



HERITAGE STATEMENT

PROVIDENCE CHAPEL AND MANSE
86 BRADENSTOKE, CHIPPENHAM, WILTSHIRE, SN15 4EL

1. INTRODUCTION

1.1 This Heritage Statement has been prepared by the current owners to support applications for planning permission and listed building consent for proposed works to Providence Chapel and Manse. The proposals relate primarily to the continued residential use and improvement of the Manse, together with a number of external works to the Chapel and its surroundings. The Chapel is not proposed for conversion to residential use and will remain separate from the Manse. The proposals are intended to improve and maintain the buildings and their surroundings while respecting their historic character and significance. The statement assesses the heritage significance of the designated asset and evaluates the impact of the proposed works, consistent with:

- * **National Planning Policy Framework (NPPF)** (December 2024, amended February 2025), particularly Chapter 16 and paragraphs 202, 207–208, 210(a), 212–213, 215 and 219–220.
- * **Planning (Listed Buildings and Conservation Areas) Act 1990**, particularly Sections 66(1) and 72(1).
- * **Wiltshire Core Strategy**, particularly Core Policies 57 (Ensuring High-Quality Design and Place Shaping) and 58 (Ensuring the Conservation of the Historic Environment).

1.2 Providence Chapel and its adjoining Manse is a Grade II listed building (List Entry No. 1022667), first listed on 17 January 1955¹, and therefore constitutes a designated heritage asset. The building is also located within a Conservation Area. The applications should therefore provide sufficient information to enable the significance of the listed building, including the contribution made by its setting, and the significance of the Conservation Area to be understood, together with an assessment of the potential impact of the proposed works. Where harm is identified, the nature and extent of that harm and the justification for the works should be clearly established. This approach accords with paragraphs 207–208, 212–215 and 219–220 of the National Planning Policy Framework (NPPF), the Government's Planning Practice Guidance on conserving and enhancing the historic environment, relevant Historic England guidance, and the requirements of the local planning authority.

1.3 This Heritage Statement has been compiled using publicly available historic and architectural information, including the official Historic England listing description, historic mapping and relevant local historic sources, together with observations from available site photographs. The statement has been prepared by and on behalf of Mr and Mrs Glover, the current owners of Providence Chapel and Manse.

2. THE EXISTING SITE

2.1 Providence Chapel (Strict Baptist) and its adjoining Manse form a distinct building group within the village of Bradenstoke, a rural village in northern Wiltshire, north of the former RAF Lyneham airbase and approximately 1.5 miles northwest of Lyneham (NGR: ST 99928 79345).

2.2 The Chapel is predominantly a single-storey building, facing south-east, and is dated to 1777, as indicated by the datestone in the gable identifying Isaac Turner of Calne. The attached Manse is a two-storey, three-bay house positioned to the north-west of the Chapel when

¹ National Heritage List no 1022667 <https://historicengland.org.uk/listing/the-list/list-entry/1022667>

- 2.3 viewed from the principal elevation. It is directly connected to the Chapel, forming an L-shaped footprint. The Chapel is no longer in regular ecclesiastical use, and both the Chapel and Manse had been unoccupied for more than four years prior to their sale. The proposed works seek to secure the appropriate continued residential use of the Manse while facilitating the repair and maintenance of the Chapel and its historic fabric.
- 2.4 At the rear of Providence Chapel and Manse lies the historic burial ground, the land for which was donated in 1778. During the sale proceedings, the cemetery was transferred to a charitable trust and is therefore no longer within the ownership or control of the current owners. Notwithstanding this separate ownership, the burial ground remains historically associated with the Chapel and forms part of its wider setting.
- 2.5 Parking and turning are currently very constrained within the site, with vehicle parking generally taking place on the public highway where available.

3. DEVELOPMENT PROPOSALS

- 3.1 The owners are seeking consent for alterations and improvements to Providence Chapel and Manse, including internal works to the Manse, repairs and, where necessary, replacement of existing windows, removal of the existing wooden World War I hut, and the creation of off-street parking within the grounds to the rear of the Chapel, together with associated landscaping works.

