



**Historic Building
Advisory Service**

Heritage Impact Assessment

**Unit 5, Wilton Shopping Village,
Wilton, Wiltshire**



May 2026

Reference: 261036

**PROPOSD ALTERATIONS
UNIT 5
WILTON SHOPPING VILLAGE
KING STREET
WILTON
SALISBURY
WILTSHIRE**

Heritage Impact Assessment

Prepared on behalf of

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**PROPOSED ALTERATIONS
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WILTON
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WILTSHIRE**

Heritage Impact Assessment

Summary



Fif: Unit 5 from the northeast

The Historic Building Advisory Service was commissioned by Barclay and Phillips Architects to undertake a heritage impact assessment of works to and around a building known as Unit 5, Wilton Shopping Village, King Street, Wilton, Salisbury, Wiltshire. These works are to alter and adapt existing buildings and structures within a shopping village to form additional retail and leisure space.

The assessment was undertaken by means of a visual appraisal and analysis of the buildings and their setting to determine the extent that the proposed work is likely to have

on its historic character and / or significance of the conservation area within which it is located. This includes both the fabric and plan of the buildings, as well as external appearance, other adjacent heritage assets and its setting within an historic manufactory in a conservation area.

A survey of readily accessible documentary and other sources was undertaken to understand the general development of the location. This assessment aims to meet the requirements of the National Planning Policy Framework (NPPF).

This impact assessment is to consider a group of buildings that have been amalgamated in the past and are known as Unit 5, which is part of the Wilton Shopping Village, which lies to the northeast of Wilton town centre and is part of the former Wilton Carpet Factory that is now a retail centre. This block consists of a mixed age group of structures, possibly dating from the very late 19th C through to the second or possibly third quarter of the 20th C. These have been subsequently altered and adapted to become initially a carpet production space then latterly converted in to retail units and where parts have subsequently been dismantled to leave steel frames.



Fig: Unit 5 from the southeast

The proposed work is to units that are not listed, and are presently sitting vacant, with weeds and shrubs growing up through former floored areas. The present appearance is one of mostly modern industrial style, so recladding and roofing-over what is already on site will go a long way to restoring the site to make it look more interesting than at present

and therefore it will enhance the visitor experience by encouraging them to walk along the river, take a seat and enjoy the environment and surroundings.

By highlighting the industrial usage shows the progress the site made through the ages and illustrates how manufacturing was a large part of British culture in times gone by. This site demonstrates how historic architecture can sit next to modern industrial buildings and modern shops, bringing together manufacturing, art, science, and wildlife in a social and safe environment for all to enjoy.

The assessment was undertaken by means of a visual appraisal and analysis of the site and area surrounding it to the extent that the proposed development is likely to be visible. This includes both location and relative proximity of the conservation area and the setting and location of Units 1 – 4. This will be to help understand the wider aspects of potential visual intrusion and the effect on the character and significance of the historical development of Wilton Shopping Village.

The site inspection was carried out in 6 December, 2024.

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UNIT 5
WILTON SHOPPING VILLAGE
KING STREET
WILTON
SALISBURY
WILTSHIRE**

Heritage Impact Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 The Historic Building Advisory Service was commissioned by Barclay and Phillips Architects to undertake a heritage impact assessment of works to and around a building known as Unit 5, Wilton Shopping Village, King Street, Wilton, Salisbury, Wiltshire.
- 1.1.2 The examination of the building was undertaken generally within the guidelines of good surveying and building archaeology practice. The purpose of the survey was to undertake an assessment of the historic nature and character of the building that is presently used as dwelling and how it may be affected by the proposed work. This was undertaken by means of a visual and physical assessment and analysis of the building to understand its means of construction as well as the way it has been altered and adapted over time.

1.2 Survey Content

- 1.2.1 The aim of this report is to produce an overall impression of the this group of buildings and their setting within a conservation area at the time of the inspection. This was undertaken by a visual examination of the elements that make up this facility to identify the means of construction, analyse its construction, and assess its historic significance and what historic character remains.
- 1.2.2 Voids, cupboards, closed spaces, etc. were inspected where these were relevant and ready access could be gained. In all these cases the general 'feel' of the building has been taken into account to whether there was any historic fabric

concealed or there is a need for a further more detailed inspection or opening up of the structure that will involve the client in additional cost.

- 1.2.3 Readily accessible documentary sources were reviewed in an attempt to create an established time and ownership line for the relevant parts of the site and buildings. The results of this research were then applied to the findings from the site survey in an attempt to show the development of the relevant part of the site.
- 1.2.4 This assessment has been compiled in line with good practice to meet the requirements of NPPF.

1.3 Survey Information

- Premises inspected: Unit 5
- Location: Wilton Shopping Village
King Street
Wilton
Salisbury
Wiltshire
- Client: Barclay & Phillips Architects
- Property Occupant: Wilton Shopping Village
- Current Use: Vacant retail space
- Reason For Inspection: Heritage impact assessment
- Inspection By: R J Hill MRICS, MCIfA
- Inspection Date: 6 December 2024
- Listed Building? No
- Registered Park / Garden No
- Scheduled Monument No
- Conservation Area? Yes
- National Landscape / Park? No

2 GENERAL

2.1 Location



Fig 2.1: Unit 5 at the west end of Wilton Shopping Village

- 2.1.1 This block is at the west end of the Wilton Shopping Village site and sits between the two sections of the River Wylfe where these pass through the site. It is to the south of the historic mill against the A36 on the north side of the main stream and has the modern weaving factory on the south bank of the south stream. At the west end it abuts up against residential development off of Bridge Street in Wilton.
- 2.1.2 Bounding the site on the north and south sides is the river Wylfe, which splits in to two main channels just to the west of North Street, which is to the west of this site. It is difficult to determine which could be considered as the main channel, either by width or flow

2.2 Description

- 2.2.1 This block consists of a range of former factory building of mixed type and size, where they extend from Unit 4 of the shopping village at the east end. For the purposes of the identification of the areas and general orientation purposes these are shown as 1 to 6 on the accompanying key plan.
- 2.2.2 Area 1 consists of two parallel ranges of two storey buildings that appear on the 1901 Ordnance Survey (OS) map and later they appear to have been incorporated

to form a single unit. Whilst this was probably a single storey when built there has been the introduction of a first floor within it in the post war period.

- 2.2.3 To the south of area 1 is area 2, which appears on the 1890 OS map apparently as a single storey building. This has been partially amalgamated in to 1 where first floor from that part has been extended internally within this.
- 2.2.4 On the south side of the site and to the west of area 2 is a single storey range running along the north bank of the south stream. This is of two sections, where the first appears on the 1901 Ordnance Survey Map and the second and west phase does not appear until 1939 Ordnance Survey Map. These are denoted as areas 3 and 4 respectively.

