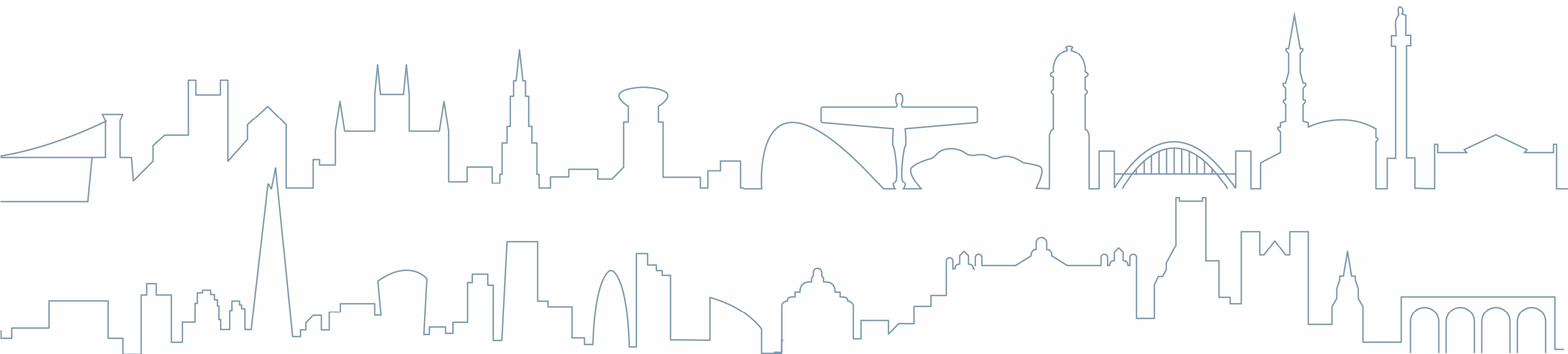


Planning, Heritage, Design & Access Statement

Building 66 (Guard and Firehouse), Buckley Barracks, SN14 6BT



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Heritage Potential

London

Magdalen House
148 Tooley Street
London SE1 2TU
T: 020 7357 8000

Harrogate

Suite 16, 1 Cardale Park
Beckwith Head Road
Harrogate HG3 1RY
T: 01423 502 115

Bristol

Origin Workspace
40 Berkeley Square
Bristol BS8 1HP
T: 0117 214 1820

Newcastle

Alderman Fenwick’s House
98-100 Pilgrim Street
Newcastle Upon Tyne
Tyne &Wear NE1 6SQ
T: 0191 8202 006

Report Author: Matthew Hipkin

matthew.hipkin@heritagepotential.co.uk

Report Reviewer: Sam Elliott

samuel.elliott@heritagepotential.co.uk

Report Reference:

8800HER

1 Introduction

- 1.1.1 This Heritage Statement has been prepared on behalf of the Defence Infrastructure Organisation (DIO). The assessment relates to the proposed works at Building 66 (Guard and Firehouse), Buckley Barracks, Lower Stanton St Quintin, Chippenham SN14 6BT. The site falls within the jurisdiction of Wiltshire Council.
- 1.1.2 The Statement has been prepared by Heritage Potential. Heritage Potential is a team of heritage and planning specialists with joint MSc Historic Conservation and MRTPI accreditations. This joint heritage and planning specialism allows for effective balancing of the public benefits of proposals against any identified harm to heritage assets.
- 1.1.3 The proposals consist of a programme of much needed repair works to the Grade II listed Building 60 (Guard and Firehouse). The works principally relate to like for like alterations to the exterior of the building.
- 1.1.4 Section 2 of this statement sets out the site background and planning history.
- 1.1.5 Section 3 sets out the relevant legislation, policy, and guidance framework.
- 1.1.6 Sections 4 and 5 assesses the heritage significance of the Hullavington Airbase Conservation Area and Building 66 (Guard and Firehouse) respectively.
- 1.1.7 Section 6 describes the proposals in detail.
- 1.1.8 Section 7 assesses the heritage impact of the proposals on the heritage assets
- 1.1.9 Section 8 draws conclusions.
- 1.1.10 Overall, this statement provides an assessment of the proposals in relation to the relevant national and local planning policies and demonstrates that none of the proposed works would result in any harm to the significance of the listed building or surrounding conservation area.
- 1.1.11 It concludes that the proposals are necessary to prevent further deterioration of the listed building, including through ongoing water ingress. The works will generate considerable heritage benefit that fully aligns with all three examples provided in the Planning Practice Guidance (PPG), which are:
 - sustaining or enhancing the significance of a heritage asset and the contribution of its setting
 - reducing or removing risks to a heritage asset
 - securing the optimum viable use of a heritage asset in support of its long-term conservation
- 1.1.12 The works would comply with the Wiltshire Local Plan and National Planning Policy Framework (NPPF).

2 Site Background and Planning History

2.1 Site Description

2.1.1 This application relates to the Grade II listed building, Building 66 (Guard and Firehouse) (1391620), which sits within the Hullavington Airbase Conservation Area. The building was listed on 01 December 2005.

Front (North East) Façade, July 2026



Source: Martin Ralph Group

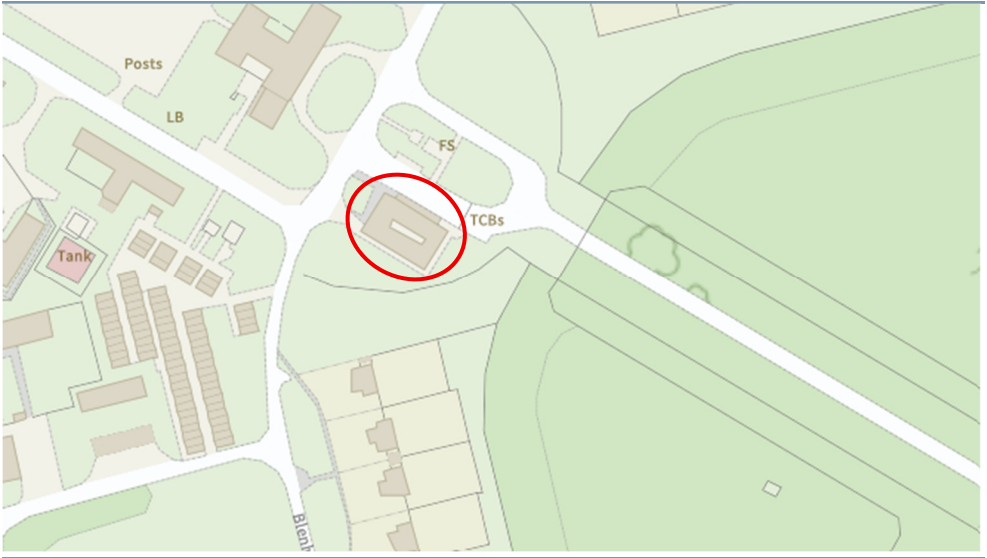
Aerial View of South East Elevation, April 2011



Source: Historic England

2.1.2 The site is shown in the location plan below, with the surrounding listed buildings indicated with the blue pins.

Site Location



Source: Historic England

2.2 Planning History

2.2.1 The following applications are relevant to the site:

Reference	Description	Decision and Date
20/08108/LBC	Stone Repairs to Elevations and Parapets	Approved 21 September 2020
N/09/01667/LBC	Installation of CCTV Cabling and Replacement Door and Frame to Guardroom	Approved 23 October 2009

3 Legislation, Policy and Guidance

3.1 Heritage Legislation

- 3.1.1
- The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 of the Act relates to the ‘general duty as respects listed buildings in exercise of planning functions’, with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.1.2
- Section 66 (2) of the Act states that “a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings”.
- 3.1.3
- In relation to the setting of listed buildings, the Court of Appeal clarified interpretation of Section 66 (1) within *Barnwell Manor Wind Energy Ltd v East Northampton District Council* [2014] EWCA Civ 137 (Royal Courts of Justice, 2014), ruling that the setting should be “given considerable importance and weight” when the decision maker carries out the balancing exercise.
- 3.1.4
- Section 72 of the Act relates to the ‘general duty as respects conservation areas in exercise of planning functions’, with Section 72 (1) of the Act stating that in exercising planning functions, “special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”.

