

Heritage Statement

To extend a staircase with consent in place to 1 Patford Street
Calne,
Wiltshire,
SN11 0EF



Client
Mr Oliver

Job N°
14/13

Date
9th July 2026

Revision

Design & Access and Heritage Statement

Site Location: 1-3 Patford Street, Calne, Wiltshire, SN11 0EF

Proposal: To extend a staircase as an addition to a consented change the use of 1-3 Patford Street and revert it to 2 domestic private properties

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Introduction

This statement has been prepared by Alex Oliver Associates Architects. The purpose of this heritage statement is to explain the justification for the proposal and how it affects the significance and character of the heritage asset and its setting in accordance with the *National Planning Policy Framework* (Ministry of Housing, communities and Local Government March 2012, last updated 12th December 2024) and the *Wiltshire Core Strategy* (adopted 2015)

This statement should be read in conjunction with the plans, elevations and other supporting documents that have been submitted as part of the planning and Listed Building applications:

- PL001 Location Plan
- Existing and proposed site plans
- Floor plans and elevations as existing
- Floor plans and elevations as proposed
- Details

History of the Building

1-3 Patford Street is L-shaped in plan and stands on the corner with Patford Street and Cox's Hill in the centre of Calne. No. 1 can be seen between the Town Hall and the Lansdowne Strand Hotel from the Curzon Street crossroad. The application building is located in a predominantly residential part of the town.

No.1 Patford Street dates from the early nineteenth century and nos. 2 & 3 from the early to mid-seventeenth century all are listed Grade II. The three houses have previously been integrated and are currently occupied as one building.

The buildings were altered in the mid-twentieth century from three houses into one office building, firstly being occupied by a firm of solicitors, Spackman, Dale and Hood. After Spackman, Dale and Hood relocated their offices to Market Hill House, Market Hill, Calne in 1971, the building was occupied for many years from 1976 by a firm of computer consultants; Shade (Computer Services) Limited. In 2007 the firm closed and the building was placed on the market for sale with Messrs. Dreweatt Neate of Trowbridge.

The building was purchased by Mr Oliver in late 2007 and has been occupied by Alex Oliver Associates Limited; a firm of architects, planning and historic building consultants, since January 2008.

Extracts from A History of the County of Wiltshire: Volume 17, Calne. Originally published by Victoria County History, London, 2002.

<http://www.british-history.ac.uk/vch/wilts/vol17/pp34-41>

<http://www.british-history.ac.uk/vch/wilts/vol17/pp41-44>



The front elevation of no. 1 Patford Street



The front elevation of Nos. 2&3 Patford Street

Numbers 1-3 are at the North end of Patford Street and make up a group of historic listed buildings to the west of the town centre.

Nos 4 and 7 Patford Street are private residential dwellings, no. 9 (opposite, part of the town hall building) was offices but has had a change of use to a non-residential educational facility and Patford House is a Doctors surgery. To the other end of the road is a modern sheltered/ retirement housing complex built in 1991.

Opposite 1-3 Patford Street is the Town Hall which was completed in 1886, designed by Bryan Oliver. The building is mainly used by the council for community facilities, event space and office space.

Behind the application building is a mostly residential area, Castle Street, Castle Fields, Castle Walk a mix of historic and modern residences and flats and the Calne Baptist Church. To the North is the Lansdowne Strand Hotel.

List entry Number: 1247339

1, PATFORD STREET, Grade II listed

House, now offices. Early C19. Render with limestone ashlar dressings, coursed rubble sides, brick ridge and lateral stacks and a pantile roof. Single-depth plan with rear range making L-plan. 2 storeys and attic; 2-window range. A symmetrical front has a round-arched doorway and panelled door with a radial fanlight, and 6/6-pane sashes, with a single gabled dormer. 2-window side range with uneven fenestration including C19 sashes with glazing bars and a lateral stack. INTERIOR: details include an altered ground floor and C19 right-hand dogleg stair with stick balusters.