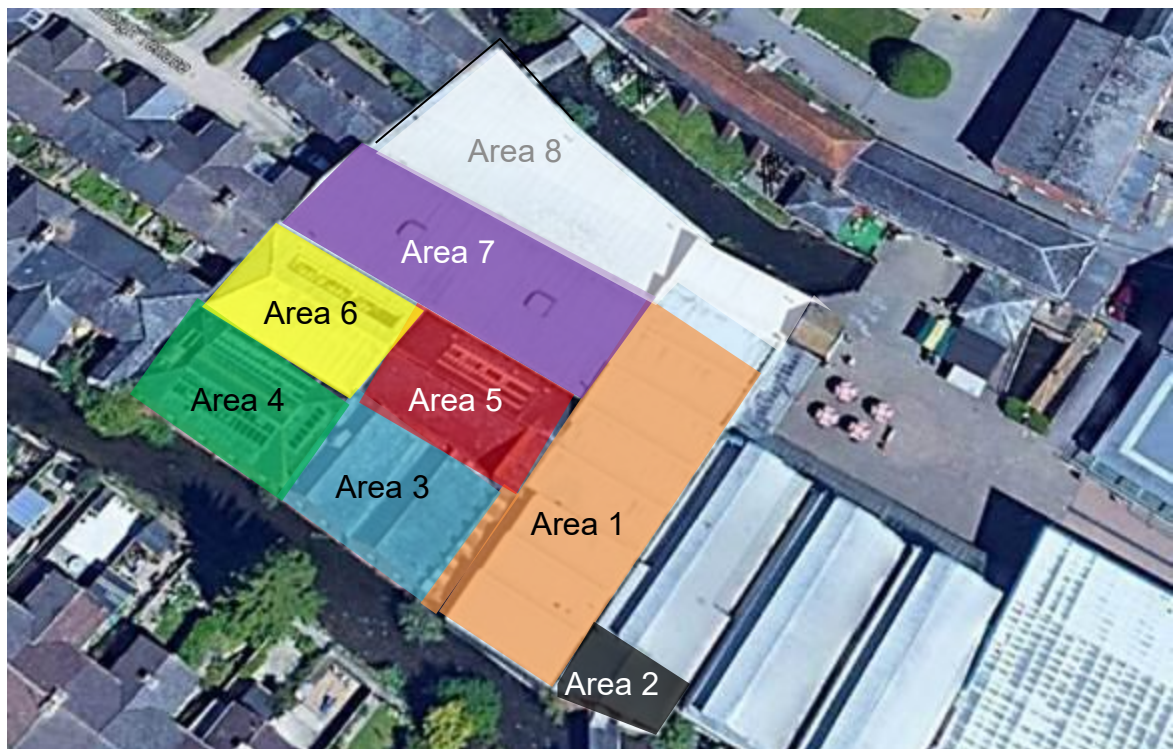


Fig 2.2: Area location plan

- 2.2.5 To the north of area 3 is a two storey block that is also seen on the 1901 OS map in this position being area 5. On the west end of that and running alongside of area 4 is a post war steel framed structure area 6.
- 2.2.6 All along the north side of areas 5 and 6 is part of a larger roofed over an open sided structure (area 7), of a style possibly dating to the 1960s or early 1970s. Beyond that and closing to the side of the north river is an open structure (area 8) where the roof and cladding has been removed, with only the supporting frame remaining.

3 EXTERNAL INSPECTION

3.1 Area 1



Fig 3.1: Area 1

- 3.1.1 The external wall to the north end of this part appears to be a modern structure dating to the third quarter of the 20th C and finished with hard cement type render. This shows where other buildings have been removed from this side.
- 3.1.2 The north end of the east wall to the ground floor section is of brickwork with a blocked up door and window openings in this and a modern staircase running up across this face. The other part of the east wall of this area to Unit 4 is largely obscured by equipment and other fittings as well as plaster wall finish etc and so a full inspection was possible. This wall contains a heavy duty iron fire door, which would have separated one part of the mill from the other as would have been required and is typical of that type required by insurance companies for this type of building in the 19th C, but has been welded shut historically. It bears the maker's name of Gardener & Sons from Bristol.
- 3.1.3 The south wall at the west end, where this survives at ground floor level, is all in brickwork and where it can be seen internally within the part of the building.
- 3.1.4 At first floor level the east side wall of this part to Unit 4 shows where this has been raised from an earlier structure, now removed, apart from at the back and where various phasing in the form of brickwork and brick are types seen within this. At the south end of the first floor there modern stud partitions form toilets.

- 3.1.5 Off the south end of the first floor on the east side is a section of building which extends across part of the back of Unit 4 of the Shopping Village. There is also a high level exit door to a bridge over the south river in this wall.
- 3.1.6 The windows in the south wall are single glazed cast iron with a central opening pivot section that are capable of repair and restoration, although that to the east window is missing.
- 3.1.7 The west wall, where seen externally, indicates this was originally a single storey structure and it was extended to the north and raised in two phases. One part was from ground floor level followed by a change of brick for a gable above that with the introduction of the north light roof over it in 1950s - 60s type brickwork.
- 3.1.8 The south wall at first floor level is a temporary structure of timber sheeting on lightweight timber framing closing up the area below the bottom frame of the end north light. This should not be considered as permanent walling.
- 3.1.9 The extended first floor over this area is a suspended timber structure where the joists span on to cross beams and is covered with softwood boarding, where the south part is covered with carpet over hardboard.



Fig 3.1.9: Area 1 first floor

- 3.1.10 Over the whole of the upper floor there is a north light type structure with the main framing to this acting as trusses spanning across the building from which the roof slopes spans down from the top of one truss to the bottom of the next unit. Glazing is in obscure wired glass in timber framing to the vertical face of the truss and the

underside to the side of the closed roof areas is lined with what would appear to be plasterboard sheeting. The ceiling is plasterboard to the underside of a pitched roof covered with metal sheeting above on a traditional timber structure.



Fig 3.1.12 West side of area 1 roof

- 3.1.11 To the west side of this area is a flat roof in two sections between the west side upper wall to area 1 and the east most roof slope to area 3. Part of this area appears to contain a service duct or similar.
- 3.1.12 The upstanding west side wall to area 1 roof is clad with vertical profile metal sheeting to the side of the north light roof. The windows in this are single glazed standard joinery storm proof units. The south side wall to the east end of area 5 and a section of that to area 1 is a mixture of construction. Part of this is double storey structure over the top of a lift shaft where the sides are clad with artificial slates, in a fair condition. The section of the wall to area 5 is in brickwork with the top capped with brick on edge to the valley gutter behind with lead flashings to the abutting roof over area 3.
- 3.1.13 Only limited viewing was possible to the top of the roof to area 1, where this is of colour coated profile metal sheeting that runs down from the tops of the north lights to valley gutters at the bottom of the trusses.



