

St. Pauls House
1 Marshfield Road
Chippenham
Wiltshire SN15 1LA

Proposed Refurbishment
and Additional Floor

Heritage Statement

Project Ref. AH2498

June 2026



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1. NON-TECHNICAL SUMMARY

Project Name:	St. Pauls House
Proposal:	Proposed Refurbishment and Additional Floor
Location:	1 Marshfield Road, Chippenham SN15 1LA
NGR:	391804, 173653
Type:	Heritage Statement

This Heritage Statement has been prepared in relation to proposals for the construction of an additional floor at St. Pauls House, Marshfield Road, Chippenham.

The Site lies within the Chippenham Conservation Area and in proximity to a number of designated heritage assets, including several Grade II Listed Buildings and the Grade II* Listed Railway Viaduct. St. Pauls House itself is a substantial late 20th century office building constructed for the Department of Health and Social Security (DHSS) and subsequently converted to residential use. Whilst located within the Conservation Area, the building is not considered to constitute a heritage asset in its own right.

The assessment has examined the significance of nearby Listed Buildings, the Railway Viaduct and the Chippenham Conservation Area, together with the contribution made by St. Pauls House to the character and appearance of the historic townscape.

The proposals comprise the addition of an additional storey to the existing building, together with associated external refurbishments. The design seeks to retain the established footprint and principal form of the existing building whilst providing additional residential accommodation within a highly sustainable town centre location.

The assessment concludes that the proposals would not result in harm to the significance of nearby Listed Buildings, including the Grade II Listed 1 and 2 St. Paul Street, Vine Cottage, 44-47 New Road, and 41-43 New Road, and the Grade II* Railway Viaduct. Existing relationships between these heritage assets and St. Pauls House would remain readily appreciable and the contribution made by their settings to significance would be preserved.

With regard to the Chippenham Conservation Area, the proposals would alter an existing modern building that already forms a prominent component of the townscape. The additional storey would be read as part of the ongoing evolution of the urban environment and would not undermine the ability to appreciate the historic development, architectural character or significance of the Conservation Area. Through the replacement and enhancement of the existing roofscape and upper elevations, the proposals have the potential to deliver a minor enhancement to the appearance of a building that has previously been identified by the local planning authority as making a limited contribution to the Conservation Area.

The proposals would also provide additional town centre residential accommodation, supporting the continued sustainable use of an existing building within a highly accessible location. Overall, the proposals are considered to preserve the significance of nearby heritage assets and the character and appearance of the Chippenham Conservation Area and accord with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant provisions of the National Planning Policy Framework (2025).

2. OUTLINE

- 2.1. This heritage statement has been completed in respect of a proposal for the construction of an additional floor at St. Pauls House, Marshfield Road, Chippenham. The property comprises a four storey block situated at NGR 391804, 173653, within the Chippenham Conservation Area.

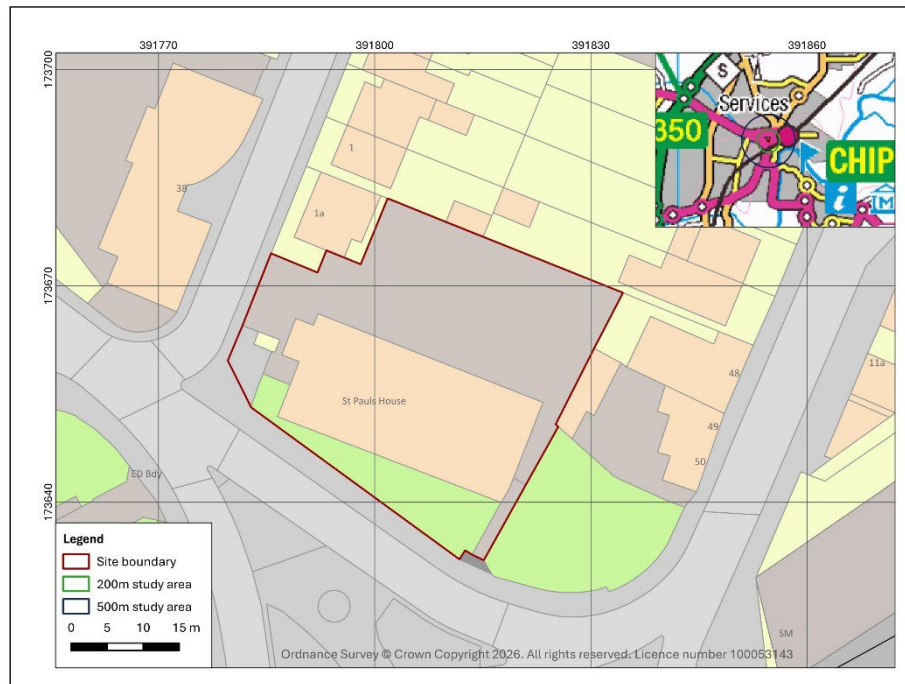


Image 1: Site location plan

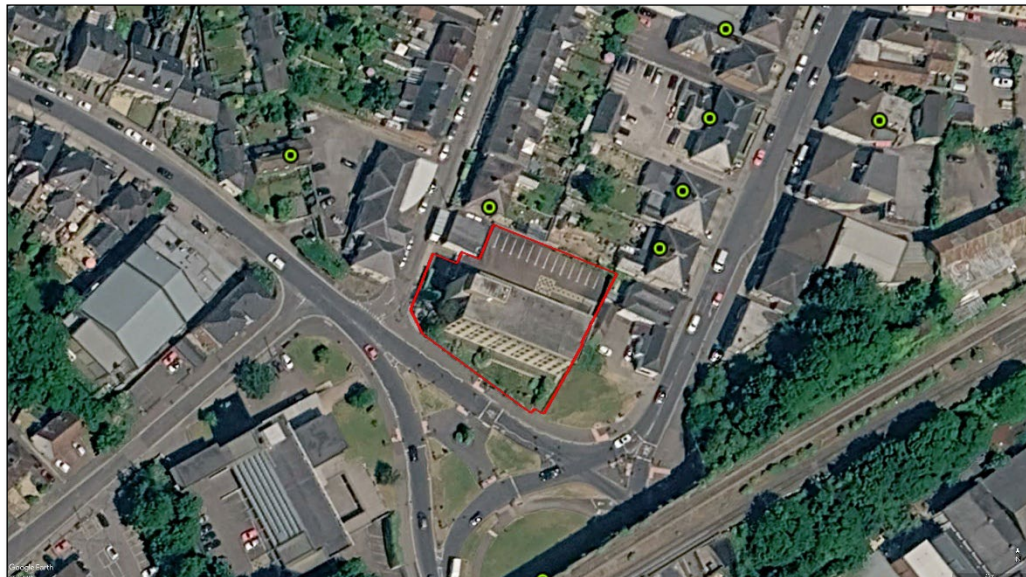


Image 2: Aerial view of St. Pauls House showing nearby Listed Buildings

- 2.2. St. Pauls House lies to the north side of Marshfield Road and in proximity to a number of Listed Buildings, the closest of which comprise 1 and 2 St. Paul Street to the north of the building and (List Entry 1267922) and 46 and 47 New Road (List Entry 1267953) to the northeast (Image 2). Both are Grade II Listed.

Limitations of data

- 2.3. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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Assessment Criteria

- 2.6. The criteria used in this assessment to define the level of harm resulting from any proposed development are set out in Table 1, below. These criteria are drawn from an understanding both the NPPF and the two advice notes issued by Historic England in respect of the assessment of significance and setting of heritage assets (GPA2: Historic England 2015; GPA3 Second Edition: Historic England 2017).

Table 1: Definition of harm

Magnitude of Impact	Defined as	Harm
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset	Substantial Harm
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset	Less Than Substantial Harm
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset	Less Than Substantial Harm
Negligible	No change or very slight change to the asset or change in its setting resulting	No Harm

	in no change or reduction in the significance of the asset	
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset	No Harm
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset	No Harm
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset	No Harm

3. SITE ASSESSMENT

Historic environment context

- 3.1. An arbitrary 200m study area was established to better quantify and understand the distribution and nature of designated heritage assets in proximity to St. Pauls House.

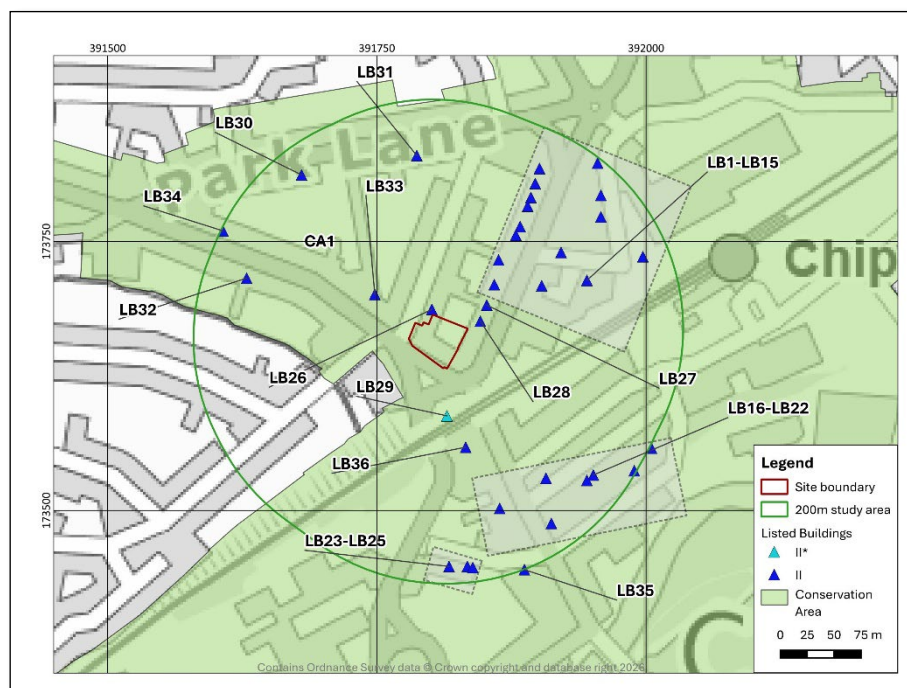


Image 3: Distribution of designated heritage assets in study area

- 3.2. The study area features 36 Listed Buildings (Image 3) and also includes part of the Chippenham Conservation Area within which the property is located. All Listed Buildings within the study area are situated in the Conservation Area.
- 3.3. The majority of the Listed Buildings are Grade II with the exception of the *Railway Viaduct* on New Road (Image 3, LB29) which is Grade II* Listed. The viaduct is situated c. 55m south of St. Pauls House.

Site visit

- 3.4. A site visit was completed on 02 June 2026 where St. Pauls House and the wider built historic environment of this area of Chippenham and the Conservation Area were visually assessed in respect of the existing building.
- 3.5. Observations made during the site visit have informed assessments of significance and impact set out later in this heritage statement whilst a number of photographs taken at the time have been included in this heritage statement.

