



Heritage, Design and Access Statement

Cedar House, Byron Road, Devizes, SN10 5FA

Aster Group – April 2026

savills

1. Contents

2. Introduction	3
2.1. Project background	3
2.2. Outline of the proposed works	3
2.3. Relevant planning policies	3
2.4. Relevant planning history	3
3. Understanding the heritage Asset	4
3.1. Site and location	4
3.2. Setting	4
3.3. Historical Development	6
4. Statement of significance	7
4.1. Introduction	7
4.2. Understanding the significance of the asset	7
5. Design Considerations and assessment of impact of proposals	8
5.1. Introduction	8
5.2. Design Principles and Concepts	8
5.3. Proposed works.	8
6. Design and Access	9
6.1. Use	9
6.2. Size and Scale	9
6.3. Layout	9
6.4. Landscaping	9
6.5. Appearance	9
6.6. Access	9
7. Appendix 1 – Additional Photographs	10

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (Ministry for Housing, Communities and Local Government, 2024), National Planning Practice Guidance (Ministry for Housing, Communities and Local Government), and the Royal Institution for Chartered Surveyors guidance note on Historic Building Conservation.

Information Sources

The sources of information consulted include preliminary searches of archive and secondary material catalogues.

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate and we accept no liability for the work of others.

Signed:

Prepared by: Rachael Thorp BA (Hons)

Signed:

Checked by: Adam Williams BSc (Hons) MSc Conserv MRICS

Document Version

Issue Date: 15th April 2026

Revision: Original

File reference: 740293

2. INTRODUCTION

2.1. Project background

This Heritage Statement has been researched and prepared by Savills UK Ltd, on behalf of The Aster Group, to provide relevant and proportionate information in support of a Listed Building Consent application for re-slating of Cedar House, a property which is understood to be in curtilage Listed to the Grade II Listed former Roundway Hospital (ref. 1244048).

The property’s full address is known to be Cedar House, Byron Road, Devizes, SN10 5FA.

2.2. Outline of the proposed works

The proposed works constitute the following key elements:

Externally:

- Strip existing natural slate roof coverings and replace with new natural slate to match the existing and new inline slate vents.
- Strip out existing lead valley gutters and timber decking and supply and fit new timber valley boards and lead gutter lining to match the existing.
- Supply and install continuous over fascia ventilation at eaves level.

Internally:

- Construct Two (2) new fire barriers within the Cedar House roof void to achieve effective fire separation between the flats within the roof space.

2.3. Relevant planning policies

A summary of the relevant planning policies is in Appendix 1.

The main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The National Planning Policy Framework (NPPF) outlines government policy, including its policy in respect of the historic environment (Paragraph 212). The policy requires *that great weight be given to the conservation of heritage assets* and advises a balanced approach with the public benefits which may result from proposals being weighed against any harm caused. In particular paragraph 212 advises that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”* Paragraph 213 requires that any harm or loss of significance should “require clear and convincing justification”.

2.4. Relevant planning history

The below applications have been previously submitted in relation to Cedar House. There are also no previous listed building consent applications on the postcode or address related to Cedar House. The planning history available via the online planning portal (Wiltshire Council) is as follows:

Date	Reference	Description	Status
(Decision Issued)			
09/07/2015	15/05147/TCA	Rowan O/s No 8 Cedar House - Fell to ground level and grind resultant stump.	Approved

3. UNDERSTANDING THE HERITAGE ASSET

3.1. Site and location

Cedar House is a detached Georgian residential property separated into Eight (8) residential flats. The property is located in Southeast Devizes on the northern boundary of the Grade II listed former Roundway Hospital (ref. 1244048). Cedar House was not part of the initial construction of the hospital in circa 1851; however, it is now considered to be in curtilage of the former hospital.

The property is Located on Byron Road, close to the turning for Thomas Wyatt Road. There is a private car park flanking the south elevation.

3.1.1 Form

Cedar House is a substantial, rectangular, mid-nineteenth-century building of two storeys, incorporating a centrally positioned projecting bay on the principal (north-east) elevation and a projecting hexagonal bay on the northwest elevation. Both projections are finished with hipped, slated roofs. The building has a symmetrical overall form, articulated by projecting stone string courses, and evenly distributed double hung sliding sash windows. The massing is typical of a traditional residential villa-style building, with the stone projection providing architectural emphasis to the main elevation.

