the west of the Site.
- 3.10 By the 1970s (Fig 7), the small building with a well, located to the western reaches of the Site has expanded to a cluster of buildings. The later assumed agricultural buildings fronting Coate Road have also increased to a larger building and further to the north-west, within the smaller of the field parcels the former council depot is first noted. The larger of the two field parcels, previously subdivided into three has been reduced to two field parcels.

3.11 In the 1990s (Fig 8) development is now appearing on the western edge of the Site with the formation of Windsor Drive. The cluster of buildings in the south-western corner of the Site is no longer present. The council depot to the north has also reduced in scale. The Site appears as four land parcels now with the former plots housing the depot and buildings to the south-west being overgrown scrub.

3.12 Little changes after this point, with development further appearing to the west of the Site and Windsor Drive as noted in the 2000s (Fig 9) and through to the present day (Fig 10 and 11).

In 2013, an Outline planning application was submitted for the residential development of the Site and land to the north of the Site, totalling nearly 20 hectares (LPA application ref E/2013/0083/OUT). This application was refused and also dismissed at appeal in 2016 (appeal ref. AP-35978). Built heritage was not a reason for refusal or dismissal of the application or appeal.

Site Assessment

3.13 The Site assessment will provide an overview of the Site's characteristics.

3.14 At present, the Site comprises an irregularly shaped plot primarily comprising two field parcels; one set over to pasture, one to arable (the former has a derelict 'Atcost' barn in its corner), a former, now derelict depot, parts of a trackway (Gypsy Patch) and Coate Road as well as two small parts of the field north of Coate Road (Plates 1-4). The Site is bounded to the north largely by Coate Road, scattered hedgerow and areas of fencing and a shallow ditch. On the eastern and southern flank, a mature hedgerow exists as does the boundary alongside the Gypsy Patch trackway. The western flank abuts up to Windsor Drive and is a relatively open boundary with a notional verge separating the field from the road, with scattered areas of fencing. The former depot, with extant post-war derelict building (of no architectural or historic merit) is very overgrown with scrub on all flanks.

3.15 The larger of the two field parcels making up the bulk of the Site (the eastern field) rises to the south-east to a small ridge line running along the southern boundary. The smaller arable plot to the west is broadly flat. Views from the higher ground within the Site are afforded over the north-eastern reaches of Devizes towards surrounding hillsides. Views to the east are limited by hedgerow and beyond this a scout/guide hut. To the west, the Site abuts up to post-war housing estate development beyond Windsor Drive.

Access is via a vehicular entrance onto Coate Road for the larger of the two field parcels, as well as onto Windsor Drive for the smaller field. A dedicated entrance is provided onto Coate Road for the former depot. No direct vehicular access is afforded off Gypsy Patch. Public footpaths (bridleways) run through the Site (Gypsy Patch) as well as along the boundary (outside of the Site) of the larger eastern parcel.

Assessment of Heritage Assets

3.16 Within 1km of the Site there are twelve designated heritage assets, of which one is Grade II* listed and the remainder are Grade II listed. A very small part of the Devizes Conservation Area also just falls into the search area. Several other buildings also fall within this search radius which are included on the Wiltshire Historic Environment Record (HER) and therefore are considered to merit consideration as non-designated heritage assets. Figure 2 details the identified heritage assets within this search area.

3.17 It is considered, however, that because of the distance from the Site, the bulk of built heritage assets share no intervisibility or functional association with the Site, being screened in several cases by the modern housing development on the eastern edge of Devizes adjacent to the Site. Therefore, the proposed development is not considered to materially impact the significance of these assets and they will not be considered further in the report. This includes those within the town centre of Devizes to the south-west of the Site which fall within the search radius, as well as the majority of those along London Road and along the Kennet and Avon Canal.

- 3.18 However, one listed building and one non-designated heritage asset do have the capacity to be impacted by the proposed development on Site and are worthy of further consideration; namely:
- *Gatehouse to Le Marchant Barracks with Gate Piers*, London Road (NHL ref. 1271946) located approximately 450 metres north of the Site at its closest (Plate 5); and
 - *Le Marchant Barracks Main Accommodation Building* (identified by the LPA as a building worthy of consideration as a non-designated heritage asset located approximately 450 metres north of the Site at its closest. This building is collectively identified as forming part of the Le Marchant Barracks in the Wiltshire HER (ref.MWI73094) (Plate 6).
- 3.19 The below assessment will consider the significance of these heritage assets, the contribution that setting makes to their significance and, more specifically, the contribution that the Site makes as part of the setting, to this significance.
- 3.20 Because the buildings formed part of the Le Marchant Barracks and sit immediately adjacent to each other they will be considered collectively, where appropriate, to avoid repetition. This includes their shared setting. They will be referred to as the *Le Marchant Barracks Buildings* in the below text.
- 3.21 Please note that whilst reference should be made to the attached plates, these photographs taken in November 2024 are not all-encompassing and only provide an indicative visual reference of the Site and surrounds taken during the Site walkover.

Le Marchant Barracks Buildings

- 3.22 **Significance:** The Gatehouse to Le Marchant Barracks with Gate Piers is a former armoury, guard house and store, and at the time of listing was partly in use as a warehouse and an entrance to the wider site. The building was constructed in 1878, designed by the War Office (Major H.C Seddon RE). It is constructed in red brick with stone dressings over four storeys with two five storey towers. The square planned building is designed in a Gothic Revival style with raised parapets, crenelation, dentilled eaves. A guard room and detention cells were located on the ground floor with the stores above. The building was designed to reflect the dispersal of barracks around the country to increase recruitment (Cardwell Reforms) and was one of a number of buildings designed in a similar theme. This hosted the Wiltshire Regiment and was their flagship building until it ceased a military role in 1967. This is only one of ten buildings that currently survive including one in Reading. It provides an important architectural and historical value in not only showing the evolution of military provision and administration in this country as seen under the Cardwell Reforms, but also the approach to design and materials to engender a fortress style representing strength and solidity. The building has seen alterations to facilitate a change of use now to residential including a ground floor side extension and rooftop penthouse. This has impacted the overall significance to a degree though it still reflects a building built for a military purpose through its design and scale. The building shares a group value with other remaining Caldwell Reform barrack buildings as well as remaining buildings associated with the barracks nearby. It also shares an historic communal value in supporting the troops of the Wiltshire Regiment. The closure of the barracks and demolition of most of the associated buildings and infrastructure has materially impacted the overall significance of the remaining buildings.
- 3.23 The main Barrack Accommodation Building was understood to have been constructed at the same time as the adjacent Gate House and served the Wiltshire Regiment until 1967. It is likely to have been designed by the same architect as the aforementioned building by the War Office. It was, in 2003 (Le Marchant Barracks Development Brief – Broadway Malyan), deemed by the LPA as not meriting designated heritage asset status. The building, again built in red brick with stone dressings, is built to three storeys in height under a slate double pitch roof. What this building might lack in height it makes up for in linear presence, extending along the London Road adjacent to the Gatehouse, behind a large brick wall. The building has now been subdivided and converted to private residential use as part of a largescale housing development on the former barracks site. It will have seen some of its significance eroded with the conversion to residential use. It provides

architectural and historic value as a late nineteenth century regional barrack building through its design and materials used. Its linearity forms a visual 'fortress' perception behind a large wall given its situation immediately adjacent to the Gatehouse along London Road. Similarly to the main Gatehouse, the closure of the barracks and the loss of most buildings and infrastructure will have also impacted the overall significance of this heritage asset.

