

DAVID ■ BRAIN ■ PARTNERSHIP ARCHITECTS

THE ANGEL HOTEL, CHIPPENHAM

Heritage Justification, Design & Access Statement (L11.01)

July 2026



Fig.1: Front elevation with balustrading

1 Use

The Stone Balustraded Parapet has been identified as being in a poor state of repair. A Structural Report has been prepared and is submitted as part of this Application for Listed Building Consent.

2 Layout, Scale & Appearance

The proposal is carry our repairs to the North Elevation Balustraded Parapet and remove paint and repoint along the East Elevation Balustraded Parapet as described with the Giraffe Engineering Structural Report and as detailed on David Brain Partnership drawings.

3 Materials

Bath Stone Ashlar will be used for the replacement stonework.

Lime Mortar will be used for bedding and pointing:

Lime Mortar Mix: Bath Stone fine building/pointing lime putty mortar – BA4.

Mortar to be supplied by Limebase, Walronds Park, Isle Brewers, Taunton, Somerset TA3 6QP Tel: 01460 281921.

4 Listing

Heritage Category: Listed Building Grade: II*

List Entry Number: 1268061

Date first listed: 25-Apr-1950

National Grid Reference: ST 92135 73194

Details:

ST 9273 SW 930-1/10/91

CHIPPENHAM MARKET PLACE (west side), No. 8, Angel Hotel and Motel and stables attached to the rear

(Formerly Listed as MARKET PLACE (west side) No.8 Angel Hotel and Motel) 25.04.50

GV II Inn and house, now hotel. C17, remodelled and refronted in early C18 when inn was enlarged by incorporation of the house. Painted limestone ashlar, stone slate roof hipped to the front, plain tile roof to part of the rear right wing, Welsh slate roof to rear left wing, hipped to the rear, moulded ashlar stacks to left, centre ridge and front right of centre, brick stacks to rear wings.*

PLAN: five-unit plan with two rear wings and attached stable range to the rear left; original inn to north, and house to south; wing to rear of south range is said to have been an assembly room.

EXTERIOR: three storeys; symmetrical seven-window range. Balustraded parapet, cornice returned to both sides, platbands between floors, and plinth. 6/6-pane sash windows with heavy glazing bars, those to the upper floors with cyma-moulded architraves, those to the ground floor with roll-edge moulding. A large prostyle porch (restored C20) has paired Tuscan columns to the corners which support an entablature

and balustraded parapet. A large pedimented dormer is to the right. To the far right is a window set in a former doorway which has engaged Tuscan columns supporting a pediment. The rear of the main block has a short central wing with a double-pitched hipped roof and a two-light stone-mullioned window.

The first block of the right wing, probably C17, has a steeply-pitched plain tile roof, an early C19 horizontal 10/10-pane sash window at eaves level, probably a former mullioned window to the left, and a 6/6-pane sash to the first-floor right. C20 windows to the ground floor. The rear block has a stone stack to the left gabled out from the roof, three truncated brick stacks above the wall and various C20 windows. The gable end has stone coping a C20 door. The C19 rear left wing is three storeys; four-window range. Window to the secondnd floor is cantilevered out over a former courtyard, nowfilled; 6/6-pane and plate-glass sash windows.

INTERIOR: includes cased beams and joists to ground floor. First floor room with bolection-moulded fireplace. Timber-framed partitions, including stair turret with turned balusters to early C18 open-well staircase. C18 three-bay collar-truss roof to south range. Early C17 four bay king-post roof with horizontal bracing at collar level, tenoned purlins and C18 alteration including north hip linked to refronting.

The stable block to the rear left has a stone tile roof half-hipped to the rear, gabled to the centre over depressed arched loading bay and chamfered stone doorway.

HISTORY: in 1613 an inn on this site was called The Bull. By 1747 it was known as The Angel. According to Smollett, this was the hotel where the mother of Humphry Clinker, his hero in the eponymous novel, was bar-keeper. The C17 king-post roof is an unusually early example for this region, late C16 examples being recorded in Lacock.

(Chamberlain, Joseph A: Chippenham: Chippenham: 1976: 128; The Buildings of England: Pevsner N & Cherry B: Wiltshire: London: 1967-1975: 170; Slocombe PM: Wiltshire Buildings Record: 1987).

Listing NGR: ST9212073190

5 Significance of the balustraded parapet

The Balustraded Parapet is referred to in the Listing under the Exterior description thus confirming it's significance as an important element of the Listed Building. The Balustraded Parapet may form part of the C18 re-fronting of the building.