4. HERITAGE DESIGNATIONS

- 4.1 Providence Chapel and its adjoining Manse is a Grade II listed building (List Entry No. 1022667), first listed on 17 January 1955. The Historic England listing describes the building as a “Strict Baptist chapel and attached minister's house” and identifies its principal architectural and historic features as follows:

Strict Baptist chapel and attached minister's house. Datestone 1777 in gable by Isaac Turner of Calne. Brick, stone quoins and window dressings, stone rear wall, stone slate roof. Chapel, gable to street with house to rear left, attached later. C19 gabled porch. Chapel Flemish bond, tall windows with wood glazing bars under segmental heads; key stones and abaci. Steep gable quarter-hipped at apex, containing similar segmental headed sash window. Crowning bellcote reconstructed c1960. Interior remodelled early when access removed from original position on side of building, again refitted c1926. Simple pews and gallery over entrance. Clock and bell 1775 by John Broom of Castle Combe. House 3 bay with gable stacks. Brick, sash windows.

The listing identifies the Chapel and Manse as a single designated heritage asset and provides an important basis for understanding its architectural and historic significance.

5. HISTORICAL BACKGROUND AND DEVELOPMENT OF THE BUILDING

- 5.1 According to an online historical publication², In 1777 Isaac Turner of Calne built a Particular Baptist chapel at Clack, later known as the Providence Chapel. The chapel is a high building of red brick with stone dressings and a roof of stone slates. A hipped gable-end facing the street

² British History Online: <https://www.british-history.ac.uk/vch/wilts/vol9/pp90-104>

contains a segmental-headed window and is surmounted by a wooden bell cupola. Similar windows below appear to have been enlarged, and a porch has been added. The minister's house is attached. In 1851 it was reckoned then that the average congregation over the past year had numbered 110 persons in the morning, 112 in the afternoon, and 50 in the evening. The chapel was served by lay ministers. By 1934 a baptistry beneath the floor of the chapel had been added. Previously baptisms had taken place in 'Adam's Dam', a pond near Bradenstoke, or in disused clay-pits at Old Dauntsey brickyard. Services were still held at the chapel in 1968. In 1783 it was reported that some 'Methodists,' belonging to 'the lowest class of people', had recently built a chapel at Clack, together with a house for the minister. It seems likely, however, that this is in fact a reference to the Particular Baptists at the Providence Chapel.

- 5.2 According to another online historical publication³, The Chapel of the Tolling Bell was the title given to the history of Providence Chapel Bradenstoke (previously known as Clack – the name being Bradenstoke cum Clack) in Wiltshire. The Chapel underwent significant refurbishment during the 1920s. By 1926 the building was considered to require substantial renovation, and, during the works, a First World War-era wooden hut was acquired to provide temporary accommodation for services. Following completion of the works, the hut was subsequently relocated to the rear of the Chapel and used as a schoolroom.

The 1920s refurbishment included changes to the Chapel interior, including a new lower pulpit, new pews and heating. A baptistry was also introduced beneath the floor of the Chapel, with the first recorded baptisms taking place in 1929. The works were completed in time for the reopening services in August 1928. The Chapel's clock and bell have also formed an important part of its history; the clock was repaired following a public subscription in the late 1920s.

Further improvements were undertaken in the twentieth century, including renovation of the clock and the installation of new front doors. The bellcote was reconstructed around 1960, as recorded in the Historic England listing.

- 5.3 The wider religious context of the Chapel's foundation is also of interest. The eighteenth century was a period of significant religious revival, with itinerant preachers including George Whitefield playing an important role in the development of evangelical movements. An historical source⁴ records Whitefield as having preached at Clack, now Bradenstoke, during his itinerant ministry. The precise relationship between Whitefield's activities in the area and the establishment of Providence Chapel is not fully established. There is also a possible connection with Selina Hastings, Countess of Huntingdon, who was a significant patron of evangelical and Calvinistic Methodist activity during the period. However, further documentary evidence would be required to establish any direct financial or organisational connection between the Countess and Providence Chapel. These possible associations nevertheless provide useful context for understanding the religious environment in which the Chapel was established.
- 5.4 A burial ground was established in association with the Chapel shortly after its construction. A metal plaque on the cemetery wall records that the land was given for use as a burial ground by Richard Prior in 1778, with the stipulation that it should not subsequently be used as a garden. The burial ground therefore forms part of the historic development and setting of the