3.24 **Setting:** The Gatehouse and Main Accommodation Building share a similar setting which has been very much altered since it ceased a military role. They are now surrounded by residential development built to a similar design. The parade ground has gone as have the bulk of the former military buildings and infrastructure excepting the adjacent former admin building. The two buildings make a contribution to the townscape as one approaches Devizes from the north-west and present as imposing gateway buildings. The two heritage assets can be seen from the Site due to their relative scale in height or linearity. The Site forms part of their wider setting. However, the views from the Site also incorporate extensive modern brewery buildings beyond which distract the viewer looking towards the buildings from the Site. The buildings were likely designed to be highly visible from the roadside and as one entered the town. This part of the setting remains. Beyond this, the wider surrounds were more inconsequential to the original role of the buildings, beyond being visible on the wider landscape, historically, as they would have been some of the largest buildings in the town. It is increasingly difficult to appreciate the significance of these buildings in the wider surrounds, including the Site, given the relative distance and surrounding post-war built development. The surrounding landscape has been altered by the large industrial sheds that are situated near to the heritage assets in this part of Devizes. To this end, setting makes a positive contribution but this is limited to its roadside frontage and gateway context which they form leading into the town. The Site makes no contribution to understanding the significance of either building.

3.25 **Significance and Setting Summary:** The Gatehouse and Main Accommodation Building are heritage assets of high (national) significance and low (local) significance, respectively. Their significance is primarily derived from their architectural and historic interest (special interest in the case of the Gatehouse) as late nineteenth century former military buildings, reflecting the changing requirements of military bases in this period to a more regional arrangement. The architectural interest is exhibited through their design and materials used which highlights the tastes and fashions in designing military buildings in this period and the perception to the wider general public that they sought to achieve as 'fortress-like' defensive buildings. The conversion to private residential use for both buildings as well as the consumption of the whole barracks site for residential development has much impacted their significance as well as their setting. Setting can be said to make a small, though secondary, contribution to the overall significance. Any contribution is limited to its roadside location at the gateway to the town rather than any contribution from the wider landscape. This includes the now developed former barracks site and the wider landscape beyond the heritage assets where one can still see the relative scale of the buildings above the surrounding development. Within this, the Site makes no contribution to understanding the significance of either building.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 Reference should be made to the accompanying planning application documentation including the Planning Statement and relevant plans. In the interests of expedience, therefore, the below is a summary of the proposed development: Development to be built broadly to an equal density across the Site;
- Residential development on the Site built at a broadly equal density across the Site.
 - Development to be built up to a maximum height of three-storeys;
 - Vehicular and pedestrian access to be granted from Coate Road and Windsor Drive. Pedestrian links to be provided onto adjacent footpaths (bridleways); and
 - Flood attenuation measures likely to be provided in the northern reaches of the Site at the lowest level.

Assessment of Impact

- 4.2 The below assessment considers the impacts to the significance of the identified built heritage assets arising from the proposed works.

Le Marchant Barracks Buildings:

- 4.3 The proposed development will be built some distance to the south of these buildings and whilst there is some intervisibility between the Site and the heritage assets, the proposed development is unlikely to materially impact the special interest of the Gatehouse or indeed the Main Accommodation Building for the former barracks. Their current principal setting, the London Road frontage, remains unaltered. The wider setting will change to a small degree but this will give rise to **no material impact** to the special interest of the Gatehouse and **no material impact** to the interest of the Main Accommodation Building adjacent. Accordingly, paragraph 215 of the NPPF, requiring harm to the significance of a designated heritage asset be weighed against the public benefits of the proposal is not engaged. Similarly, paragraph 216 of the NPPF is also not engaged, which requires harm to be weighed against the significance of non-designated heritage assets.

Summary Impacts:

- 4.4 Given that there are not considered to be any material impacts to the identified built heritage assets arising from the proposed development, there is no reason why development should not proceed on built heritage grounds.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been researched and prepared by RPS Consulting Services, on behalf of Robert Hitchins Ltd to assess the impacts upon identified built heritage assets arising from the proposed residential development on land off Coate Road, Devizes, Wiltshire.
- 5.2 The Statement concludes that there is no reason why development should not proceed in built heritage terms. The proposed development is considered to result in no material impact to two identified heritage assets, namely the Grade II listed former Gatehouse to the Le Marchant Barracks and the non-designated heritage asset, the Main Accommodation Building for the Le Marchant Barracks. The Main Accommodation Building for the Le Marchant Barracks is identified on the Wiltshire Historic Environment Record and therefore merits consideration as non-designated heritage assets. Paragraph 214, 215 and 216 of the NPPF are therefore not engaged in this instance.
- 5.3 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information in regard to Built Heritage considerations relating to the proposed development on land off Coate Road, Devizes, Wiltshire.

References

General

Historic England Archive, Swindon (HEA)
National Heritage List England (NHLE)
National Planning Policy Framework (updated Dec 2023)
Wiltshire Historic Environment Record

Bibliographic

Historic England, *The Historic Environment Good Practice Advice in Planning Note 3—The Setting of Heritage Assets* (Historic England, Second Edition 2017)
National Planning Practice Guidance (PPG) (March 2014)
English Heritage, *Conservation Principles, Policies and Guidance* (English Heritage, 2008)
Orbach, J. Pevsner, N. And Cherry, B. (2021) *The Buildings of England -Wiltshire* Yale University Press, London

Cartographic

1808 Wilcot Map
1841 Saint James Tithe Map
1886 Ordnance Survey Map
1923-24 Ordnance Survey Map
1970-76 Ordnance Survey Map
1984-90 Ordnance Survey Map
1995 Ordnance Survey Map
2006 10k Raster Mapping
2024 VectorMap Local Map
2021 Google Earth Satellite Imagery

Websites

Heritage Gateway - www.heritagegateway.org.uk
Historic England - <http://list.historicengland.org.uk/>
National Archives – www.nationalarchives.gov.uk
MAGIC - www.magic.gov.uk
Victoria County History - www.british-history.ac.uk/vch/
Devizes Heritage - <http://www.devizesheritage.co.uk/>

PLATES



Plate 1: The Site viewed from Coate Road looking south-east towards Devizes.



Plate 2: The Site viewed from Coate Road looking south-east.