3.2 NPPF (Last Updated in February 2025)

- 3.2.1
- The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16).
- 3.2.2
- The NPPF was updated again in February 2019, July 2021, September 2023 and December 2023 with no associated changes to paragraph numbers. The update published in December 2024 did not make any significant changes to national heritage policy. However, the paragraph numbers have been changed. The latest update to the policy has been published in February 2025 to correct cross-references from footnotes 7 and 8, and amend the end of the first sentence of paragraph 155. For the avoidance of doubt the amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12 December 2024. There were no associated changes to paragraph numbers.
- 3.2.3
- The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.
- 3.2.4
- The NPPF uses slightly different terminology to the Act and emphasises that 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” (Paragraph 203).

- 3.2.5
- ‘Conservation’ is defined within the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance” (p. 72).
- 3.2.6
- No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication *Decisions: Legal Requirements for Listed Building and Other Consents*.
- 3.2.7
- The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

Term	Definition
Heritage Assets	“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” (p. 73)
Designated Heritage Assets	“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.” (p. 72)
Significance	“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (p. 78)
Setting of a Heritage Asset	“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (p. 78)

- 3.2.8
- Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 202-221).
- 3.2.9
- Paragraph 207 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal. This should be taken into account when assessing the impact of a proposal on a heritage asset (Paragraph 208).
- 3.2.10
- Paragraph 210 of the NPPF goes on to state that when determining applications, local planning 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;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness. (p. 60)
- 3.2.11
- Paragraphs 212-221 of the document discuss how potential impacts to heritage assets should be considered with paragraph 212 stipulating a requirement for great weight to be given to an asset’s conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset (p.60).

NPPF Degrees of Harm

- 3.2.12
- Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.
- 3.2.13
- Paragraph 214 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:
 - the nature of the heritage asset prevents all reasonable uses of the site; and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use.
- 3.2.14
- Paragraph 215 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.2.15
- In the case of impact on non-designated heritage assets, Paragraph 216 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Planning Practice Guidance (PPG)

- 3.3.1
- The PPG offers guidance as to what public benefits may constitute and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits may include heritage benefits, such as:
 - sustaining or enhancing the significance of a heritage asset and the contribution of its setting
 - reducing or removing risks to a heritage asset
 - securing the optimum viable use of a heritage asset in support of its long-term conservation.

3.4 Local Policy

Wiltshire Local Plan (January 2015)

- 3.4.1
- The emerging Wiltshire Local Plan reached regulation 19 consultation stage and was under consultation until 22nd November 2023. At a meeting of full council on 19th May 2026 Councillors voted to withdraw the Wiltshire Local Plan Review from examination.
- 3.4.2
- The withdrawal of the Wiltshire Local Plan Review does not affect the adopted documents forming the development plan for Wiltshire. Whilst the Wiltshire Core Strategy was adopted in 2015 and has a plan period to 2026, its policies are not automatically out of date for the purposes of decision making and will continue to guide development.

Wiltshire Core Strategy (January 2015)

- 3.4.3
- Strategic Objective 5 ‘Protecting and enhancing the natural, historic and built environment’ seeks to protect Wiltshire’s outstanding built heritage which is an important asset to be safeguarded and should be reflected in new development. Well-designed developments help to provide a sense of place, add to local distinctiveness and promote community cohesiveness and social well-being. New development will need to respect and enhance Wiltshire’s distinctive characteristics.
- 3.4.4
- Core Policy 37 ‘Military Establishments’ sets out that new development and changes of use at operational facilities that help enhance or sustain their operational capacity will be supported. Development at operational or redundant sites should enhance the overall character of the site. All development at operational or redundant sites should mitigate any adverse impacts on local infrastructure, and not erode the character of the surrounding area. All proposals must ensure that the cultural and historical significance of the military facilities located on the site are understood and inform the scope of future development of that site.
- 3.4.5
- Core Policy 41 ‘Sustainable construction and low carbon energy’ encourages new development, building conversions, refurbishments, and extensions to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer.

Retrofitting measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy:

- i.
- Reduce energy consumption through energy efficiency measures
- ii.
- Use renewable or low-carbon energy from a local/district source
- iii.
- Use building-integrated renewable or low-carbon technologies.

Opportunities should be sought to facilitate carbon reduction through retrofitting at whole street or neighbourhood scales to reduce individual costs, improve viability and support coordinated programmes for improvement.

In all cases, including those listed above, proposals relating to historic buildings, listed buildings and buildings within conservation areas and world heritage sites should ensure that appropriate sensitive approaches and materials are used. Safeguarding of the significance of heritage assets should be in accordance with appropriate national policy and established best practice.

- 3.4.6
- In all cases the impact of these requirements on the viability of development will be taken into consideration.
- 3.4.7
- Core Policy 57 ‘Ensuring high quality design and place shaping’ requires high quality design in all new developments including extensions, alterations, and changes of use to existing buildings. Development is expected to retain a strong sense of place and make a positive contribution to the character of Wiltshire by:
 - Enhancing local distinctiveness by responding to the natural and historic environment;
 - Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape, and rooflines to integrate buildings into their setting;
 - Sympathetically conserving historic buildings and historic landscapes;
 - Maximising opportunities for sustainable construction techniques and renewable energy sources;
 - Making efficient use of land whilst taking account of the characteristics of the site and local context to deliver appropriate development;
 - Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste, or litter);
 - Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long-term future;
 - Use a high standard of building materials, finishes and landscaping.
- 3.4.8
- Core Policy 58 ‘Ensuring the conservation of the historic environment’ aims to ensure that the historic and built heritage assets are protected, conserved, and where possible enhanced, in a manner appropriate to their significance. Distinctive elements to Wiltshire’s historic environment and which contribute to the local character will be conserved and enhanced, as well as utilising the potential contribution of these assets to wider social, cultural, economic and environmental benefits in accordance with Core Policy 57.
- 3.4.9
- This policy further highlights that designation of a conservation area, listed building, or scheduled ancient monument does not preclude the possibility of new development and the council is committed to working pragmatically with owners to find positive solutions to adapting such buildings. Alterations will only be acceptable where they are consistent with the conservation of a heritage asset’s significance.