List entry Number: 1247340

2 AND 3, PATFORD STREET, Grade II listed

House, divided into 2, now offices. Early-mid C17, altered mid C20. Rendered with pantile roof. 2-room plan. 2 storeys and attic; 3-window range. Formerly a central doorway, now blocked with a late C20 casement, with flanking full-height C17 shallow canted bays; these have ground-floor C20 casements, and first-floor timber 5-light mullion and transom windows with an overhanging canopy and dentil cornice. 2 gabled dormers with C19 casements. INTERIOR: details include a 4-bay roof with butt purlins, ridge not visible; good scratch-moulded panelling to left-hand first-floor room, panelled window reveals, wall cupboard with double doors and wrought-iron cockshead hinges, carved cornice; blocked salt cupboard to fire surround; chamfered ground-floor beams. Forms part of No. 1 (qv).



No.1 Patford Street seen between Calne Town Hall and the Lansdowne Strand Hotel



The side elevation facing Cox's Hill



The rear elevation

The Application Proposal

Listed building consent has already been granted under application PL/2025/03732 for the change of use for the office into 2no. dwellings with internal alterations to allow for this. The consent included the insertion of a new staircase to gain access into the hay loft and change this into an ensuite bathroom for one of the dwellings. All conditions for this consent have also been signed off.

This application seeks to extend the proposed staircase between the existing hay loft and bedroom at no.1 Patford Street down to ground floor to allow for a secondary access to the first floor and to allow the ensuite bathroom to become a separate bathroom accessed independently. Although PL/2025/03732 has consent to reinstate the previously lost staircase to no. Patford Street, this will be a much tighter staircase in terms of access where the moving of bulky furniture will be very problematic.

By allowing the new staircase to the former hay loft to be extended down to the ground floor this would allow for bulky items to be taken to first/second floor as well. This change would result in the wall opening moving to the centre of the room but be of the same size. The floor of the hay loft is modern plasterboard and already has consent to form an opening to fit a stair in.

The change of use back into dwellings was viewed positively under consent reference PL/2025/03732. This would re-introduce two historic properties as private residential dwellings into this historic and largely residential part of Calne town centre. As individual residential dwellings the buildings would be safeguarded and maintained with a viable use going forward for the future.

NPPF 16. Conserving and Enhancing the Historic Environment

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;

“The key to the survival and upkeep of listed buildings is to keep them in active use. While the most appropriate use of a historic building will often be that for which it was designed”

*PPS 6 Planning, archaeology and the built heritage
Listed Buildings: policy BH 7*

The key aspects for consideration in relation to the proposed application are:

1. The principle of the change/ re-establishment of use in the context of the historic building/s itself and the setting/ town in general.
2. The works and interventions that are necessary to enable the building to be divided into two dwellings and to enable the domestic occupation of the individual dwellings. Also whether these interventions will involve significant, moderate or no harm to the heritage asset.
3. Consideration of the amenity of future occupiers of the properties.

These key aspects will be considered in turn below:

1. The principle of change/ re-establishment of use:

PL/2025/03732

1-3 Patford Street is a historic building arranged over two floors and several levels (with an attic space/rooms suitable for storage) with modular individual offices and high maintenance and heating costs. The building also suffers with poor lighting (natural and artificial) and sub-standard internet access (Wi-Fi) due to the historic thick walls. All of which is quite constrictive and not attractive to a commercial business. Substantial alterations and intrusive service installation would be an essential requirement for most businesses to successfully operate.

Consequently a listed building consent application was submitted and approved under PL/2025/03732 for the conversion of 1-3 Patford Street into 2no. dwellings. The reinstating of the historic function of dwellings was viewed positively and it was accepted that the intervention proposed was minimal and sensitive

The Current layout of the property has dictated largely how the building has been divided into two properties, it has not been divided up exactly as it would have been in the past. This was in order to interfere with and do minimal works to the building in order to create sensible property layouts and change its use back to residential and safeguard it for the future.

The consent agreed that the proposal to re-establish two private domestic dwellings will provide a viable use for the heritage asset, with the minimum of harm to the building when compared with the alternative commercial use.

Serious harm or loss of the designated asset is not proposed and change within in this application is a minor alteration to what has already been consented.

2. Necessary works and interventions

The photographs laid out below are of existing views within the application building. Alongside each of the photographs is a description of the proposed works within that room and whether the intervention is significant in terms of its impact on the historic fabric of the building.