³ Strict Baptist Historical Society: <https://www.sbhs.org.uk/articles/bradenstoke/>

⁴ Chippenham Old Baptist Chapel: https://www.cobc.uk/history?utm_source=chatgpt.com

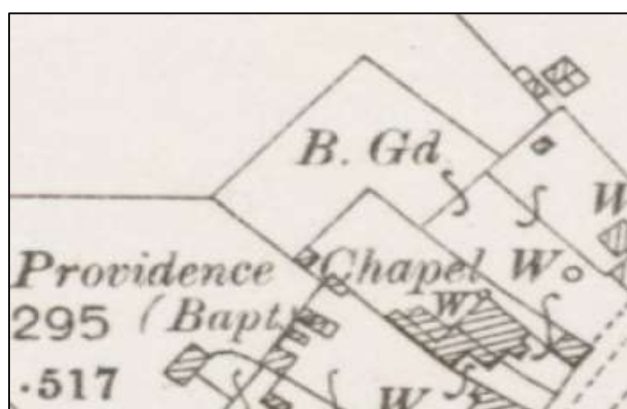
Chapel. The present entrance porch is identified by Historic England as a nineteenth-century addition. The lower windows also appear to have been enlarged during the nineteenth century, although the precise date and nature of these alterations are not fully established from the available evidence.

The 1886 Ordnance Survey map records the Chapel, burial ground, entrance porch and a stable building for visiting guests⁵ associated with the site. This provides documentary evidence that these elements formed part of the established arrangement of the Chapel and its grounds by the late nineteenth century.



Ordnance Survey Map, 1886⁶

- 5.5 Further extension of the burial ground appears to have taken place shortly afterwards, as shown on the 1900 map. The overall footprint of the Chapel and Manse appears to have remained largely unchanged over time; however, the stable building shown to the front of the site was subsequently removed. Its removal is evident from the 1923 map.



Ordnance Survey Map, 1900⁷



Ordnance Survey Map, 1923⁸

⁵ Old Images of Bradenstoke: <https://www.lynehamandbradenstoke-pc.gov.uk/community/lyneham-and-bradenstoke-parish-council-16223/old-images-of-bradenstoke/>

⁶ 1:2500 Scale, Wiltshire Sheet XXI.1, surveyed 1885

⁷ 1:2500 Scale, Wiltshire XXI.1, surveyed 1899

⁸ 1:2500 Scale, Wiltshire XXI.1, revised 1921

- 5.6 Historic England identifies two principal phases of twentieth-century alteration to the Chapel. The first involved remodelling of the interior, including the removal of the original side entrance and associated changes to the internal circulation. Although these works altered aspects of the original internal arrangement, the principal worship space, entrance gallery and elements of the historic interior were retained. A further programme of refurbishment took place in the 1920s, including alterations to the internal arrangement and fittings. Despite these changes, the Chapel retains important elements of its historic interior, including its simple arrangement of timber pews and gallery. The bellcote was reconstructed around 1960, as recorded in the Historic England listing, while retaining its established position and contribution to the external appearance of the building.
- 5.7 Providence Chapel retains significant evidence of its eighteenth-century origins and subsequent development as a place of Nonconformist worship. The building retains important historic fabric and features, both internally and externally, while the attached Manse and historic burial ground contribute to an understanding of the Chapel's historic function and development. The survival of these elements provides evidence of the social and religious history of Bradenstoke and the continuing development of the site over more than two centuries. The significance of the Chapel therefore derives not only from its architectural interest, but also from its historic and communal associations and its relationship with the Manse, burial ground and wider historic settlement.
- 5.8 In considering the significance of the site as a whole, it is useful to distinguish between the principal historic fabric of the Chapel and Manse and later additions or alterations. The original eighteenth-century Chapel, including its principal external elevations, roof form, historic windows and significant surviving internal features, makes the greatest contribution to the architectural and historic significance of the listed building. The attached Manse and historic burial ground also make an important contribution through their historic relationship with the Chapel and their role in illustrating the development and function of the site.