Plate 3: View north-east from within Site.



Plate 4: View west from within the Site towards Devizes.



Plate 5: Derelict depot development within the Site.



Plate 6: Westernmost field parcel in Site with Windsor Drive (right)



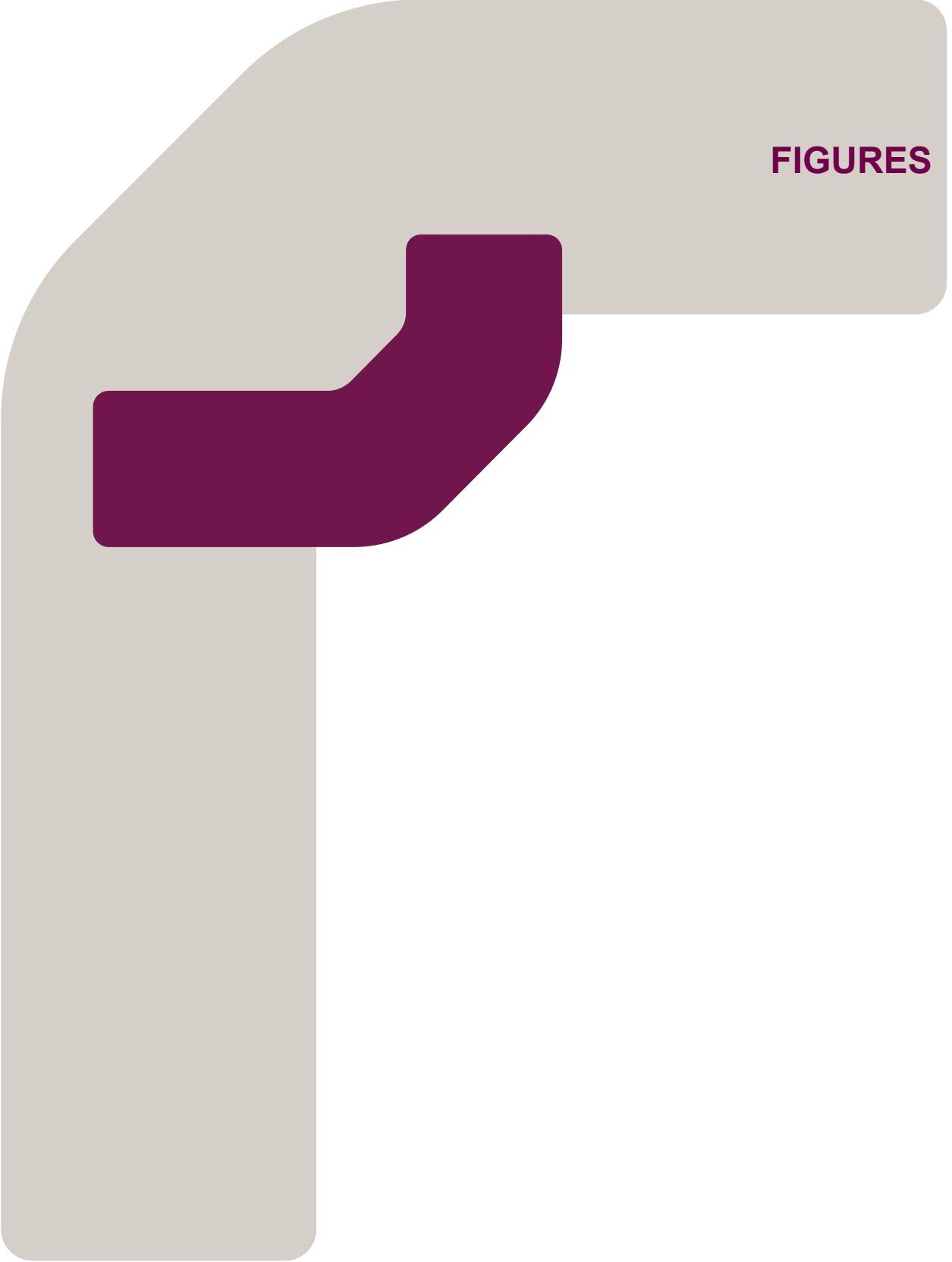
Plate 7: View north from Site over former Le Marchant Barracks and beyond.



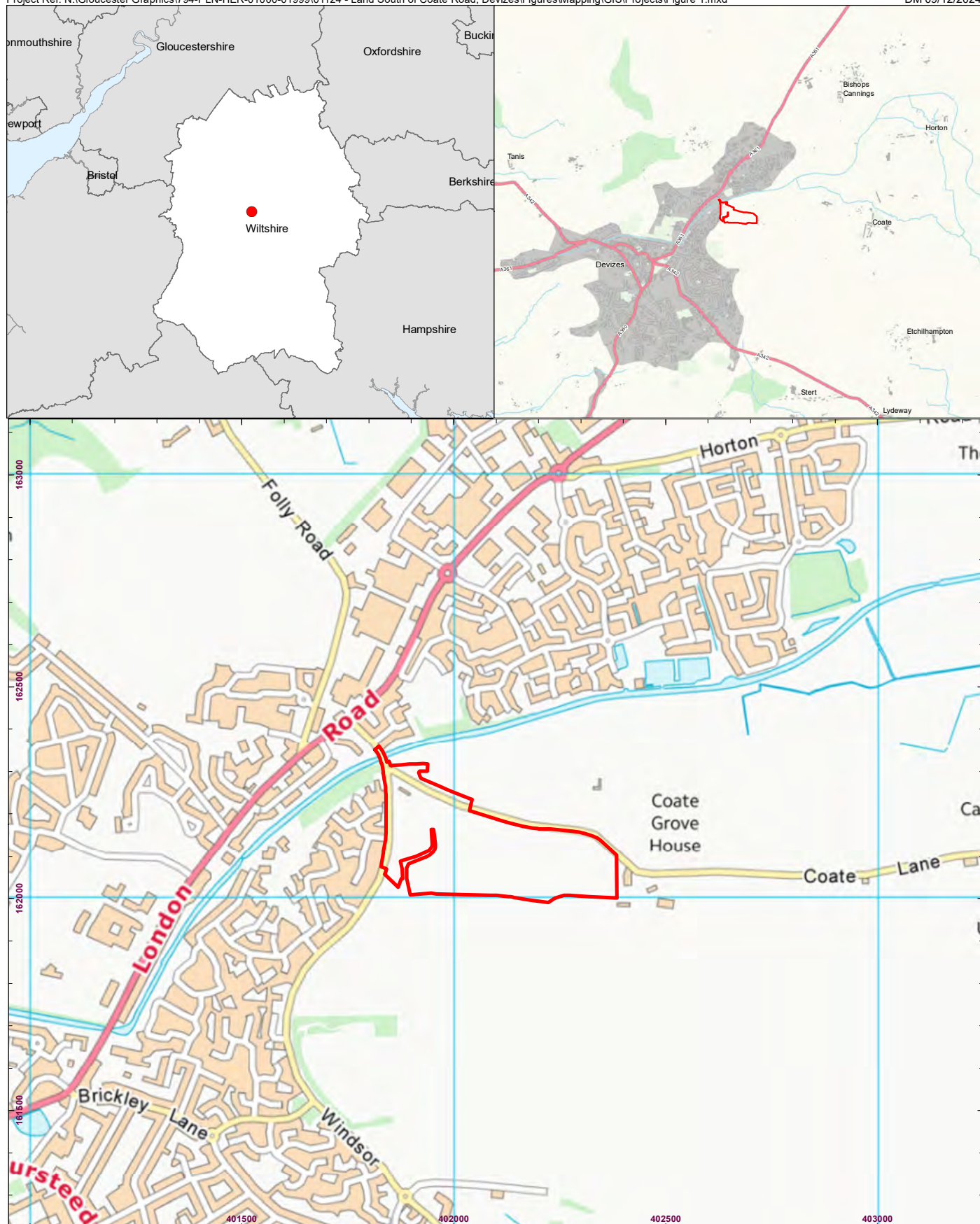
Plate 8: Le Marchant Barracks Gate House viewed from London Road.



