



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

Planning Statement/Heritage Assessment

Flood Risk Assessment

1no Town House and ground floor flat, land to rear of

32 Market Place, Warminster

BA12 9AR



Report Prepared For:

Mr Albert Drake



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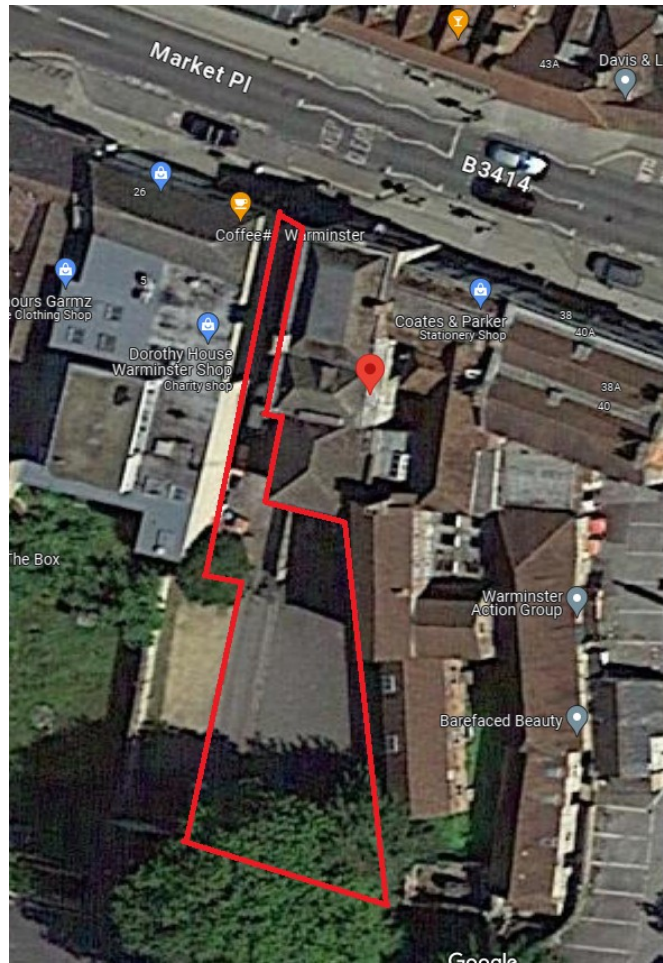


Fig 1. Edmund Crocker map of Warminster 1808.

1. Introduction

2. This report has been prepared for Mr Albert Drake concerning land to the rear of the property known as 32 Market Place Warminster, and accompanies a full planning and listed building application to be submitted to Wiltshire Council. The application relates to the

severing of the existing site and construction of 1no town houses on a tarmacked area formerly used as a parking area for the Bank. Also the formation of a ground floor flat at the rear of the existing commercial unit.



3.

Fig 2. The Site – Google Earth, Not to Scale.

4. This statement seeks to outlines the planning and heritage aspects of the proposal to allow the LPA to provide reasonable comment on the likely success of a full Planning/Listed Building application.

5. Planning Statement

6. The property is located within the administrative boundary of Wiltshire Council. The Wiltshire Council Local Plan, Planning for Warminster (2023 - Draft) The Wiltshire Core Strategy, Warminster Area Strategy (2015) Warminster Town Master Plan (2012) & Town Centre Master Plan review (2022).

““Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.”” – NPPF

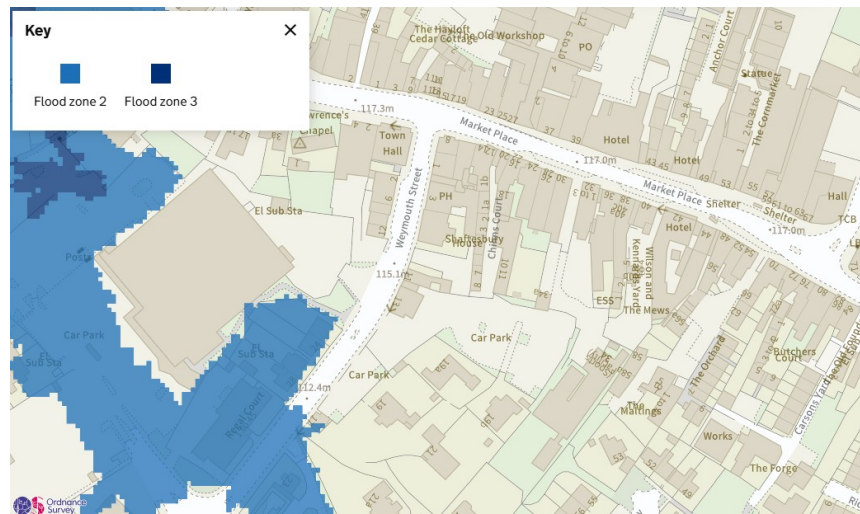
7. The site has previously been identified as having potential for housing provision as SHELAA 2017. Site 215 “Land to Rear of”.
8. Although it has been demonstrated that 141% of house targets have been met over the last 3 years Wiltshire is currently failing to meet its 5 year housing land supply required by government. The Planning for Warminster (2023 – Draft) concluded that 120 extra homes need to be provided in Warminster to meet current policy.
9. It is generally considered that the 2012 Town Centre Master Plan is out of date, none of the elements described that relate to the subject site have been implemented nor has any contact been made with the owner of this site regarding its future in any wider regeneration.
10. PSP1 Design: Deliver well designed homes to meet local needs alongside associated amenities.
11. Policy WTC6: A coordinated approach to the management of town centre parking will be undertaken. The release of part of or some of the town centre car park sites for development will be considered where the overall level of town centre parking can be maintained and the development will not compromise wider Town Plan and parking objectives. A coordinated long-term approach to the management of traffic within the town and its hinterland will be taken. – This site is a private car parking area so not effected by the policy, however the policy indicates that the LPA would be happy to see car parks positively developed.
12. There will be no new vehicular or pedestrian connections to the public highway as part of this application.
13. The development will not result in any overlooking of neighbouring residential properties, nor will it be overlooked or result in any other loss of amenity to surrounding residence.
14. It is not considered that the proposal will result in any negative impact on or be affected by any surrounding commercial premises. Access to the rear of 36 Market Place will be maintained.
15. There are no late-night establishments or commercial processes located in the immediate vicinity; therefore, it is considered that the standards of living within the new units will comply with World Health Authority Community Noise Guideline Values/BS8233. Sound separation between the units will comply with current Building Regulations standards contained in Approved Document E.
16. A mature Yew tree to the South East corner of the site and a large Horse chestnut tree on the Southern boundary of the site will be retained and protected during construction. All proposed development is outside of root protections zones as indicated on the proposed

plans. The provision of permeable hardstanding and grassed areas proposed within the development will benefit the long term situation and health of both the trees.

17. The new property will be designed in accordance with national space standards, daylight standards and current building regulations including part L – Conservation of fuel and power & Part E – Resistance to the passage of sound.
18. It is proposed that each new dwelling will be provided with car parking and bike storage. Parking will also be maintained for the flats and commercial premises within the existing building.
19. This type of development follows the general pattern of infill plots/back land development as recently approved for the car parking area of the former John Barleycorn public house on Weymouth Street.

20. Flood Risk Assessment

21. The site is not located in an area known to suffering from coastal or ground water flooding. The development does not include any basements or developments partially below ground so will not be susceptible to ground water.
22. It is a requirement of assessment that the proposed access to the flat and house are 150mm above existing external ground levels.