Fig 3.1.12: Lift shaft and south side of area 5 roof



Fig 3.1.13: Area 1 north light roofs

3.2 Area 2



Fig 3.2: Area 2 first floor

- 3.2.1 This extends across the back of Unit 1 and Unit 4.
- 3.2.2 The floor is of solid construction covered with ceramic tiles in a fair condition.
- 3.2.3 Walls are all in brickwork with some evidence of blocked up windows and doors. No structural cracking or other significant movement within it.
- 3.2.4 Windows are small pane single glazed cast iron with central tilt-and-turn opening lights and brick semi-circular arches over them.
- 3.2.5 The ceiling over this is the underside of the extended floor deck from Area 1 that has been previously reported on in this area.
- 3.2.6 At the west end this abuts to the wall to Unit 3 where there is a large opening now fitted with a roller shutter door to the centre and glazed panel doors on either side.
- 3.2.7 The south wall to this is also has a short section of the east end of the east wall, all in brickwork laid in English garden wall bond to the lower part and Flemish garden wall to the head of the gable. The lower part of this wall to the river is rendered.
- 3.2.8 The lower section of wall to the west section of this block is of brickwork with rendered band to the river at the base and the upper section, where Area 1 has been extended over it, is clad with metal sheeting.



Fig 3.2.7: Area 2 south wall

3.3 Area 3



Fig 3.3: Area 3, looking in to area 4

3.3.1 The ground floor is of solid construction.

- 3.3.2 Walls are all in brickwork, where the window openings on the south side are similar to those noted within the rear of area 2, but here the panes are larger and the frames are of a slightly different configuration.
- 3.3.3 The roof over this is a west light configuration with slightly eccentric angled timber trusses supporting this, with obscured wired glass within timber framing on the west sides and large valley gutters between each section. These are supported by steel beams running across the building and supporting valley gutters that drain to the south side.
- 3.3.4 At high level within the south gable peaks there are circular openings in the brickwork within which timber ventilator grilles are fitted. On the north side it can be seen where there were similar openings, but which have been closed up, which would indicate that Unit 5 was built subsequent to this block.
- 3.3.5 At the west end of this area, to the bottom of the second set of west lights, there is a brick pier on the north side supporting a beam running to the south wall on the division to Unit 4.
- 3.3.6 The roof coverings over the closed sides to the west lights are natural slates running up to a top where this is capped with half round section concrete ridge tiles. The slopes contain many tingles to slates as well as the use of mastic and other glues to hold slipped slates in place. Glazing within the west light system appears to be silicone bonded to the timber glazing bars on either side and set within this is a large extractor fan housing.



Fig 3.3.7: West light to roof over area 3



Fig 3.3.7: Valley gutter between roofs to areas 3 and 5

- 3.3.7 Between the roof to this area and that to area 4 is a lead covered flat roof with rolls within it.
- 3.3.8 Due to the lack of access to the south face of the river side wall to area 3 and to area 4 could not be fully inspected.

3.4 Area 4

- 3.4.1 The floor is a continuation of that from area 3.
- 3.4.2 The south wall is a continuation of that from 3, where this is well keyed together with a slight change in bonding on the junction as well as brick colour. The window configuration is generally as that for area 3, but the window style is different.
- 3.4.3 The north is much the same as on the south with a construction joint at the junction to area 3. Some window openings have been blocked-up and adjusted, as well as where a large door opening has been cut through. Along the head of this wall, the space between the truss feet has been infilled with calcium silicate bricks, which are totally different to those seen elsewhere. This is possibly where timber ventilators were originally installed and have subsequently been closed-up.
- 3.4.4 The roof is supported on a series of steel flat and angle iron trusses with bolted gusset plates on the connections. This is a hip ended structure with timber purlins and hip rafters exposed and overlaid with diagonally set sarking boarding and with large areas of translucent glazing to all slopes.



Fig 3.4: Area 4 looking in to area 3



Fig 3.4.5: Area 4 roof

- 3.4.5 The roof over this area is covered with slates with modern concrete hip and ridge tiles that are mortar bedded together.
- 3.4.6 The valley along the bottom of the slating on the junction to the roof to area 6 is lined with bituminous felt.
- 3.4.7 From distant viewing of the southwest corner of this roof there appears to be a valley gutter between this and the adjoining house on that side.
- 3.4.8 At the west end of the north side there is a collapsed metal flue lying on roof to area 6.

3.5 Area 5

- 3.5.1 The south wall of this abuts the north wall of area 3 and at the east end it is built against the west wall of area 1. The north wall is in brickwork with camber headed windows similar to that to area 3.



Fig 3.5.1: Area 5 ground floor

- 3.5.2 The first floor is carried on a central beam running the length of the building, supported on metal circular columns and from which beams run to the side walls where they bear onto stone pad stones. This supports what appears to be a concrete floor cast between them. However, this may be suspended timber

structure that has been lined underneath with fire proofing render and so further investigation will be needed to determine its exact form.



Fig 3.5.4: Area 5 first floor

- 3.5.3 The first floor is covered with softwood boarding that shows where recent and historic repairs have been made.
- 3.5.4 The roof structure consists of a series of steel plate and angled trusses with bolted gusseted joints supporting timber purlins that run to a gable at the west end. Where these run into the walls on the south side to area 3 pad stones are built in and to the north wall the trusses are set into the brickwork.
- 3.5.5 The purlins support diagonal sarking boards and there is a glazed section on the north side, but on the south side this has been boarded over.
- 3.5.6 The north slope to this is covered with natural grey slates with a ridge of roll top clayware ridge tiles. At the west end there is metal capping over the roof at the abutment to the roof over area 6.
- 3.5.7 The glazing within the north side appears to be some form of patent glazing support system with lead flashings to the trim and surrounds.
- 3.5.8 The south roof slope is covered with slates with no glazing within this. However, there is an area of roofing towards the upper section that has many tingles set within it and lifted slates within the surface that could suggest that this is where there is glazing framing is below that has been roofed over and has caused this disruption.



Fig 4.5: Area 5 roof, south side

- 3.5.9 The valley gutter at the bottom of the south slope is in stepped configuration covered with bituminous felt that is failing.

3.6 Area 6

- 3.6.1 This would appear to have been very similar to area 5 in terms of roof and floors, but here it is single storey and the north side is open and there is no obvious sign of a construction joint between it and the north side wall to area 5. It could be suggested that this was an open sided structure connected to the large part built across the north side of both of these blocks (area 7).
- 3.6.2 The north ends of the trusses, which are of a slightly different configuration to those over 5, are supported on posts that run up from ground level.
- 3.6.3 The ceiling to the underside of the roof slope on the north side has a large glazed section within it and on the south side this is finished with some form of boarding.
- 3.6.4 The south wall to area 4 shows where this has been raised and the original windows on that side blocked up, much as that described previously. No signs of structural movement in this or adjacent to the structure.