General refurbishment works:

The building would be refurbished with as little intervention and as sensitively as possible. To enable the building to be divided into two properties and be brought up to date and fully functioning as domestic properties a certain amount of work will need to be carried out. But this will be limited to that which is necessary and where possible affects only more modern fabric (twentieth century). The ground floor of what would have been nos. 2 & 3 are not used and have not been occupied for some years and so require work to renovate and improve these rooms in order for them to be occupied.

The proposed works would be carried out following the principles listed below:

- a) Any essential repairs to be carried out on a like for like basis, using similar materials, methods and details.
- b) Wiring and pipework service runs would utilise existing conduits and chases where possible. Where new chases would become necessary then they should be surface mounted where possible, or should run through non-historic fabric.
- c) Existing historic floorboards are to be retained. Where they are required to be lifted to install services this should be done with care and the boards should be numbered to ensure they are replaced in exactly the positions they came up from. If necessary photographs should be taken to help ensure they are reinstated accordingly.
- d) Internal doors to be retained where possible. Doors should only be replaced if they are of poor quality or are modern doors that are inappropriate to the building.

Ground Floor

	Location	Proposed Works
	Existing store room with consent to become a new kitchen to no.1 Patford Street.	This part of the building is quite simple with no detailing (no cornice, skirting etc.) The ceiling is not original and is a modern installation. The wall around the window and wall to the right have been boxed in with modern plasterboard. The new kitchen, would be installed sensitively in this space so that the works could be reversed. To the left of the image is where the staircase would drop down to the floor where currently there are built in cupboard. Intervention considered to be modest
	As above taken from the opposite corner of the room.	The shelves along the back of the wall would be where the staircase would come down to. The ceiling above in this section is modern plasterboard. Intervention considered to be modest

	Storage cupboard to have staircase located in historic location	Consent has been granted to remove the modern fittings and reinstate the historic dog leg staircase. Whilst historically accurate, the tight space is challenging for moving bulky items up. Intervention considered to be modest. An area of modern ceiling and modern pine floorboards are to be removed to allow access from ground to first floor.
	Location	Proposed Works

First Floor

	Location	Proposed Works
	23 – Storage cupboard to have staircase reinstated	New staircase with consent to be inserted to rise up where there is currently a storage cupboard. This is historically the position of one of the staircases. The floorboards in the cupboard are modern pine. While accessible, it will be a tight space for access. Impact considered to be modest as this was the position of a staircase previously

	Location	Proposed Works
	24 – Office space to become a bedroom	No proposed alterations to this side of the room



26 – As 24	New doorway through the existing wall in the middle to be opened up losing as little building fabric as possible to access a new bathroom (see proposed first floor plan) and the top of the proposed stair case. The impact is considered modest
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Roof Structure of the former stable wing

The roof structure of the former stable wing:

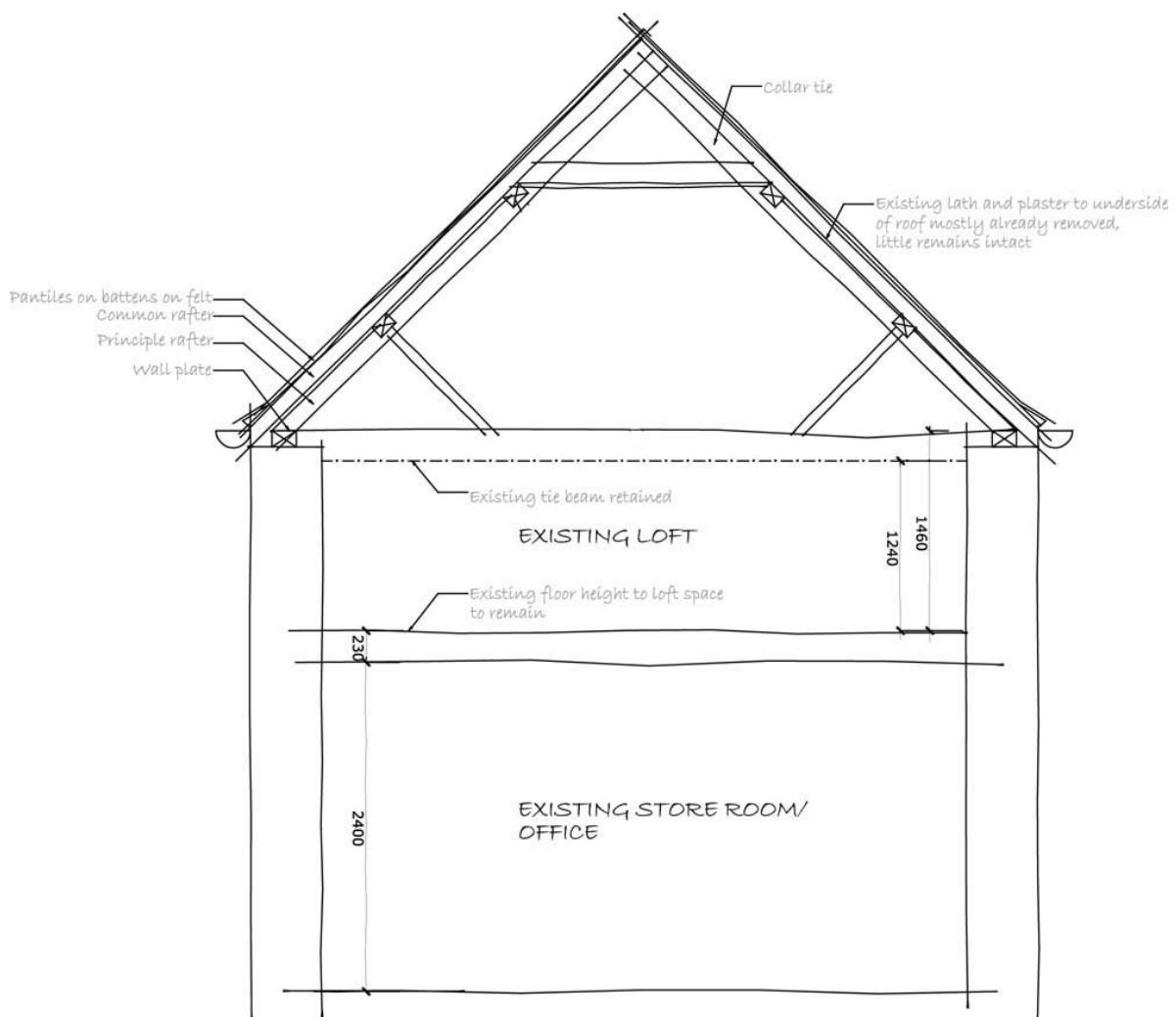
Existing pantiles on battens
 On modern felt
 On common rafters
 Supported by principle rafters, purlins and tie beams
 (See sketch below)

To the underside of the common rafters between the principle rafters was infilled with lath and plaster but much of this has already been lost.

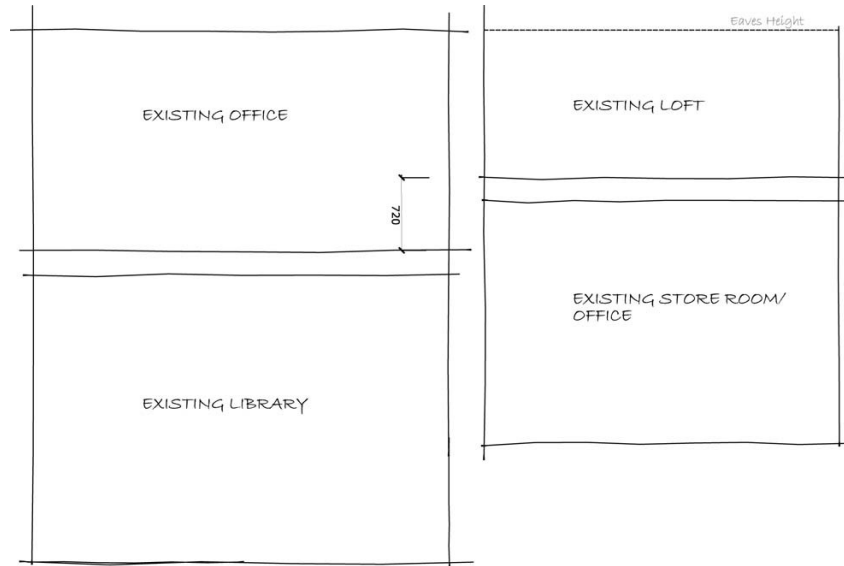
No floor levels are to be adjusted as part of the works, they are to remain as existing – see sectional sketches on the following page

The existing tie beam within the roof space will be retained as existing. The removal of a small length of floor to allow access between the loft, the existing store room below (to become a kitchen) and the first floor bedroom is the only structural intervention required to accommodate the proposed bathroom.