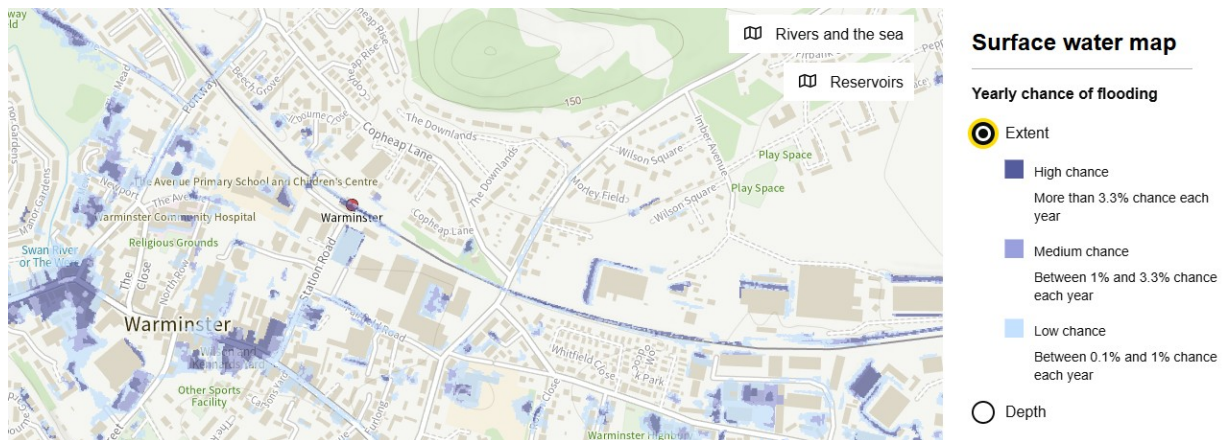


23. It is proposed to incorporate water-efficient shower heads; dishwashers and washing machines with the new water efficient product and/or label and/or water recommended checkmark: and lower flow taps, as part of the conversion.
24. On the basis that this site is flood zone 1, and FRA have been carried out for the previous residential developments on the site it is not considered that a sequential test will be required.
25. On the basis that the site is flood zone 1 it is not considered that an exception test is required.

26. On the basis that the site is flood zone 1, there will be no loss of floodplain storage.
27. The UK Government Check your long term flood risk website risk of flooding from surface water map indicates up to a high risk - greater than 1 in 30, chance of flooding each year in the site location.

The private lane, which provides access to the existing flats on site and to the proposed flat and dwelling, does not appear to flood until the medium risk scenario – between 1 in 100 and 1 in 30 chance per year.

The nationally produced surface water flood mapping only indicates where surface water flooding could occur as a result of local rainfall. 1. On the basis that EA low risk to flooding for surface water velocity map (Figure 3.2.2) appears to pick out flow along a natural drainage channel from the private lanes towards Weymouth street, it is considered important that existing external site levels are not changed post conversion.



28. Development of the site, which is 98% tarmac, will not result in any additional flooding either on or off site. New garden and landscaped areas coupled with soakaways to deal with grey water from roofs with reduce site run off.

29. Planning History

30. Below outlines the recent planning history of the site;

31. PL/2024/00287

32 MARKET PLACE, WARMINSTER

Double trunk Yew tree located in SE corner of site adjacent neighbouring property. Removal of leaning codominant stem and in conjunction with works already approved under PL/2022/07848, 4m crown lift and pruning back of all branch's within 2m of neighbour

11/01/2024

22/02/2024

Closed

32. PL/2023/03651

32 Market Place, Warminster

Discharge of conditions 3 & 4 of planning application PL/2022/09621 (Internal alterations to form 3 residential flats on the first and second floor including forming ground floor lobby with bin and bike store)

09/05/2023

16/05/2023

Closed

33. PL/2022/05276

32 MARKET PLACE, WARMINSTER, BA12 9AR

Change of use of vacant ground floor and basement (former Barclays Bank premises - Use Class E(c)(i) Financial Services) to a pizza takeaway (Use Class Sui Generis) and associated internal and external alterations including removal / installation of parti

08/07/2022

03/02/2023

Closed

34. PL/2022/02464

32 Market Place, Warminster, BA12 9AR

Prior Notification under Class G, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for Conversion of First and Second Floor Office Space to Create 2no. Flats (Use Class C3)

21/04/2022

29/06/2022

Closed

35. [Heritage Statement](#)

36. The property is also located in the Warminster Town Centre Conservation Area (2006) However there are no direct mentions of the property within the Conservation Area Character Assessment which focuses mainly on frontages and street scape.

