

Design & Heritage Impact statement
53 St Mary Street
Chippenham
SN15 3JW



Rear elevation of Zealys House - 53 St Mary Street

March 2026

Introduction to the asset

No.53 St Mary Street, also known as Zealy House, is a grade II* listed property, located approximately 25m from St Andrews Church, a very significant grade II* asset and within a row of other listed residential homes.

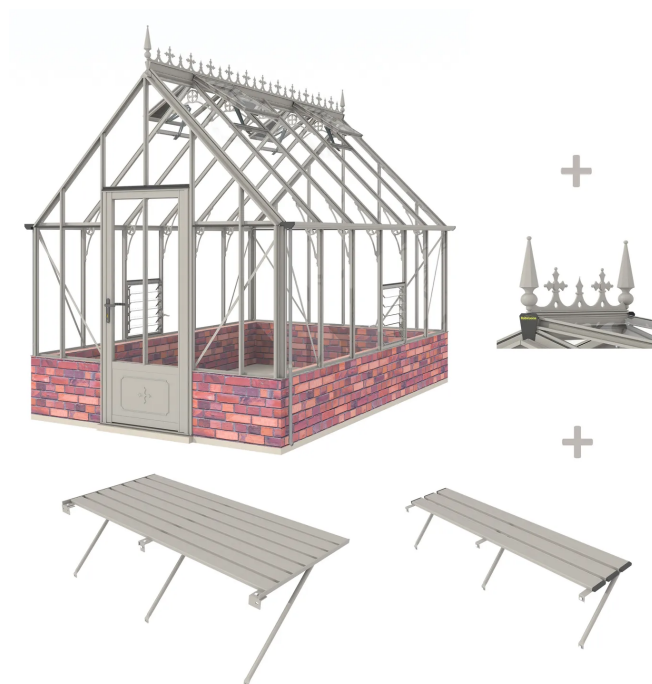
Originally listed in 1950. Its listing as follows:

ST9273SW ST MARY STREET 930-1/10/197 (East side) 25/04/50 No.53 Zealy's House

House. Early C18. Flemish-bond red brick, ashlar dressings, hipped stone slate roof with red brick stacks to returns, similar roof to central dormer. Double-depth plan. EXTERIOR: 2 storeys with attic and basement; symmetrical 5-window range. A coved eaves cornice conceals the gutter. 9/6-pane sash windows, some with old glass, have ogee-moulded architraves and bracketed sills, those to the ground floor with cornice, those to the 1st floor dying into the eaves cornice. The 1st floor central window has a moulded archivolt with a mask to the keystone, moulded imposts and radiating glazing bars to top sash. Steps up to the tall pedimented doorcase which has scrolled brackets, a moulded architrave and a 3-pane overlight to a raised-and-fielded 6-panel door. A plaque below the pediment reads "Jn Zealy surgeon". The ashlar plinth is rough to the lower courses. To rear, land falls away toward the river; symmetrical 5-window range with mezzanine staircase window; 3 and 5-light mullioned windows to basement and ground floor; timber 5-light mullioned dormers. INTERIOR: not inspected but known to include original staircase and some panelled rooms. A fine early C18 town house exhibiting an early use (for this region) of brick. NGR reference: ST 92335 73208

The Changes Proposed

A heritage Robinson Greenhouse (pictured) to be sited on a previously unmaintained flower bed at the interface of the lawn and formal gardens.



Impact on asset

The green house has been selected for its considered design aesthetic and material quality, appropriate for the setting of a Grade II* listed property. The neighbouring property benefits from an outbuilding of comparable scale and massing, which has informed the placement strategy. The green house mirrors a comparable setback distance from the host dwelling, ensuring residential amenity is preserved and overshadowing is minimised. The siting of the greenhouse activates underutilised garden space and enables the owners to engage more meaningfully with the wider grounds.

Conclusion:

The proposed greenhouse represents a modest, well considered addition to the curtilage that preserves the historic character of the listed asset, introduces no material harm and is supported by clear precedent within the immediate context.