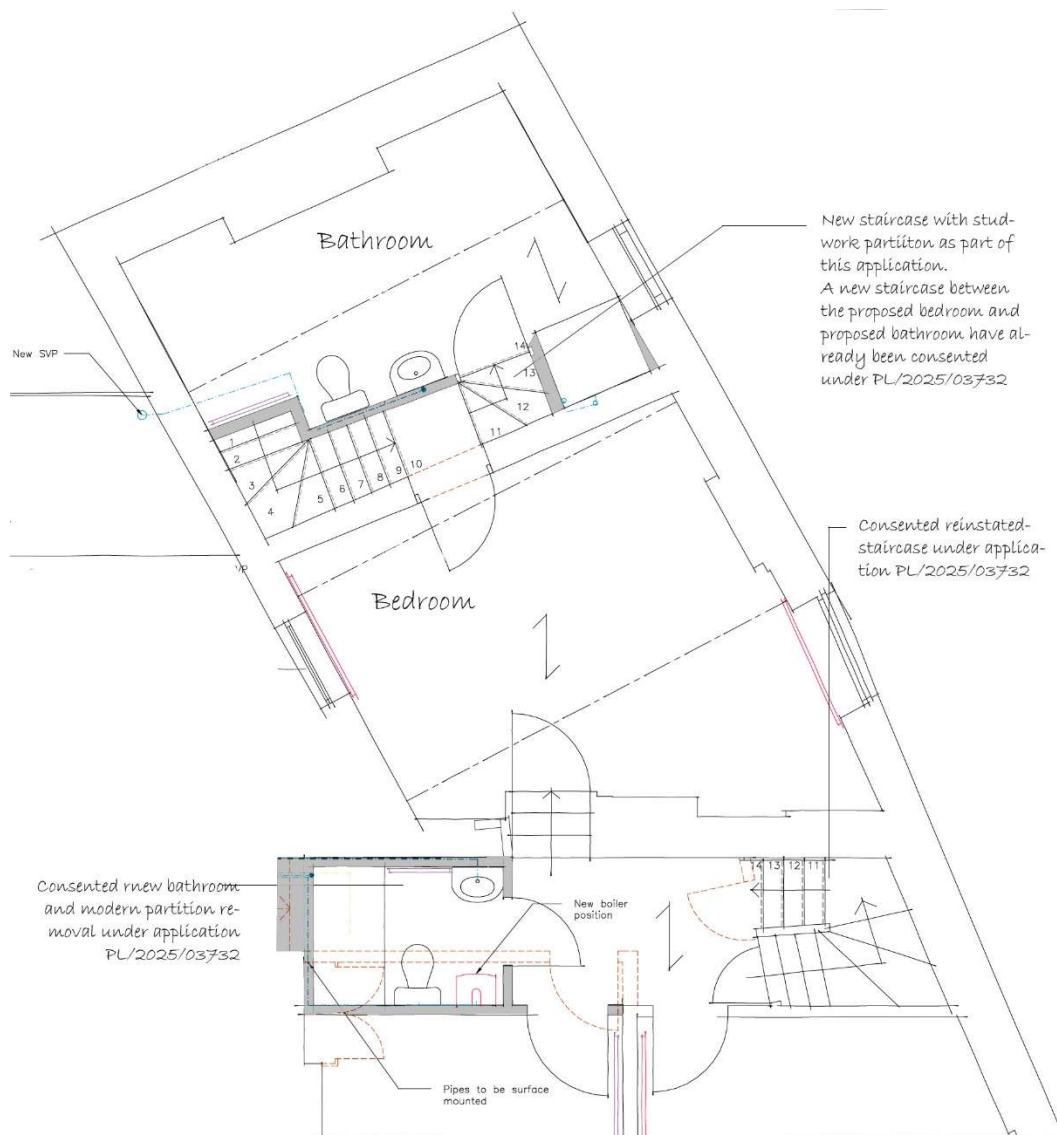
A fully reversible stud partition will enclose the staircase on the bathroom side, but will not impact the historic fabric.