37. The conservation notes the use of Bath Stone within the conservation area, this being the case with the host building it would be appropriate to use this on the rear site.

38. The conservation area is described as an urban high density environment, it would therefore not be considered inappropriate to develop currently underused rear areas so long as it was high quality design.

Information on Wiltshire conservation areas can be found at;

[https://cms.wiltshire.gov.uk/Data/Cabinet%20\(WWDC\)/20061213/Agenda/cabinet-13-12-06-item18-app1.pdf](https://cms.wiltshire.gov.uk/Data/Cabinet%20(WWDC)/20061213/Agenda/cabinet-13-12-06-item18-app1.pdf)

39. Historical Background

40. Historic Context

41. Warminster, positioned on the edge of the Cranbourne Chase and West Wiltshire downs has long been an important Market Town. The success of the Warminster Market was well established by the 16th Century and the Town continued to prosper into the 20th Century on the trade of Corn and Wool. A comprehensive history of the town and its development can be read in; *A History of the County of Wiltshire: Volume 8, Warminster, Westbury and Whorwellsdown Hundreds. Originally published by Victoria County History, London, 1965.* An online version of this document can be found at;

<https://www.british-history.ac.uk/vch/wilts/vol8/pp90-96>

"Banking had begun by 1783 when there were two houses, Horlock, Everett, Mortimer and Everett, and Kington, Bayly and Lye. The former was known as the Warminster and Wilts. Bank or the Old Bank; several families held interests in it at different times, but the connexion with the Everetts was constant, and it was as Everett, Ravenhill and Co. that the firm merged with the North Wilts. Bank in 1860. The second bank was called the Warminster Bank. By 1798 it belonged to George Lye, who went bankrupt c. 1810; the bank was taken over by the firm of Phipps, Biggs and Bannister. On the dissolution of that partnership in 1834, John Bannister remained in the business alone until the 1850's. Larger banking houses had come to the town by 1838 when both the North Wilts. and the Wilts. and Dorset had branches there." – Extract from aforementioned publication

42. Warminster Town Centre Conservation area assessment notes;

"During the prosperous 18th and 19th centuries many fine buildings were erected along the main street frontages whilst some older buildings were refronted"

"The characteristics of the frontage buildings in this part of the conservation area have generally been retained. Market Place and High Street have a high proportion of ashlar Bath Stone fronted buildings, but rubble stone of local origin is more common throughout the historic town centre for both residential and commercial buildings. In general terms building scales vary throughout this area, but by dividing the area into streets it is possible to make a more accurate definition: Banks commonly occupy some of the most ornate ashlar Bath stone fronted buildings with strong classically proportioned facades."

43. Historic England's listing selection Guidance contained in *Commerce and Exchange Buildings; Banks and Offices* (April 2011) provides historic assessment and context for the understanding of the development of Banks in the 19th Century;

"Banks were built in great numbers to fuel the economy in the nineteenth century. Greater central control led to C.R. Cockerell's designs for the Bank of England in Bristol (1844-7), Manchester (1845-6) and Liverpool (1845-8) representing a high point of the Greek Revival in architecture and are all listed Grade I. Image and appearance mattered, with outward impressiveness being pursued as the embodiment of reliability, confidence and security. After the financial reforms of the 1840s, banks began to assume a more standard guise: as with exchanges, the common formula for larger banks is a grand entrance leading into a banking hall with offices off to the side. Italianate or Renaissance designs became the favoured idiom, such as the former Westminster Bank at 1-15, Bishopsgate, London of 1863 by John Gibson (listed Grade I; Fig 7) with effort being concentrated on front elevations and public areas, above all the banking hall. Rear areas tend to be much more utilitarian, with increasingly sophisticated strongrooms; employees often lived above banks for security reasons. Savings banks such as the National Penny Bank Company catered for the less well-off and their premises tended to be smaller and less elaborate, but they remain important testaments to Victorian notions of self-help and thrift. The few listed examples of Penny Banks range from a modest single-storey building in Leominster, Herefordshire (Fig 8), via the neo-Tudor premises in Bury St. Edmunds of 1846, to the former Yorkshire Penny Bank in Bradford, West Yorkshire, of 1895 which retains its grand marble banking hall – all listed Grade II"