Plate 9: Le Marchant Barracks Gatehouse with Main Accommodation Block left (source: <https://www.geograph.org.uk/photo/1845776> - Photo © [Steve Daniels](#) (cc-by-sa/2.0))



FIGURES



Site Boundary

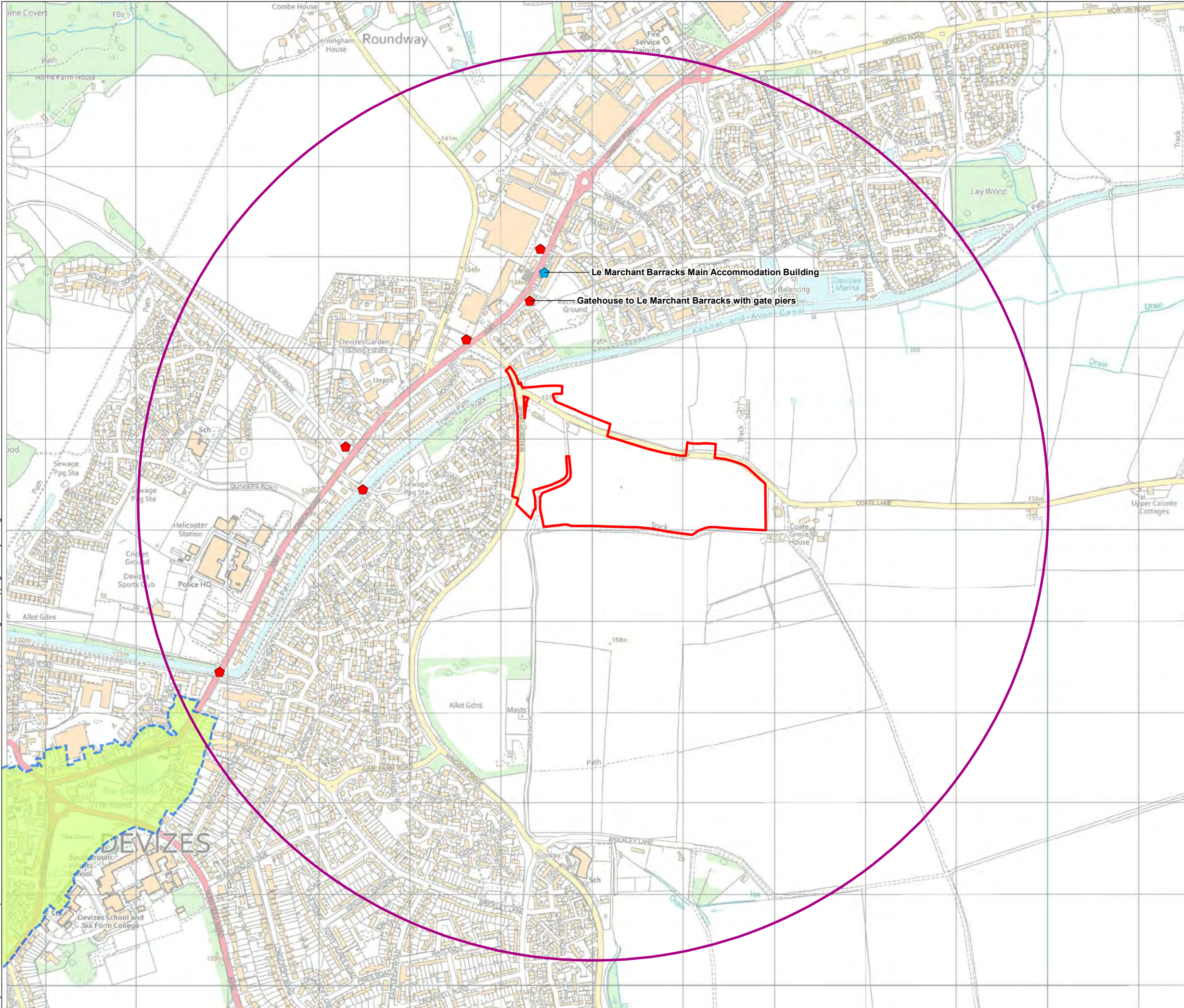


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RPS
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Figure 1
Site Location

Project Ref: N:\Gloucester Graphics\794-PLN-HER-01000-01999\01124 - Land South of Coate Road, Devizes\Figures\Mapping\GIS\Projects\Figure 2 HB Plot.mxd



Legend

- Site Boundary
- 1km Search Radius

Designated Heritage Assets:

- Listed Buildings

Conservation Area

- Devizes

Non-designated Heritage Assets:

- Non-Designated Building



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Scale at A3: 1:8,000



Figure 2

Heritage Assets Plot

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 Site Boundary (approximate)