Cross section sketch through the existing loft, proposed to remain the same NTS



Long section through the rear wing showing the floor level relationship – to remain unchanged NTS



Proposed First Floor bathroom layout with new staircase as part of this application

New Services

For the new bathrooms it is proposed to fit two new SVPs to the rear of the building. One next to the existing downpipe to service the new bathroom in the loft wing and the other tucked in the corner of the rear access canopy to service the first floor and attic bathrooms all to run to the existing manhole at the rear of the property.



Ground floor plan – Proposed new staircase

Small holes to be made through from the shower room and WC into the rear boiler cupboard. Pipework already runs through this wall to the radiators and the existing water tank in the attic and some of the floorboards have previously been lifted for access to the pipes.

Policy Framework

The National Planning Policy Framework

6. The Framework constitutes guidance for local planning authorities and decision makers, and it is a material consideration in planning decisions. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework is a material consideration.

7. Section 16 of the Framework deals conserving and enhancing the historic environment, in paragraphs 202 to 214. The Framework places much emphasis on heritage “significance”, which Annex 2 defines as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

8. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic or historic interest.

9. Paragraph 207 of the Framework places a duty on the local planning authority to require an applicant to describe the significance of any heritage assets affected by a proposal. However, the same paragraph makes it clear that the level of detail should be i) proportionate to the importance of the heritage asset and ii) no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

10. Paragraph 208 states that local planning authorities should take into account "the particular significance of any heritage asset" when considering the impact of a proposal on a heritage asset.

11. Paragraph 210 states that when determining planning applications local authorities should take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'

12. Paragraph 215 says that where a development proposal will lead to less than substantial harm to the significance of a heritage asset this harm should be weighed against the public benefit of the proposal, including securing its optimum viable use.

13. According to paragraph 219, local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance.

14. Finally, it is worth noting the definition of “conservation” (in relation to heritage policy) in Annex 2 of the Framework:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

15. The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not a reactive approach to resisting change.

The Local Plan

16. The Wiltshire Core Strategy Development Plan Document was adopted in January 2015 and replaces a number of previous policies. Core Policy 58 deals in very broad terms with “ensuring the conservation of the historic environment”

According to Policy 58 the designation of a Conservation Area or listed building “does not preclude the possibility of new development” and that the council are committed to working with owners to find “positive solutions” that will allow buildings to be adapted to “reflect modern living aspirations”.

Assessment of Significance

Historic England define 'significance' as a collective term for the sum of all the heritage values attached to a place. Understanding and articulating the heritage value and significance of a building is necessary to inform decisions regarding its future.

17. 1-3 Patford Street is not of any substantial artistic interest as that is defined in Annex 2 of the Framework. Its significance stems primarily from its historic and architectural interest, although the building has evidently undergone many changes over time, with a mix of fabric; evidence of the houses adaptation and evolution over time.

18. The buildings are significant for their external appearance and as part of the street scene as a whole. The historic interest of the building is essentially 'illustrative', that is to say the way in which the building acts as a link between past and present, and assist in the interpretation of the past. This takes in the role of the building as an individual structure, but also the role it plays as part of the group or cluster of buildings in its local context, which form part of and illustrate the ever-changing historic developmental narrative of this historical part of Calne.

19. The buildings were altered in the mid-twentieth century from three houses into one office building, firstly being occupied by a firm of solicitors, Spackman, Dale and Hood. After Spackman, Dale and Hood relocated their offices to Market Hill House, Market Hill, Calne in 1971, the building was altered again when occupied for many years from 1976 by a firm of computer consultants; Shade (Computer Services) Limited. In 2007 the firm closed and the building was placed on the market for sale with Messrs. Dreweatt Neate of Trowbridge.

The building was purchased by Mr Oliver in late 2007 and has been occupied by Alex Oliver Associates Limited; a firm of architects, planning and historic building consultants, since January 2008.