3.1.2 Materials

Cedar House is a mid-nineteenth-century masonry building constructed in loadbearing Bath stone and surmounted by a hipped, pitched slate roof. The principal (north-east facing) elevation incorporates eighteen (18) timber sliding sash windows and a large, centrally located projecting bay, which is capped by a pitched hipped slate roof with associated lead valley gutters.

Flat 3 and the ground floor section of Flat 7 has been coated with a white render finish. Each flat has a six-panel timber door with a six-pane fan light above it. The stone lintels and quinions are of a darker colour Bath stone to that of the main wall structure. The elevations incorporate projecting stone string courses (plat bands), which articulate the façade and correspond with internal floor levels.

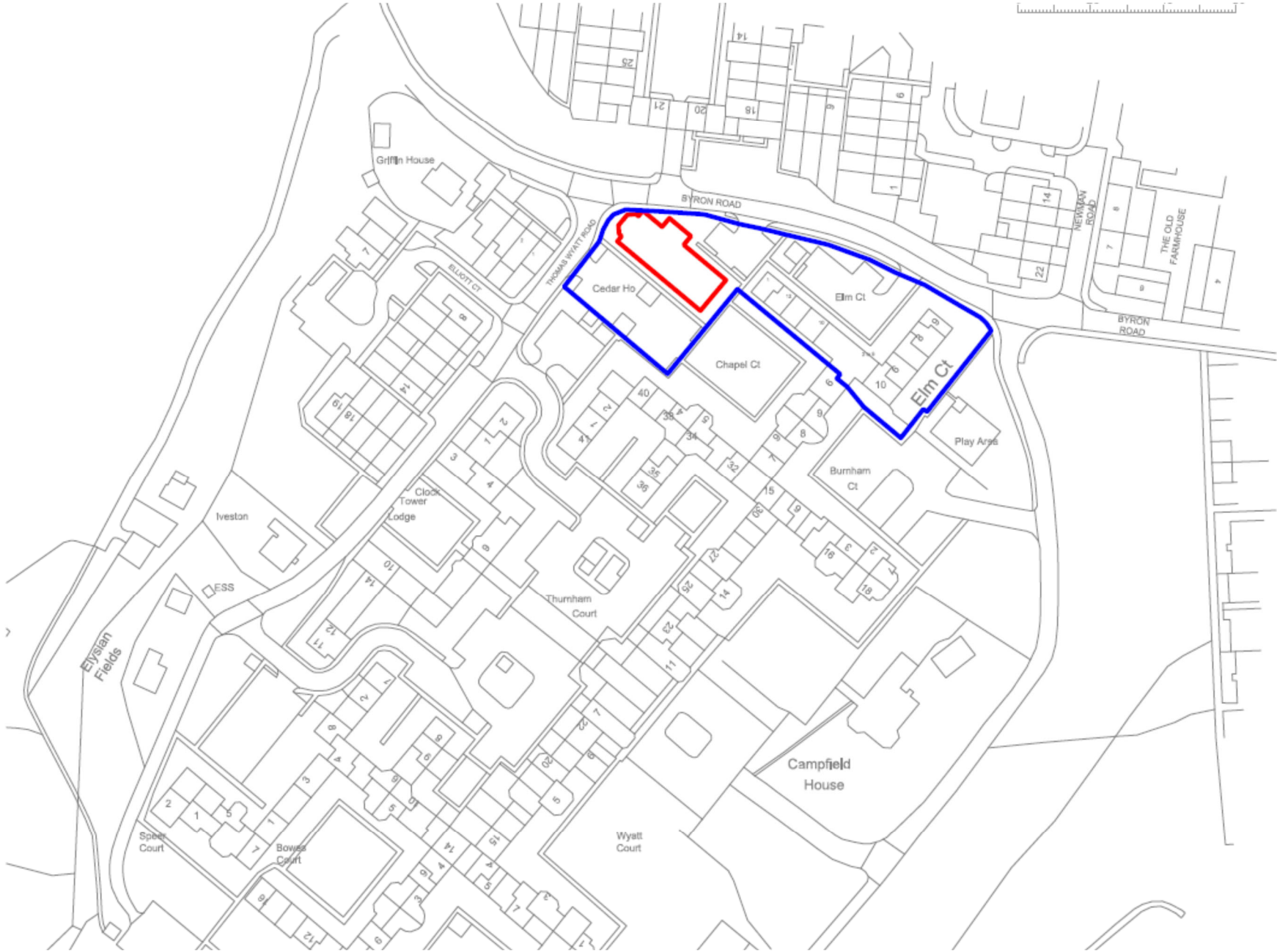


Cedar House (Source: Savills UK)

