

## Heritage Statement

For

No 1 Newport House

Salisbury Street

Mere

Warminster

Wiltshire

BA12 6HE

### 1.0 Heritage Statement

This Heritage Statement is to provide additional supporting information to the attached Planning Application as the proposed work is within the Conservation Area of Mere, Warminster Wiltshire. The Application is for the Proposed Refurbishment and Conversion of a Single Dwelling into Two Apartments at 1 Newport House. The document has been prepared in order to provide commentary on the likely impacts of the proposals and the significance of designated and non-designated heritage assets.

### 2.0 Statement of Significance

#### Assessing Significance

2.1 Assessing the significance is the means by which the cultural importance of a place and its components are identified and compared, essential to effective conservation and management of heritage assets. This assessment identifies the relative significance of the existing structures, buildings and landscaping affected either directly or indirectly by the proposed development, namely the Proposed Refurbishment and Conversion of a Single Dwelling into Two Apartments.

#### Assessment of significance

2.2 The proposed Site is situated on Salisbury Street which is in the heart of the town of Mere. The proposed Site is currently a two storey dwelling which is attached on either side by other buildings which are former shops with accommodation above or dwellings. No.1 Newport House hasn't seen any real change or refurbishment in a number of years and shows signs of deterioration and requires modernisation, however any work carried will have to be carried very sensitively due to the architectural importance of the area.

2.3 In terms of significance, No.1 Newport House is not designated as Listed Building, however, 'Pickwicks', which is the property adjacent to it, to the East, is a Listed Building and there are at least two others in close proximity which are designated as Heritage Assets, therefore any work carried out should with the utmost care and sensitivity.

### 3.0 Legislative and Policy Framework

3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have 'special regard to the desirability of preserving the building, its setting, or any features of special architectural or historic interest which it possesses'.

#### National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF) was revised in December 2024. Paragraphs 202 to 221 relate to conserving and enhancing the historic environment. Paragraph 207 states that when determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

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Paragraph 212 makes it clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

### 3.3 HERITAGE ASSETS

- i) The impact of development on a designated or non-designated heritage asset and its setting must be thoroughly assessed against the significance of the asset. Development should conserve where appropriate and enhance the significance.
- ii) Applications affecting the significance of a heritage asset or its setting will be required to provide sufficient information to demonstrate how the proposals would positively contribute to the asset's conservation.
- iii) A thorough understanding of the significance of the asset and other appropriate evidence including conservation area character appraisals and management plans should be used to inform development proposals including potential conservation and enhancement measures.
- iv) Any harm to the significance of a designated or non-designated heritage asset must be justified. Applications will be weighed against the public benefits of the proposal; if it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset, and; if the works proposed are the optimum required to secure the sustainable use of the asset.
- v) The desirability of putting heritage assets to an appropriate and viable use that is consistent with their conservation will be taken into account.
- vi) Where harm can be justified, appropriate provision will be required to capture and record features, followed by analysis and where appropriate making findings publically available.

## 4. Historic England Guidance

Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning.

4.1 The purpose of this Historic England Good Practice Advice note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness. The document also goes on to provide helpful definitions to help interpret NPPF guidelines and expectations.

### 4.2 Listing Details

The Information below has been taken from The Historic England Web Site for various closest Heritage Assets which are closest to the site;

#### Pickwicks

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1130731

Date first listed: 07-Jul-1989

List Entry Name: The House in Salisbury Street

Statutory Address 1: THE HOUSE IN SALISBURY STREET, SALISBURY STREET

Cont.

Location

Statutory Address:THE HOUSE IN SALISBURY STREET, SALISBURY STREET

The building or site itself may lie within the boundary of more than one authority.

District:Wiltshire (Unitary Authority)

Parish:Mere

National Grid Reference:ST 81370 32413

Details

ST 8032-8132 MERE SALISBURY STREET (north side)

6/70 The House in Salisbury Street

GV II

House in street row. Late C18 or early C19. Squared coursed rubble, ribbon pointed, double Roman tile roof. Two storeys, 2 windows: ground floor has 4-light C19 shop front with shaped heads to lights under common fascia with 4-panel door under shaped overlight, and a 12-pane sash. At first floor, two 12-pane sashes, all these set to front plane of wall, and flush voussoirs. Low-pitched roof with brick gable stacks.

Listing NGR: ST8137032413

Legacy System number:320199

Legacy System:LBS

TIMOTHY J THICK AND VOGUE, SALISBURY STREET

Heritage Category:Listed Building

Grade:II

List Entry Number:1318644

Date first listed:07-Jul-1989

List Entry Name:Timothy J Thick and Vogue

Statutory Address 1:TIMOTHY J THICK AND VOGUE, SALISBURY STREET

Location

Statutory Address:TIMOTHY J THICK AND VOGUE, SALISBURY STREET

The building or site itself may lie within the boundary of more than one authority.