Fig 3.6: Area 6 ground floor



Fig 3.6.2: Area 6 first floor



Fig 3.6.5: Area 6 south roof slope

- 3.6.5 The south roof slope of this section appears to be covered profiled metal sheeting, generally as that described for area 1 roof. This is raised above the covering for area 5 on the junction between the two with a metal covered and upstand and flashing between them.
- 3.6.6 The north slope of this roof was very difficult to view and from the small glimpses possible it seems to be of profiled metal sheeting similar to the south side.

3.7 Area 7

- 3.7.1 This is a large open area that extends across the north side of areas 5 and 6 and abuts to the west side of area 1, where there is a concrete floor throughout.
- 3.7.2 As can be expected the south wall is the external face of the walls to areas 5 and 6 as previously described. The east wall is the modern north end of the west wall of area 1 and that on the west side of this area is a high brick gable that closes off the end of the lane to the rear of Northleigh Terrace, which runs off North Street. Both walls are built in a brick type commonly called a Fletton, much used for low quality or utilitarian walling in the period from mid 1950s till the early 70s, where the east side is rendered and painted while that to the west appears to have been raised off the top of an earlier boundary wall approximately 2.0 m high.
- 3.7.3 Over this area is a mono pitch roof that slopes down to the south against the north side of areas 5 and 6 from a large and long span lattice girder that runs across the north side at high level between the east and west side walls of this part with intermediate steel post supports. From the top of the truss steel rafters run down to the head of the north side wall to areas 5 and 6, and between these purlins span

carrying the roof coverings above. The outer face of the lattice girder is clad with vertical patent glazing in the manner of a north light as seen to the north end of area 1 and elsewhere on this site.



Fig 3.7.1: Area 7 interior



Fig 3.7.3: Area 7 roof

- 3.7.4 Viewing the roof of this part was very difficult and from what could be seen this is of profiled metal sheeting similar to the roofs to area 1 and 6. At the west end this finishes over the head of a brick wall with a simple pressed metal cover flashing. Set within the surface are two large ventilator hoods.

3.8 Area 8

- 3.8.1 This is a steel framed structure that lies across the to the north side of area 7as well as across the north end of area 1. The section against 7 has a roof structure that runs down from the bottom of the lattice girder to that part to posts against the bank of the north branch of the River Wylfe. At the east end there is a very different form of structure where it is apparently part of the steel frame that forms the north end of area 1, with a first floor as well as a north light type roof structure over it.
- 3.8.2 Across what can be considered the ground floor of this are it is of a concrete with a coloured top surface. At the west end it is closed with a brick wall to the gardens of houses that lie beyond and at the east end it has a simple metal farm type gate to the main central area to the Wilton Shopping Village. Against the edge of the river there is a mixture of low brick walls and metal railings and at the west end there is a link bridge that connects this area with buildings on the north side.



Fig 3.8: Area 8 from the northeast

- 3.8.3 It is worth noting that on Google Earth imagery date 17 June 2017 shows this part of the building as being fully roofed. The overall appearance that can be seen is

similar to that over the adjoining roofs to this part of the site, which would suggest it was coloured profile metal sheeting. An oblique view shows the north wall was glazed in a form similar to a north light structure (Fig 4.2.4) with vertical glazing bars supporting glass.



Fig 3.8.2: Area 8 from area 7, looking northeast

4 DESK TOP STUDY

4.1 Map Study

- 4.1.1 The first readily accessible map of this site is the that produced by Andrews and Dury Of 1773, which at a scale of 2" to the mile was primarily a road atlas, but which also provides indicative and notable buildings along them. However, this does not show any notable buildings to the north side of the river that could relate to the earlier mill on the site.

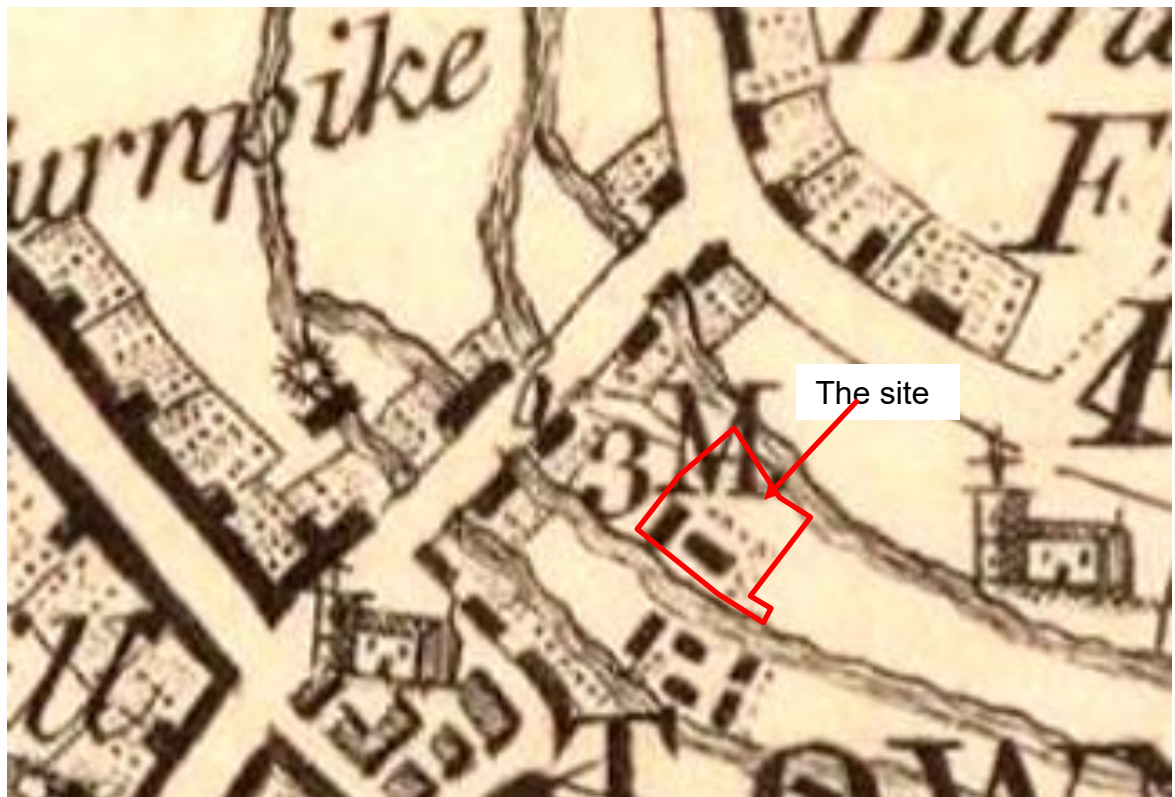


Fig 3.1.1: Extract from Andrew's and Dury's map of the site location

- 4.1.2 The next map showing any detail of the area of this site is the 1840s Tithe Map, which was produced to show the position and acreage of plots of land as well as record their occupiers / tenants and owners so that tithes owed to the church could be apportioned and levied. This mapping was to a scale, but tended to be diagrammatic in terms of plot size and position and where buildings are shown they are almost of a secondary aspect and were representational in their nature, but they still provide a fair indication of size and position so as to help identify what development may have been extant at that time.