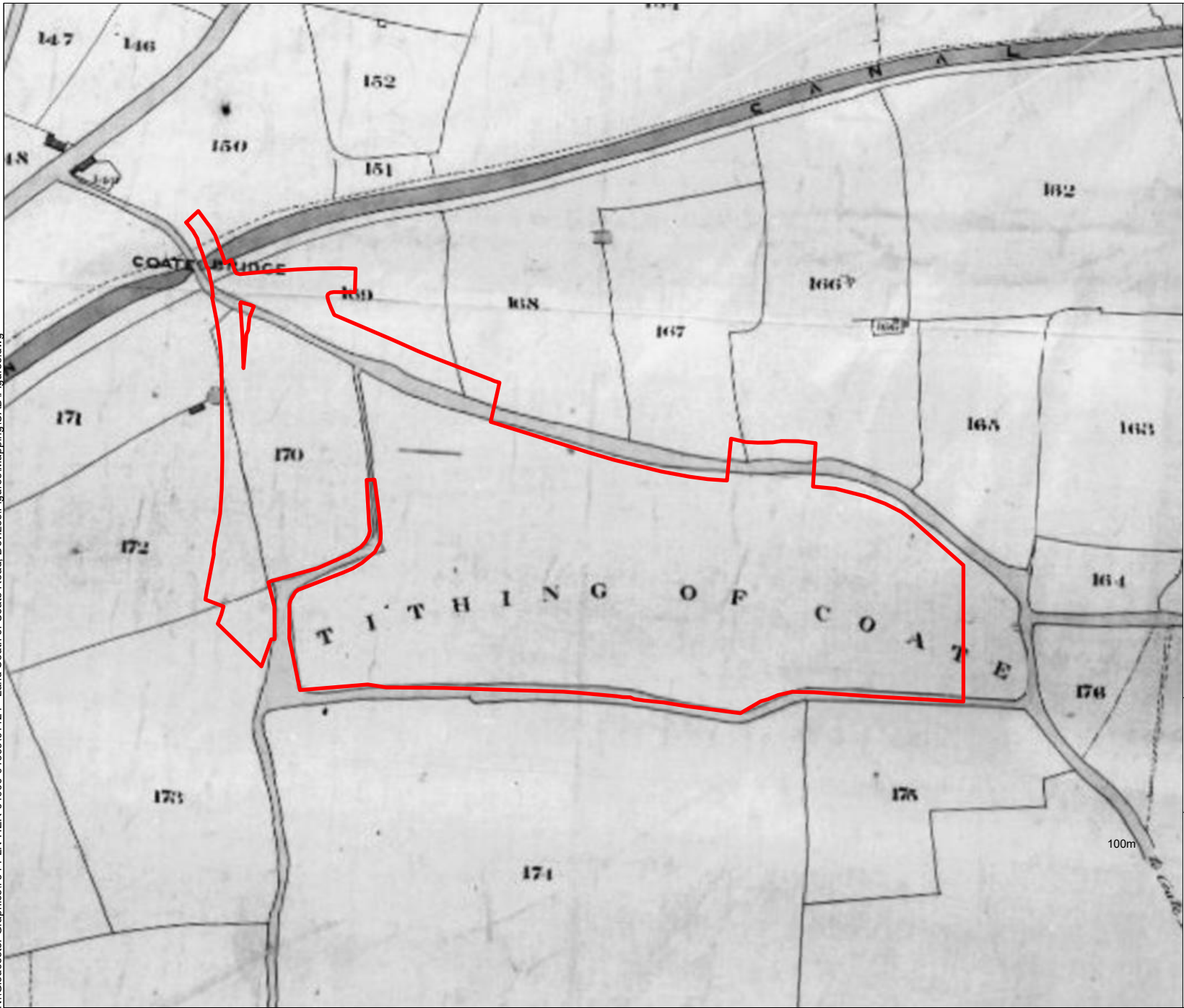


Not to Scale
Illustrative Only



Figure 3
1808 Wilcot Map

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 Site Boundary

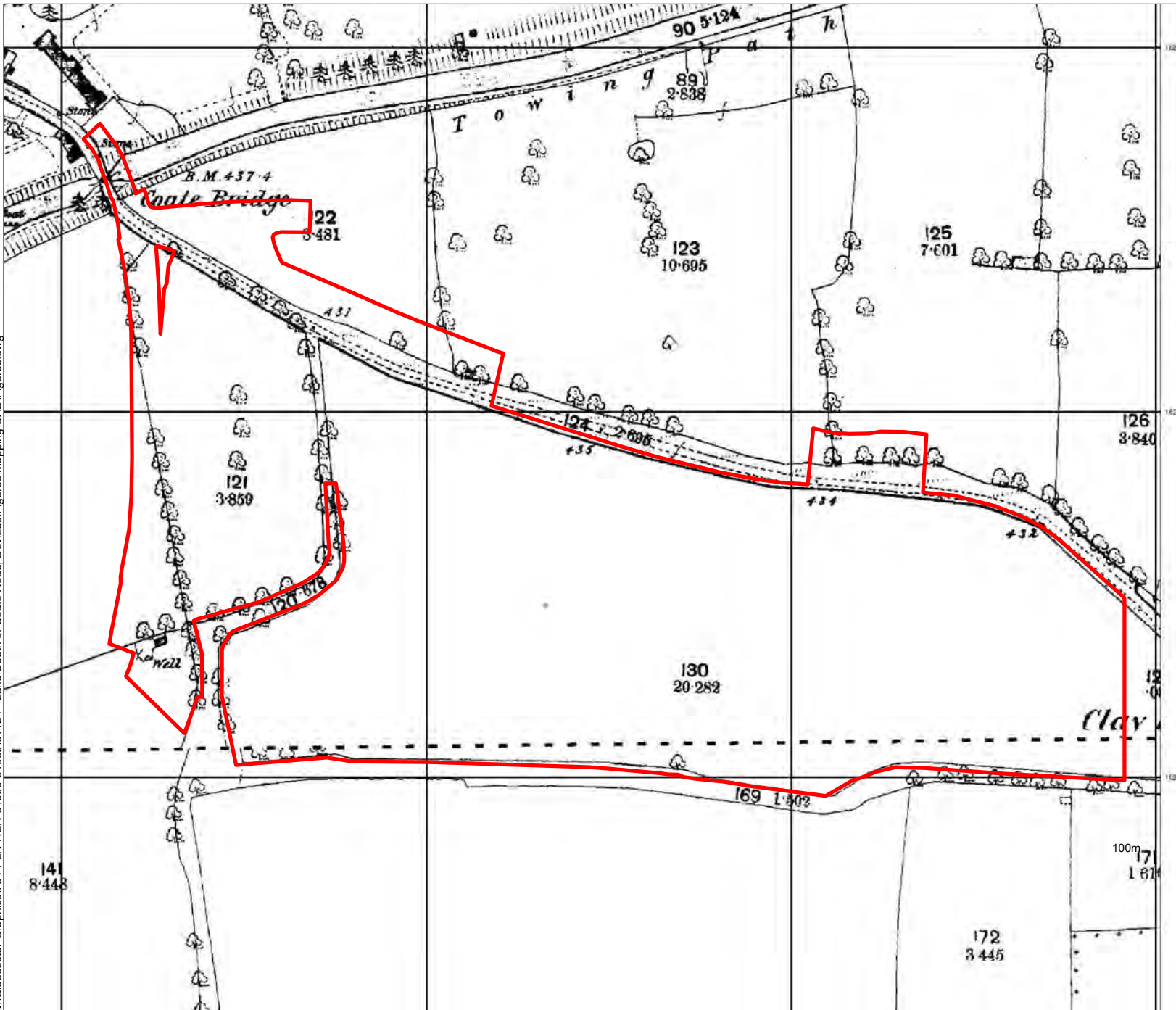


Not to Scale
Illustrative Only



Figure 4
1841 Saint James Tithe Map