3.2. Setting

Cedar House is set close to the former Roundway Hospital on the elevated outskirts of Devizes, within the parish of Roundway, Wiltshire, occupying a prominent hillside location. The building was historically set within an extensive institutional estate, originally forming part of the Wiltshire County Asylum complex, surrounded by landscaped grounds and ancillary buildings. The elevated position affords long-range views across the surrounding countryside, contributing strongly to the building’s historic and communal character.

Although the wider site has since been partially redeveloped for residential use, the main hospital building retains a degree of spatial separation from modern development, preserving its historic dominance and legibility within the landscape. The setting remains integral to the building’s significance as a former nineteenth-century institutional complex designed to be physically and visually distinct from the urban centre.



No.	Date	Revision



Sterling Court,
17 Dix's Field,
Exeter,
Devon,
EX1 1QA,
Tel: 01392 455700
www.savills.co.uk

PROJECT
CEDAR HOUSE
BYRON ROAD
DEVIZES

DRAWING TITLE
LOCATION PLAN

CLIENT

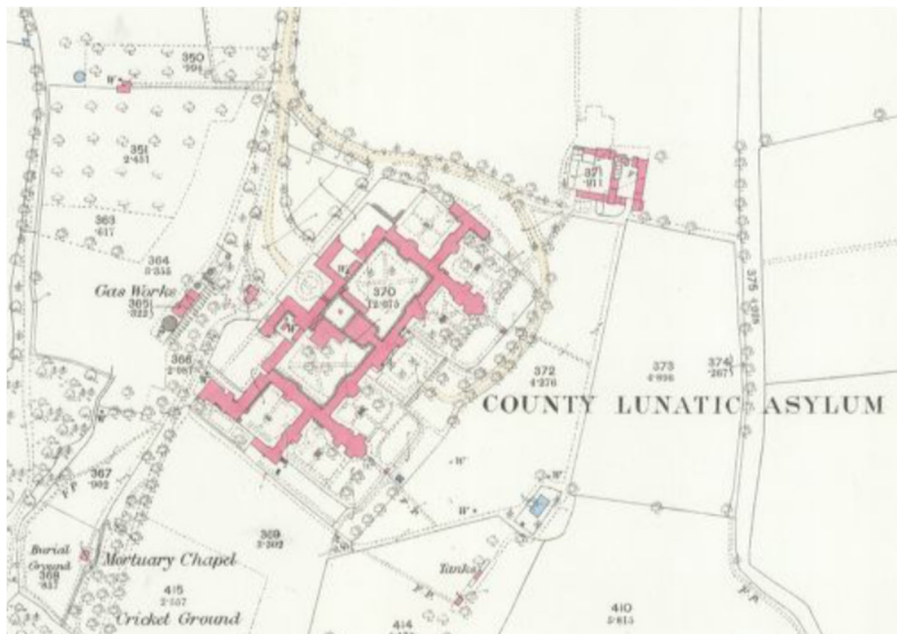
Cedar House Location Plan, Devizes (Savills UK, 2026)

3.3. Historical Development

3.3.1 Cedar House

Cedar House is a large property now used as eight residential apartments, which sits in curtilage of the former Roundway Hospital in Devizes. A property of a similar form to the current Cedar House first appears in Ordinance Survey records in 1901.

Cedar House does not reside in a Conservation Area, and its only designation is being within curtilage of the former Roundway Hospital.