Hullavington Airbase Conservation Area Appraisal (Draft)

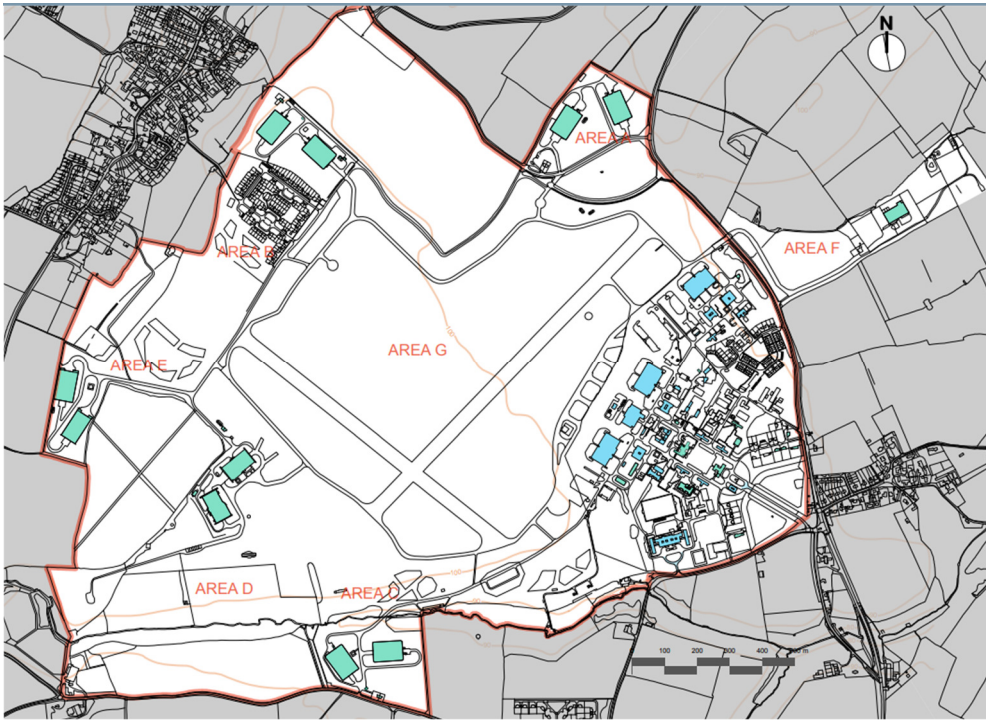
- 3.4.10
- Wiltshire Council has not produced a Conservation Area Appraisal for Hullavington Airbase Conservation Area.
- 3.4.11
- This statement has been informed by a Draft Hullavington Airbase Conservation Area Appraisal. We acknowledge this is a draft and has not been approved by the Council. This document has been shared with VIVO to support their ongoing programme of works at Buckley Barracks.

4 Heritage Significance of the Hullavington Airbase Conservation Area

4.1 Description

4.1.1 The Hullavington Airbase was designated as a conservation area on 15th September 1992. The Conservation Area boundary is shown below.

Hullavington Airbase Conservation Area Boundary

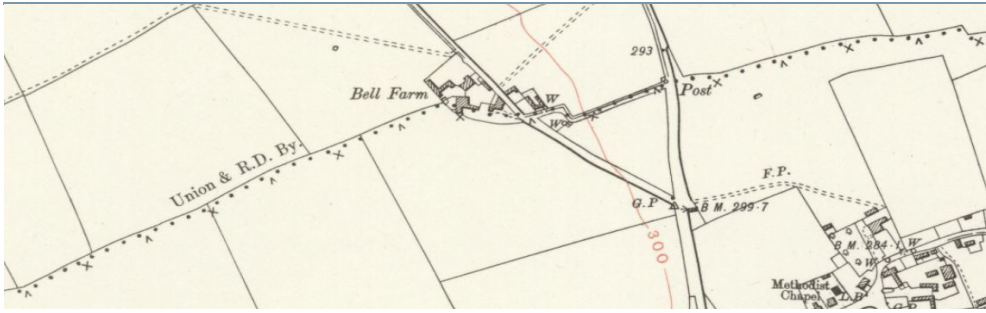


Source: Wiltshire Council

4.2 History

4.2.1 The OS map from 1925 (below) shows that prior to the construction of the airfield, the land was open agricultural land on the fringes of the historic core of Lower Stanton St Quintin, with Bell Farm isolated to the northwest. Several road diversions were required to construct the airfield in the 1930's and accommodate the present military facility.

1925 OS Map (Pre-Airfield)



Source: NLS

- 4.2.2 The land was acquired from five owners: F.J. Huntley (Bell Farm), B. and M. Alers Hankey (Manor House Stanton St Quintin), Sir A. Neeld (Grittleton House), and C.E. Banwell (Mays Farm, Hullavington).
- 4.2.3 The building of the site started in 1936 and the site first opened as a Flying Training Station on 6th June 1937. This was part of the wider expansion scheme of the RAF in the mid-1930s.
- 4.2.4 The first unit to occupy the site was No. 9 Flying Training Squadron in July 1937. This unit trained pilots on Hart and Audax Training Aircraft.
- 4.2.5 This was soon expanded to include a larger landing area. The extension of the airfield in March 1938 involved the removal of some buildings on the southeast corner of the airfield. In 1938, the site was selected as one of a series of Aircraft Storage Units for the storage of vital reserves for the operational front-line.
- 4.2.6 In July 1938 the No. 9 Maintenance Unit (later changed to No. 10 Maintenance Unit) joined the station and various hangars and ancillary buildings were erected to accommodate them. A. Bulloch, architectural adviser to the Air Ministry's Directorate of Works and Buildings, adopted a locally informed design, including ashlar Bath stone in classical or Art Deco styles. An innovative approach for military buildings of the time.
- 4.2.7 After the outbreak of WWII in 1939, various outlying fields were requisitioned as outdoor storage sites for the numerous aircraft arriving at No. 10 Maintenance Unit.
- 4.2.8 In June 1940, the first Luftwaffe raid on Hullavington took place, although it did not result in any damage or loss of life. In August 1940, another raid took place which killed four airmen and injured 10 other Army personnel and one civilian. A hangar and several aircraft were damaged.
- 4.2.9 The Central Flying School Refresher Flight Unit also joined the airbase in July 1941. In line with the larger number of units stationed on the site, as well as the larger types of aircraft being used, new runways were laid out in October 1941. The work on these runways was completed by the end of April 1942.
- 4.2.10 Mapping from March 1942, included below, shows the historic core of the airbase at the height of the war. The large hangars and control tower are in place and in active use fronting the main airfield and runway. A formal pattern of workshops, services buildings, accommodation blocks and officers mess have taken shape to the rear toward the entrance gates. The parade ground is clearly discernible, surrounded by early accommodation buildings 43, 46, 48, 50. This layout and the retained setting of these buildings is significant.
- 4.2.11 In April 1942, the Luftwaffe again attacked the site, but damage was only inflicted on the No. 10 Maintenance Unit site. Later in June 1942, further attacks on the airbase took place, damaging buildings and slightly injuring three airmen.
- 4.2.12 In 1942, the Empire Central Flying School was set up to provide training for instructions, which became an important role of the airfield.

1942 Map



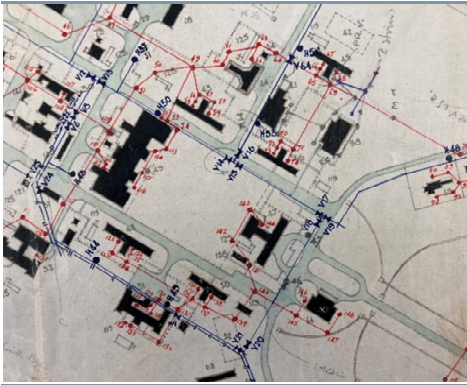
Source: Historic England

1942 Map of Core Facilities



Source: Historic England

1942 Map of Parade Ground and Surrounding Buildings



- 4.2.13 The size of the station reached its height around August 1945 but by September 1946 this had fallen considerably due to releases following the end of WWII.
- 4.2.14 The 1946 aerial photograph below shows the development that had taken place on the site in the interwar and WWII period.