44. Development Of The Site

45. 32 Market Place is believed to have been built in the mid-19th Century and follows a design that one would associate with a bank of this period, it is possible that the current building was built on the site of an earlier structure (A public house destroyed by fire) with some possible earlier masonry visible in the basement.
46. Further dating evidence of the property can also be found in the basement where there is a Victorian era safe, the serial number on the Chubb Lock plate would indicate a date of circa 1855;



47.

Fig 3. "Chubb's Improved Patent London 57 St Pauls Church Yard 23085" possibly dating to the 1850's - <http://www.chubbarchive.co.uk/lockregister3.html>

48. A Tithe Map of Warminster produced in 1840 is held in the National Archives Ref IR 30/38/273, which may show the building or its predecessor.



49.

Fig 4. An early depiction of the building. Circa 1860

50. Depicted in the First Edition OS maps from 1887, the building/site can be seen generally as the same footprint and arrangement that can be seen today. This form is repeated in the

1900 edition OS (not reproduced) with the only real change to the setting of the building being the construction of the building which now borders the East of the property, noted as “Malthouse”.

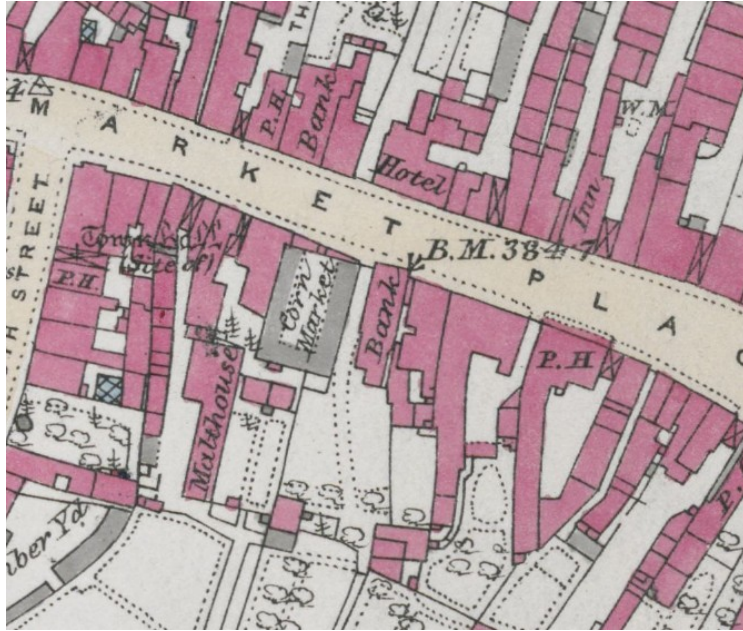


Fig 2. 1887 First Edition OS map. <https://www.oldmapsonline.org/map/nls/101447105>

51. The general footprint of the building and its setting does not then change much at all throughout the early 20th Century with the last full scale OS map being produce in 1939.



Fig 3. 1939 OS map. <https://www.oldmapsonline.org/map/nls/101447105>

52. Other records relating to the building that are accessible online all conclude that the property had always been a Bank with accommodation above.
- **1881 England Census.** 32 Market Place Warminster, Walter George Wordnam, Bank Clerk.
 - **1911 England Census.** 32 Market Place Warminster, Martin Bush, Manager of Co-Operative Society.
 - **1939 England and Wales Register.** 31/32 Market Place Warminster. Company Accountant (Inc) General Secretary Co Operative Society.
53. Further research of the property has revealed little additional information about the site, but it is noted that more information may be held by the OPC (Online Parish Clerk) and at the local museum.