District:Wiltshire (Unitary Authority)

Parish:Mere

National Grid Reference:ST 81343 32402

Details

ST 8032-8132 MERE SALISBURY STREET (north side)

6/69 Timothy J Thick and Vogue

GV II

Two houses with shops, probably built as one premises. Probably C17, much C19 and C20 modification. Coursed rubble, ribbon pointed, plain tile roof, replacing thatch. Two storeys and attic, 2+2 windows. Left half has at ground floor a small horizontal light in blocked opening to original through-way, a paired sash, and plate glass shop front with glazed door, right; at first floor a paired sash and a margin bar sash, and small 2-light gabled dormer. Right half has plank door to throughway, glazed door and two plate glass display windows below two paired 12-pane sashes and 2-light gabled dormer. Large roof slope has brick stack, left, set back near centre, and right gable which has high coped upstand suggesting earlier thatch. This was earlier Mere Co-Operative Stores, and appears to have been constructed originally as two or more cottages; both have deep back wings.

Listing NGR: ST8134332402

Legacy System number:320198

Legacy System:LBS

Cont.

4.3 In addition to the proposals having a direct impact on the immediate setting of No.1 Newport House, regard also has to be taken into account of the adjacent structures and dwellings and the likely impacts upon the setting and significance of these buildings. In order to make an informed assessment, reference has been made to the setting guidance produced by Historic England 'The setting of Heritage Assets' published in December 2017. This document provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

It states that the NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. The document also recognises that the settings of heritage assets change over time. Of particular note is the statement:  
*Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance....*

4.4 The Historic England document describes the stages which should be undertaken in assessing the impact of development proposals on heritage assets. The document provides detailed commentary but identifies key stages in assessing the possible impacts of development proposals on the setting and significance of heritage assets. They are:

Step 1: identify which heritage assets and their settings are affected

*Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*

*Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*

Step 4: explore the way to maximise enhancement and avoid or minimise harm

Step 5: make and document the decision and monitor outcomes.

## 5. The Proposals and their Impacts

### Proposed Work

5.1 The accompanying plans provide sufficient detail to show the Conversion of a No.1 Newport House into Two Apartments, supporting information has also been provided in The Planning Statement. The proposed Conversion will not adversely affect any of the adjacent heritage assets; therefore there will be no greater direct impact on the surrounding dwellings or buildings.

### Direct Impacts

5.2 Direct impacts relate to the changes described above to the immediate dwelling, No.1 Newport House. In terms of applying Historic England guidance, care has been taken to design the conversion within the confines of the existing building. This will maintain the traditional form, provide a design which is more contemporary compared to the original dwelling, and provide an additional dwelling which is much needed in the town of Mere.

### Indirect Impacts

5.3 An indirect impact of the proposal is the degree to which the significance of the adjacent assets is affected by the proposed conversion at No.1 Newport House. Taking the recommended sequential approach outlined in Historic England's setting guidance; steps 1 and 2 have been completed. The third stage is to identify the range of effects the proposal may have on the adjacent Heritage Assets to evaluate the resultant degree of harm or benefit to its significance. The evaluation shows there will be no greater effect on any of the adjacent Heritage Assets.

5.4 This report which is considered proportionate to the degree of proposed works, has sought to describe the impacts the proposal will have on No.1 Newport House as it sits within a Conservation Area, but also the adjacent Heritage Assets which could be affected by the current proposals. It is felt that there will be an initial impact to the host dwelling whilst building work is being carried out, however once building work is completed there will be no greater impact or harm to the building or its external appearance, therefore there will be no affect to any of the adjacent Heritage Assets or Conservation Area.

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## 6. Conclusion

6.1 This report which is considered proportionate to the degree of proposed works, has sought to describe the impacts the proposal will have on the immediate dwelling along with the Conservation Area and any adjacent Heritage Assets which could be affected by the proposals.

As stated, the existing windows and door openings will remain untouched; therefore the external appearance will remain the same. The existing dwelling currently has two entrance doors, one on Salisbury Street the other within the adjacent Access Passage. Each one of these will serve the new dwellings; therefore the external appearance will remain the same. This will preserve the architectural importance of both elevations. It is therefore felt that there will be minimal effect to the host dwelling. None of the adjacent Heritage Assets will be affected by the proposed building work. Therefore it is felt that any 'Harm' would be neutral.