1946 Aerial Photograph



Source: Historic England

- 4.2.15 A new perimeter track and installation of a new VHF Receiving Station at the outlying Seagry, as well as a site for a B.A.B.S Beacon were constructed in October 1948.
- 4.2.16 Further events took place at the site with a Boxing Tournament taking place at the site on 10th November 1948, more tournaments continued after this date.
- 4.2.17 On September 7 exhibits entered by the station to the RAF Horticultural Show won prizes and the station won 5th place in the RAF Farms and Gardens Competition. In March 1951, a Pentathlon took place at Hullavington. There is a layering of communal military activity over the course of the sites history which contributes to its historic interest.
- 4.2.18 Work to extend the taxiways and parking areas in front of the existing hangars began in 1951.
- 4.2.19 A large Airmen's Married Quarters building, known as Wellington Place and constructed on the north-west side of the airfield, as well as the Officer's Married Quarters, on the south-west side of the airfield was constructed in August 1951.
- 4.2.20 The site throughout its history worked to experiment and improve the training provided nationally. For example, the experimental training in the new jet-powered Provost aircraft in August 1955, which marked RAF Hullavington as the first aerodrome in the world where Jet training was being accomplished.
- 4.2.21 In December 1955, a new rehabilitated and refurbished station Church of St Albans was situated in the annex of the Ground Instructional Block. This included a stone cross which incorporated a piece of stone from St. Albans Abbey, masoned in 1420 AD, as well as a stone cross donated by Malmsbury Abbey.
- 4.2.22 In December 1959, the No. 10 Maintenance Unit was disbanded. While most of the No. 10 Maintenance Unit hangars were retained by the Maintenance Command for aircraft storage, the main site was taken over by the Air Electronics School, particularly for the reintroduction of Air Signaller Training on the site.

Existing Site with No.10 Maintenance Unit Area



Source: Google

- 4.2.23 In 1965, active flying ceased which saw an end to the training focus of the site. Instead ground-based RAF units dominated the base.
- 4.2.24 In 1966 the NATO Codification Computer Centre was established on the unit as well as a Balloon Unit and Parachute Collection and Distribution Unit

1967 Aerial Photograph



Source: Historic England

- 4.2.25 The World Aerobatic Championships were held on the unit in July 1970, which was the first time the Championships were held in Great Britain.

1975 Map



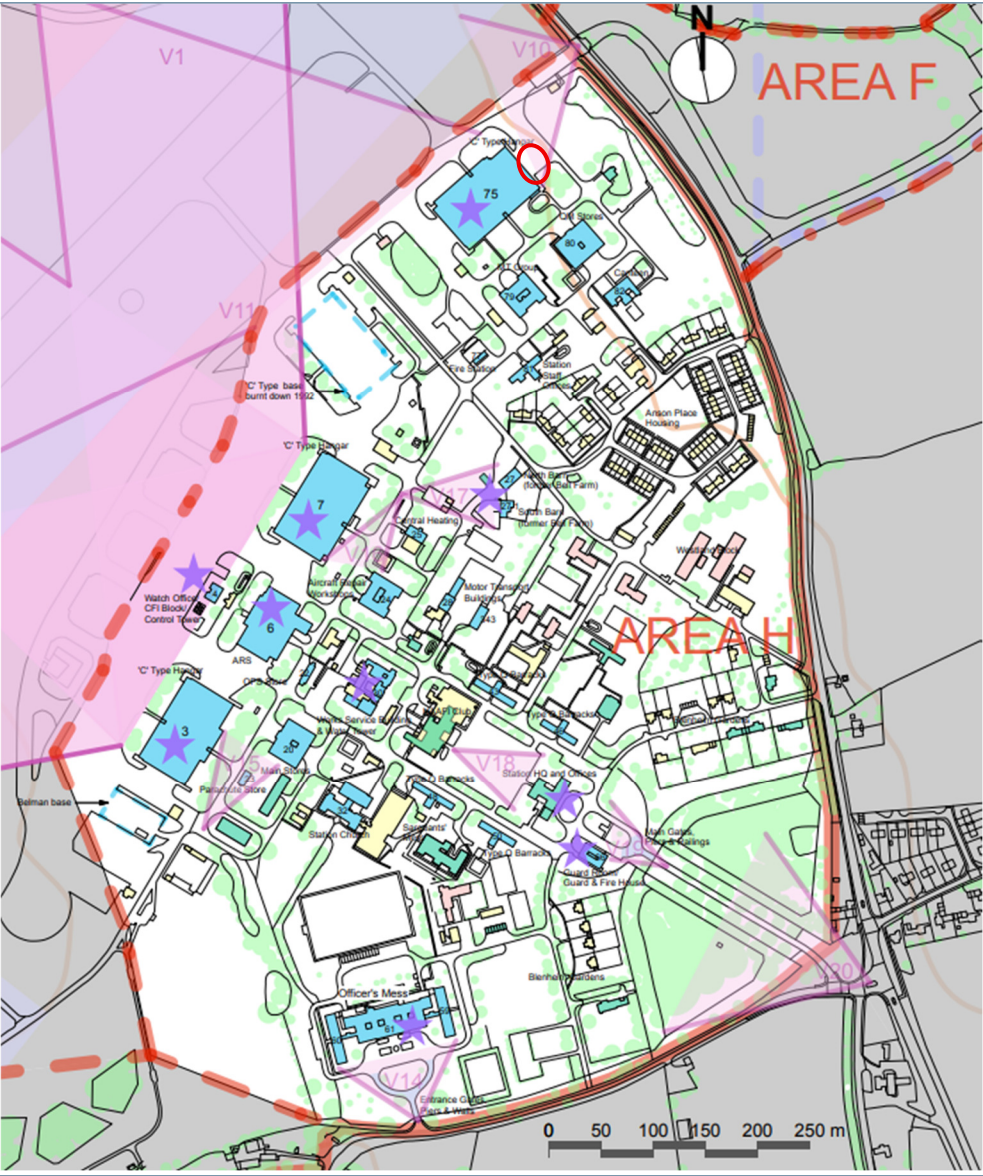
Source: The National Archives

- 4.2.26 The RAF site closed on 31st March 1992; it was then transferred to the British Army. At this point, it was renamed Buckley Barracks.
- 4.2.27 The airfield associated with the site (known as Hullavington Airfield) was used for RAF gliding operations until 2016, when it was then sold to Dyson.

4.3 Character Appraisal

- 4.3.1 The proposals relate to buildings within Character Area H 'Central Base of Technical and Domestic Buildings'.
- 4.3.2 This area has a neat formal layout which fuses functional and aesthetic requirements. This is seen through the entrance which runs through the parade ground and towards the Control (Watch) Tower. This can be seen in the key view (V18) highlighted in the Draft Conservation Area Appraisal (below).

Character Area H



Source: Wiltshire Council

- 4.3.3 The architectural advisor, A. Bulloch, was inspired by the ‘Garden City’ planning principles and ‘Beaux Arts’ neoclassical architectural style. The style of this area was also inspired by the wider post-1934 RAF Expansion period which was influenced by the Air Ministry’s consultation with the Royal Fine Arts Commission and Edwin Luytens.
- 4.3.4 The environmental design can be seen in the avenue of trees along the roads, which was also considered part of the camouflaging.
- 4.3.5 The barrack and domestic buildings are designed in a cohesive neo-Georgian style, which also uses local Bath stone and timber, double-hung sash windows. This creates careful and well-balanced façades throughout the character area.
- 4.3.6 Many of the buildings from 1936-1945 that have been retained are well-preserved externally apart from some visible areas of material decay, insensitive later replacements. Some also contain internal fittings and features.