Historical development of Chippenham and the Marshfield Road area

- 3.6. Chippenham is an historic market town situated on the River Avon at an important crossing point and communications route through north Wiltshire. The settlement has early medieval origins and developed into a significant market and administrative centre during the medieval period. By the 18th century the town had grown through profitable ventures including agriculture, cloth production and regional trade, with substantial rebuilding undertaken within the historic core during this period. The prosperity of this period contributed to the distinctive Georgian character of parts of the town centre (wiltshirehistory.org).
- 3.7. Marshfield Road formed part of the principal route westwards towards Bristol and historically provided an important approach to the town. The present alignment was established following turnpike improvements undertaken in 1792, replacing an earlier route through Foghamshire (CTC 2024; wiltshirehistory.org).
- 3.8. The 19th century expansion of Chippenham was significantly accelerated through the arrival of the Great Western Railway. Chippenham railway station opened in 1841 and rapidly strengthened the town's role as a regional centre for industry, commerce and transport. The railway also stimulated industrial development, and in 1842 Rowland Brotherhood established engineering works north-west of the station, producing railway equipment and rolling stock for the expanding railway network. The works became a major local employer and played an important role in the growth of Chippenham during the mid-19th century (Arnos Vale 2016).
- 3.9. Much of the Marshfield Road, Park Lane and St. Paul Street area developed during the second half of the 19th century as a residential suburb associated with this expansion. Earlier roadside buildings survived in places, but the prevailing character derives from Victorian terraces, semi-detached houses and villas constructed in local limestone with slate roofs (CTC 2024).
- 3.10. The terrace at Nos. 52–67 Marshfield Road was erected in 1858 by Rowland Brotherhood to accommodate workers employed at his engineering works and represents one of the earliest phases of planned residential expansion in the area (National Heritage List). Historic England further identifies a number of later villas along Marshfield Road as notable examples of the Victorian suburban growth associated with the period of railway-related expansion.
- 3.11. During the 20th century the area continued to evolve through the introduction of larger commercial and administrative buildings around the railway viaduct and town centre approaches. St. Pauls House was constructed during the late 1970s for the Department of Health and Social Security and replaced earlier Victorian buildings on the site. Whilst these later developments altered the townscape, the historic street pattern, surviving

Victorian housing stock and Brunel's railway viaduct continue to illustrate the expansion of Chippenham following the arrival of the railway (CTC 2024).

- 3.12. Further examination of the developmental history of the site of St. Pauls House is set out below in the historic map regression section.

Historic map regression

- 3.13. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape, streetscape or possibly lost to development or boundary change.

1773 Andrews and Dury - A Topographical Map of the County of Wiltshire



Image 4: 1773 Andrews and Dury - A Topographical Map of the County of Wiltshire

- 3.14. Andrews and Dury's map of Wiltshire, published in 1773, represents one of the earliest county-scale cartographic surveys of Wiltshire. Compiled by Andrew Dury and John Andrews, the map was produced at a scale intended to illustrate the county's principal settlements, road network, rivers and other topographical features rather than individual buildings or detailed property boundaries. As such, it provides valuable evidence for the broad form and extent of settlements during the latter part of the 18th century but offers limited detail regarding individual sites.
- 3.15. The map depicts Chippenham as an established settlement focused on the River Avon crossing, with a developed urban core and a network of roads converging upon the town. The Site lies on the western edge of the mapped settlement, adjacent to the principal route leading towards Bristol. Although the scale and purpose of the map preclude identification of any structures occupying the Site itself, it demonstrates that the Site formed part of the immediate hinterland of the historic town by the later 18th century. The map also illustrates the established routeways that would later influence the

development of Marshfield Road and the surrounding Victorian suburb, confirming the Site's location within an important approach corridor to Chippenham prior to further 19th century urban expansion relating to the arrival of the railway.

1813 Edmund Crocker - Bath (OSD 169)

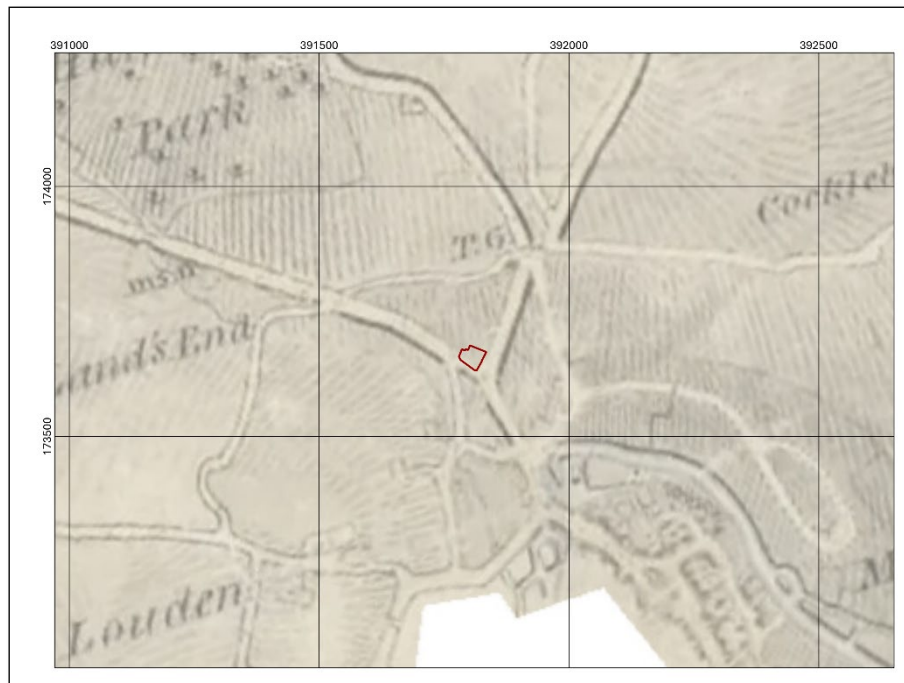


Image 5: 1813 Edmund Crocker - Bath (OSD 169)

- 3.16. This Ordnance Survey drawing represents one of the first group of hand drawn maps produced for the military. It was surveyed by Edmund Crocker in 1813 and provides an important record of the landscape surrounding Chippenham immediately prior to the town's major expansion following the arrival of the railway. Although the scale and purpose of the survey do not allow for any detailed view of individual plots or buildings, the drawing offers a valuable insight into the broader topographical and settlement context of the area during the early 19th century.
- 3.17. The drawing shows that the St. Pauls House site occupied a largely undeveloped position on the northern edge of Chippenham during the early 19th century. Whilst the principal built-up area of the town is positioned to the south and southeast, the plot lay adjacent to an established road junction associated with the turnpike road network. The surrounding landscape appears predominantly agricultural in character, comprising enclosed fields and open land beyond the limits of the historic settlement. The drawing clearly demonstrates that the site of St. Pauls House remained outside the principal extent of urban development prior to the major urban expansion following the arrival of the railway in the mid-19th century.

1840 Langley Burrell parish tithe map

- 3.18. The tithe map for Langley Burrell was completed in 1840 by Little and Weaver, Chippenham, with the apportionment compiled in the same year (Kain & Oliver 1995).
- 3.19. The Site occupies part of the larger Plot 449, and further information on this plot, along with several of those adjacent and nearby, are included in Table 2 below to provide further

data on local land use and ownership during the mid-19th century. Plot name interpretation is generally after Cavill 2018 or further research.

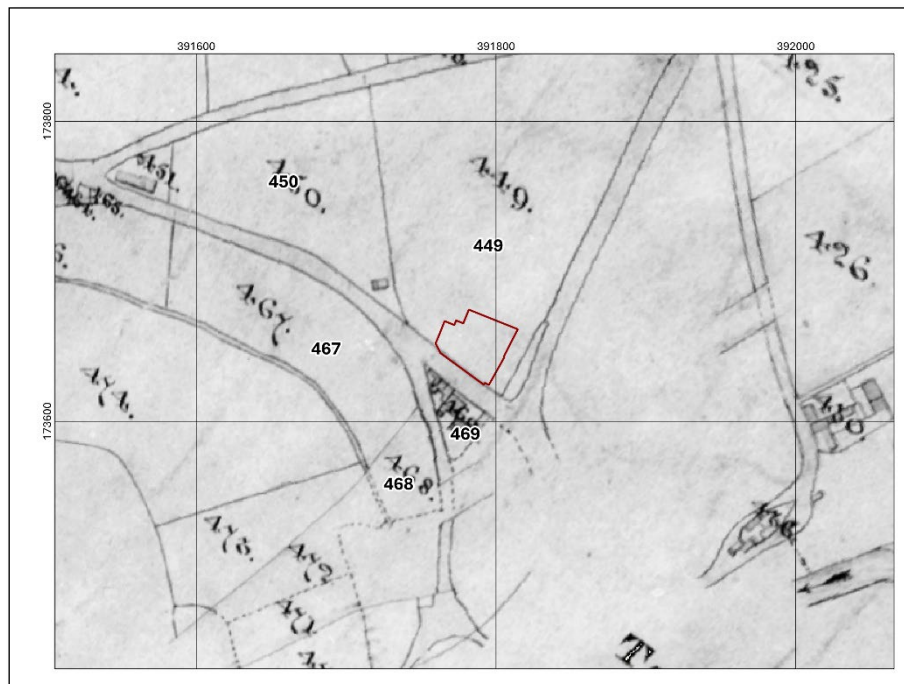


Image 6: 1840 Langley Burrell parish tithe map

Table 2: 1840 Langley Burrell tithe map apportionment

Plot No.	Plot Name	Landowner	Land Use	Interpretation
449	Home Ground or Brook Ground	Reverend Robert Ash	Pasture	'Home Ground' refers to land attached to the farmstead, whilst 'Brook Ground' suggests land beside a stream
469	Four houses, Buildings and Gardens	James Sperring	-	Self-explanatory
468	Part of The Meadow	Great Western Railway Company	-	Probably part of a larger common field, now enclosed
467	Part of The Meadow	Joseph Neeld Esquire	Pasture	As 468
450	House and Nursery	Marianne Gaby & Thomas Gaby	-	Self-explanatory

- 3.20. The survey illustrates that the site formed part of a wider agricultural landscape on the northern fringe of Chippenham, with only limited development concentrated around the historic road junction at Land's End. The surrounding plots were similarly agricultural in character, reflecting the largely rural nature of the area immediately prior to the town's Victorian expansion.

- 3.21. Of particular note is plot 468 immediately south of Plot 449, which was already in the ownership of the Great Western Railway Company. Although the railway itself had not yet been constructed, this ownership demonstrates that land acquisition associated with the forthcoming railway was already underway by 1840. The tithe map and apportionment have effectively recorded this area at a pivotal moment immediately before the arrival of the railway and the substantial residential and commercial development that would subsequently transform the Marshfield Road and St. Paul Street area.