Later additions and alterations form part of the building's subsequent history and may contribute to its significance to varying degrees. The nineteenth-century porch and other historic alterations have acquired their own evidential and historical interest through their longevity and relationship with the development of the Chapel. The wooden hall, by contrast, is a much later addition, having been introduced to the site in the twentieth century as part of the temporary arrangements associated with the Chapel's refurbishment and subsequently relocated to the rear of the building. Its contribution to the architectural and historic significance of the original eighteenth-century Chapel is therefore considered separately from that of the principal listed building.

This distinction between the original building, historically significant later alterations and more recent additions provides the basis for assessing the relative contribution of individual elements of the site and the potential effect of the proposed works upon its heritage significance.

6. STATEMENT OF HERITAGE SIGNIFICANCE

- 6.1 Providence Chapel and Manse at Bradenstoke form an important surviving example of an eighteenth-century Nonconformist chapel and associated minister's house within a predominantly rural settlement. Dating from 1777, the Chapel provides evidence of the development and enduring presence of Baptist worship in the area and reflects the wider religious and social history of Nonconformity in Wiltshire. Its architectural interest derives

from its distinctive late-eighteenth-century form, including the prominent gabled elevation, brick construction with stone dressings, segmental-headed windows, stone slate roof and bellcote, together with significant surviving elements of its historic interior.

The adjoining Manse forms an important part of the historic function and development of the site, illustrating the traditional relationship between the place of worship and the residence of its minister. The historic burial ground further contributes to an understanding of the Chapel's development and its relationship with the local community.

The significance of the site also derives from the survival of historic fabric and evidence of its subsequent development. Nineteenth- and twentieth-century alterations, including the entrance porch, internal refurbishment and later additions, form part of the building's history and contribute to an understanding of how the Chapel adapted to changing needs over time. The wooden hall, introduced in the twentieth century in connection with the Chapel's refurbishment, represents a later phase in this development and makes a more limited contribution to the significance of the original eighteenth-century building.

Together, the Chapel, Manse and burial ground retain a strong historic and visual relationship and make a positive contribution to the character and identity of Bradenstoke. Their significance lies in the combination of architectural, historic, evidential and communal interest, providing tangible evidence of the religious and social history of the village and the continuing development of the site over more than two centuries.

- 6.2 The assessment of heritage significance considers four principal heritage values⁹: evidential, historical, aesthetic and communal value.

**Evidential
Value**
(Medium–
High)

Providence Chapel and Manse possess significant evidential value through the survival of historic fabric, plan form and the functional relationship between the Chapel and adjoining Manse. Dating from 1777, the Chapel provides evidence of late eighteenth-century Nonconformist architecture, construction and worship, while the Manse illustrates the historic relationship between the place of worship and its minister. The survival of the Chapel's principal form, historic windows, roof structure, internal arrangement and other features provides evidence of the building's original purpose and subsequent development

**Historical
Value**
(High)

The buildings possess high historical value as an early Nonconformist chapel and associated minister's house, reflecting the establishment and development of Baptist worship in rural Wiltshire during the late eighteenth century. Their long-standing association with religious worship provides tangible evidence of the social and religious history of Bradenstoke. The continued relationship between the Chapel, Manse and burial ground further enhances their historical interest and illustrates the development of the site as a place of worship and community life over more than two centuries.

**Aesthetic
Value**
(High)

The Chapel possesses high aesthetic value through its distinctive late eighteenth-century architectural character, prominent gabled elevation, balanced proportions and use of traditional materials, including red brick, stone dressings and stone slate. Its restrained architectural treatment reflects the relatively modest character of Nonconformist chapel architecture of the period. The

⁹ As set out in English Heritage 2008 Conservation Principles, Policies, and Guidance

	adjoining Manse contributes to the architectural composition of the site and, together with the Chapel and burial ground, forms a cohesive historic group that makes a positive contribution to the character and appearance of Bradenstoke.
Communal Value (Medium - High)	The Chapel and its associated buildings possess communal value through their long-standing role as a place of worship and their historic association with the local community. Historical evidence indicates that the Chapel served a substantial congregation and continued to be used for worship into the twentieth century. The burial ground and associated Manse further reinforce the site's connection with the community it historically served. Although the Chapel is no longer in regular use, its survival as a recognisable place of worship continues to contribute to the cultural identity and sense of place of Bradenstoke.
Overall Significance	The significance of Providence Chapel and Manse derives from the combination of their evidential, historical, aesthetic and communal values. The Chapel and adjoining Manse form an important surviving eighteenth-century Nonconformist chapel complex, with significant historic fabric, architectural character and associations with the religious and social history of Bradenstoke. The relationship between the Chapel, Manse and historic burial ground further contributes to the significance of the site and its positive contribution to the character and identity of the village. The significance of the site is therefore closely associated with the survival and legibility of its historic buildings, their architectural character, historic relationships and setting. The conservation of these elements, while allowing appropriate repair, maintenance and carefully considered alterations, will help ensure that the heritage significance of Providence Chapel and Manse can be sustained for future generations.