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 Site Boundary

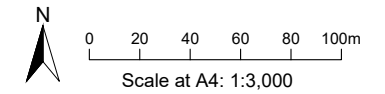
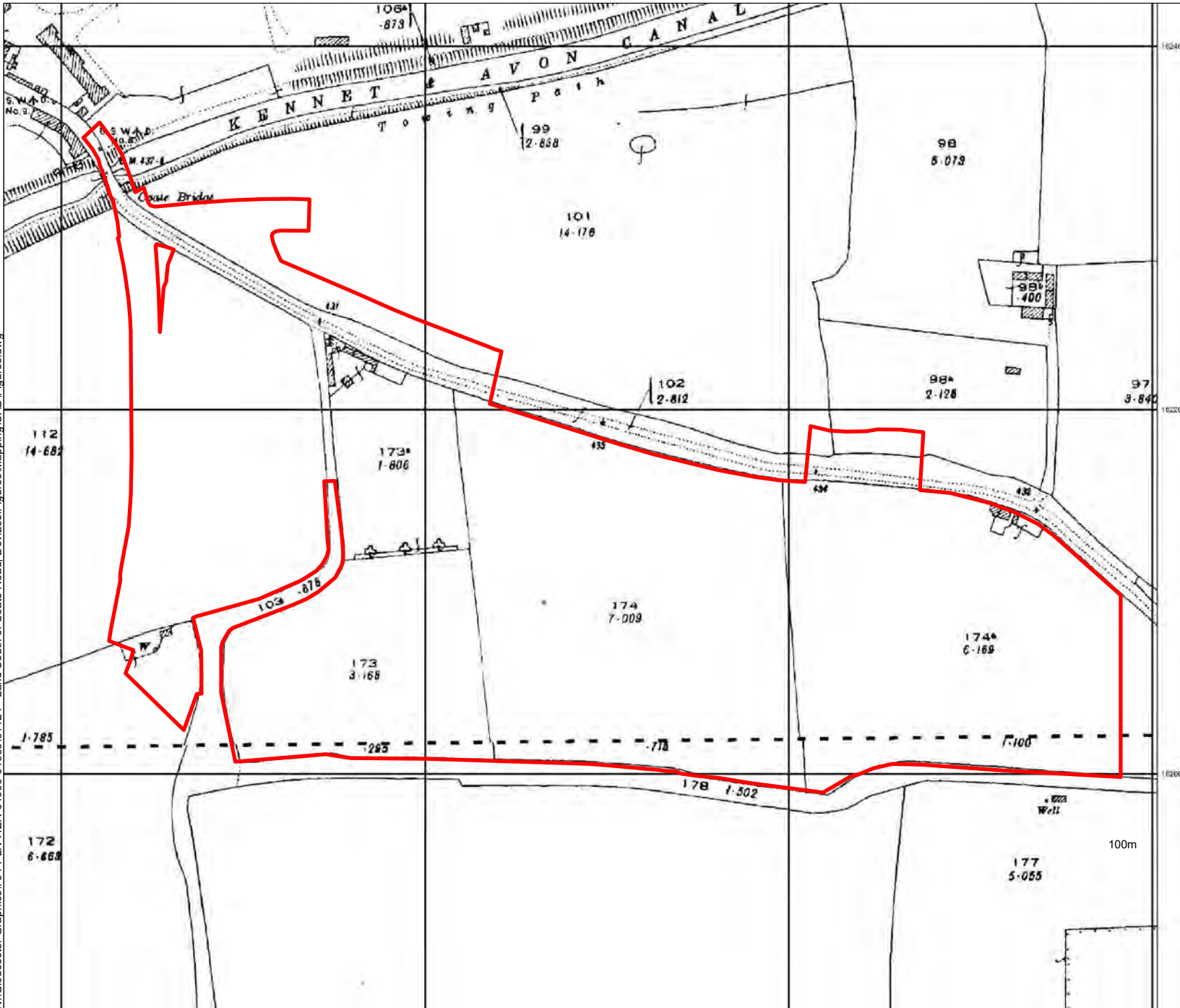


Figure 5
1886 Ordnance Survey

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 Site Boundary

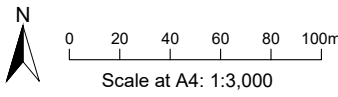
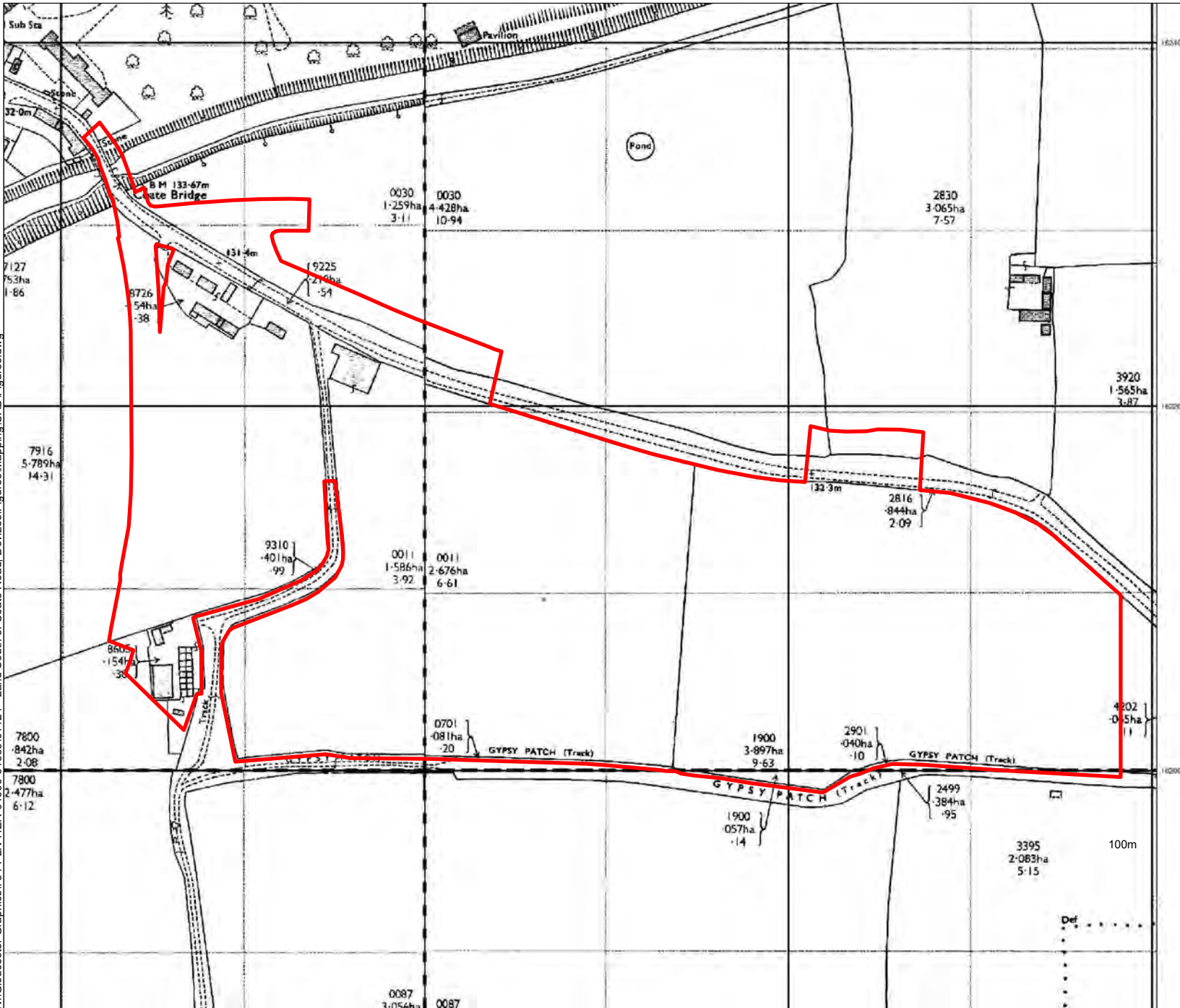