1885 Ordnance Survey County Series 1:2,500

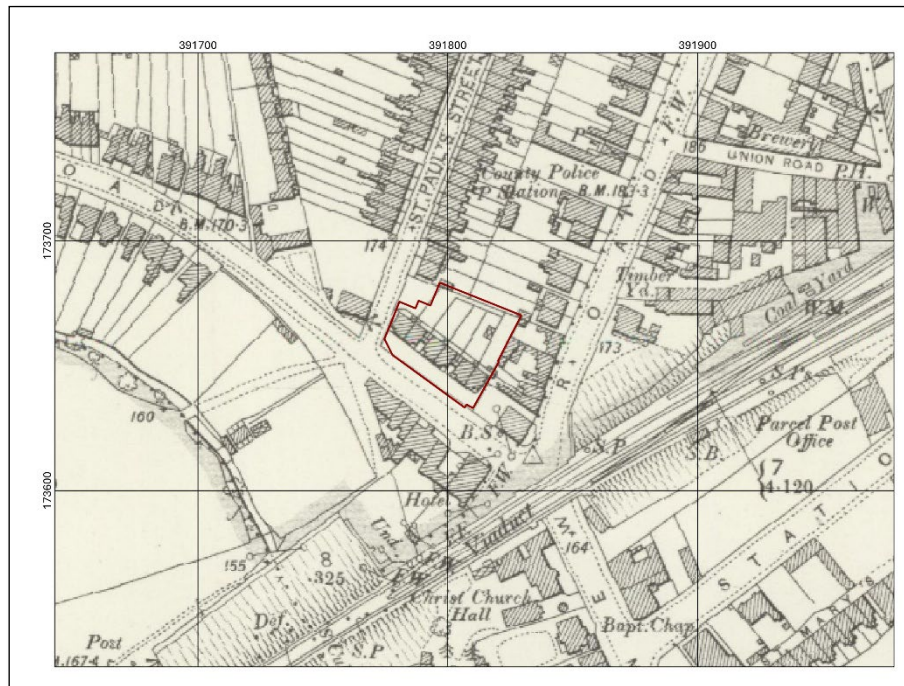


Image 7: 1885 Ordnance Survey County Series 1:2,500

- 3.22. By the time of the First Edition Ordnance Survey map of 1885, the character of the area had changed significantly from that recorded on the 1840 tithe map. The construction of the Great Western Railway and associated railway infrastructure had resulted in major urban expansion to the north of Chippenham, including the development of the Marshfield Road, Park Lane and St. Paul Street area as a densely built Victorian suburb.
- 3.23. The map shows the Site to be fully developed, with a terrace of six buildings occupying the Marshfield Road frontage. The narrow rear plots associated with these properties are also clearly visible.
- 3.24. The wider area also exhibits a distinctly urban character, with continuous building frontages along both Marshfield Road and St. Paul Street. The *County Police Station* is shown immediately to the northeast of the Site, whilst the railway corridor occupies land to the south. The map illustrates the extent to which the arrival of the railway had reshaped this part of Chippenham, transforming what had previously been pasture and open land into a developed suburban district strongly associated with the town's Victorian growth.

1889 Ordnance Survey County Series 1:2,500

- 3.25. The 1889 OS map does not illustrate any significant changes at the site or its surroundings.

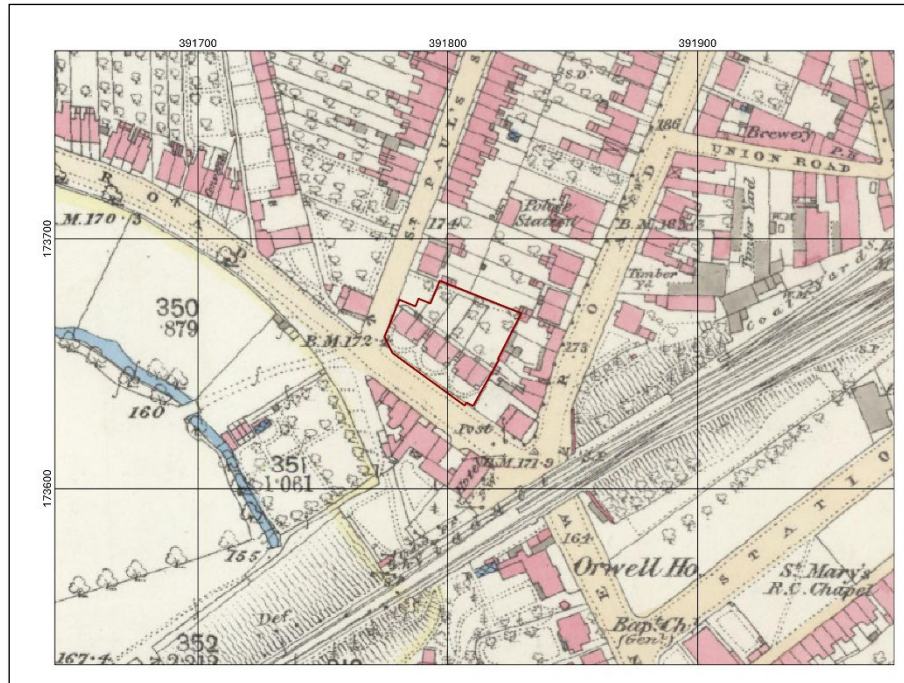


Image 8: 1889 Ordnance Survey County Series 1:2,500

1921 Ordnance Survey County Series 1:2,500

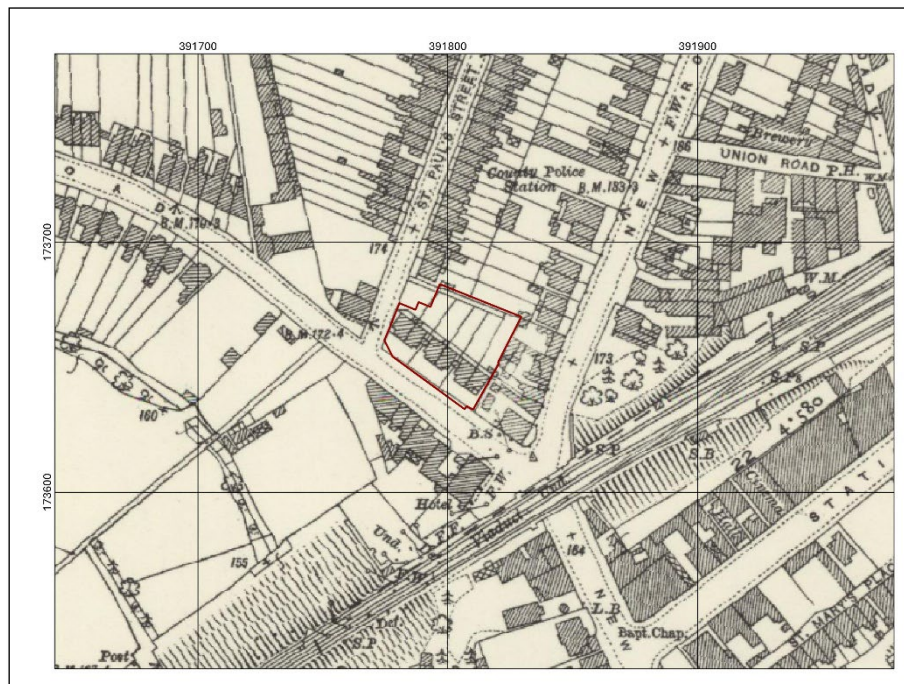


Image 9: 1921 Ordnance Survey County Series 1:2,500

- 3.26. This early 1920s map shows no significant change at the St. Pauls House site which remains occupied by the 19th century terrace.

1968 Ordnance Survey Plan 1:1,250

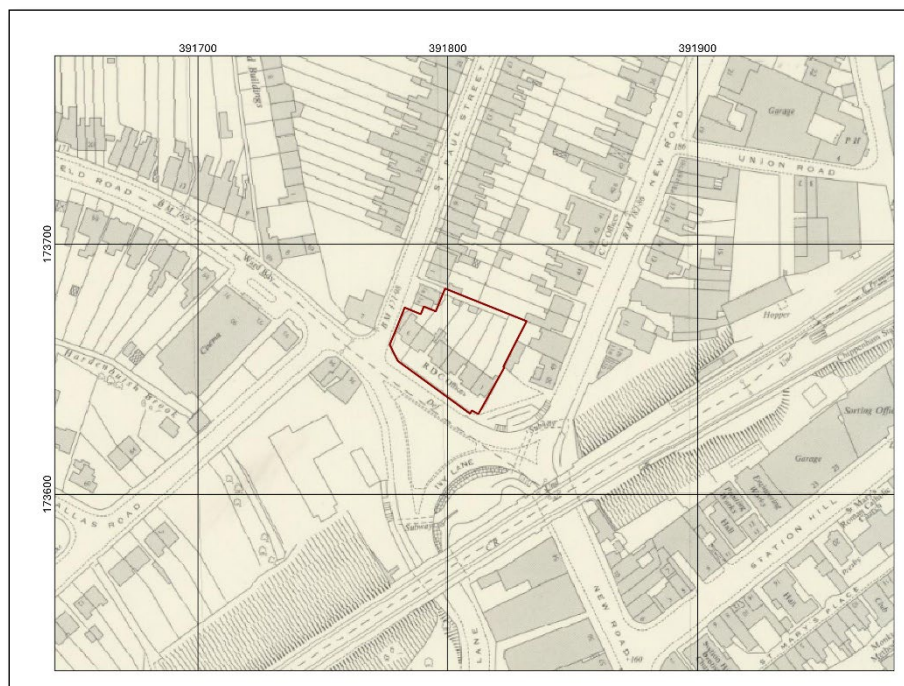


Image 10: 1968 Ordnance Survey Plan 1:1,250

- 3.27. The 1968 OS map shows some slight modifications to individual elements of the 19th century terrace, but nothing considered to be of any major significance.

1978-90 Ordnance Survey Plan 1:1,250

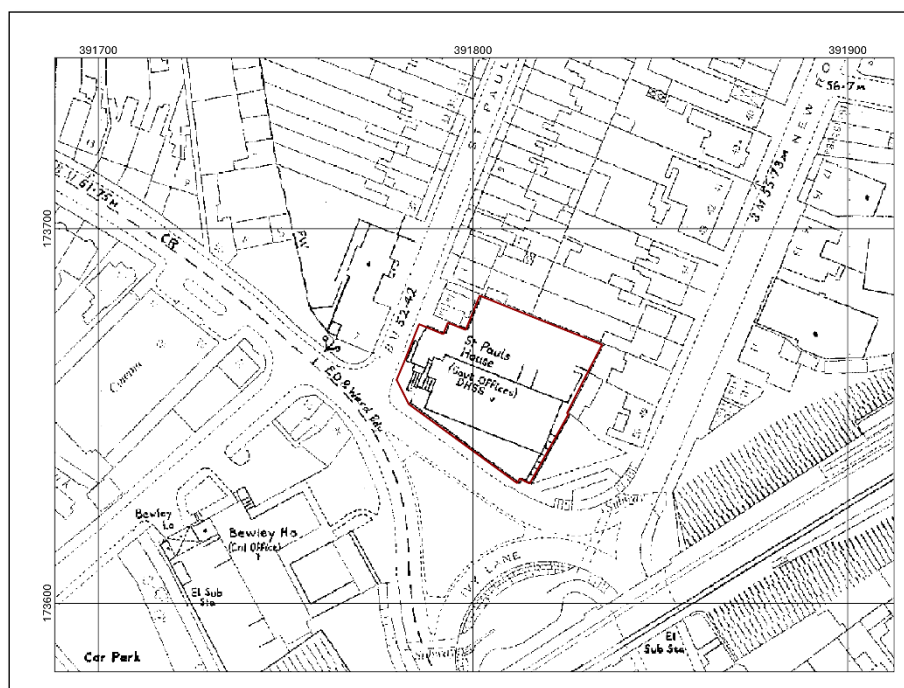


Image 11: 1978-90 Ordnance Survey Plan 1:1,250

- 3.28. This map illustrates the completion of St. Pauls House by the period 1978-1990. The building's original function was as *Government Offices* relating to the Department of

Health and Social Security (DHSS). The building has undergone no significant change or modification since its original construction.