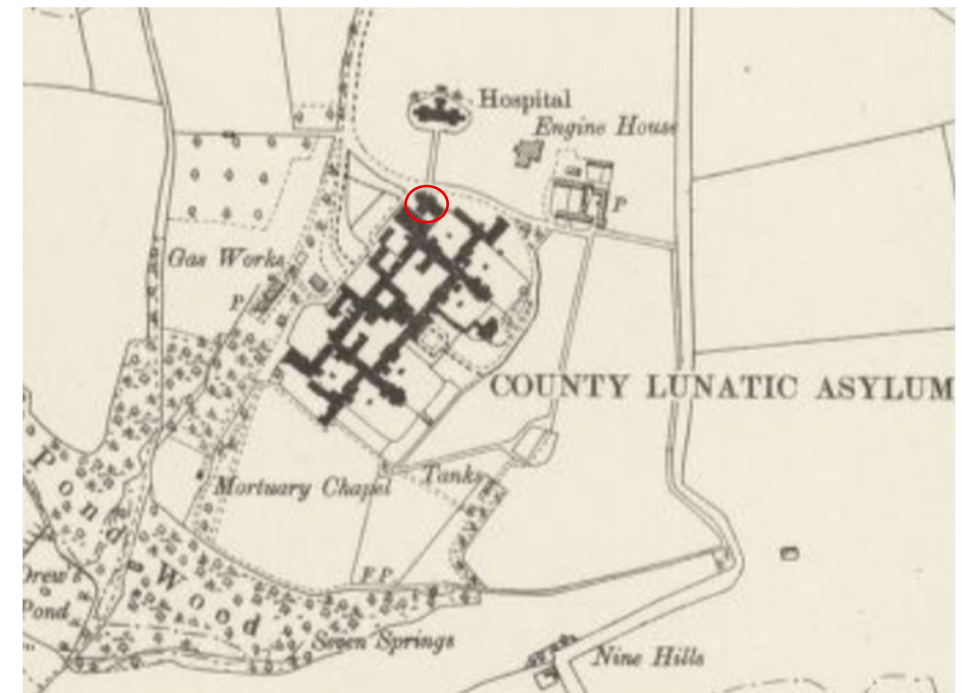
OS Map Wiltshire XL.2 Surveyed: 1884, Published: 1886. The map illustrates Roundway Hospital prior to the construction of Cedar House (Source: National Library of Scotland).

3.3.2 Former Roundway Hospital

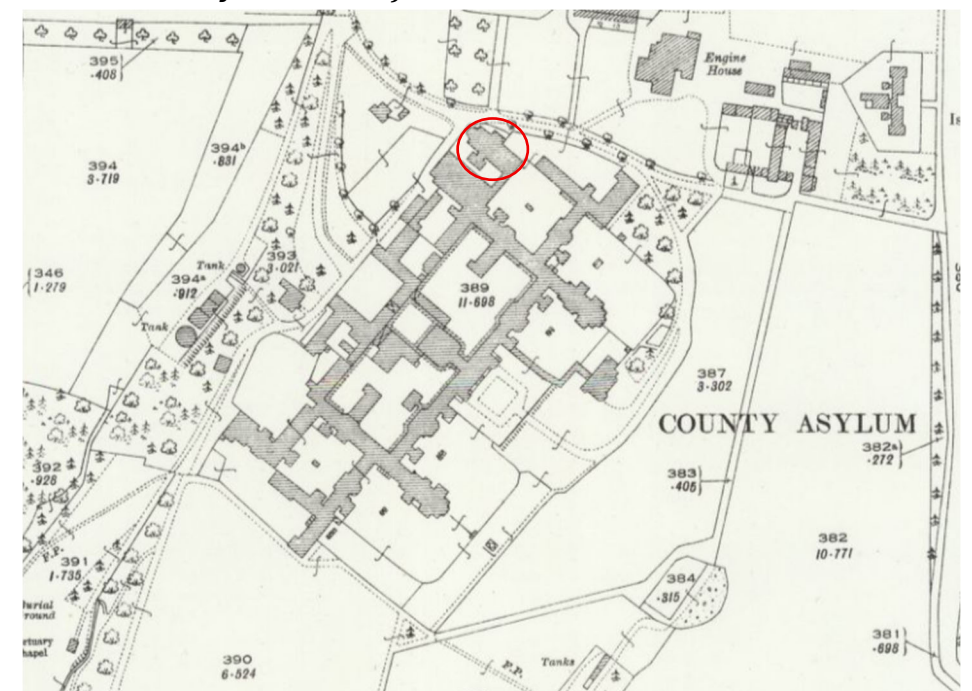
Roundway Hospital was constructed between 1849 and 1851 as the Wiltshire 'County Lunatic Asylum', designed by the noted architect Thomas Henry Wyatt in an Italianate style. Built using locally quarried stone with slate roofs, the hospital formed the core of a large nineteenth-century institutional complex set within landscaped grounds on the outskirts of Devizes. The building was progressively extended through the late nineteenth and early twentieth centuries in response to growing demand, reflecting changing approaches to mental health care. It remained in institutional use until its closure in 1995, after which it was converted to residential use. The building is listed primarily for its architectural quality, historic interest, and its significance as a prominent example of Victorian asylum design.