Figure 6
1923-24 Ordnance Survey

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Site Boundary

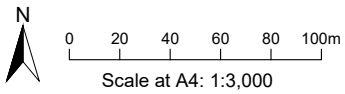
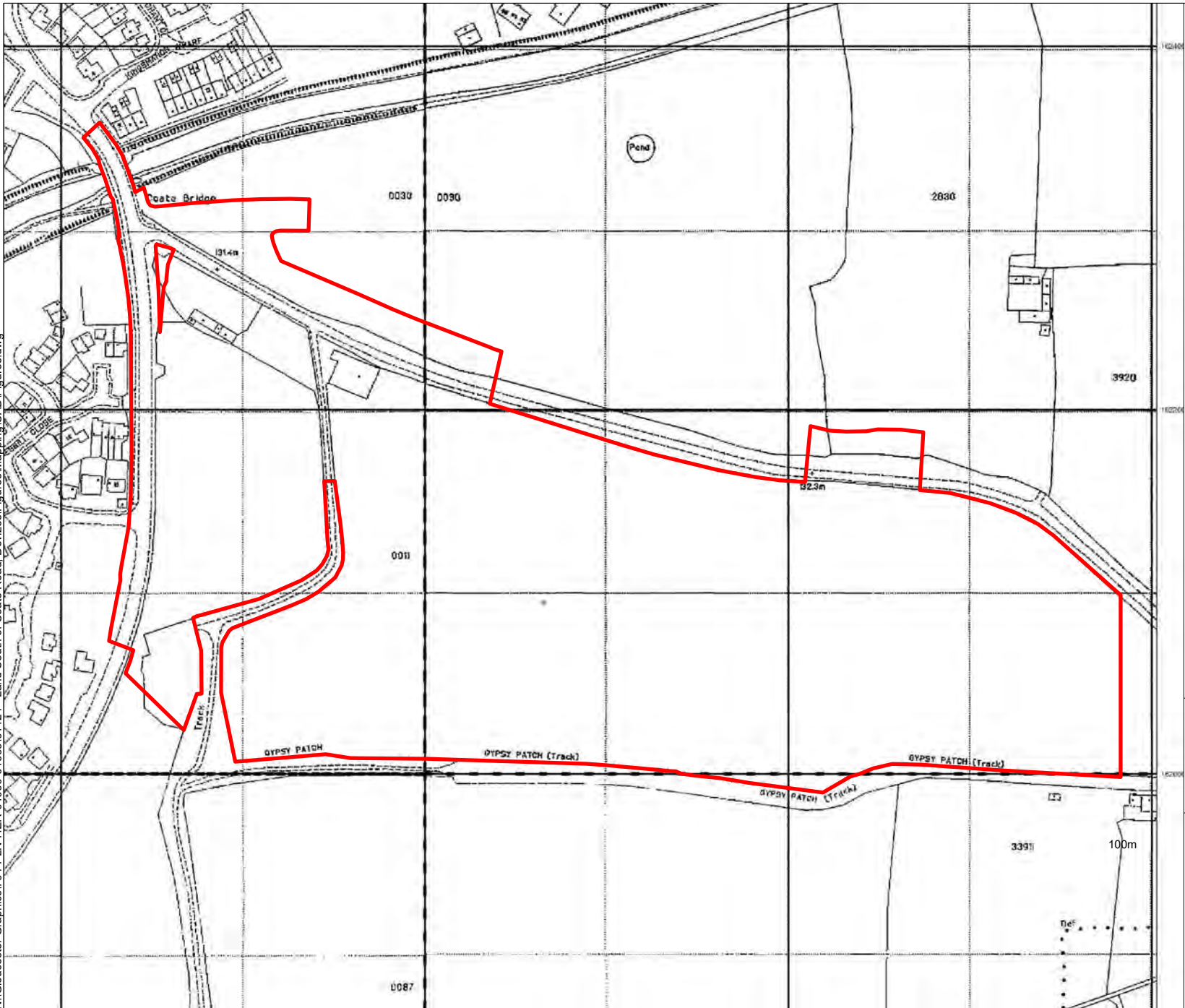


