

33 SILVER STREET- ACCESS, DESIGN & HERITAGE STATEMENT



FRONT ELEVATION - Present



FRONT ELEVATION (to left) – 1955)

HERITAGE STATEMENT

1. INTRODUCTION

This is an application to replace all the first and second floor windows in the building at 33 Silver Street Warminster.

2. DESCRIPTION OF THE BUILDING AND ITS SETTING

The site lies in the heart of Warminster and is located within the Warminster Conservation Area. The site contains a grade two listed building fronting Silver Street, which dates back to the 1760 with some earlier tudor and medieval evidence in parts of Silver Street and this early part of Warminster.

The site is located within the Warminster Conservation Area

The building is on three storeys, one of which is within the attic space.

It has a shop/office on the ground floor and residential accommodation on the first and second floors.

The building is constructed with coursed rubble stone with brick quoins. It has a tiled mansard roof continuous with number 34 Silver Street, half hipped to the left of a chimney stack and full continuous ridge to the right chimney stack. On the ground floor the mid-C19 shop front – see 1955 photo, has been replaced by a plate glass shop front with stool riser.

There are 3 timber sliding sash windows on the first floor and 2 timber sliding sash windows (in dormers) at Attic roof level. At the rear there is a two storey extension at 90 degrees to the main building. The windows to the rear and side of the building are of modern casement construction with one being modern UPVC.

3. HISTORICAL CONTEXT AND IMPORTANCE OF THE BUILDING

The building is constructed with coursed rubble stone with brick quoins. It has a tiled mansard roof continuous with number 34 Silver Street, half hipped to the left of a chimney stack and full continuous ridge to the right chimney stack. On the ground floor the mid-C19 shop front – see 1955 photo, has been replaced by a plate glass shop front with stool riser.

The building and buildings at the rear of the property was historically the Obelisk Steam Bakery, with the front building (33 Silver Street) being the shop for purchases of bakery items. The premises was not only used as a Bakers but also as a grocery and confectionary store under the ownership of an E J Butcher and included amongst its

facilities “ first class luncheon and tea rooms for parties”. A photo dating back to circa 1910 is shown in Appendix 2. The bakery and tea room were situated within the old bakery building at the rear. We understand that the tea room facilities on the first floor was used as a billet for American troops stationed in Warminster during the second world war.

Bakery production continued after the war until the late 1960s when the premises were then converted to offices. Much of the original internal features have been removed during the course of the conversion works and little of any architectural or historical significance remain. We understand that the building was used by a local firm of accountants up until 2016 since when the premises have remained vacant and in a poor state of repair, and in particular the windows.

3. PRE-APPLICATION CONSULTATIONS

No pre-application consultation has been carried out

4. PREVIOUS APPLICATIONS

At the time of writing this statement the agent was aware that there have been 2 applications for this building the first a planning consent ref: W98/0055 - see Appendix 1 and the second a renewal of that consent under 04/00624 with that being implemented within the 5 year statutory start period for this building.

5. THE PROPOSED WORKS

It is proposed to replace all the sash windows to the front of the building and the 3 modern windows at the rear. The windows to the front are in poor condition and are beyond any reasonable repair. This is very much a like for like replacement with the exception that the glazing will be of slim double glazed heritage standard. Details of this joinery is included in this application.

The timber windows to the rear and side will match the existing joinery again except for the fact that the windows will be double glazed, and the UPVC window will match the other casement windows. No details of this joinery is included because the replaced windows are modern and have no historical context.

DESIGN AND ACCESS STATEMENT

1. IDENTIFYING THE DESIGN PRINCIPLES

Generally

- i) The building occupies a road frontage plot in Silver Street, Warminster.
- ii) There is pedestrian and vehicular access to the rear of the building via a small roadway to the west of the building.

Site constraints

The site is constrained by the following factor:

- The current form of the building and the position and size of the existing openings affected by the proposed works.

The brief

The brief from the client was to prepare a Listed Building application for replacement windows.

The design principles

To provide a simple scheme which fulfils the clients brief and takes into account the existing historical context of the building.

2. CREATING THE DESIGN SOLUTION

- a. Care has been taken to protect the setting and character of the Listed Buildings.
- b. This proposed development falls within the remit of the Local plan policy:
 - a. Core Policy 58: Ensuring the Conservation of the Historic Environment

APPENDIX 1



Date of Application: 12.01.98

Application No: W98/0055

Application Type: Listed building

Parish: Warminster

Location: 33 SILVER STREET WARMINSTER

Description: CONVERSION OF FIRST AND SECOND FLOORS TO TWO SELF CONTAINED FLATS

Applicant:

Agent:

KINGSTONE HOMES
FURLONG HOUSE
EAST STREET
WARMINSTER WILTSHIRE

Peter Grist
59d Market Place
WARMINSTER
Wilts
BA12 9AZ

Date of Decision: 21.04.99

Decision: PERMISSION



APPENDIX 2



**First-Class Luncheon and Tea Rooms
for Parties.**

Wedding Breakfasts, Reception, Garden
Parties, At Homes, etc., catered for.

***** SATISFACTION GUARANTEED. *****

Address :

Silver Street, Warminster.

The "Obelisk" Steam Bakery.

E. J. BUTCHER,

**BAKER, GROCER &
AND CONFECTIONER,**

High-Class Bread,
English and Continental Pastry.

Bride, Birthday
and Tennis Cakes
a Speciality.



STROLLING BAKERY AND PROVISIONS SINCE 1910

APPENDIX 2

<https://www.google.com/maps/place/E.J.+Butcher+The+Obelisk+Steam+Bakery/@51.354285,-2.714153,15z>