- 4.3.7 For the purposes of the current application, it is worth highlighting a recent Listed Building Consent (ref: PL/2023/00262), approved on 16 March 2023, for a programme of repair and maintenance works to several listed buildings at Buckley Barracks.
- 4.3.8 The works included re-roofing, stone masonry repairs and repointing, replacement sash windows, new flooring and the installation of a new internal door across several listed buildings within the Conservation Area.
- 4.3.9 This approval establishes a clear precedent for conservation-led repairs across the former airbase and demonstrates an ongoing commitment to preserving its historic buildings.

4.4 Statement of Significance

Historic Interest

- 4.4.1 Hullavington Airbase was part of the 1930s RAF expansion in the interwar period. This closely ties the site to our national history and involvement in World War II. The site’s construction was overseen by A. Bulloch, architectural advisor to the Air Ministry’s Directorate of Works and Buildings in the mid to late 1930’s. This affords many of the buildings on site historic associative interest with a key figure in Britain’s war planning. The site is considered probably the most representative surviving example of RAF architecture of the post-1934 ‘Expansion Period’.
- 4.4.2 The airbase was the forerunner in RAF training through their experimentation, as shown by being the first aerodrome in the world where Jet training was accomplished. The airbase has also been associated with a series of communal activities associated with troop bases, including theatre performances and sporting events such as the World Aerobatic Championships.
- 4.4.3 The site has historic significance both from its close associations with aviation expansion concurrent with the Second World War and its subsequent communal associations, continuing the functional military use of the historic buildings to the present day.

Architectural Interest

- 4.4.4 The site consists of functional buildings and accommodation blocks within a formal layout. As a functioning military site, this layout has been relatively well preserved with notable buildings, such as the Grade II listed, Art Deco Control Tower (Building 4) facing out onto the airfield, set amongst a group of ‘C’ type Hangars that are also Grade II listed. This allows important buildings from the early phases of the airbases construction to continue to be appreciated within something akin to their original setting.
- 4.4.5 The site is characterised by the grand scale of the hangars and workshops, complimented by the more formal layout of the airbase behind. The wider site is formed in a clear structure nucleated around the parade ground. The expansive openness of much of the site has a positive local impact on the landscape.
- 4.4.6 The parade ground is surrounded by four good examples of the type of airmen’s barracks for the first phase of the 1930s Expansion Period of the RAF; they form a significant group around the parade ground, with the Station HQ to one end, and the main Institute to the other. The blocks adopt a stripped classical design fronted in Bath Stone, an innovative design approach and interesting attention to local detail for military buildings of this time.

- 4.4.7 Furthermore, the spaces between buildings are generally green and verdant in character, with large enough spaces for glimpsed longer views of buildings through the site, offering an appreciation of the site’s overall scale when experienced on the ground. However, the emergence of additional buildings of variable design quality in the post war period has served to undermine the setting of the key historic buildings from certain views.
- 4.4.8 Nonetheless, this combination of factors offers the general area considerable interest as a well preserved 1930’s airbase, containing several groups of buildings of special interest, as reflected in the number of listed buildings across the site.

Artistic Interest

- 4.4.9 The site is not known to have any particular artistic interest.

Archaeological Interest

- 4.4.10 An assessment of archaeological interest is beyond the scope of this report.

5 Heritage Significance of Building 66 (Guard and Firehouse)

5.1 List Description

5.1.1 Building 66 (Guard and Firehouse) was designated as a Grade II listed building on 01 December 2005. The list entry (1391620) describes the building as:

GV II Guardhouse and fire-party quarters and garage. 1935 - 6. A Bulloch, architectural advisor to the Air Ministry's Directorate of Works and Buildings. Drawing No 4734/35. Bath stone ashlar on brickwork, plain tile roof covering.

PLAN: A rectangular single-storey block around a small central courtyard; an open arcade/verandah across the central section at the front. Principal offices to the front, with a later glazed lobby inserted to part of the arcade, cell, garage, offices and WCs to side and rear, slightly modified from original use.

EXTERIOR: A compact building with high-pitched hipped roofs behind parapets - the main front range behind the arcade has a higher ridge than the remainder, the slight wings stepped back behind the 5 arched bays on broad piers and responds to a high plinth. Simple capital and flush voussoirs with keystones; an arch returns at either end. Behind the arcade remain 3 of the original wooden 15-pane sashes, but the entrance modified, with a timber framed and glazed kiosk. To the left a high-level grilled light, and on the return high level lights, with a door at the far end. The right-hand end, also slightly set back, has a door to the front, and on the return a large casement, 3 smaller vertical lights, a door, and the wide vehicle doorway. The back has 3 central blind arches containing 12-pane sashes and to a lightly higher parapet, flanked by a 9 and 6-pane each side.

INTERIOR: Not inspected.

HISTORY: This building is one of a group of buildings at this nationally important site that are both substantially complete - with original windows and other fittings - and which display the successful fusion of functional and aesthetic requirements that distinguished the early phase of the post-1934 expansion of the RAF. As befits the first building seen by visitor and staff, the guardhouse is presented as a dignified structure with careful detailing and finish; in this case the open arcade, besides being functionally necessary, enhances the overall quality of the range.

Hullavington, which opened on June 6th 1937 as a Flying Training Station, is in every respect the key station most strongly representative of the improved architectural quality characteristic of the air bases developed under the post-1934 expansion of the RAF. Its position in the west of England with other training and maintenance bases also prompted its selection in 1938 as one of series of Aircraft Storage Units for the storage of vital reserves destined for the operational front-line. For further details on the site, see Buildings 59, 60 and 61 (The Officers' Mess).

5.2 History

5.2.1 Building 66 was constructed in 1935-36 as a purpose-built guardhouse, fire-party quarters and garage for RAF Hullavington, to designs by A. Bulloch, architectural advisor to the Air Ministry's Directorate of Works and Buildings.

5.2.2 Its construction formed part of the wider post-1934 RAF Expansion Period, when the Air Ministry undertook a major programme of permanent airfield development in

response to the growing threat posed by Germany and the need to modernise and expand Britain's air defence capability.

- 5.2.3 Building 66 (Guard and Firehouse) occupied a prominent position at the entrance to the station and was therefore designed to present a dignified and carefully detailed frontage to visitors and personnel arriving at the base.
- 5.2.4 The building has a compact single-storey plan arranged around a small central courtyard, with principal offices to the front, a cell, garage, offices and WCs to the side and rear, and an open arcade or verandah across the central front range. The influence of Art Deco design is immediately apparent.
- 5.2.5 The statutory list description notes that, as the first building seen by visitors and staff, the guardhouse was deliberately presented as a dignified structure, with the open arcade serving both a functional purpose and enhancing the overall quality of the range.
- 5.2.6 Given the military context of the site, historic photographs showing the building are limited. Aerial photographs taken in the 1940s and 1950s do not provide detailed views of the site.
- 5.2.7 The first recorded modern alteration post-listing, although undoubtedly not the first alteration to the site since its construction in 1935-36, came in October 2009. Listed Building Consent (ref: N/09/01667/LBC) was granted for the installation of CCTV cabling and the replacement of the Guardroom door and frame.
- 5.2.8 The most relevant post-listing alteration to the building occurred in September 2020, when Listed Building Consent (ref: 20/08108/LBC) was granted for a series of masonry repair works. Much like the current proposals, the September 2020 application highlighted the necessity of remedial work to the building to mitigate further deterioration, as shown by the photographs taken in 2020 below.