Fig 6. Market Place 1929. <https://www.britainfromabove.org.uk/>



Fig 7. Market Place 1929. <https://www.britainfromabove.org.uk/>

54. **Listing**

55. Listed 31 March 1978 as Barclays Bank

WARMINSTER M@KW PLACE

1.5411

(South Side)

Nos 32 and 34

(Barclays Bank)

ST 8745 SE 7/4

II GV

2.

Probably mid C19. 3 storeys, breaking forward with No 36. Stone with rusticated

ground floor treatment and ashlar upper part with rusticated quoins. Moulded string under ground floor windows and under 2nd floor windows, moulded and bracketed stone cornice, returned to left and right. Upped tiled roof.

2 ranges of windows, with architrave surrounds and cornice on scroll brackets to upper floors, single hung glazing bar sashes 2nd floor, plate glass sashes with marginal glazing on 1st floor. 3 bay bank treatment on ground floor

having Doric pilasters and moulded cornice over fascia. Return elevation to west has paired outer windows flanking central window.

Listing NGR: ST8750845051

56. Heritage Impact Assessment

57. The scheme as proposed seeks to erect a new dwellings to the rear of the existing building and a new flat at the rear of the ground floor, currently commercial. This section of the report will discuss the effects these works may have on the special Historic and Architectural interest of the building, its heritage assets and the significance of the site as a whole.

58. Associated with these works are Drawings; pp-001-002;

59. Some aspects of the development have not been fully detailed, but it is generally assumed that the building will be faced in natural bath stone or a suitably similar render with painted timber windows and a natural slate or clay till roof.

60. Impact Assessment

61. The heritage significance associated with the site lies in its historic associated with the building known as 32 Market Place Warminster as assumed garden/amenity areas to the bank managers who formally resided at the building.

62. It is not considered that the development site in isolation has any remaining significance as a heritage asset being tarmacked and having no features of its own.

63. The development as proposed will form some screening to the rear parts of 36 Market place, however these are elements of the neighbouring listed building are not considered to have any heritage benefit to the over townscape and due to the degree of separation between the existing and proposed will still be visible to those who wish to view them.

64. The ground floor of the existing building was stripped out back to masonry and structure by the bank when it vacated the building in circa 2020, the area has subsequently be changed in the conversion of the upper floors and been fitted out by a new tenant. Apart from windows and window surrounds there were no survived historic materials or detailing. Walls to be removed are modern blockwork.

65. The main frontage of the building is being retained as commercial, it is not considered that the change of use in itself will cause harm to the building.

66. In archaeological terms, the proposals have the potential to reveal further information about the historic form, construction or use of the site. As such it may be appropriate for any ultimate permission to include a watching brief of any excavations.

67. Summary Of Impact assessment on the heritage Values

Through careful consideration of scale and detailing the development of this site will add net value to 32 Market Place. The proposals will not impact on the Warminster Town Centre Conservation Area in any way and represent only modest impacts on the significance of the Listed Building through the subdivision of the plot ;

- Development and purpose of an otherwise dead area of the conservation area.
- Employment of traditional trades in provision of stone and timber windows.

68. Conclusion

69. This statement has been prepared to accompany a planning application for land to rear of 32 Market Place Warminster and part of the ground floor, a Grade II listed building. The works will improve an otherwise negative area within the conservation area and provide much needed local housing. The report sets out and assesses the planning/heritage values of the site.
70. No change in appearance of the existing is being proposed and the new building to the rear has been carefully designed and detailed to be subservient to the existing and represent a style of development that suites the backland nature of the site.
71. On review this proposal is in line with local and national planning policy and will result in no harm to the special historic and Architectural importance 32 Market Place Warminster and should be supported and approved without delay.