4. ASSESSMENT OF SIGNIFICANCE

Scoping

- 4.1. The development proposal has the potential to result in harm to a number of Listed buildings and to the character and appearance of the Chippenham Conservation Area.
- 4.2. With regard to Listed Buildings, those in closest proximity to St. Pauls House have been subject to detailed assessment below. These comprise:
 - 1 and 2 St. Paul Street (Grade II Listed Building).
 - Vine Cottage (Grade II Listed Building).
 - 46 and 47 New Road (Grade II Listed Building).
 - 44 and 45 New Road (Grade II Listed Building).
 - Number 41, 42, and 43 and Attached Walls and Gate Piers (Grade II Listed Building).
 - Railway Viaduct.
- 4.3. Detailed assessment of the character and appearance of the Conservation Area has also been completed in the sections below, and with regard to other Listed Buildings in the study area which lie further from St. Pauls House, the assumption is that they are covered within the wider assessment of the Conservation Area.
- 4.4. St. Pauls House has been given due consideration as part of this heritage statement but has not been found to meet the criteria to be identified as a heritage asset. Its position within, and contribution to, the Conservation Area as an example of late 1970s architectural built form has however been assessed within the Conservation Area section below.
- 4.5. Within the individual assessments Communal Value is assessed. Whilst this is outside the remit set out in the glossary of the NPPF, it forms part of the assessment criteria set out in the English Heritage publication Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008) and is considered an essential criterion in the assessment of significance.

1 and 2 St. Paul Street (Grade II Listed Building; List Entry 1267922)

Description

- 4.6. Nos. 1 and 2 St Paul Street comprise a symmetrical pair of mid-19th century semi-detached houses occupying a prominent position on the eastern side of St. Paul Street, close to its junction with Marshfield Road. Constructed in limestone ashlar beneath a hipped slate roof, the buildings form part of the Victorian expansion of Chippenham associated with the arrival of the railway and subsequent suburban growth of the St Paul Street area.
- 4.7. The principal elevation of each property is arranged symmetrically, comprising two storeys with a four-window frontage. Architectural detailing includes rusticated pilasters marking the outer corners and party wall, raised window surrounds, and traditional vertically proportioned sash windows. The roofscape is characterised by broad eaves and a substantial ashlar chimney stack positioned on the party wall.



Image 12: Nos. 1 and 2 St. Paul Street viewed from southwest

- 4.8. The building displays classical influences typical of mid-Victorian suburban development, deriving much of its character from its symmetry and use of local limestone. Whilst the statutory list description notes replacement of one entrance door, the overall architectural form and appearance remain well preserved.

Contributors to the significance of the heritage asset

- 4.9. Archaeological and evidential value: The Listed Building derives evidential value from its survival as a largely intact example of mid-19th century residential development associated with the expansion of Chippenham following the arrival of the Great Western Railway. The surviving fabric, form and plan arrangement preserve evidence of contemporary construction techniques, materials and domestic architectural practices employed during this period of rapid urban growth.
- 4.10. The property also provides evidence for the historic development of the St. Paul Street area, illustrating the transition of land that had remained largely agricultural during the early 19th century into a planned Victorian suburb. The retention of its principal built form, architectural detailing and relationship with the surrounding street pattern allows this phase of development to remain readily legible.
- 4.11. The building's archaeological and evidential value is considered to contribute to its significance at a moderate level.
- 4.12. Historical value: The building derives illustrative historical value from its association with the expansion of Chippenham during the mid to late-19th century. Constructed as part of the Victorian development of the St. Paul Street area following the arrival of the railway, it provides an illustration of the suburban growth that transformed the northern outskirts of the town from agricultural land into a densely developed residential district. Its survival within the historic street pattern, together with its relationship to neighbouring contemporary buildings, allows this important phase of urban development to remain appreciable.

- 4.13. The building's associative historical value is more limited. Whilst it contributes to the collective historic character of the St. Paul Street area and its development as part of the Victorian suburb, no direct association with nationally important individuals, events or institutions has been identified from the sources consulted.
- 4.14. Overall, the Listed Building's historical value is considered to make a major contribution to its significance.
- 4.15. Architectural and aesthetic value: Architecturally, the building is a largely intact example of a mid-19th century semi-detached property. Its significance derives from the quality of its limestone ashlar construction, symmetrical façade, sash windows, detailing and roof form. Although modest in scale, the building demonstrates a clear architectural identity and contributes positively to the character of St. Paul Street. Its architectural and aesthetic value is considered to make a major contribution to its significance.
- 4.16. Communal value: The Listed Building contributes to the historic character of the St. Paul Street area and forms part of the wider grouping of Victorian buildings that define the character of this part of the Chippenham Conservation Area, contributing to local distinctiveness and historic townscape character. A minor level of communal value is identified.
- 4.17. Contribution of setting to significance: The significance of the property is enhanced by its position within a predominantly Victorian streetscape comprising residential terraces, villas and institutional buildings associated with the expansion of Chippenham during the 19th century. Its relationship with neighbouring historic buildings, St. Paul Street and the wider railway suburb remains appreciable. Although modern development, including St. Pauls House, has altered aspects of the wider townscape, the immediate historic context of the building remains legible. The contribution of the building's setting to its significance is considered major.
- 4.18. Overall: Nos. 1 and 2 St Paul Street derive their significance in large part from their historical and architectural value as a well-preserved example of mid-19th century suburban housing associated with the Victorian expansion of Chippenham. The Listed Building makes a positive contribution to the architectural character of St. Paul Street and illustrates the transformation of the area following the arrival of the railway. Its significance is enhanced by the survival of its principal architectural features and its continued relationship with the surrounding historic streetscape.

Vine Cottage (Grade II Listed Building; List Entry 1267998)

Description

- 4.19. Vine Cottage occupies a prominent position on the north side of Marshfield Road and is set behind a limestone boundary wall and enclosed garden. The building comprises a detached late 18th century house constructed of limestone rubble with freestone dressings beneath a half-hipped stone slate gambrel roof. The building predates much of the surrounding Victorian development and represents an earlier phase in the developmental evolution of the Marshfield Road area.
- 4.20. The front elevation is arranged symmetrically as a three-window frontage of two storeys with attic rooms. The façade includes sash windows set in ashlar surrounds. The roof is distinctive, comprising a substantial gambrel roof including dormer windows and brick chimney stacks to the rear. Although the List Entry notes a number of 20th century

alterations, including replacement dormers and entrance door, the building retains its historic form, proportions and architectural character.



Image 13: Vine Cottage, front elevation from Marshfield Road

Contributors to the significance of the heritage asset

- 4.21. Archaeological and evidential value: Vine Cottage retains evidential value through the survival of its historic form and fabric, and its distinctive gambrel roof structure. The building preserves evidence of late 18th century domestic construction and provides a record of development within the Marshfield Road area prior to the substantial expansion of Chippenham during the 19th century. The building's archaeological and evidential value is considered to contribute to its significance at a moderate level.
- 4.22. Historical value: Vine Cottage derives historical value from its illustration of the development of the northern approaches to Chippenham during the late 18th and 19th centuries. Constructed during the late 18th century, the building predates both the arrival of the Great Western Railway and the subsequent suburban expansion that transformed the Marshfield Road and St. Paul Street area during the Victorian period.
- 4.23. At the time of its construction, the building would have occupied a position beyond the extent of Chippenham, forming part of a more dispersed pattern of development along the town's northern approach roads. Historic maps demonstrate that the surrounding area remained largely agricultural during the early 19th century, with substantial urban development undertaken following the arrival of the railway in the 1840s. Vine Cottage is considered to provide an important surviving link to the pre-railway landscape and settlement pattern.
- 4.24. Whilst no direct association with nationally important individuals or events has been identified, the building's survival allows an earlier phase of the town's development to remain readily appreciable within a streetscape now largely characterised by later Victorian and modern development. Historical value is considered to make a major contribution to the significance of the Listed Building.

- 4.25. Architectural and aesthetic value: Architecturally, Vine Cottage is a well-preserved example of a late 18th century domestic building. Its limestone construction, symmetrical composition, sash windows and, in particular, its substantial gambrel roof contribute to its special interest. The building demonstrates a distinctive visual character that differentiates it from the surrounding Victorian development and contributes positively to the architectural diversity of Marshfield Road. Its architectural and aesthetic value is considered to make a major contribution to its significance.
- 4.26. Communal value: The building contributes to the historic character of Marshfield Road and forms a recognised component of the area's historic townscape. Whilst privately occupied and not publicly accessible, it contributes to local distinctiveness and appreciation of the historic environment and a minor level of communal value is identified.
- 4.27. Contribution of setting to significance: The significance of Vine Cottage is enhanced by its position on Marshfield Road, where it retains its historic relationship with one of the principal approach routes into Chippenham. The building's setback from the highway, enclosed garden, mature planting and surviving limestone boundary wall contribute positively to its domestic character and help preserve its visual distinction within the streetscape.
- 4.28. The building's setting also derives significance from its illustration of an earlier phase of development in respect of much of the surrounding townscape. Whilst Victorian and later development now surrounds the property, Vine Cottage remains identifiable as an earlier building whose form, orientation and plot arrangement differ from the pattern of 19th century development that characterises much of the Marshfield Road and St. Paul Street area.
- 4.29. Although elements of the wider setting have changed through subsequent development, including the construction of St. Pauls House and other modern buildings, the principal spatial and visual relationships that contribute to the significance of Vine Cottage remain intact and appreciable, and the contribution of this setting to the Listed Building's significance is assessed as moderate to major.
- 4.30. Overall: Vine Cottage is a building of special interest whose significance derives from its historical and architectural value as a surviving 18th century dwelling within an area otherwise characterised by 19th century expansion. Its distinctive gambrel roof, local building materials and historic relationship with Marshfield Road provide important evidence for the evolution of this part of Chippenham prior to the arrival of the railway. The building remains a notable and positive contributor to the historic townscape of the Chippenham Conservation Area.