3.3.3 Devizes

Devizes is a historic Wiltshire market town whose architectural development reflects its medieval origins and subsequent growth through the Georgian and Victorian periods. The town retains evidence of its Norman foundation, most notably Devizes Castle, alongside medieval street patterns and later timber-framed buildings. Georgian prosperity brought planned terraces, townhouses, and civic buildings constructed predominantly in locally quarried Bath and Greensand stone, establishing the town's cohesive architectural character. Nineteenth-century expansion introduced institutional, residential, and industrial buildings, often in Italianate, Gothic Revival, and classical styles. This layered architectural evolution contributes significantly to Devizes' strong historic identity and townscape significance.



OS Map Wiltshire XL.2, Revised 1899, Published: 1901 (Source: National Library of Scotland)



OS Map Wiltshire XL.2, Revised 1922, Published: 1924 (Source: National Library of Scotland)

4. STATEMENT OF SIGNIFICANCE

4.1. Introduction

A heritage asset may be defined as a building, monument, site, place, area, or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

When developing suitable policies for the Historic Environment, within a planning context, Local Authorities have referred to the guidance produced by the statutory advisors, such as Historic England. Historic England, have sought to inform planners and other decision makers on the most appropriate way to manage, interpret and implement any changes to our historic sites. The National Planning Policy Framework (NPPF) also sets out planning policy on listed buildings and the historic environment.

Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as the ‘value of a heritage asset to this and future generations because of its heritage interest.’ Such interest may be archaeological, architectural, artistic or historic’ and it may derive ‘not only from a heritage asset’s physical presence, but also from its setting’. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

To assess the value of the heritage asset, the principles and guidelines set by Historic England in their 2008 publication “Conservation Principles, Policies and Guidance” have been applied. The assessment of significance will be primarily directed towards the cottage and its immediate setting, as opposed to the wider village setting. The values assessed against are:

- **Evidential Value:** The potential of a place to yield evidence about past human activity.
- **Historical Value:** The ways in which past people, events and aspects of life can be connected through a place to the present.
- **Aesthetic Value:** The ways in which people draw sensory and intellectual stimulation from a place.

- **Communal Value:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

4.2. Understanding the significance of the asset

Cedar House holds **low significance across all four heritage values when considered as a complete historic asset**. Its proximity to the former Roundway Hospital, combined with its historic materials such as the use of Bath stone illustrate it connect to local institutions and resources, reinforces its contribution to understanding the use of local building materials and its contribution to the architectural massing surrounding the hospital.

4.2.1 Evidential value

The evidential value of the Cedar House is derived primarily from the building’s surviving architectural fabric, which illustrate the use of Bath stone. All elevations retain five nine-pane, double-hung timber sash windows. The fanlights above each flat’s front door, reflect the detailing and style of late nineteenth-century Victorian style. The use of ashlar limestone for the main external walls further exemplifies the materials and craftsmanship of the era.

Collectively, these architectural details offer meaningful insight into historic construction techniques and design preferences of the early nineteenth century. They are common building materials and design features within the Devizes area. The proposed roof recovering will have no impact on the visual appearance of these historic materials.

For these reasons, the evidential value is assessed as low.

4.2.2 Historical value

The property is associated with the history of the former Roundway Hospital, Established in 1851. Cedar House does not appear on Ordinance Survey maps until 1901 and has a limited association with the hospital, beyond physical proximity. It reflects the development of the hospital and was likely housing for staff who worked within close vicinity of the grounds.