Façade (Northeast Elevation), 2020



Source: 20/08108/LBC

Northeast Parapet, Showing Spalling Stonework, 2020



Source: 20/08108/LBC

- 5.2.9 Despite the 2020 works, the building currently remains in a state of significant disrepair, as shown by the indicative photographs taken in 2026 below.
- 5.2.10 The building is suffering from extensive spalling and deterioration of the Bath stone parapets.

Façade (North East Elevation), Showing Extent of Stonework Spalling, 2026



Source: Martin Ralph Group

- 5.2.11 The photographs below show that the defective parapet gutters, which currently hold standing water, have caused water ingress into the arcade, significant rot to the timber oriel window and associated boarding.
- 5.2.12 The oriel window is not an original feature, as identified in the list description.

Façade Oriel Window, Showing Rotten Timbers, 2026



Source: Martin Ralph Group



Source: Martin Ralph Group

- 5.2.13 At roof level, the building suffers from local roof deterioration, defective chimney stacks with deteriorated masonry, cracking to courtyard masonry walls, weathered rainwater goods including a broken gully kerb, and a roof structure that has undergone historic strengthening repairs and may contain decayed concealed timber elements.

Arcade Gutter Return, Showing the Extent of Parapet Standing Water, 2026



Source: Martin Ralph Group

Front (North East Elevation) Chimney, 2026



Source: Martin Ralph Group

View of Courtyard Walling Looking South East, Towards North West Facing End Wall/Door. Photograph Shows Extent of Cracking.



Source: Martin Ralph Group

5.3 Statement of Significance

Historic Interest

- 5.3.1 Despite its current degraded state, Building 66 has historic interest as a purpose-built guardhouse, fire-party quarters and garage constructed in 1935-36 as part of the post-1934 RAF Expansion Period. Its construction is closely associated with the establishment of RAF Hullavington as a Flying Training Station, which opened in 1937 and formed part of the wider programme of permanent airfield development undertaken in the years before the Second World War.
- 5.3.2 Its association with A. Bulloch, architectural adviser to the Air Ministry's Directorate of Works and Buildings, further contributes to its significance.

Architectural Interest

- 5.3.3 Features of architectural interest include the bath stone ashlar facing, plain tile roof covering, high-pitched hipped roofs behind parapets, broad arcade piers, simple capitals, flush voussoirs and keystones. These details give the guardhouse a degree of formality and detailing that exceeds a purely utilitarian military function and reflects the wider design ambitions of the RAF Expansion Period.
- 5.3.4 The retention of original and early features, including surviving timber multi-pane sash windows, high-level lights, the arcade arrangement and the legibility of the original plan form, contributes positively to its architectural significance.
- 5.3.5 Although some alterations have taken place, including the insertion of a glazed lobby and minor changes associated with continued use, the building remains substantially legible as a carefully designed interwar RAF guardhouse.
- 5.3.6 The site's current state prevents full appreciation of its architectural interest.

Artistic Interest

- 5.3.7 There is no known artistic interest to the site.

Archaeological Interest

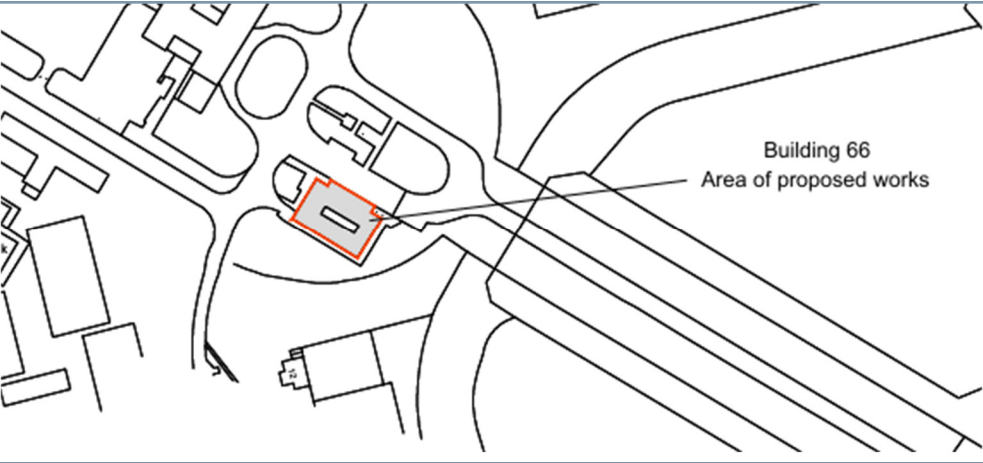
- 5.3.8 An assessment of archaeological interest is beyond the scope of this report.

6 Proposals

6.1.1 The proposed works to the site comprise a programme of repair, refurbishment and replacement works to address structural defects, water ingress and deterioration. Historic fabric will be retained and repaired wherever possible. The works include:

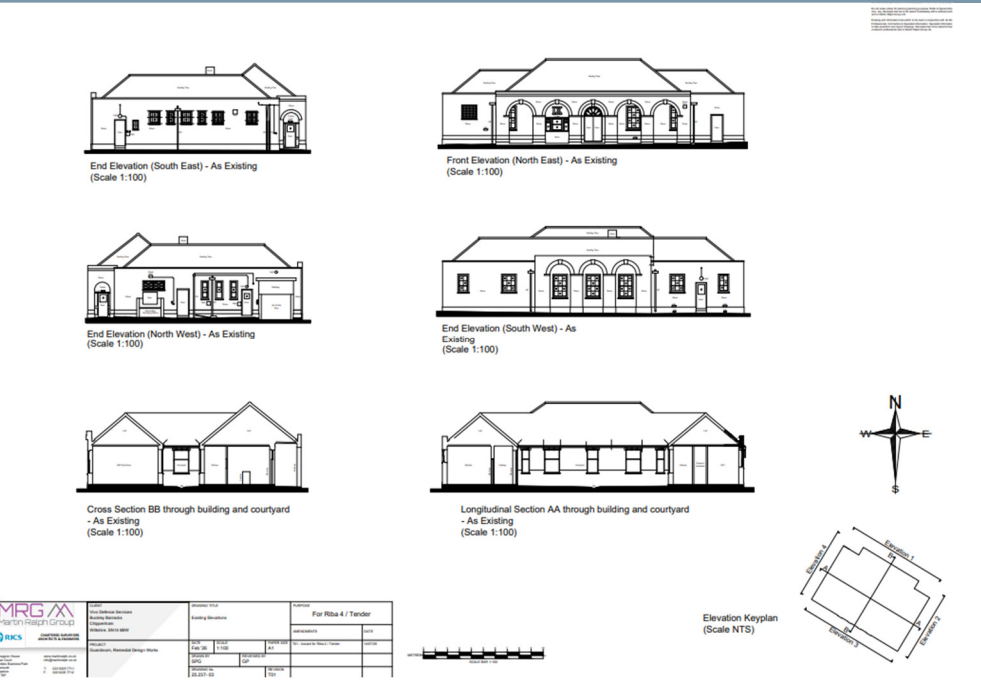
- Partial dismantling and rebuilding of deteriorated Bath stone parapet walls, including repairs to copings and associated stonework.
- Renewal and relining of the concealed parapet gutter system, including regrading to eliminate standing water and improve drainage.
- Localised roof repairs, including stripping and relaying sections of roof covering, valley tiles and bonnet hip tiles.
- Repair and strengthening of the roof structure, including upgrading timber connections and undertaking local timber repairs where required.
- Dismantling and rebuilding of defective chimney stacks.
- Replacement of the deteriorated oriel window and timber infill panels with new timber boarding, studwork and flat window.
- Masonry crack repairs using HeliBar reinforcement and associated repointing works.
- Refurbishment of cast-iron rainwater goods, including replacement of damaged sections and renewal of broken gully kerbs.
- Redecoration of external joinery, rainwater goods and metalwork, together with repairs to fascia boards and timber detailing.
- Removal of barbed wire, redundant satellite dishes, obsolete fixings and other obsolete additions.
- Replacement of damaged internal and external ceilings and covings affected by water ingress, together with associated making-good works.
- Installation of new external LED lighting and reinstatement of services following completion of repair works.