46 and 47 New Road (Grade II Listed Building; List Entry 1267953)

Description

- 4.31. Nos. 46 and 47 New Road comprise a symmetrical pair of mid-19th century houses situated on the western side of New Road. Constructed in limestone ashlar beneath a fully hipped slate roof, the building forms part of a coherent group of dwellings developed following the arrival of the Great Western Railway in Chippenham during the 1840s. The Listed Building occupies a prominent position within the streetscape and contributes positively to the architectural character of New Road.

- 4.32. The building is arranged as a symmetrical two-storey block above a basement level, with each dwelling featuring a two-window range. Architectural detailing includes a plinth, eaves band and shallow pilasters to the corners and central party wall, together with recessed entrance doorways approached by short flights of steps. The fully hipped roof and centrally positioned chimney stack reinforce the formal composition of the building. Although some alterations have occurred, including replacement windows and doors to parts of the elevation, the building retains its historic form and architectural character.



Image 14: Nos. 46 and 47 New Road

- 4.33. Architecturally, the building displays classical influences characteristic of mid-Victorian suburban development.

Contributors to the significance of the heritage asset

- 4.34. Archaeological and evidential value: The Listed Building offers evidential value through the survival of its historic form, materials and architectural finishes. Its plan form, basement arrangement and external fabric provide evidence for the character of suburban housing constructed during Chippenham's 19th century expansion. The building's archaeological and evidential value are considered to contribute to its heritage significance at a moderate level.
- 4.35. Historical value: Historical value derives from the property's association with the rapid expansion of Chippenham following the arrival of the Great Western Railway in 1840–41. New Road was among the earliest parts of the town to undergo substantial residential development following the railway's construction, and the building forms part of a wider group of villas and houses built during this period. The building serves in part to illustrate the transformation of what had previously been a largely undeveloped approach road into a residential suburb associated with the town's growing prosperity and industrial development. The property's historical value is considered to make a major contribution to its overall significance.
- 4.36. Architectural and aesthetic value: Architecturally, the Listed Building is a fine example of a mid-19th century semi-detached pair of houses. Its symmetrical form, ashlar construction, hipped roof and classical detailing combine to create a building of notable

visual quality and appeal. The building contributes positively to the wider architectural character of New Road and forms part of a group of similarly designed railway-era houses. Architectural and aesthetic value is considered to make a major contribution to the building's significance.

- 4.37. Communal value: The building contributes to local appreciation of the historic environment and forms a recognised component of the Victorian townscape of Chippenham. Whilst remaining in private occupation, it contributes positively to local distinctiveness and the character of the Conservation Area. A minor level of communal value is found in this case.
- 4.38. Contribution of setting to significance: The significance of the Listed Building is enhanced by its position within a largely intact Victorian streetscape along New Road. Its relationship with neighbouring Listed Buildings and other contemporary properties allows the planned character of the 19th century suburb to be appreciable. The building fronts onto the historic street and retains its relationship with the wider pattern of residential development established during the mid-19th century. Whilst some modern development is visible within the wider townscape, the principal historic spatial relationships remain legible and the building's contribution to the character of New Road remains. The contribution of the property's setting to its heritage significance is considered to lie at a moderate to major level.
- 4.39. Overall: Nos. 46 and 47 New Road comprise a building of special interest, with significance derived from their historical and architectural value as a well-preserved example of 19th century suburban development in Chippenham. Their formal composition, high-quality limestone construction and contribution to the wider Victorian character of New Road illustrate an important phase in the town's expansion following the arrival of the Great Western Railway. The Listed Building remains an important contributor to both the New Road streetscape and the wider significance of the Chippenham Conservation Area.

44 and 45 New Road (Grade II Listed Building; List Entry 1267952)

Description



Image 15: Nos. 44 and 45 New Road

- 4.40. Nos. 44 and 45 New Road comprise a symmetrical pair of mid-19th century houses situated on the western side of New Road. Constructed of limestone ashlar beneath a fully hipped slate roof, the building forms part of a wider group of 19th century residential development that characterises this area of Chippenham. The pair occupies a prominent position within the streetscape and contributes positively to the architectural character of New Road.
- 4.41. The building is arranged as a balanced two-storey composition, each house demonstrating a two-window range. Architectural detailing includes shallow pilasters to the corners and party wall, a plinth, plat band and broad eaves beneath the hipped roof. The principal entrances are framed by semi-circular arches with fanlights, providing a degree of refinement to an otherwise restrained classical composition. Despite some later alterations, the property retains its historic form, proportions and architectural character.

Contributors to the significance of the heritage asset

- 4.42. Archaeological and evidential value: The Listed Building retains evidential value through the survival of its historic built form and architectural finishes. The building provides evidence for the nature and quality of residential development undertaken in Chippenham following the arrival of the railway. Archaeological and evidential value is considered to contribute to the building's significance at a moderate level.
- 4.43. Historical value: The property derives historical value from its association with the mid-19th century expansion of Chippenham following the arrival of the Great Western Railway. Together with neighbouring Listed Buildings on New Road, it illustrates the development of a planned Victorian residential suburb during a period of significant economic and population growth. Its historical value is considered to make a major contribution to its overall significance.
- 4.44. Architectural and aesthetic value: Architecturally, the Listed Building represents a well-preserved example of a mid-Victorian semi-detached dwelling. The building contributes positively to the architectural character of New Road and to the wider Victorian townscape of Chippenham, and its architectural and aesthetic value is considered to make a major contribution to its significance.
- 4.45. Communal value: The building contributes to local appreciation of the historic environment and forms part of the collection of Victorian buildings that define the historical and architectural character of New Road. A minor level of communal value is assessed.
- 4.46. Contribution of setting to significance: The significance of the Listed Building is enhanced by its position within the largely intact Victorian streetscape of New Road, comprising contemporary houses and villas associated with the 19th century expansion of Chippenham. Its relationship with neighbouring Listed Buildings and the historic street pattern remains readily appreciable, allowing the planned character of this part of New Road to remain legible. The contribution of the property's setting to its significance is considered moderate to major.
- 4.47. Overall: Nos. 44 and 45 New Road are a pair of buildings of special interest, whose significance derives from their historical and architectural value as part of the Victorian expansion of Chippenham following the arrival of the railway. Their architectural

composition and contribution to the wider group value of New Road serve as important components of both the local streetscape and the Chippenham Conservation Area.

Number 41, 42, and 43 and Attached Walls and Gate Piers (Grade II Listed Building; List Entry 1267951)

Description

- 4.48. Nos. 41–43 New Road comprise a terrace of three mid-19th century houses situated on the west side of New Road. Constructed of limestone ashlar beneath a hipped slate roof, the terrace forms part of the wider group of Victorian residential development that characterises this area of Chippenham. The property is enclosed from the highway by a low limestone boundary wall with associated gate piers, which are included within the statutory designation and contribute positively to the building's architectural composition and streetscape presence.



Image 16: Nos. 41-43 New Road

- 4.49. The front elevation is arranged as a symmetrical terrace of three dwellings, each retaining a simple domestic scale and regular arrangement of windows. Architectural detail comprises ashlar walls, sash windows and broad eaves beneath the hipped roof. The attached boundary walls and gate piers reinforce the formal character of the terrace and provide an important transition between the public highway and the private domestic plots.
- 4.50. Although the building will have undergone some adaptation to accommodate modern uses, including occupation by Chalkland Vets within Nos. 41 and 42, the overall form, proportions and architectural character of the terrace remain readily appreciable. The building continues to read as a coherent mid-19th century composition within the New Road streetscape.

Contributors to the significance of the heritage asset

- 4.51. **Archaeological and evidential value:** The terrace demonstrates evidential value through the survival of its historic fabrics, plan form, and associated boundary structures. Together these elements provide evidence for the nature of residential development

undertaken in Chippenham during the mid-19th century. The terrace's archaeological and evidential value is considered to contribute to its significance at a moderate level.

- 4.52. Historical value: The building derives historical value from its association with the Victorian expansion of Chippenham following the arrival of the Great Western Railway. The terrace illustrates the planned residential development that resulted from the town's economic and population growth during the mid-19th century and contributes to an understanding of the evolution of New Road. Whilst now partly occupied by commercial premises, the building continues to illustrate its historic domestic origins, and its historical value is considered to make a major contribution to significance.
- 4.53. Architectural and aesthetic value: Architecturally, the terrace represents a good example of a mid-Victorian residential group. The regular fenestration, limestone ashlar construction, hipped roof and associated boundary walls and gate piers create a uniform streetscape frontage, whilst the attached walls and gate piers represent important components of its wider architectural composition. The Listed Building's architectural and aesthetic value is considered to make a major contribution to its significance.
- 4.54. Communal value: The terrace contributes positively to the character of New Road and forms part of the wider grouping of Victorian buildings that define the historic townscape in the area. Its continued occupation and visibility within the public realm contribute to local distinctiveness and appreciation of the historic environment, and a minor level of communal value is assessed.
- 4.55. Contribution of setting to significance: The significance of the terrace is enhanced by its position within a largely intact Victorian streetscape characterised by houses and villas associated with the mid-19th century expansion of Chippenham. The relationship between the terrace, its enclosed front gardens, boundary walls and neighbouring historic buildings remains appreciable. Although modern development has occurred within the wider townscape, the important historic spatial relationships survive and continue to illustrate the planned character of New Road. The contribution of the building's setting to its significance is assessed as major.
- 4.56. Overall: Nos. 41–43 New Road represent a Listed Building of special interest that derives significance from its historical and architectural value as part of the coherent Victorian expansion of Chippenham following the arrival of the railway. The terrace, together with its attached walls and gate piers, forms an important component of the historic streetscape of New Road and contributes positively to both the architectural character of the area and the significance of the Chippenham Conservation Area.

Railway Viaduct (Grade II* Listed Building; List Entry 1267956)

Description

- 4.57. The Railway Viaduct occupies a prominent position to the south of St. Pauls House, carrying the Great Western Main Line across New Road and the surrounding streets. Constructed in the early 1840s as part of the Great Western Railway, the structure forms an integral component of one of the most significant railway engineering projects undertaken during the Industrial Revolution. The viaduct remains in active railway use.
- 4.58. The structure comprises a substantial ashlar and limestone viaduct formed of a series of broad segmental arches carried on robust masonry piers. The principal openings accommodate New Road and adjacent routes, whilst a sequence of smaller arches

extends eastwards and westwards beneath the railway embankment. The scale, massing and engineering of the structure make it one of the most visually dominant historic features within this part of Chippenham.



Image 17: Railway Viaduct, viewed from north

- 4.59. Architecturally, the viaduct displays the understated yet classical treatment characteristic of early railway engineering. Whilst fundamentally functional in purpose, the masonry finished, regular distribution of arches and high-quality stone construction create a structure of considerable aesthetic value. The viaduct remains identifiable as a product of the pioneering phase of railway construction and continues to define the character of the surrounding townscape.