7. ASSESSMENT OF IMPACT OF PROPOSALS

Creation of Off-street Parking Area

- 7.1 The property currently has no dedicated off-street parking, with vehicles currently parked on the public highway. The proposal seeks to create a modest parking area to the rear of the Chapel, positioned away from the principal elevations and the principal views of the listed building. The location and scale of the parking area have been designed to minimise its visual prominence and its effect on the historic relationship between the Chapel, Manse, burial ground and surrounding area.

The proposal will involve a limited change to the immediate setting of the listed building through the introduction of a parking area and associated vehicles. However, its location to the rear of the Chapel, together with the proposed landscaping and use of appropriate materials, will help to minimise its visual impact. The works are therefore considered to result in a **low level of impact on the significance of the listed building and its setting**. The effect is considered to be limited and localised and would not result in harm to the principal architectural or historic significance of the Chapel.

Removal of Rear Hall

- 7.2 The proposals include the removal of the existing wooden hall at the rear of the Chapel. As established in the preceding assessment, the hall is a later twentieth-century addition,

introduced in connection with the refurbishment of the Chapel and subsequently relocated to the rear of the building. It makes a more limited contribution to the significance of the original eighteenth-century Chapel than the principal historic fabric and architectural features of the listed building.

Its removal would result in the loss of a later building associated with the twentieth-century history of the site. However, it would also reduce the presence of a visually subordinate addition and allow the principal historic form of the Chapel to be more clearly understood. Subject to the appropriate treatment of the junctions between retained and removed elements, and the repair of any exposed historic masonry or structural fabric using compatible traditional materials, the removal is considered to have a **low impact on the significance of the listed building**. The removal may provide a modest heritage benefit by improving the appreciation of the historic Chapel and reducing the visual presence of a later addition.

External Alterations and Repairs

- 7.3 The external works comprise a programme of repairs and limited alterations intended to maintain the condition of the buildings and their continued appropriate use. The approach prioritises the retention and repair of historic fabric wherever practicable. Where replacement is necessary, materials and detailing will be selected to be compatible with the existing building in terms of composition, appearance, proportion and workmanship.

Particular care will be taken in the repair and treatment of the existing windows, including the historic sash windows and Chapel windows. Repair will be preferred wherever reasonably practicable, with replacement limited to elements where repair is not viable. Any replacement windows will reflect the established proportions, materials and detailing of the existing openings.

The proposed external alterations have been designed to respect the established architectural character of the listed building. The works will improve the condition and weather resistance of the buildings while retaining their principal historic features and architectural proportions. Overall, the external repair works are considered to have a **neutral to positive effect on heritage significance**, with potential heritage benefit arising from the repair and conservation of deteriorated historic fabric.

Internal Alterations

- 7.4 The proposed internal alterations to the Manse have been developed to improve its functionality while retaining those features that contribute to its historic and architectural interest. The proposals seek to retain the established plan form where practicable and preserve important historic features, including fireplaces, joinery, mouldings and other architectural detailing.

Where alterations are necessary, interventions will be limited to those required to accommodate the proposed use and modern standards. New partitions, services and fittings will be designed to minimise physical intervention into historic fabric and, where feasible, will be capable of future removal without significant loss of historic material.

The proposed internal works are considered to have a **limited impact on the significance of the listed building**, principally affecting areas of the Manse rather than the principal historic

spaces and features of the Chapel. The continued residential use of the Manse also provides an appropriate and viable use consistent with the conservation of the heritage asset.