Fig.2: Existing balustrading

6 Historical Maps



Fig.3: Map from 1844.



Fig.3: Map from 1879.

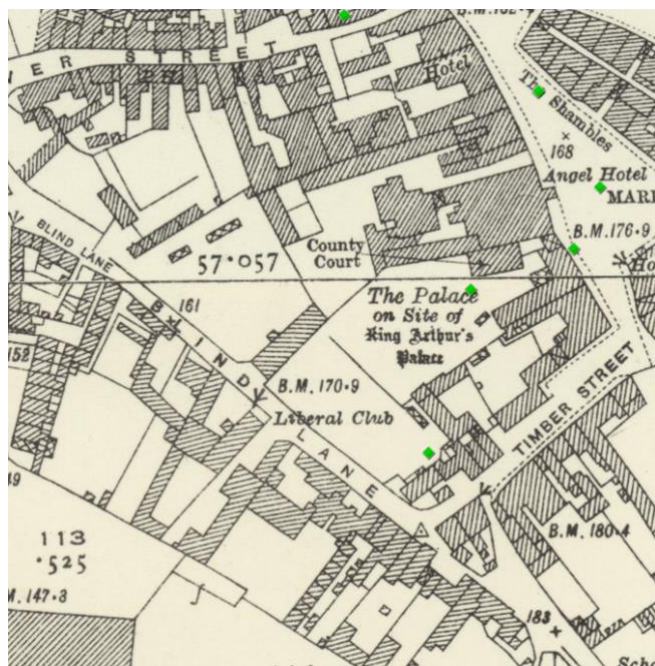


Fig.3: Map from 1889.

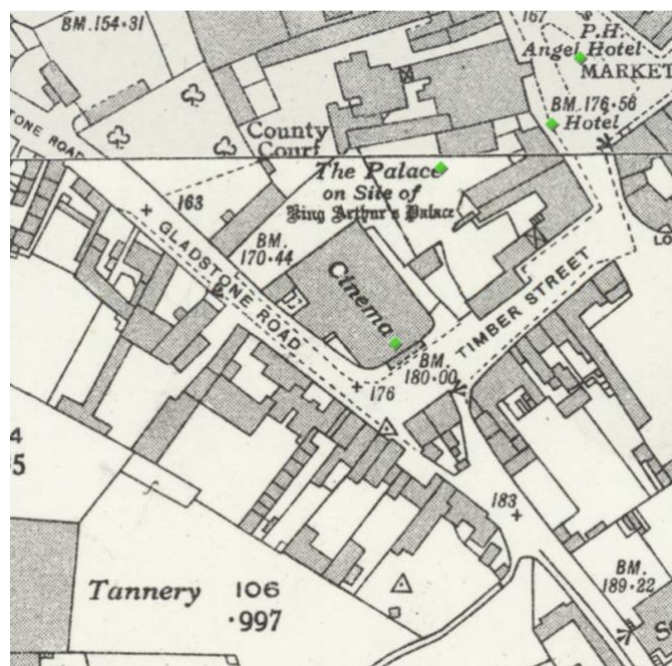


Fig.3: Map from 1921.

7 Structural Note

To be read in conjunction with the Giraffe Engineering Structural Report:

The balustrade consists of a large stone top rail, 6 carved balusters between each solid newel post, on a stone bottom rail/plinth built off the external stone wall.

The stone balustrade along the east elevation has some evidence of aging but is generally in good condition. It has also undergone previous strengthening work which takes the form of vertical steel supports behind each primary baluster or newel post.

The balustrade on the north elevation is in much worse condition and has not undergone previous strengthening work.

8 Repairs to North Elevation

The level of damage to each baluster and newel post has been categorised as follows:

1	No significant spalling of stonework.
2	Some local spalling of stonework requiring patch repair.
3	Major cracking requiring replacement.

9 Paint removal to North & East Elevation

To remove the paint to the balustrade, it is proposed to use a combination of the Barretine PeelAway 1 and PeelAway 7 systems. Surfaces that have been repeatedly painted over the past few decades may require an initial application of PeelAway 7 to remove the coats applied after 1972, followed by a further application of the PeelAway 1 to remove any of the harder paints and to remove metal and lead based paints applied prior to 1972. All carried out in accordance with the manufacturer's recommendations.

KH/RWL/2026
Partnership

David Brain