Site Location Plan



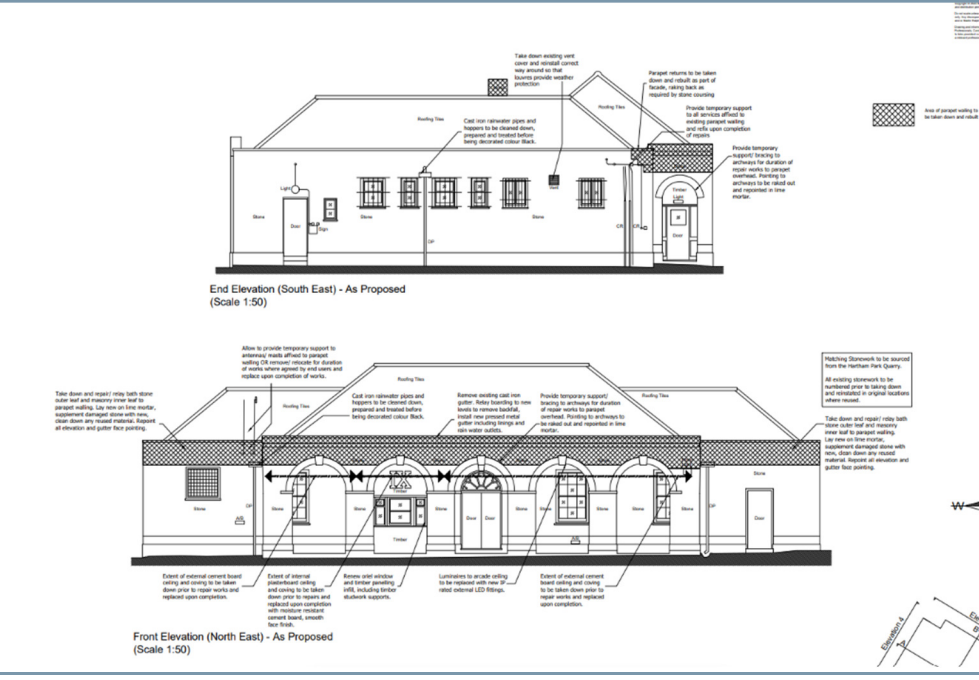
Source: Martin Ralph Group

Existing Elevations



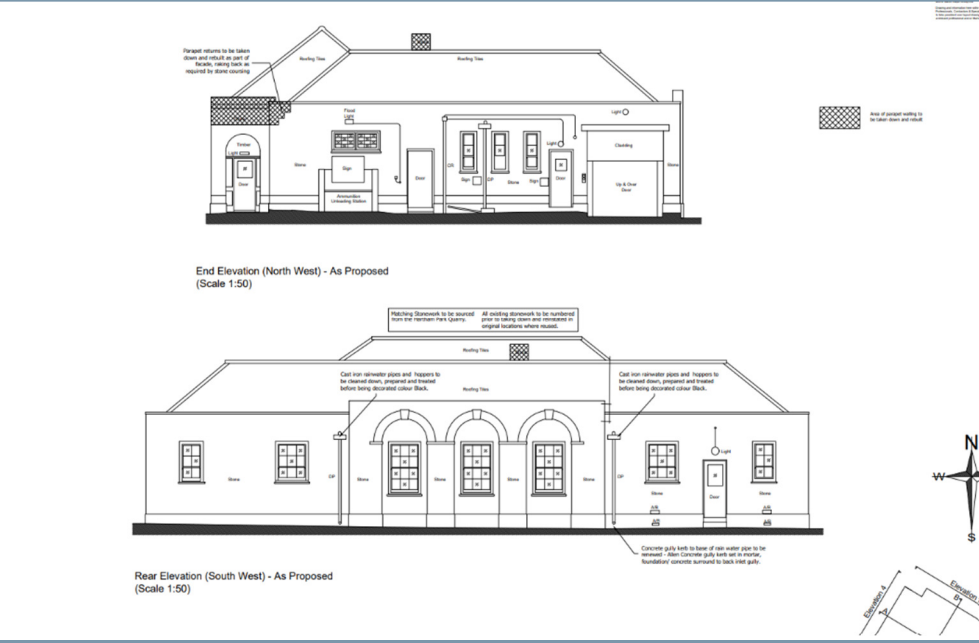
Source: Martin Ralph Group

Proposed Elevations (Southeast and Northeast)



Source: Martin Ralph Group

Proposed Elevations (Northwest and Southwest)



Source: Martin Ralph Group

7 Planning and Heritage Assessment

7.1 Introduction

7.1.1 The main consideration of this planning and heritage assessment is:

- The Impact on the Significance of Building 66 (Guard and Firehouse);
- Impact on the Significance of the Hullavington Airbase Conservation Area;
- Impact on Bats and Other Protected Species;
- Structural Impacts.

7.2 Impact on the Significance of Building 66 (Guard and Firehouse)

7.2.1 As highlighted, the proposed works constitute repairs and seek to arrest ongoing deterioration affecting the Grade II listed building.

7.2.2 The rebuilding of deteriorated parapet walls will result in the localised loss of some historic fabric. However, the works are confined to structurally compromised areas and will utilise matching Bath stone, with existing stones retained and reused wherever possible. The impact on significance is therefore considered minor and necessary to prevent further deterioration.

7.2.3 Of relevance to these proposed parapet works is the Listed Building Consent (ref: 20/08108/LBC) approved on 21st September 2020. As discussed in the previous chapter, this consent acknowledged the necessity of masonry repairs, but appears not to have been implemented.

7.2.4 The 2020 proposals were restricted to stonework that had become structurally unsound through decay and thus were less extensive than the current proposals. The current proposals, however, do build upon that approach, seeking to address a wider range of defects that have since been identified by the same surveyor. The current proposals should therefore be understood within the context of the building's recent history of acceptable repair and conservation.

7.2.5 Given the concealed nature of the parapet gutters and flashings, these works will have a limited visual impact. The works are necessary to resolve longstanding water ingress issues and secure the long-term preservation of the structure. Likewise, the localised repairs to the roof structure and replacement of decayed timber elements will principally affect concealed fabric and will not alter the building's appearance.

7.2.6 Masonry crack repairs, rainwater goods refurbishment, redecoration works and repairs to joinery and metalwork will preserve existing historic fabric and restore the building's condition without altering its character or appearance

7.2.7 The removal of military features from the building such as barbed wire and anti-climb devices may partially erode the site's original context. However, the reduction of visual clutter and non-original cabling, would allow greater appreciation of the original architectural design.