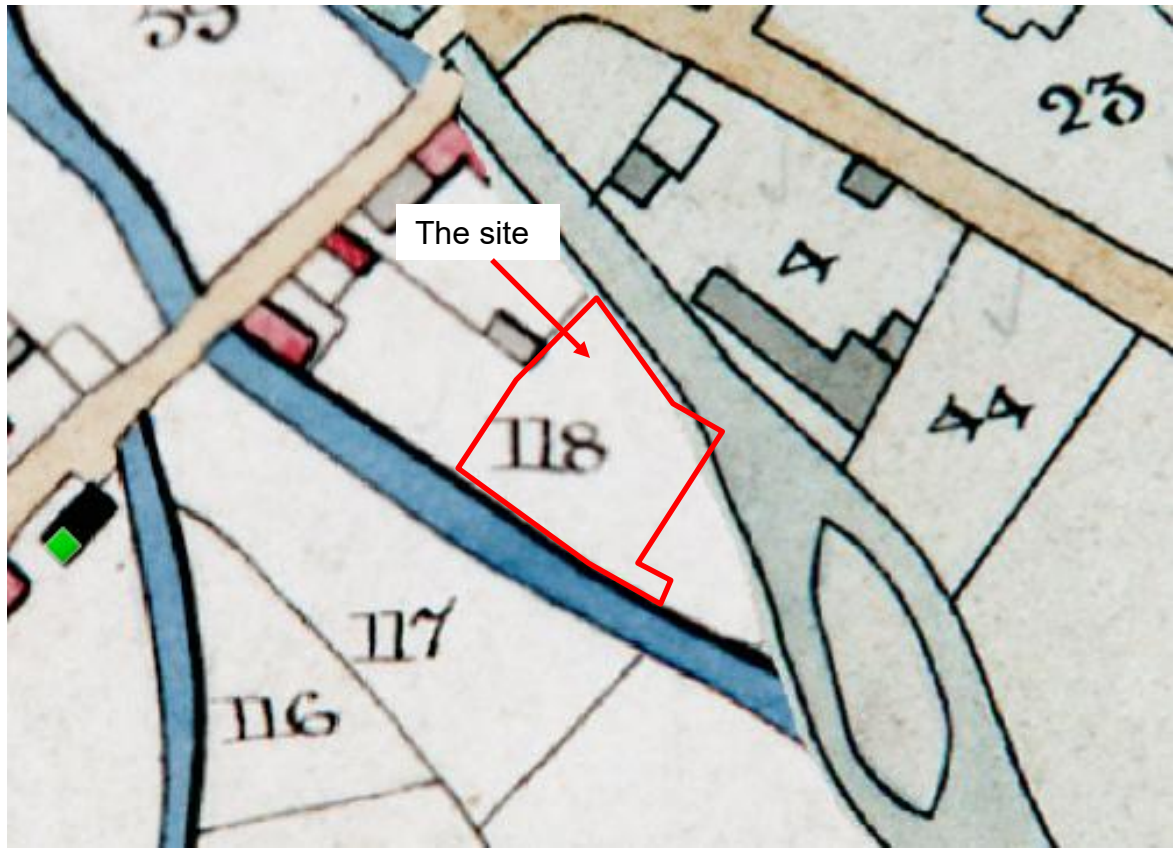


Fig 3.1.2: Tithe map extract

- 4.1.3 The 1880 Ordnance Survey (OS) 25 inch to the mile scale map shows the site south of Queens Street (later renamed Warminster Street) at an accurate scale and in any form of detail, where all substantial buildings, whether domestic or factory, are shown coloured pink and are located both sides of the north branch of the River Wylde. There is only part of a buildings on the area of the site where units 5 is now located, which would correspond to some extent with what is now area 1, but not in the form as presently seen. The remainder of this part appears to be some form of garden as suggested by the paths that are shown, as well as is a greenhouse.
- 4.1.4 The 1901 edition of the 25 inch OS map is printed in monochrome and has less fine detail. The building that is shown on the early edition that is area 1 has been extend to the south and also create area 2. To the west of this are new blocks that now form areas 3 and 5, as well as the east end of area 4.
- 4.1.5 By the time of the 1939 edition area 1 has be redeveloped to form the area that is presently seen and area 4 has been completed to the size of block now built.

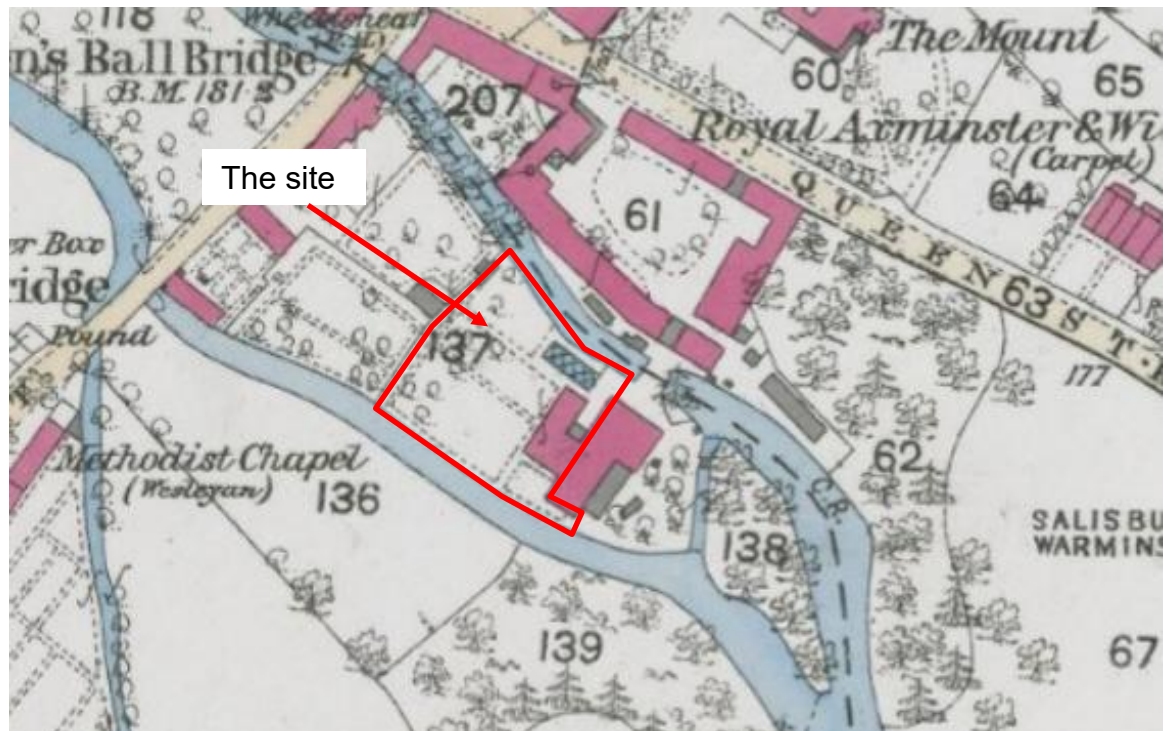


Fig 3.1.3: 1880 OS map extract



Fig 3.1.4: 1901 OS map extract



Fig 3.1.5: 1939 OS map



Fig 3.1.6: 2024 OS map extract

- 4.1.6 Current OS Mapping of the site shows the formerly island site at the east end of the centre part of the site fully developed. This is now linked to a modern site access to the southeast of this on the south side of the Wylde, where there is also a car parking area, with a footpath and footbridge.