8. JUSTIFICATION OF THE PROPOSED WORKS

- 8.1 The proposals have been developed with the objective of conserving the heritage significance of Providence Chapel and Manse while allowing appropriate improvements to the buildings and their surroundings. The works have been considered in relation to the significance of the individual elements of the site, with particular emphasis placed on the retention and repair of significant historic fabric and the preservation of the architectural character and setting of the listed building.

The creation of the rear parking area has been located and designed to minimise its visual effect on the Chapel and its setting. The removal of the later wooden hall will result in the loss of a relatively low-significance later addition but may improve the appreciation of the historic Chapel. The external repair works, particularly the repair and appropriate replacement of windows, are intended to conserve historic fabric and address deterioration. The internal alterations to the Manse have been designed to accommodate its continued residential use while retaining important historic features.

Taken as a whole, the proposals are considered to preserve the special architectural and historic interest of Providence Chapel and Manse. The works are not considered to result in harm to the principal significance of the designated heritage asset. The scheme will provide positive heritage outcomes through the repair and maintenance of the buildings, the removal of a later addition of limited significance, the careful treatment of the site and setting, and the continued appropriate residential use of the Manse.

Daniel and Kelly Glover
10 August 2026

PHOTOGRAPHS OVERLEAF



Photo 1 - Chapel and Manse - Front Elevation



Photo 2 - Side Elevation and Driveway



Photo 3 - Rear Side Elevation

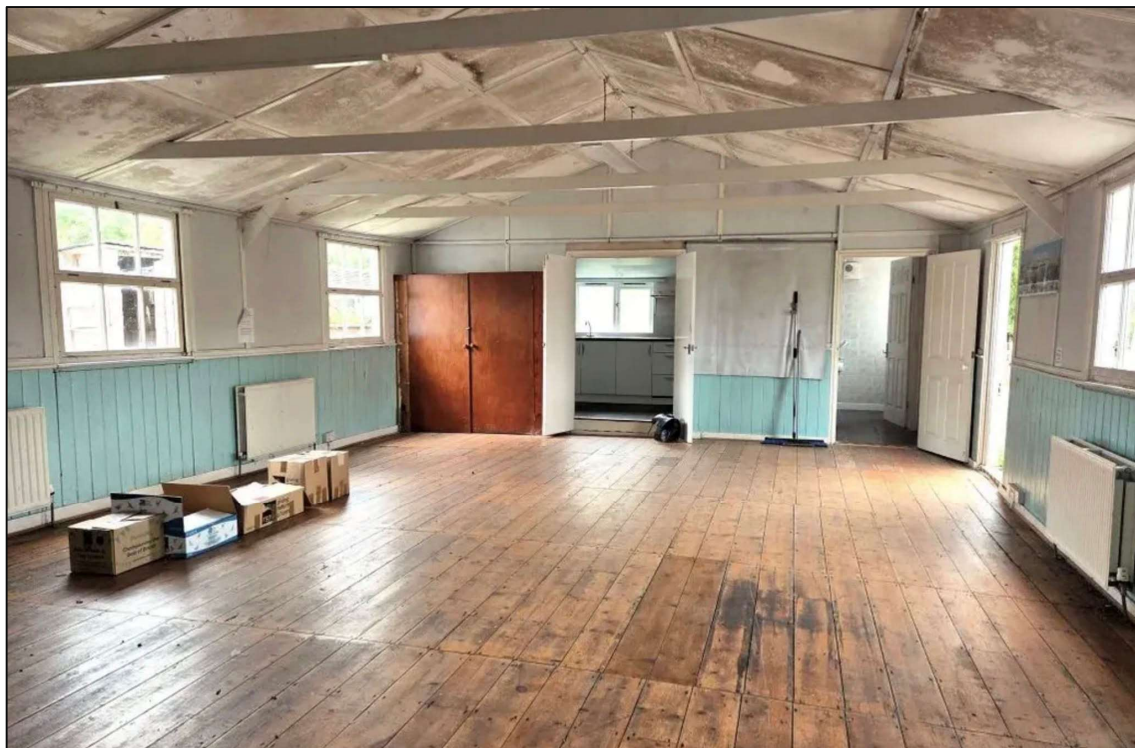


Photo 4 – Rear Hall Interior



Photo 5 - Rear Elevation and Garden



Photo 6 - Front Elevation - Historic England (1973)