7.2.8 The most significant alteration relates to the replacement of the existing timber oriel window and arch infill to the principal elevation. The statutory list description identifies the arcade as a key component of the building's significance and notes that part of the

arcade had already been modified through the insertion of a later glazed kiosk. As such, the existing oriel structure does not form part of the original 1935-36 design and is itself a later intervention.

7.2.9 Notwithstanding this, the proposed replacement would alter the appearance and detailing of the existing infill arrangement through the introduction of a new timber-clad structure and revised flat window configuration. While the works would result in a degree of change to the building's current appearance, the intervention remains confined to a later addition rather than original historic fabric. Furthermore, the replacement is justified by the extremely poor condition and extensive timber decay affecting the existing structure, as highlighted in the previous chapter.

7.2.10 The chimney stacks are among the most heavily deteriorated elements of the building and require substantial repair works to address masonry decay and weathering. Survey photographs, included below, show deterioration to the stacks and defects affecting both the stonework and associated modern lead flashing.

Chimney Stack Back Gutter and Side Flashing, 2026



Source: Martin Ralph Group

Chimney Stack Front and Side Flashing, 2026



Source: Martin Ralph Group

7.2.11 The proposals involve dismantling the chimney stacks down to roof level and rebuilding them using a combination of retaining salvageable historic material and matching replacement stone where deterioration has rendered existing masonry unsound.

7.2.12 Surviving external Bath stone will be reused wherever possible, supplemented with matching Hartham Park stone. The masonry inner leaf will be rebuilt using compatible materials and lime mortar.

7.2.13 Although the dismantling and rebuilding of the chimneys will result in the loss of some historic fabric, the works are necessitated by the extent of deterioration and are designed to replicate the existing like-for-like. As prominent features within the roofscape, the repaired chimneys will preserve the building's architectural character while improving structural stability.

7.2.14 Consequently, the proposals will have a beneficial impact on the significance of the Grade II listed building overall. The final appearance of the building will be like for like with the existing and any historic fabric will only be removed where unsalvageable and therefore deemed to pose a risk to the listed building. The proposals will result in substantial heritage benefits including sustaining or enhancing the significance of a heritage asset, reducing or removing risks to a heritage asset and securing the optimum viable use of a heritage asset in support of its long-term conservation.

7.2.15 Finally, the replacement of the existing lights with new external LED fittings is considered to have a neutral impact on the significance of the listed building. The proposals do not introduce lighting to previously unlit areas, nor do they alter the established arrangement of fittings.

7.2.16 It should be emphasised that without these remedial works, the Grade II listed building will continue to deteriorate.

7.3 Impact on the Significance of the Hullavington Airbase Conservation Area

7.3.1 The proposals would preserve and enhance the significance of the Hullavington Airbase Conservation Area through the repair of a prominent listed building that currently exhibits extensive deterioration.

7.3.2 By addressing these defects, the scheme will significantly improve the appearance and condition of Building 66 and ensure its continued contribution to the architectural and historic character of the former RAF station

7.3.3 This is particularly important given the historic function and prominence of the building. As noted, the list description notes that Building 66 was designed as the guardhouse and principal point of arrival to the airfield, being 'the first building seen by visitor and staff' and was intentionally given a dignified architectural treatment with a prominent arcade frontage.

7.3.4 As such, it occupies an important position within the airbase and conservation area, being one of the first structures a visitor arriving along Blenheim Gardens from the South East would encounter (see the aerial photograph below)

Aerial Photograph of the Blenheim Gardens Approach, 2011 (Building 66 Highlighted in Red; Blenheim Gardens in Blue)



Source: Historic England

7.3.5 Given this context, and the building’s current dilapidated state, the proposed works would preserve and enhance the Conservation Area.

7.4 Impact on Bats and Other Protected Species

7.4.1 A Bat and Protected Species Survey by EcoLogic has been submitted as part of this application as the works involve alteration to the roof of this building. The conclusions, set out below, demonstrate that the proposals are compliant with Core Policy 50: Biodiversity and Geodiversity of the Wiltshire Core Strategy (2015).

Bats

7.4.2 It is considered that the surveyed building does not support roosting bats; therefore, the proposed works are unlikely to result in disturbance to bats or to affect the distribution or abundance of local bat populations significantly.

Nesting Birds

7.4.3 No bird nesting sites or signs were identified in association with the surveyed building. The survey provided advice on precautions to take during works, which will be adhered to as part of the proposals.

7.5 Structural Impacts

7.5.1 The submitted Structural Survey and Photographic Survey by Martin Ralph Group illustrates the structural issues throughout the building which will be addressed as part of these proposals.

7.6 Access

7.6.1 The proposed works will have not result in any changes to access.

7.7 Summary

- 7.7.1 Overall, the proposals will have a beneficial impact on the significance of the Grade II listed building, securing its long-term future through the repair of deteriorated fabric. While the replacement of the later oriel window infill introduces a degree of change, this is limited in scope, affects a non-original feature, and is justified by its poor condition. The scheme will arrest ongoing decay and preserve the building's architectural and historic significance.
- 7.7.2 The proposals will also have a positive impact on the significance of the Hullavington Airbase Conservation Area. By repairing a prominent building at the principal entrance to the former airfield and improving its currently deteriorated appearance, the scheme will enhance the contribution that Building 66 makes to the character and appearance of the conservation area, ensuring that this important landmark continues to positively reflect the historic significance of the former RAF station.
- 7.7.3 All repairs have been designed to maintain as much original fabric as possible. Where this is not possible due to condition, like-for-like replacements are proposed. The only new addition, the substitution of a flat window for the oriel window, will have a neutral impact on both Building 66 and the Conservation Area.
- 7.7.4 None of the proposed works would result in any harm to the listed building and are considered to be compliant with the current Local Plan and Wiltshire Core Strategy.

8 Conclusion

- 8.1.1 This Heritage Statement has assessed the proposed repair and refurbishment works to Building 66 (Guard and Firehouse), a Grade II listed building located within the Hullavington Airbase Conservation Area at Buckley Barracks, Wiltshire.
- 8.1.2 The proposals comprise a comprehensive programme of repair and conservation works intended to address ongoing deterioration affecting the building. These include repairs to the parapets, concealed gutter system, roof structure, chimney stacks, rainwater goods and masonry, together with the replacement of the deteriorated oriel window infill and associated timber elements.
- 8.1.3 The works are repair-led and involve the retention, repair or like-for-like replacement of defective fabric. The proposals form part of an ongoing programme of repair and conservation at Building 66. Building on the stonework repair works proposed in 2020, the scheme seeks to address a wider range of defects that have emerged across the building. Collectively, these interventions will arrest ongoing decay, conserve the historic fabric and support the continued active use of the asset.
- 8.1.4 The proposals will have an overall beneficial impact on the significance of the Grade II listed building. They will preserve its architectural and historic interest while improving its condition, appearance and long-term viability.
- 8.1.5 The proposals will also preserve and enhance the significance of the Hullavington Airbase Conservation Area. Building 66 was intentionally designed as a prominent focal building at the entrance to the former airfield and remains one of the first buildings encountered on arrival. The repair of its deteriorated fabric, together with the removal of intrusive modern additions, will improve the appearance of an important heritage asset and reinforce its positive contribution to the character and appearance of the conservation area.
- 8.1.6 Overall, the proposals are considered to preserve the significance of the Grade II listed building and the character and appearance of the Hullavington Airbase Conservation Area whilst delivering substantial heritage benefits through the conservation of a prominent and historically important former RAF building.
- 8.1.7 The proposals are therefore considered to accord with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and relevant local heritage policies.