4.2 Documentary Material

- 4.2.1 An oblique aerial photograph taken in July 1930 shows the west end of the site very much as it was seen mapped on the 1939 OS map, with the remaining empty area seemingly being quite overgrown with much shrub type vegetation



Fig 3.2.1: July 1930 aerial picture



Fig 3.2.2: September 1953 aerial picture.

- 4.2.2 A further oblique aerial photograph is taken from the south and shows the by then areas 6 and 7 have been built, with what appear to be sheet metal type roofs of a configuration and covering much as that seen at present.
- 4.2.3 Parts of the site were redeveloped in the 1960s to modernise the operation, but the historic courtyard from the 1770-1850s survived, having been protected by listing in August 1951. During the World War Two carpet manufacturing ceased and the factory produced tents and tarpaulins to assist the war effort. Carpet manufacturing re-established itself after the war, and the site changed ownership several times during which time new buildings were erected to expand the manufacturing of carpets.



Fig 4.2.5: Unit 5 riverside elevation circa 2018 (© D Wilkins)

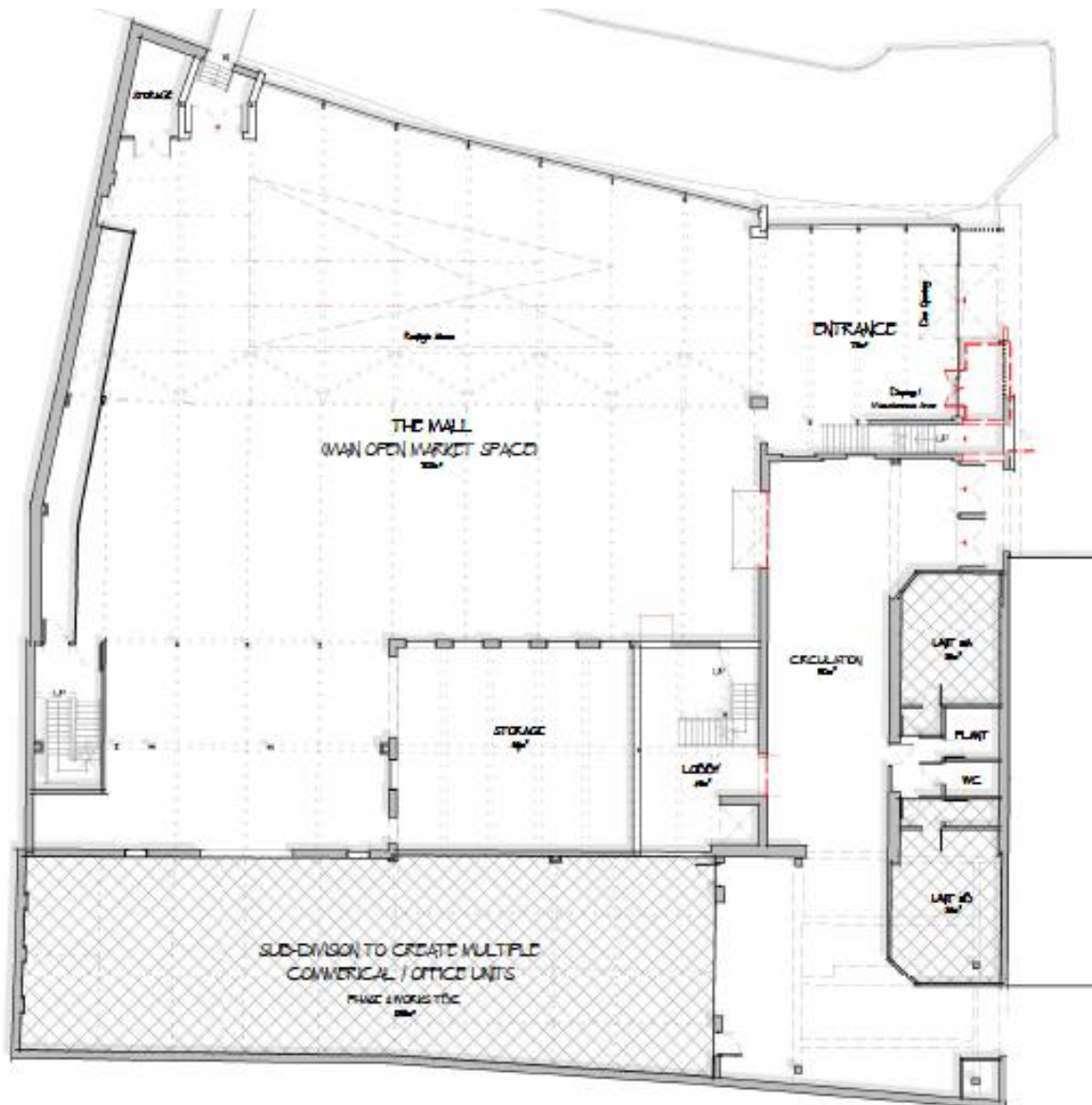
- 4.2.4 In 1995, the factory's owner at that time, Coats Viyella, decided to close the works, following recession and the increasing amount of cheaper imports that were affecting its wider business. However, a management buyout assembled funds to save the factory, which was relocated to a modernised part of the site. The historic King Street premises were sold and developed into the first phase of the Wilton Shopping Village.
- 4.2.5 In 2018 a planning application, 18/09696/FUL, was granted to allow the demolition of what we have named the area 8 of the site. From an existing picture submitted as part of the submission, it can be seen that the previous structure had an appearance very similar to that which is proposed with this redevelopment.