Contributors to the significance of the heritage asset

- 4.60. Archaeological and evidential value: The viaduct demonstrates evidential value as a surviving element of the original Great Western Railway infrastructure. Its masonry fabric, engineered design and continued operational use preserve important evidence relating to early railway construction techniques, transport infrastructure and industrial engineering during the 1840s. The high degree of survival and legibility of the structure contribute significantly to this value, and its archaeological and evidential value is considered to make a major contribution to its significance.
- 4.61. Historical value: The Railway Viaduct derives illustrative historical value from its reflection of the arrival and development of the Great Western Railway in Chippenham during the 1840s. As a major surviving component of the original railway infrastructure, the structure provides direct evidence of the engineering, technological and economic changes associated with the Industrial Revolution. Its continued use as part of the national railway network allows its original function to remain readily appreciable and contributes significantly to an understanding of the considerable influence the railway had upon the development of Chippenham and the wider region.
- 4.62. The viaduct also offers considerable associative historical value through its direct connection with the Great Western Railway, one of the most significant infrastructure projects of the 19th century. The structure forms part of the railway engineered under the direction of Isambard Kingdom Brunel and is associated with the pioneering phase of

railway development that transformed communications, trade and travel throughout Britain.

- 4.63. Collectively, these illustrative and associative historical values are assessed to offer a major contribution to the significance of the Grade II* Listed Building.
- 4.64. Architectural and aesthetic value: The viaduct offers architectural and aesthetic value as a substantial example of early railway engineering. Its sequence of arches, masonry construction and monumental scale create a structure of considerable visual presence. Although designed primarily as a functional structure, the quality of workmanship and architectural finishes serve to elevate the structure beyond purely utilitarian infrastructure. Its architectural and aesthetic value is considered to make a major contribution to its significance.
- 4.65. Communal value: The viaduct represents a prominent and widely recognised landmark in Chippenham. Its continuing operational role, visibility within the public realm and strong association with the town's railway heritage contribute significantly to local identity and collective memory. Its communal value is considered to make a moderate contribution to its significance.
- 4.66. Contribution of setting to significance: The significance of the viaduct is enhanced by its visual presence in the surrounding townscape, its scale, built form, and its relationship with the railway corridor. Views of the structure from New Road, Marshfield Road and the surrounding streets allow its function and architectural composition to be appreciated and understood. Although modern development has been undertaken around the viaduct, including later commercial, residential and highway infrastructure, the structure remains the dominant historic feature within its immediate setting and its relationship with the railway remains entirely legible. The contribution of the viaduct's setting to its heritage significance is considered major.
- 4.67. Overall: The Railway Viaduct comprises a building of more than special interest reflected in its Grade II* designation. The building derives significance from its historical, evidential and architectural value as a major surviving element of the Great Western Railway. Its direct association with the railway expansion of the 1840s, its high-quality engineering design and its continued operational role combine to create a heritage asset of considerable value. The viaduct remains one of the most important and iconic historic structures in Chippenham and a defining component of both the town's railway heritage and the character of the Chippenham Conservation Area.

Chippenham Conservation Area

Character and appearance

- 4.68. The Site lies within Character Area 1 (Marshfield Road) of the Chippenham Conservation Area. The special interest of this part of the Conservation Area derives principally from the well-preserved 19th century expansion of Chippenham associated with the arrival of the Great Western Railway. The Marshfield Road area is characterised by planned residential development comprising villas, terraces and semi-detached houses arranged along Marshfield Road, New Road and St. Paul Street, generally constructed in limestone ashlar beneath slate roofs and displaying a consistent architectural form reflective of the town's Victorian growth.

- 4.69. The character of the area is defined by a loose uniformity comprising a consistency of scale, materials and urban built form. Buildings are typically domestic in scale, generally of two storeys, and occupy plots established during the principal phase of railway-era expansion. Historic boundary walls, gate piers, front gardens and mature planting contribute positively to the streetscape, whilst the survival of the historic street pattern preserves the legibility of the area's planned suburban development.
- 4.70. The Conservation Area includes a notable concentration of designated heritage assets, including the Grade II Listed villas and terraces along New Road and Marshfield Road, together with the Grade II* Railway Viaduct immediately south of St. Pauls House. The viaduct is among the most significant historic structures within Chippenham and forms a dominant landmark within the townscape. Collectively, these heritage assets provide a strong illustration of the transformative impact of the railway upon the development of the town during the 19th century.
- 4.71. The area's significance also derives from its demonstration of successive phases of urban development. Whilst the Victorian suburb remains the defining component of its character, later development has also contributed to the evolution of the townscape. Amongst these later interventions is St. Paul's House, a substantial late-20th-century office building occupying a prominent position at the junction of Marshfield Road and St. Paul Street. Bewley House which lies outside the Conservation Area boundary but in proximity to St. Pauls House also represents a building of similar date and scale to St. Pauls House.
- 4.72. Constructed as offices for the Department of Health and Social Security (DHSS), St. Pauls House reflects a period of expanding public administration and government employment during the later decades of the 20th century. Architecturally, the building displays characteristics associated with late modernist institutional design, employing a repetitive façade, strong horizontal emphasis and a substantial monolithic form. Whilst differing markedly from the Victorian and earlier historic buildings that define the special interest of the Conservation Area, the structure nevertheless provides evidence of changing approaches to planning, architecture and urban redevelopment during this period.
- 4.73. The Conservation Area therefore derives significance not only from its Victorian railway-era character but also from the legibility of the area's continued evolution through the 20th century. The juxtaposition of railway infrastructure, Victorian residential development and later institutional architecture contributes to an understanding of the changing social, economic and administrative functions of this part of Chippenham over time.

Contribution of the Site to the character and appearance of the Conservation Area

- 4.74. St. Pauls House occupies a prominent position within Character Area 1 and is situated amongst an important concentration of designated heritage assets centred on New Road, Marshfield Road and St. Paul Street. It lies immediately adjacent to a number of Grade II Listed Buildings, whilst the Grade II* Railway Viaduct forms a dominant feature to the south.
- 4.75. Historically, the site now occupied by St. Pauls House formed part of the expansion of Chippenham that followed the arrival of the Great Western Railway. By the late 19th century the surrounding street pattern, plot arrangement and principal residential

development had largely been established, creating the suburban character that continues to define this part of the Conservation Area. The survival of this historic urban grain contributes positively to the legibility and significance of the area.

- 4.76. The contribution of St. Pauls House to the Conservation Area derives primarily from its relationship with the surrounding historic townscape, including the adjacent railway infrastructure, Victorian residential development and surviving historic street pattern. Together these elements illustrate the principal phase of expansion that transformed the northern approaches to Chippenham during the mid-19th century.
- 4.77. St Paul's House represents a post-designation construction within the Conservation Area. Whilst differing considerably in age, scale and architectural character from the surrounding Victorian buildings, it contributes to an understanding of the continuing development of Chippenham during the late 20th century. Its former use as a government office building illustrates changing patterns of employment, public administration and urban development during this period.
- 4.78. The building also contributes to a number of important local views, particularly those towards and from the Railway Viaduct, which remains one of the defining landmarks within the Conservation Area. The relationship between St. Pauls House, the viaduct and the surrounding Victorian streets allows appreciation of the layered historic townscape that has developed through successive phases of growth and change.
- 4.79. Overall, St. Pauls House is not considered to be amongst the principal contributors to the special interest of the Chippenham Conservation Area and has previously been identified as making a limited contribution to its character and appearance. Nevertheless, the building forms part of the story of Chippenham's late 20th century development, illustrating a period of civic and administrative expansion associated with the Department of Health and Social Security. As a substantial public-sector office building of its era, it provides evidence of changing approaches to government provision, employment and urban development during a period of significant economic and social change. Whilst not a heritage asset in its own right, the building contributes to an understanding of the continuing evolution of the town beyond its Victorian railway expansion.

5. PLANNING PROPOSAL

- 5.1. The proposals relate to the continued conversion and adaptation of St. Pauls House for residential use and comprise the construction of an additional storey above the existing four together with associated external alterations. The proposals seek to utilise the existing structure whilst increasing the residential accommodation available within this highly sustainable town centre location.
- 5.2. The principal element of the scheme comprises the removal of the existing rooftop access structures and lift overrun and their replacement with a new fifth floor. The additional floor would provide six new residential apartments arranged within a lightweight rooftop addition set above the existing building.
- 5.3. The proposed extension would occupy the footprint of the existing roof area and would be expressed as a contemporary addition clearly distinguishable from the original late 20th century structure. The new storey would be clad in grey aluminium panel systems,

creating a visual distinction between the existing finishes and the proposed rooftop extension whilst maintaining a broadly coherent architectural appearance.

- 5.4. In addition to the new storey, all existing external windows are proposed to be replaced. The current single-glazed aluminium windows would be removed and replaced with grey UPVC units. New grey UPVC rainwater goods, including downpipes and hoppers, are also proposed as part of the refurbishment works.
- 5.5. Solar photovoltaic panels are proposed on the roof of the new extension in order to improve the environmental performance and energy efficiency of the building.
- 5.6. The design approach seeks to retain the existing building envelope and principal façade treatment whilst introducing a contemporary top storey addition. The proposed materials have been selected with reference to examples of modern development elsewhere and are intended to provide a clear distinction between existing and new fabric whilst contributing positively to the ongoing evolution of the townscape.
- 5.7. The proposals are reproduced in Appendix 2 and comprise:
 - Construction of an additional fifth-floor extension providing six apartments;
 - Removal of the existing rooftop access structures and lift overrun;
 - Installation of grey aluminium cladding to the new upper storey;
 - Replacement of all existing windows with grey UPVC units;
 - Installation of new rainwater goods; and
 - Installation of roof-mounted solar photovoltaic panels.

6. ASSESSMENT OF POTENTIAL EFFECTS ON HERITAGE ASSETS

Setting of 1 and 2 St. Paul Street

- 6.1. The significance of 1 and 2 St. Paul Street derives principally from their architectural and historical value as a well-preserved pair of early-19th century dwellings and from their contribution to the Victorian and earlier townscape of this part of Chippenham.
- 6.2. The proposals would not affect the fabric, plan form or historic setting of the Listed Building. Potential effects are limited to the contribution made by St. Pauls House to the Listed Building's wider setting. St. Pauls House already comprises a substantial modern building within views from and towards the Listed Building and forms an established component of its contemporary surroundings.
- 6.3. Whilst the proposals would increase the overall height of St. Pauls House, the building is already experienced as a prominent multi-storey structure, with its upper floors visible from surrounding streets including Marshfield Road and St. Paul Street. The proposed additional storey would therefore be perceived largely as an extension of the building's established scale and presence rather than the introduction of a wholly new element within the townscape. The building would remain clearly distinguishable from the historic dwelling and would not interrupt important views, alter the historic relationship of the Listed Building to the street, or affect appreciation of its architectural form. The replacement windows and rationalisation of the roofscape would provide a more coherent appearance than the existing building.
- 6.4. The proposals are therefore considered to result in no harm to the significance of 1 and 2 St. Paul Street.