The historic value is assessment to be low.

4.2.3 Aesthetic value

Cedar House’s external elevations exhibit many of the common characteristics of Victorian design. The ashlar stone used to construct the external walls, and the large timber sash windows are all an illustration of Victorian architectural style within Wiltshire during this period.

The design appears to mirror the orderly and institutional architectural style of Roundway Hospital, designed by Thomas H Wyatt in 1849.

The aesthetic value is assessed to be low.

4.2.4 Communal value

The property has been a private residence since its construction; therefore, it is believed to be of limited communal value.

The communal value is assessment to be low.



Rear Elevation (Savills UK: 2026)

5. DESIGN CONSIDERATIONS AND ASSESSMENT OF IMPACT OF PROPOSALS

5.1. Introduction

This application seeks consent for roof repairs and re-slating to Cedar House due to the existing materials reaching end of life. The proposed re-slating will replace the slates to match the existing, making adjustments to lead sheet and roof ventilation detailing to comply with current standards. The proposals are thought to have a very limited impact on the historic character and appearance of the property.

5.2. Design Principles and Concepts

The proposed re-roofing of the building within the curtilage of Devizes Roundway Hospital has been developed in accordance with Historic England’s published guidance. SPAB’s principle of ‘responsible methods’ has informed the proposals, ensuring that intervention is minimised, loss of historic fabric is limited, and existing traditional materials are retained or replaced on a like-for-like basis where necessary.



Photograph of Northwest elevation (Savills UK, 2026)

Historic England’s *Conservation Principles* define a building’s ‘authenticity’ through those characteristics that express the cultural heritage values of its setting (Historic England, 2008). The proposed works seek to preserve this authenticity by respecting the building’s historic character, materials, and architectural significance.

5.3. Proposed works.

5.3.1 Cedar House

Works:

- Replacement of the existing roof covering with natural slate, laid to match the existing appearance and detailing. Replacement of lead work and associated timbers (battens, decking boards).
- Introduction of fire compartmentation within the roof void, comprising new timber stud fire barriers with fire-resisting linings and insulation.
- Retention of the existing roof structure and internal timber boarding, where possible, with works limited to necessary repairs and upgrades only.
- All works designed to maintain the existing roof form, materials, and visual character of the listed building.

Impact:

The proposed roof re-slating works at Cedar House will result in a **low level of impact** on the significance of the listed building. The replacement of the existing roof covering with natural slate on a like-for-like basis will preserve the building’s established appearance, materials, and roofscape, ensuring no harm to its architectural or historic character. The retention of the existing roof form, structure, and internal timber boarding wherever possible further limits intervention and safeguards historic fabric.

The materials currently used for the roof covering are not of historic significance but they have reached the end of their usable life. The works, although they replace historic fabric, do not cause any substantial harm to through loss of historically significant original materials.

Associated works, including the introduction of a breathable membrane, the renewal of battens, and the localised leadwork repairs, are essential maintenance measures that will improve the roof’s performance and longevity without materially altering its character. These interventions are discreet, largely concealed, and consistent with traditional construction methods.