4.3 Historical Background

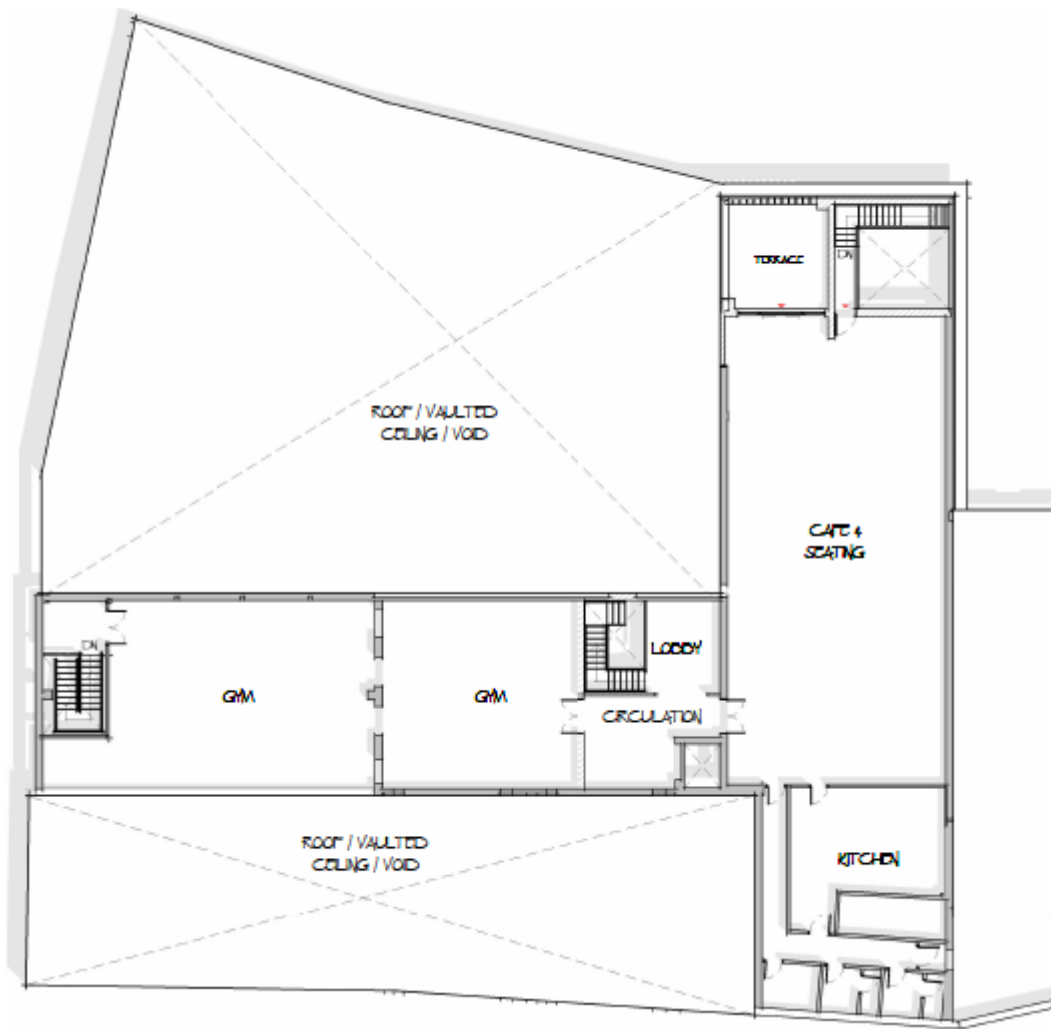
- 4.3.1 These are reused industrial units with the more historic carpet factory buildings lying a little further to the north and on the other side of this branch of the river. They were converted to become retail units within what was then Wilton Shopping Village in 1995. Since then there have been very little change in their external appearance.
- 4.3.2 On the south side of the river the former industrial buildings have also been converted in retail units and this has included changes to appearance, where these face into the site, includes the insertion of large shop type windows as well as entrance doors. This has been undertaken in a manner and style very much of other similar retail conversions in this area and of their age. Cladding materials are often just re-coloured renders or profiled metal sheeting and therefore only slightly changed from what they may have been in previous use. Varied forms of this have been used to achieve style change and some softening of otherwise brutal industrial appearing buildings

5 PROPOSED WORKS

5.1 Plan



Proposed ground floor plan (nts)



Proposed first floor plan (nts)

5.2 Description of works

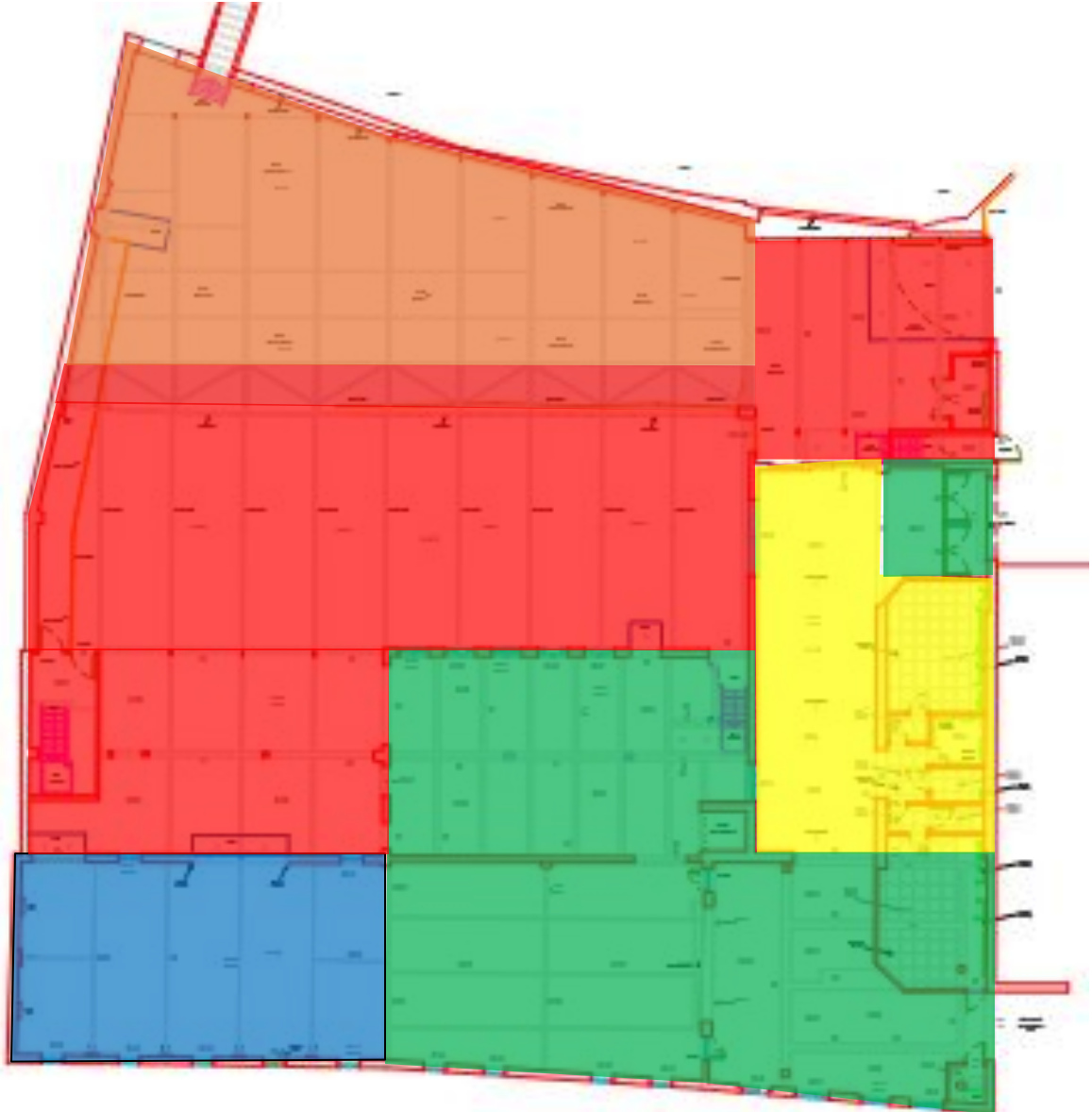
- 5.2.1 The main aspects of the works are to re-roof the area we have identified as 8, as well as reinstall wall cladding to the river and courtyard sides so as to enable that area to be used as an open market type retail area. The roofing is proposed to be of a type that is similar to that over the adjacent roofs to area 7. The walling is a mixture of large pane glazed curtain walling together with coloured renders and colour coated profiled metal, much as used elsewhere around the shopping village.
- 5.2.2 Externally the work will restore the appearance and character of this part of the Wilton shopping village much as it was before the removal of the roof and cladding over area 8. It will result in a structure that presently has a semi-derelict