Setting of Vine Cottage

- 6.5. The significance of Vine Cottage derives principally from its architectural and historical value as a surviving 18th century dwelling, illustrative of the former rural edge of Chippenham prior to the expansion associated with the railway.
- 6.6. St. Pauls House lies within the wider urban setting of the Listed Building but does not form part of those aspects of its setting that contribute materially to its significance. The appreciation of Vine Cottage derives principally from its historic fabric, domestic scale, plot arrangement and relationship with New Road.
- 6.7. The proposed extension to St. Pauls House would be experienced within an already developed urban environment containing a mixture of historic and modern buildings. The proposal would not alter the historic relationships that contribute to the significance of Vine Cottage and would not affect appreciation of the asset as a rural dwelling.
- 6.8. The proposals are assessed to result in no harm to the significance of Vine Cottage.

Setting of 44 and 45 New Road

- 6.9. The significance of Nos. 44 and 45 New Road derives principally from their architectural and historical value as part of a coherent group of railway-era residential development that contributes strongly to the historic character of New Road.
- 6.10. The proposals would not affect the fabric or immediate setting of the Listed Building. Potential effects are limited to views within the wider townscape where St. Pauls House already forms an established modern backdrop.
- 6.11. The proposed minor upward extension would not alter appreciation of the Listed Building's architectural form, historic group value or relationship with neighbouring Listed Buildings. The proposals are therefore considered to result in no harm to the significance of the heritage asset.

Setting of 41, 42 and 43 New Road and Attached Walls and Gate Piers

- 6.12. The significance of the Listed terrace derives principally from its architectural and historical value as part of the coherent Victorian expansion of Chippenham and from its group value with neighbouring Listed Buildings along New Road.
- 6.13. The Site forms part of the wider urban setting of the Listed Building. However, the significance of the terrace is derived in largest part from its historic fabric, architectural composition, boundary treatments and contribution to the planned Victorian streetscape rather than from any relationship with St. Pauls House.
- 6.14. The proposals would not alter those characteristics and would not diminish appreciation of the Listed Building or its group value. No harm to the significance of the Listed Building is identified.

Setting of the Railway Viaduct

- 6.15. The Railway Viaduct is a heritage asset of more than special interest, deriving significance primarily from its architectural and historical value as a major component of the Great Western Railway infrastructure introduced to Chippenham during the 19th century. The structure remains one of the most prominent and recognisable historic landmarks within

the town and makes a considerable contribution to the character and appearance of the Conservation Area.

- 6.16. St. Pauls House already forms a prominent component of the setting of the viaduct. The existing building occupies a highly visible position immediately north of the structure and is readily appreciable from the approaches to, and immediate surroundings of, the viaduct. Consequently, the relationship between the viaduct and a substantial modern building is already an established characteristic of the contemporary townscape. This relationship is further reinforced by the presence of other larger-scale modern buildings within the vicinity, including Bewley House located opposite St. Pauls House beyond the Conservation Area boundary. The setting of the viaduct is therefore experienced within a mixed urban environment comprising both historic and modern development, rather than one defined exclusively by historic buildings.
- 6.17. The proposed additional storey would increase the overall height of the building and introduce a more prominent upper level element within the townscape. However, the proposals would also remove visually intrusive rooftop structures, replace dated fenestration throughout and introduce a more coherent and uniform architectural finish. The proposed extension has been designed as a clearly contemporary addition, allowing the evolution of the building to remain readily legible. Furthermore, St. Pauls House is not the sole large scale building within its immediate surroundings. Bewley House, as mentioned above, is situated opposite St. Pauls House beyond the Conservation Area boundary, and is of a broadly comparable scale demonstrating that taller commercial and institutional buildings already form part of the wider urban context. The proposals would therefore be experienced within an established mixed townscape rather than introducing an entirely new built form or scale to the area.
- 6.18. The replacement of existing fenestration, removal of rooftop plant and lift structures and introduction of a more coherent roofscape would also result in an improvement to the appearance of the existing building when viewed in conjunction with the viaduct. Whilst the proposal would increase the scale of St. Pauls House, it would also provide a more considered architectural relationship between the existing building and its surroundings.
- 6.19. Overall, the proposals are considered to preserve the significance of the Grade II* Railway Viaduct and would result in no harm to its significance.

Effects on the character and appearance of the Chippenham Conservation Area

- 6.20. The character and appearance of the Chippenham Conservation Area derives principally from the survival of its historic street pattern, the concentration of Listed Buildings, the legibility of the town's historic development and the contribution made by key landmarks such as the Railway Viaduct. Within Character Area 1, particular significance is attached to the Victorian expansion of the town associated with the arrival of the railway and the resulting residential development along Marshfield Road, New Road and St. Paul Street.
- 6.21. The proposals would result in fairly minor alterations to St. Pauls House, a building that post-dates the designation of the Conservation Area and differs substantially in age, scale and architectural character from the Victorian buildings that principally define the area's special interest. The building is nevertheless an established component of the modern townscape and represents a distinct phase in the continued evolution of this part of Chippenham during the later 20th century.

- 6.22. The proposed additional storey would increase the overall height of the building and introduce a more prominent upper-level element within the townscape. However, the proposals would also remove visually intrusive rooftop structures, replace dated fenestration throughout and introduce a more coherent and unified architectural composition. The proposed extension has been designed as a clearly contemporary addition, allowing the evolution of the building to remain readily legible.
- 6.23. The proposals would not alter the historic street pattern, plot arrangement or spatial relationships that serve to define the character of the Conservation Area. Nor would they affect the contribution made by nearby Listed Buildings or the Railway Viaduct to the area's special interest. The principal characteristics that define the character and appearance of Character Area 1 would remain extant and appreciable.
- 6.24. Whilst views of St. Pauls House would change as a consequence of the additional storey, the proposals would also provide an opportunity to improve the appearance of an existing late 20th century building that is not identified as a principal contributor to the significance of the Conservation Area. In this regard, the proposals are considered to represent a positive evolution of the existing building rather than an erosion of the historic townscape.
- 6.25. Overall, the proposals are considered to preserve the character and appearance of the Chippenham Conservation Area and would result in no harm to its significance.

Planning Balance

- 6.26. Section 16 of the National Planning Policy Framework requires great weight to be given to the conservation of designated heritage assets. In this instance, the assessment above concludes that the proposals would preserve the significance of nearby Listed Buildings, the Grade II* Railway Viaduct and the Chippenham Conservation Area. No harm to the significance of designated heritage assets has been identified.
- 6.27. In addition to preserving heritage significance, the proposals would secure a number of public benefits. These include the provision of additional residential units within a sustainable town-centre location, the efficient use of previously developed land, continued investment in an existing building and improvements to the external appearance of St. Pauls House through the replacement of dated fenestration, removal of rooftop clutter and enhancement of the overall architectural composition.
- 6.28. The proposals would therefore support the continued vitality and viability of Chippenham town centre whilst maintaining the significance of surrounding heritage assets. The scheme is considered to accord with the statutory duty contained within Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the relevant provisions of the National Planning Policy Framework and local planning policy relating to the historic environment.

7. CONCLUSION

- 7.1. This Heritage Statement has assessed the likely effects arising from proposals for the construction of an additional floor at St. Pauls House, Marshfield Road, Chippenham.
- 7.2. The building lies within the Chippenham Conservation Area and in proximity to a number of designated heritage assets, including several Grade II Listed Buildings and the Grade II* Listed Railway Viaduct. St. Pauls House itself is a substantial late 20th century building

constructed as offices for the Department of Health and Social Security and subsequently converted to residential use. Whilst it forms a prominent component of the local townscape, it is not considered to constitute a heritage asset in its own right.

- 7.3. The assessment has identified that the significance of nearby Listed Buildings derives principally from their historic and architectural interest as surviving elements of the Victorian and earlier development of Chippenham. The significance of the Railway Viaduct derives from its architectural, engineering and historical importance as part of the Great Western Railway and the expansion of the town during the 19th century. The significance of the Chippenham Conservation Area derives from the survival of the historic street pattern, the concentration of Listed Buildings and the legibility of the town's development from its medieval origins through to the Victorian railway era and later phases of growth.
- 7.4. The proposals would not physically affect any designated heritage asset and would preserve the significance of nearby Listed Buildings and the Railway Viaduct. Existing relationships between St. Pauls House and these heritage assets are already established within the contemporary townscape and would remain readily appreciable following development.
- 7.5. With regard to the Chippenham Conservation Area, the proposals would alter an existing modern building that already occupies a prominent position within the townscape. The additional floor would be experienced as part of the continuing evolution of a modern building rather than as a new element within the historic environment. The proposals would not impact adversely on the ability to appreciate the historic development, architectural character or significance of the Conservation Area.
- 7.6. It is further found that St. Pauls House has previously been identified as a building whose contribution to the character and appearance of the Conservation Area is limited. In this context, the proposed remodelling and enhancement of the upper floors and roofscape offer the opportunity to improve the appearance of the building and its relationship with the surrounding townscape whilst providing additional residential accommodation within a sustainable town centre location.
- 7.7. The proposals would therefore result in no harm to the significance of nearby Listed Buildings, the Grade II* Railway Viaduct or the character and appearance of the Chippenham Conservation Area. The development would deliver public benefits through the provision of additional housing within the town centre and the enhancement of an existing building which presently makes only a limited positive contribution to the Conservation Area.
- 7.8. Overall, the proposals are considered to accord with the statutory duties of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (2025), and relevant local planning policy relating to the historic environment.

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Appendix 1: Gazetteer of heritage assets

FIG. REF.	LIST ENTRY	NAME	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data:200m study area)					
Listed Buildings (200m study area)					
LB1	1267826	2 And 3, Union Road	II	391945	173714
LB2	1267950	Number 38, 39 And 40 And Attached Walls And Gate Piers	II	391863	173733
LB3	1267951	Number 41, 42, And 43 And Attached Walls And Gate Piers	II	391859	173710
LB4	1267959	Old Road Tavern	II	391958	173793
LB5	1267960	Mortimores Weighbridge Office, Chippenham Station Yard	II	391997	173736
LB6	1267979	The Squire Restaurant	II	391903	173709
LB7	1267981	19 And 20, New Road	II	391921	173740
LB8	1267982	22 And 23, New Road	II	391958	173773
LB9	1267983	The New Inn	II	391955	173823
LB10	1267984	Number 30 And Attached Walls And Gate Piers	II	391901	173818
LB11	1267986	31, New Road	II	391897	173804
LB12	1267987	Number 32 And Attached Walls And Gate Piers	II	391893	173791
LB13	1267988	Numbers 33 And 34 And Attached Walls And Gate Piers	II	391890	173783
LB14	1267989	Numbers 35 And 36 And Attached Walls And Gate Piers	II	391883	173764
LB15	1267990	Number 37 And Attached Walls And Gate Piers	II	391879	173756
LB16	1244340	Ruskin Cottage	II	391951	173533
LB17	1267921	Numbers 1-7 (Consecutive) And Ruskin Cottage	II	391945	173528
LB18	1267924	Baptist Church And Attached Walls And Piers	II	391907	173530
LB19	1267955	The Black Horse Public House	II	391864	173502
LB20	1267974	Methodist Church And Attached Walls And Piers	II	391989	173537
LB21	1267975	Monkton Cottage	II	392005	173558
LB22	1267977	1 And 2, New Road	II	391912	173488
LB23	1268133	28-30, Foghamshire	II	391817	173448
LB24	1268134	31 And 32, Foghamshire	II	391834	173448
LB25	1268135	33, Foghamshire	II	391839	173447
LB26	1267922	1 And 2, St Paul Street	II	391801	173687
LB27	1267952	44 And 45, New Road	II	391852	173691
LB28	1267953	46 And 47, New Road	II	391846	173676
LB29	1267956	Railway Viaduct	II*	391815	173588

LB30	1267961	11-14, Park Lane	II	391680	173812
LB31	1267962	26A, Park Lane	II	391787	173830
LB32	1267972	81 And 82, Marshfield Road	II	391629	173716
LB33	1267998	Vine Cottage	II	391748	173701
LB34	1267999	Numbers 28 And 29 And Attached Wall And Gate Piers	II	391607	173760
LB35	1268136	Constitutional Club	II	391887	173445
LB36	1468460	Orwell House	II	391833	173559
Conservation Areas (200m study area)					
CA1	n/a	Chippenham	n/a	392034	173373

Appendix 2: Proposal drawings

DRAFT

Subject to change pending; MEP, Acoustic, Fire
Consultant and SE design

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing
and is to be read in conjunction with the Designer's Risk Assessment Register.