Figure 7
1970-76 Ordnance Survey

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 Site Boundary

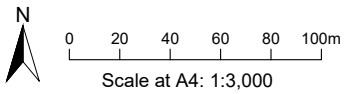
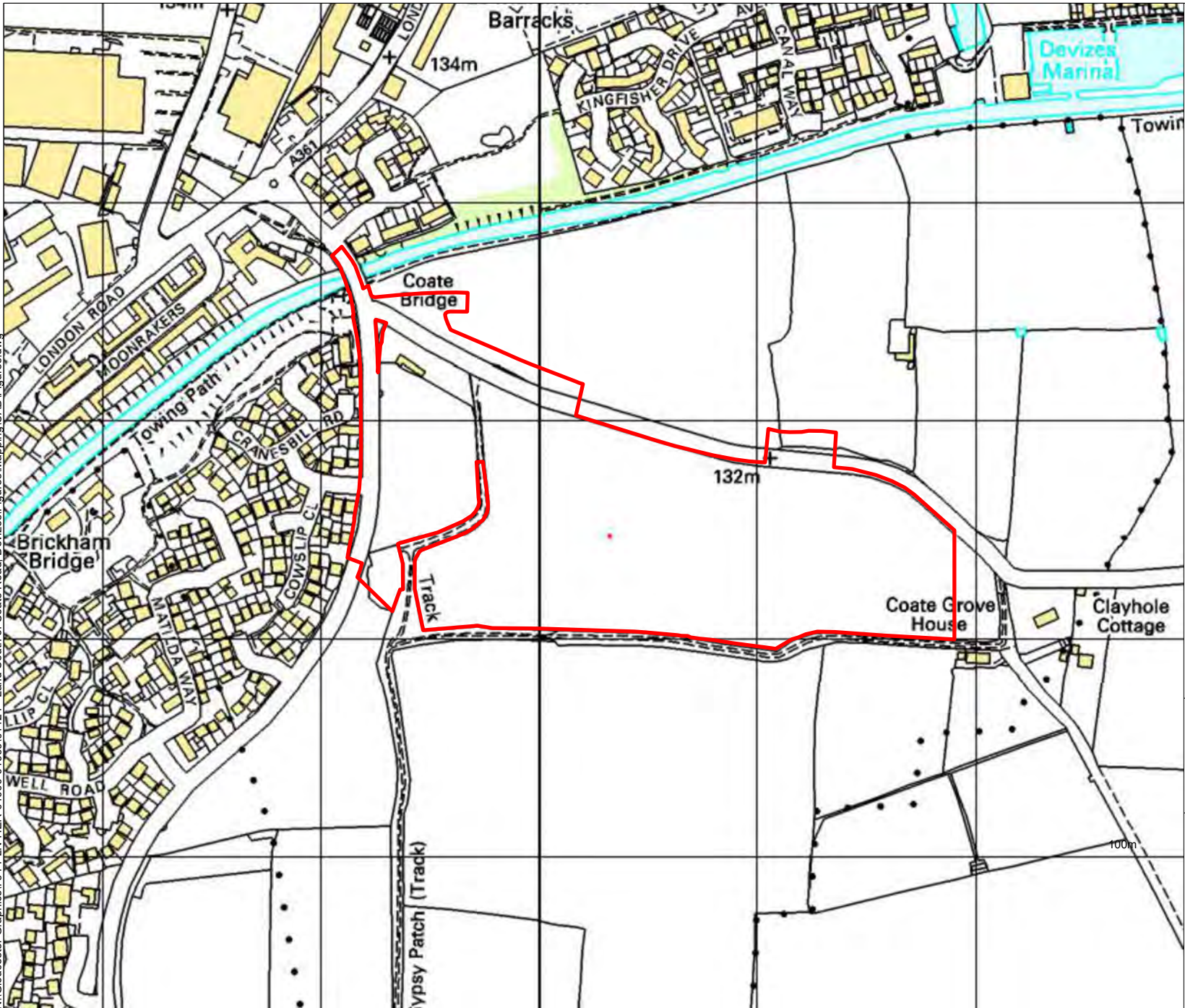


Figure 8
1995 Ordnance Survey

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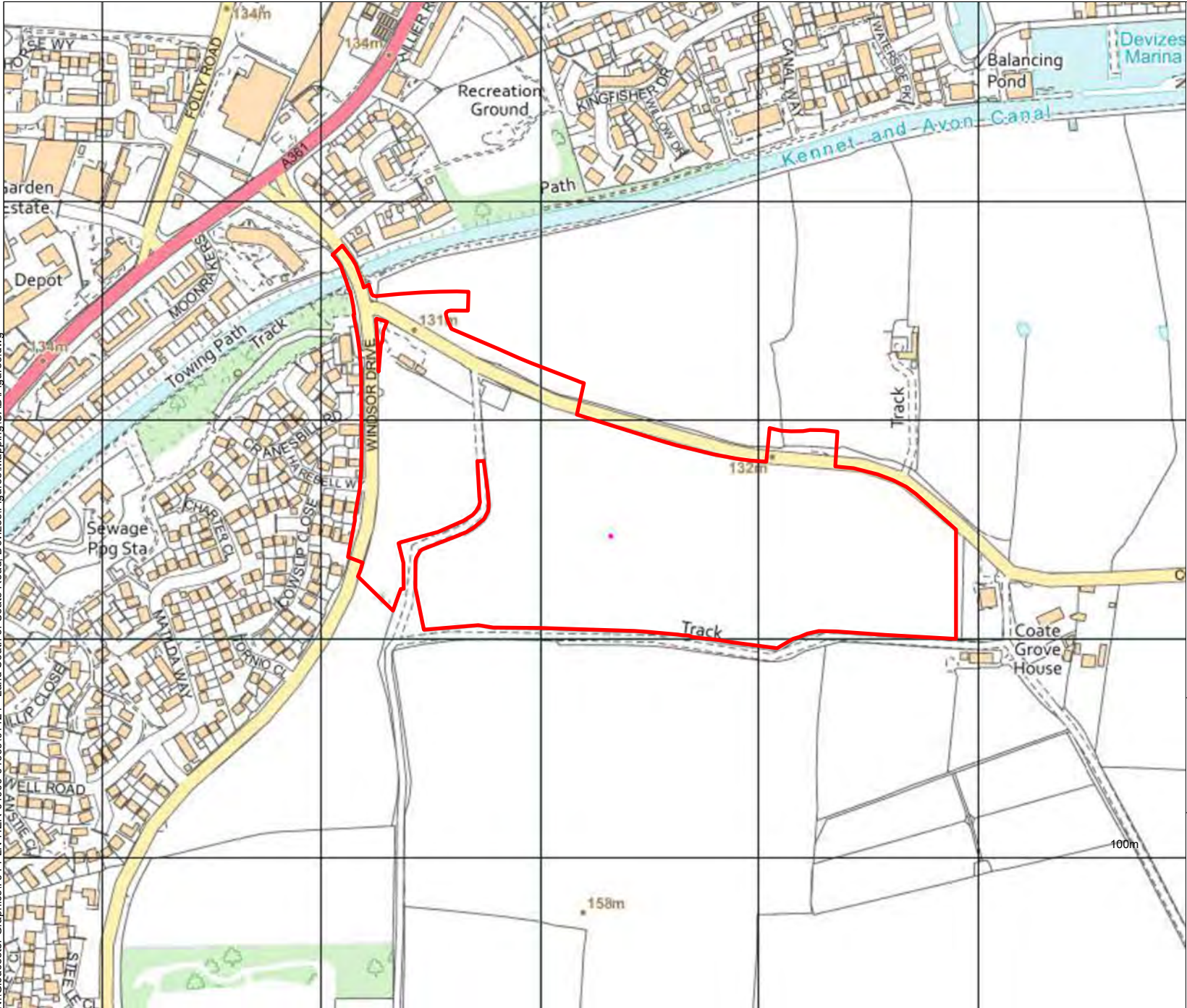
Site Boundary



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Scale at A4: 1:5,000



Figure 9
2006 10k Raster Mapping



Site Boundary



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Scale at A4: 1:5,000



Figure 10
2024 VectorMap Local Map

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 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 11
2021 Google Earth Satellite
Imagery



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