appearance being restored to a character and style of a modern commercial / industrial building much as those seen around the adjoining areas of this development.

- 5.2.3 Internally the existing structure and built area will be retained largely as they are, with possibly the most noticeable change being the infilling of the current first floor open north wall to what we have designated as area 6. This will create an enclosed space similar in character to that of the adjacent area 5.
- 5.2.4 Along the east side of area 1 the existing toilet and storage facilities will be redeveloped to create new public toilets and similar space. This will be constructed within the existing main enclosure walls and ceiling so as not to result in any loss of historic fabric and little disturbance to the historic character of this area beyond which has already taken place.

6 HISTORICAL ANALYSIS

6.1 Development Plan



Development phasing

Pre 1880	
Late 19 th C	
Pre 1939	
Mid 20 th C	
Late 20 th	

6.2 Aspects of Significance

- 6.2.1 In this assessment it is necessary to consider both the Wilton Shopping Village where Unit 5 is part of a retail development, which is adjacent to a heritage asset and also being situated in a conservation area. The site overall is of historic importance to the history of carpet manufacturing where the various building show how it has developed over time.
- 6.2.2 The following assessment of the building uses Historic England's Conservation Principles (2008), which provides tools for understanding the significance of the buildings and places in relation to the following values.
- 6.2.2.1 **Evidential** (or architectural) value – the physical aspects of a building that yield evidence about its past.
- 6.2.2.2 **Historic** value – the extent to which the building is associated with or illustrative of the historic events or people.
- 6.2.2.3 **Aesthetic** (architectural / artistic) value, which includes the importance of buildings or places for their design, visual, and architectural qualities.
- 6.2.2.4 **Communal** value – includes the importance of buildings or places to societies and communities, including the local identity.
- 6.2.3 This assessment draws upon the historical understanding set out above, and follows established conservation practice in using the following terms:
- 6.2.3.1 **Higher Significant** – original elements which make a notable contribution to the building's historical and architectural interest of the building.
- 6.2.3.2 **Significant** – original elements which make a strong though secondary contribution to the building's special interest, or later additions which have notable historic or design value.
- 6.2.3.3 **Lower significance** – this may include original elements where these are of very modest or greatly diminished value; more often it relates to non-original features which contribute to maintaining the building's architectural or historic interest (e.g. replacement windows which replicate the original design).
- 6.2.3.4 **Neutral or Detracting** – features which do not contribute positively to the historic and architectural interest of the building, and in some cases may even detract from an appreciation of its significance. This can include original fabric where it is of minimal special interest, and is located in an area that has undergone notable change.

6.3 Conservation Area Impact Assessment

- 6.3.1 For this statement, the significance of the different elements has been assessed as follows: The exterior of the buildings have, for the most part, some significance

in terms of historic values as part of the development of the overall site, but less high for its aesthetic nature due to their obvious industrial nature. They have fairly low communal value as retail units. The interior of the units will not be affected by the proposed development.

6.3.2 The significance of the setting of the buildings in connection with the proposed development is highlighted below

- 6.3.2.1 Unit 5 is a group of industrial buildings that are not listed, but as they are integral to Wilton Shopping Village site where they have clearly defined links as part of the wider Wilton Carpet manufacturing site. In terms of dating they range from the fourth quarter of the 19th C through to the last quarter of the 20th C, with further adaptation having been undertaken in the first quarter of the 21st C.
- 6.3.2.2 This block is only visible from within the Wilton Shopping Village and not from general street views, apart from a section of the west gable wall. In their overall form the changes to the exterior are for weather proofing and decoration where they are being re-applied to an existing structural frame. This will not markedly alter its setting or overall impact on the wider area as it will return it to how it looked within the last 8 years. The impact on the conservation area and the adjacent listed buildings will be neutral.
- 6.3.2.3 Re-cladding the stripped steel frame adjacent to the river, adjacent to the approach from the part of the north site on the north side of the river will present a cleaner and potentially more reflecting surface, making this approach to the Shopping Village more welcoming to visitors. This will not adversely impact on the conservation area or the adjacent heritage assets.
- 6.3.2.4 The restoration and cladding of the river side steel frame will improve the appearance of this otherwise somewhat stark fairly modern industrial structure. This will give a contrast in colour and texture to the other units, and help to relieve the somewhat bland appearance to the approach to the Shopping Village. The impact on the conservation will be neutral.

7 CONCLUSION

- 7.1.1 The proposed development will help co-ordinate these units into a single external visual entity. Although they are later in construction than the historic block on the north side of the river, they are still largely associated with the history of the carpet making industry. Their conversion in fairly recent times in retail units has, along with the heritage assets, had an impact of the historic integrity of the site that has diminished what had been an interrelationship to the wider site.
- 7.1.2 There is no proposed change of use to the layout or of the buildings, as they will continue as retail units, within the Shopping Village environment.
- 7.1.3 The present cladding is industrial in its style and form, but has been partially dismantled and so has resulted in a change in style and appearance to the other adjacent retail premises. By renewing the cladding and other decorative facings to these units it will still allow the original structures to be properly seen as part of an overall grouping. The changes will not be to an extent that there will be a loss of historic grouping with the historic ones to the north of this part of the site, so can still be seen as part of the site's history and thus its story.
- 7.1.4 Because of the visually enclosed nature of the part of the site that contains unit 5 they are not readily seen from elsewhere in the wider Wilton conservation area. That will mean it will not have any adverse impact on the conservation area.
- 7.1.5 By highlighting the industrial usage shows the progress the site made through the ages and illustrates how manufacturing was a large part of British culture in times gone by. This site demonstrates how historic architecture can sit next to industrial architecture and modern retail type premises, bringing together manufacturing, art, science, and wildlife in a social and safe environment.

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