



Heritage Statement

This statement accompanies a planning and listed building consent application for minor internal alterations and the installation of an access ramp at Estcourt Vets, 5 Estcourt Street, Devizes, SN10 1LQ. The building is a Grade II listed property recorded on the National Heritage List for England under entry number 1249473. The listing identifies the building for its historic and architectural interest, particularly the character of its principal front elevation.

Listed Building Description (Extract)

1. 1042 ESTCOURT STREET (North Side)

Nos 5 to 7 (consec) ST 0061 3a/209 9.4.54.

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2. Early C19. 3 storeys and basement. Stone on projecting plinth, moulded cornice and blocking course. Half hipped concealed slate roof to Nos 5 and 6, pantile half hipped to No 7. Nos 5 and 6 have 3 windows to upper floors, 2 windows to ground floor with rectangular shutter recesses but no shutters, recessed sashes, glazing bars intact. Central 5 centred arched yard entry with keystone. No 7 extension to right hand, at different angle following road line, same design and height, was of painted stone, now rough cast. 2 narrow windows to upper floors, recessed, sash, glazing bars intact. One window with architrave frame on ground floor. Recessed door of 6 flush panels, 2 glazed, in architrave surround with flat hood on cut brackets. 3 basement windows with pavement grilles. Nos 5, 6 and 7 with Nos 1,2,3,4,4A are in a prominent position as seen across Devizes Green and approached from Southbroom Road qv.

Nos 1 to 16 (consec) form a group.

Listing NGR: SU0081061464

Significance

The special interest of No. 5-7 Estcourt Street lies principally in the early nineteenth century three-storey stone frontage, its regular sash window arrangement, arched yard entrance and strong group value within the terrace fronting Devizes Green. The prominent position of the terrace means that the principal front elevation and its coherent townscape composition make the greatest contribution to the building's significance and to the character and appearance of the Devizes Conservation Area.



Description of Proposals

The proposals comprise of:

- Minor interior alterations to reconfigure existing rooms to provide updated veterinary facilities, including specific cat only areas, additional offices and an additional W/C.
- Localised adjustment or introduction of internal partitions, with no works to the principal front elevation or roof.
- Installation of a new external entrance ramp to the side of the building to improve accessibility to the veterinary practice.

Impact and Justification

There are no proposed changes to the principal front elevation, roof, or any other elements identified in the list description as key to the building's special architectural and historic interest. Internal works are confined within the building, retain the historic building fabric, and will be lightweight reversible construction to protect the overall layout. The proposed ramp is located on the side elevation, is of low height, and will not be visible in the primary view of the principal façade. The ramp will also be constructed in a simple concrete to remain in keeping with the established hard landscaping and wider conservation area materiality. Overall, the proposals preserve the special architectural and historic interest of the listed building and character and appearance of the Devizes Conservation Area.