P07	12.01.26	RIBA Stage 4	AW	TC
P06	07.11.25	Revised RIBA 3	AT	TC
P05	31.10.25	For Information	AT	TC
P04	30.05.25	Amended RIBA Stage 03	AT	TC
P03	17.04.25	RIBA Stage 03	AT	TC
P02	26.03.25	Second Issue	AT	TC
P01	05.03.25	First Issue	AT	TC
Rev	Date	Revision Details	Dr	Ch

westworks

0117 214 1101 www.ecwestworks.com

Client's Name
Abode & Co

Job Title
St Paul's House, Chippenham

Drawing Title
Proposed North Elevation

Scale
1:100 @ A1

Drawn Checked Date

AT TC 25/03/25

Drawing No Rev

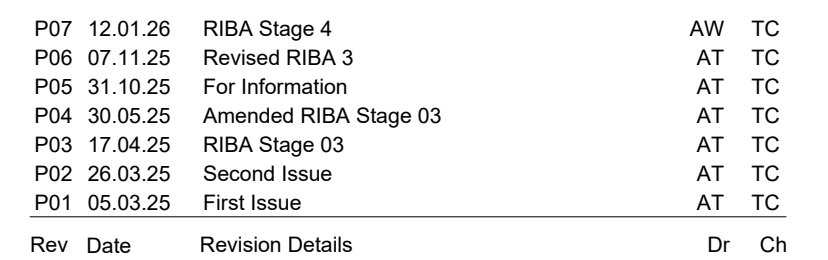
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Status

S3 REVIEW & COMMENT

Subject to change pending; MEP, Acoustic, Fire
Consultant and SE design

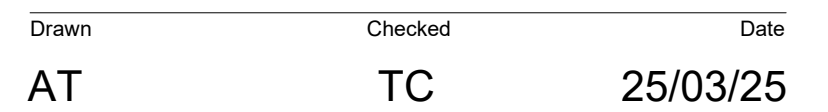
This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.



0117 214 1101 www.ecwestworks.com

Job Title
St Paul's House, Chippenham

Scale _____



W0974-WW-ZZ-XX-DR-A-3002 P07

S3 REVIEW & COMMENT

DRAFT

Subject to change pending; MEP, Acoustic, Fire
Consultant and SE design

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing
and is to be read in conjunction with the Designer's Risk Assessment Register.



P07	12.01.26	RIBA Stage 4	AW	TC
P06	07.11.25	Revised RIBA 3	AT	TC
P05	31.10.25	For Information	AT	TC
P04	30.05.25	Amended RIBA Stage 03	AT	TC
P03	17.04.25	RIBA Stage 03	AT	TC
P02	26.03.25	Second Issue	AT	TC
P01	05.03.25	First Issue	AT	TC
Rev	Date	Revision Details	Dr	Ch

westworks

0117 214 1101

www.ecwestworks.com

Client's Name
Abode & Co

Job Title
St Paul's House, Chippenham

Drawing Title
Proposed South Elevation

Scale
1:100 @ A1

Drawn
AT

Checked
TC

Date
25/03/25

Drawing No
W0974-WW-ZZ-XX-DR-A-3003

Rev
P07

Status

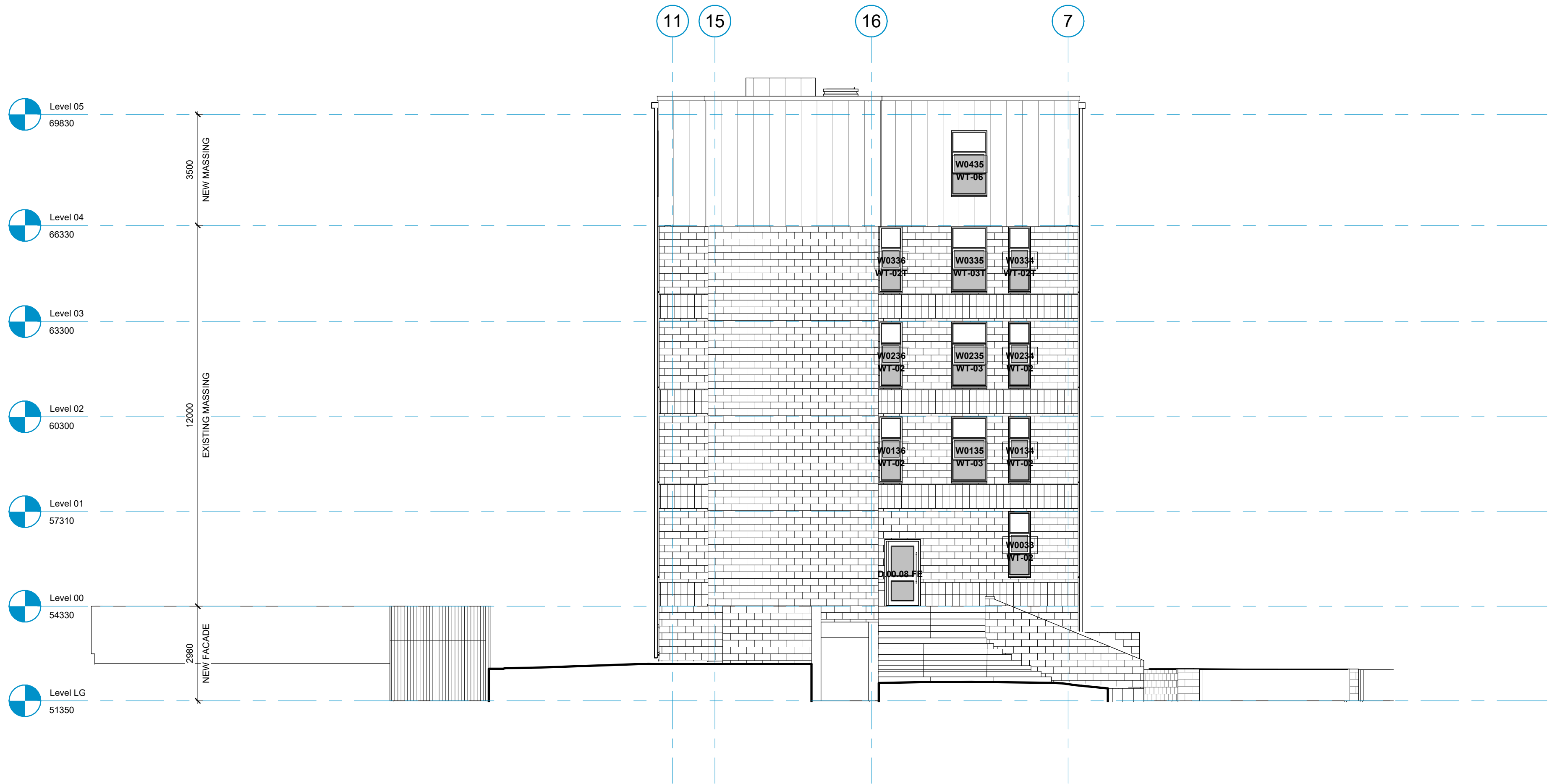
S3 REVIEW & COMMENT

DRAFT

Subject to change pending; MEP, Acoustic, Fire
Consultant and SE design

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing
and is to be read in conjunction with the Designer's Risk Assessment Register.



P07	12.01.26	RIBA Stage 4	AW	TC
P06	07.11.25	Revised RIBA 3	AT	TC
P05	31.10.25	For Information	AT	TC
P04	30.05.25	Amended RIBA Stage 03	AT	TC
P03	17.04.25	RIBA Stage 03	AT	TC
P02	26.03.25	Second Issue	AT	TC
P01	05.03.25	First Issue	AT	TC
Rev	Date	Revision Details	Dr	Ch

westworks

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Client's Name
Abode & Co

Job Title
St Paul's House, Chippenham

Drawing Title
Proposed West Elevation

Scale
1:100 @ A1

1 2 3 4 5 6

Drawn Checked Date

AT TC 25/03/25

Drawing No Rev

W0974-WW-ZZ-XX-DR-A-3004 P07

Status

S3 REVIEW & COMMENT

Appendix 3: Planning policy and guidance

Introduction

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2025);
- Wiltshire Core Strategy 2015;
- Planning Practice Guidance, Historic Environment (2025);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

66 General duty as respects listed buildings in exercise of planning functions

(1) In considering whether to grant planning permission [F1 or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

(3) The reference in subsection (2) to a local authority includes a reference to a joint planning board F

(4) Nothing in this section applies in relation to neighbourhood development orders.

72 General duty as respects conservation areas in exercise of planning functions

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any [F1 functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 [F2 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993].

(3) In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996.

(4) Nothing in this section applies in relation to neighbourhood development orders.

National Planning Policy Framework (NPPF; February 2025)***16. Conserving and enhancing the historic environment***

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- g) opportunities to draw on the contribution made by the historic environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

207. In 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to

avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. 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.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or

indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Planning Policy Guidance (PPG)

Setting

On ‘setting’, the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that “All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent”.

It continues “The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time”.

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states

“Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated”.

It continues “Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting”.

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building’s proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces”.

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit”.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Local planning policy: Wiltshire Core Strategy 2015**Core Policy 58: Ensuring the conservation of the historic environment**

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. buildings and structures of special architectural or historic interest
- iv. the special character or appearance of conservation areas
- v. historic parks and gardens
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be used where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Guidance

This assessment has been conducted with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
-

2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: “Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.

Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, ‘wildness’;
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset’s associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and ‘light spill’;
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.



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