

Heritage Statement

For

102A Portway

Warminster

Wiltshire

BA12 8QF

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 Warminster Wiltshire. The Application is for a Proposed Single Storey Rear Extension to an existing Single Storey Dwelling at 102a Portway, Warminster. 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 Single Storey Rear Extension.

Assessment of significance

2.2 The proposed Site is situated to the rear of dwellings along Portway which is a Conservation Area to the North East of the town centre of Warminster. The work to be carried is to the rear of a single storey detached bungalow built around 2018 constructed of brickwork under a slate roof. Although a modern bungalow any work carried within this area should be carried sensitively due to the architectural importance of the Conservation Area.

2.3 In terms of significance, 102a Portway is not designated as Listed Building, however, there are 3 No. Buildings within close proximity, which will be discussed later, 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.

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.

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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 Heritage Assets which are closest to the site;

The Ferns

Heritage Category: Listed Building, Grade:II

List Entry Number:1364443

Date first listed:31-Mar-1978 List Entry Name:The Ferns

Statutory Address 1:THE FERNS, 61, PORTWAY

Location Statutory Address:THE FERNS, 61, PORTWAY

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

District:Wiltshire (Unitary Authority) Parish:Warminster

National Grid Reference:ST 87483 45537

Details, WARMINSTER PORTWAY 1. 5411 (West Side) No 61 (The Ferns) ST 84 NE 1/270

2. Good early C19, detached (only just) cottage. 2 storeys. Coursed rubble with brick quoins and centre quoins to slight right hand break. Brick dressings, stone lintels. Glazing bar sash windows, 2 on 1st floor, one on ground floor. 6 panel door to left (upper 2 glazed) with little metal hood. Shallow pitched half hipped roof with gable and chimneys.

Listing NGR: ST8748345537 Legacy System number:312976 Legacy System:LBS

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37-43, PORTWAY

Heritage Category: Listed Building Grade:II

List Entry Number:1194483

Date first listed:31-Mar-1978 List Entry Name:37-43, PORTWAY

Statutory Address 1:37-43, PORTWAY

Location Statutory Address:37-43, PORTWAY

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

District:Wiltshire (Unitary Authority)

Parish: Warminster National Grid Reference:ST 87420 45463

Details

WARMINSTER PORTWAY 1. 5411 (West Side) Nos 37 to 43 (odd) ST 8745 SW 6/268 II GV

2. 1840s style. 3 storey terrace. Brick faced. Nos 39 and 41 with ashlar quoins and voussoirs to flat arches. One range of late glazed sashes each, central blind windows on 1st and 2nd floors. Outer flush panel door (upper panels glazed), paired doors in centre. Dwarf brick wall stone capped with arrow head railings to front gardens. Slate roof and parapet.

Listing NGR: ST8742045463 Legacy System number:312975 Legacy System:LBS

66-74, PORTWAY

Heritage Category:Listed Building Grade:II

List Entry Number:1036239

Date first listed:31-Mar-1978 List Entry Name:66-74, PORTWAY

Statutory Address 1:66-74, PORTWAY

Location Statutory Address:66-74, PORTWAY

District:Wiltshire (Unitary Authority) Parish:Warminster

National Grid Reference:ST 87424 45409

Details

WARMINSTER PORTWAY 1. 5411 (East Side) Nos 66 to 74 (even) 52 8745 Sif 6/276 II GV

2. Dated 1734. 2 storey cottage row altered. Coursed and squared rubble with ashlar quoins to right of Nos 66 and 68 and framing No 72. Some C19 ashlar lintels. Replacement probably mid C19 tile roof with 3 brick ridge chimneys. Nos 66 and 72 retain 2 light chamfered stone mullion casements. 2 ranges of windows each. 2 light casements except ground floor of Nos 66 and 70 to left and No 68 to right. Brick dressings to Nos 68 and 70. No 74 rendered. Central mid C19 doors, Nos 68, 70 and 72 half glazed, No 74 beaded with 4 centred arch head, No 72 with beaded surround; shallow gabled bracketed hoods. Datestone between No 68/70 with incised panels: I B R E S E 17 34 The interiors of Nos 70, 72 and 74 have large inglenook-type fireplaces on ground floor.

Listing NGR: ST8742445409 Legacy System number:312983 Legacy System:LBS

4.3 In addition to the proposals having a direct impact on the immediate setting of 102 Portway, 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 Proposed Extension of 102a Portway 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, 102a Portway. In terms of applying Historic England guidance, care has been taken to design the extension as an infill of a corner of the building. The roof of the proposed extension along with the roof of a previous single story extension will be flat with roof lanterns incorporated into the structure. Cladding will be used for the rear elevation only; the remaining walls will be retained as brickwork. This will maintain a traditional form, but provide a contemporary design compared to the original dwelling.

Indirect Impacts

5.3 An indirect impact of the proposal is the degree to which the significance of the adjacent assets are affected by the proposed Extension at 102a Portway. 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 102a Portway 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 roof of the proposed extension along with the roof of a previous single story extension will be flat with roof lanterns incorporated into the structure. Cladding will be used for the rear elevation only; the remaining walls will be retained as brickwork. This will maintain a traditional form, but provide a contemporary design compared to the original dwelling. The Proposed Windows and Doors will be UPVC to match that of the existing dwelling; therefore the external appearance will remain very much the same as existing.

The existing dwelling currently is accessed from Portway by a garden path. This will be unchanged and therefore any access will be unaffected. This will preserve the architectural importance of the street scene of Portway. As the proposed work is to the rear of the host dwelling, which cannot be seen from the highway, it is felt that there will be minimal effect to the Conservation area. None of the adjacent Heritage Assets will be affected by the proposed building work. Therefore it is felt that any 'Harm' would be neutral.