Planning and listed building consent was approved in 2025 for returning the building back into residential dwellings, although this has not been implemented yet.

20. The interior of the building has undergone substantial alteration over its history, mainly when the three houses were combined into one office building around the 1960s. Little care or regard was taken to retain any of the historic features that the houses may have contained. Staircases were removed, door openings created, and windows installed wherever they were required.

Impact Assessment

21. The exterior of the buildings are of significance as part of the townscape. Serious harm or loss of the designated asset is not proposed and externally the building will remain basically unchanged (a boarded up opening to the side elevation on Cox's Hill is to have a window installed with the timber hatch doors to be reused as external shutters and a modern window to the rear elevation is to be replaced by a door)

22. The proposed works would be carried out following the principles listed below:

a) Any essential repairs to be carried out on a like for like basis, using similar materials, methods and details.

b) Wiring and pipework service runs would utilise existing conduits and chases where possible. Where new chases would become necessary then they should be surface mounted where possible, or should run through non-historic fabric.

c) Existing historic floorboards are to be retained. Where they are required to be lifted to install services this should be done with care and the boards should be numbered to ensure they are replaced in exactly the positions they came up from. If necessary photographs should be taken to help ensure they are reinstated accordingly.

d) Internal doors to be retained where possible. Doors should only be replaced if they are of poor quality or are modern doors that are inappropriate to the building.

Summary

This application seeks to ensure the future use, maintenance and protection of the historic asset and has been carefully and sensitively considered. Interventions and works to the building have been kept to a minimum.

In order to divide the building and ensure its continued use in the future some modest work is necessary and this proposal has been considered with thought and care and has tried to interfere with the historic building fabric as little as possible and to work with and let the existing building dictate the plans as much as possible.

By extending a new staircase which has already been given consent down to the ground floor and forming a reversible partition around it will improve the useability of the space, improve access and safety.

As the building was in domestic residential use the character of the building is that of houses and so this will be enhanced by the proposal. By making historic buildings more flexible to modern needs without the loss of historic fabric ensures their continued importance. By adapting historic buildings to modern needs we protect them through continued use and promote their continued enjoyment by those who occupy them and the wider public.

Heritage Statement prepared by Alex Oliver Associates Limited

Appendix One – Listing Descriptions from Historic England

List entry Number: 1247339

I, PATFORD STREET

County	District	District Type	Parish
	Wiltshire	Unitary Authority	Calne

Grade: II

Date first listed: 02-Apr-1970

Details

CALNE

ST9970 PATFORD STREET 755-1/5/118 (West side) 02/04/70 No.1

GV II

House, now offices. Early C19. Render with limestone ashlar dressings, coursed rubble sides, brick ridge and lateral stacks and a pantile roof. Single-depth plan with rear range making L-plan. 2 storeys and attic; 2-window range. A symmetrical front has a round-arched doorway and panelled door with a radial fanlight, and 6/6-pane sashes, with a single gabled dormer. 2-window side range with uneven fenestration including C19 sashes with glazing bars and a lateral stack. INTERIOR: details include an altered ground floor and C19 right-hand dogleg stair with stick balusters.

List entry Number: 1247340

2 AND 3, PATFORD STREET

County	District	District Type	Parish
	Wiltshire	Unitary Authority	Calne

Grade: II

Date first listed: 19-May-1950

Details

CALNE

ST9970 PATFORD STREET 755-1/5/119 (West side) 19/05/50 Nos.2 AND 3

GV II

House, divided into 2, now offices. Early-mid C17, altered mid C20. Rendered with pantile roof. 2-room plan. 2 storeys and attic; 3-window range. Formerly a central doorway, now blocked with a late

C20 casement, with flanking full-height C17 shallow canted bays; these have ground-floor C20 casements, and first-floor timber 5-light mullion and transom windows with an overhanging canopy and dentil cornice. 2 gabled dormers with C19 casements. INTERIOR: details include a 4-bay roof with butt purlins, ridge not visible; good scratch-moulded panelling to left-hand first-floor room, panelled window reveals, wall cupboard with double doors and wrought-iron cockshead hinges, carved cornice; blocked salt cupboard to fire surround; chamfered ground-floor beams. Forms part of No.1 (qv).