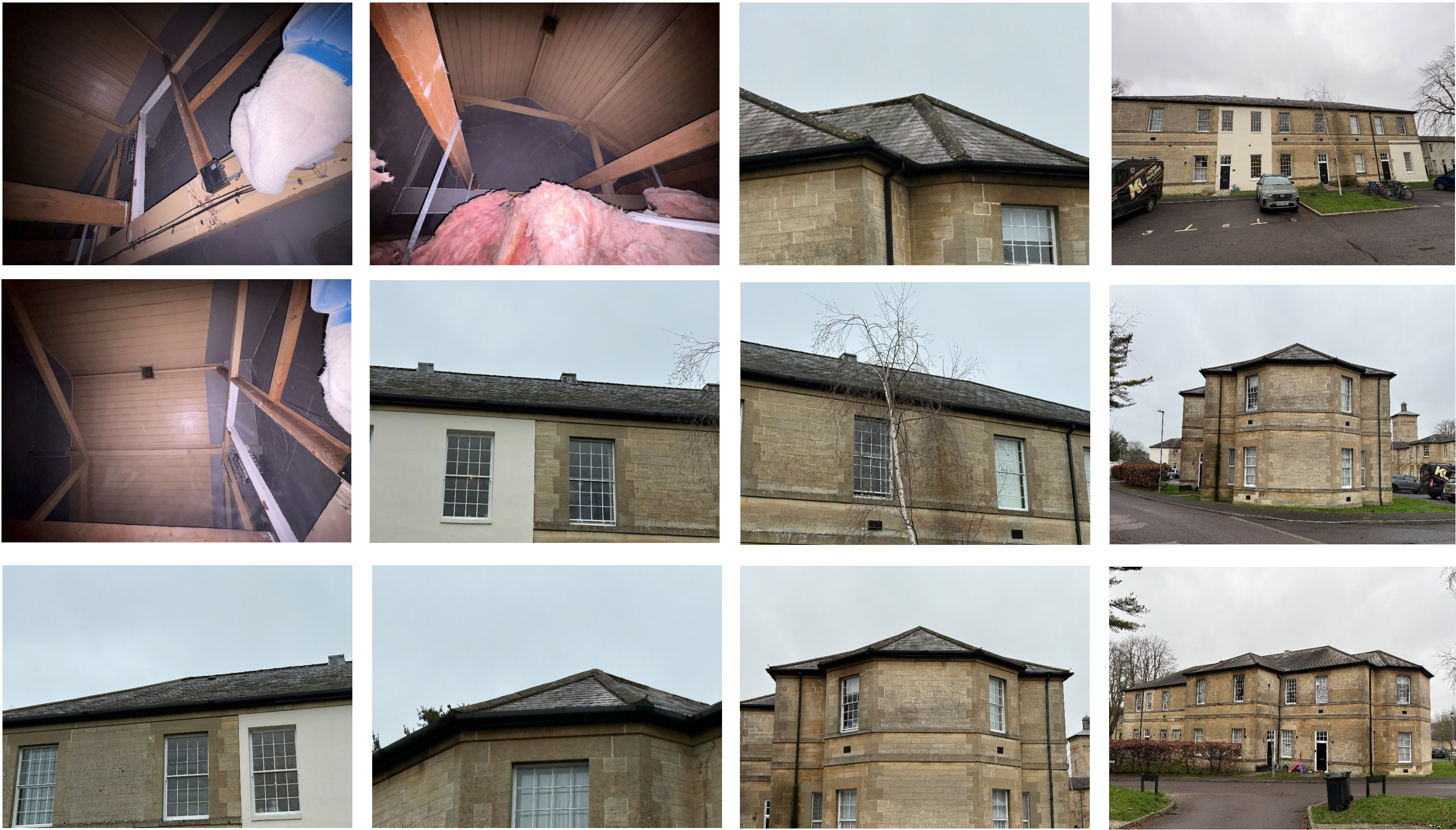
The introduction of fire compartmentation within the roof void will enhance life safety while remaining visually unobtrusive and reversible, resulting in no adverse impact on the building’s significance.

Overall, the proposals represent a **conservation-led approach** that supports the building’s continued use and long-term preservation, sustaining its authenticity and heritage values as defined by Historic England’s Conservation Principles

6. DESIGN AND ACCESS

6.1. Use The application does not seek to change the use of the property from its current residential use.	6.4. Landscaping The application does not seek to undertake any landscaping works.	No other changes to the appearance of the building are proposed, and the overall character and appearance of the property will be preserved.
6.2. Size and Scale The application does not seek to change the size or scale of the existing building footprint.	6.5. Appearance The application proposes minor alterations to the external appearance of the building through the installation of increased ventilation slates and under eaves ventilation.	6.6. Access This application makes no changes to existing access to the building.
6.3. Layout The application does not seek to change the existing layout.	The slates will be replaced with new materials to match the existing colour and material.	

7. APPENDIX 1 – ADDITIONAL PHOTOGRAPHS



Rachael Thorp BA (Hons)

Graduate Building Surveyor
+44 (0) 7779 402663
Rachael.Thorp@Savills.com

Adam Williams BSc (Hons) MSc Conserv MRICS

Director
+44 (0) 7971 357789
Adam.Williams@Savills.com

