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BANK HOUSE

Repairs to Tie-Beam Archbrace Pendants & Finials to Bargeboards

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

August 2026



Fig.1: Bank House South West Elevation Gable

1 Introduction

This Heritage Justification, Design and Access Statement has been prepared in support of an application for Listed Building Consent for repair and replacement works to defective high level timber decorative elements to the South West Elevation Gable of Bank House, including tie-beam arch braces, pendants and finials, together with associated localised timber repairs and redecoration works.

The works are required due to the deterioration and failure of existing timber elements, including the recent failure and fall of part of a timber finial from the southwest elevation. The extent of the deterioration has been assessed through a Timber Condition Survey prepared by Neil Marsden Associates and a Structural Engineer's Report prepared by Giraffe Engineering. These documents have informed the repair strategy, with replacement limited to those timber elements considered to be beyond reasonable repair and necessary to ensure the long-term performance of the timberwork.

2 Site & Building

Bank House is a Grade II listed detached office building located on Bath Road, Chippenham (Historic England list entry no. 1268168). The building dates from circa 1873 and was originally erected as offices to the Nestle's Warehouse and Factory.



Fig.2: Bank House front elevation, with scaffolding to the affected southwest elevation on the left (via historic England)

A description of the property from its Historic England official listing as below:

'Offices. c1873. Squared, coursed limestone rubble with freestone dressings, slate roof with central ashlar ridge stack. 2-room central-entry plan with rear wing. EXTERIOR: 2 storeys with attic; symmetrical 3-window range. The moulded stack has a continuous coping above the flues; gabled dormers with wide bracketed eaves and C20 2-light casement windows; wide eaves, swept and bracketed with tie-beam, archbraces, pendants and finial to the bargeboards of the gable ends; chamfered rusticated quoins; rusticated freestone architraves to plate-glass sash windows; the right return has a single-storey canted bay with a hipped freestone roof, one sash window to the 1st floor and an oculus to the apex;

C20 steps and ramp to a prostyle portico with a balustraded parapet over square columns, paired to the front; double doors with bolection moulding to small panels.

INTERIOR: not inspected but noted as having half-panelled rooms and a marble fireplace. Probably built c1873 and erected as offices to the Nestle's Warehouse and Factory (qv).'

3 Condition & Need for Repair

The Timber Condition Survey and Structural Engineer's Report identify deterioration and failure affecting the high-level timber decorative elements to the southwest gable. The investigations identified areas of wet rot associated with prolonged moisture ingress to exposed timber joints, together with decay affecting several principal structural timber members. The reports conclude that repair and replacement of defective timber elements is necessary to preserve the historic fabric, ensure the continued structural performance of the timberwork and prevent further deterioration.



Fig.3: Damage to bottom of archbrace and missing finial section



Fig.4: Damage to timber pendants and tie-beam to gable end

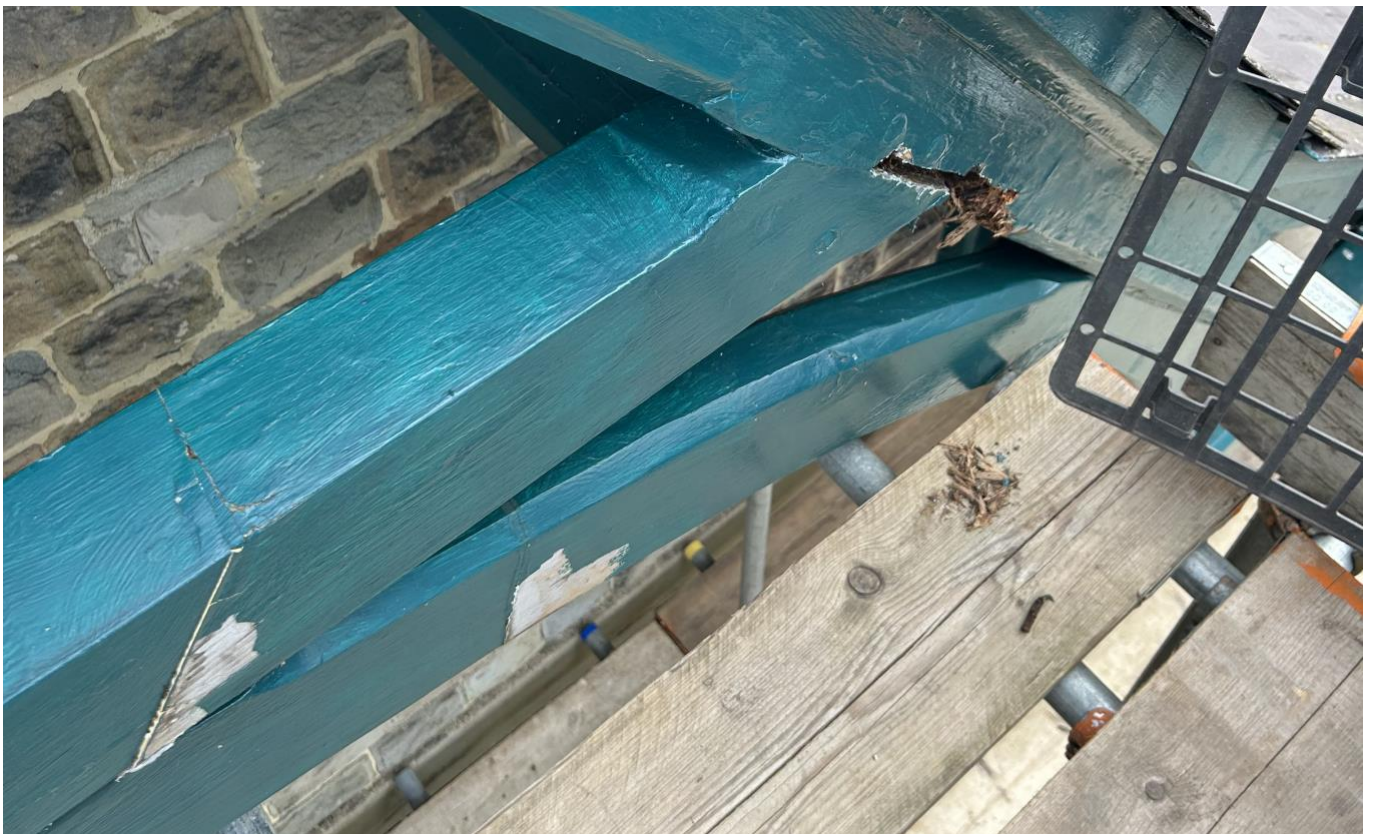


Fig.5: Damage to timber pendants and tie-beam to gable end



Fig.6: Damage to archbrace

These investigations have informed the extent of repair and replacement proposed as part of this application.

The proposed works are therefore necessary in the interests of:

- preserving the historic fabric of the listed building
- preventing further deterioration
- maintaining public safety
- retaining architecturally significant decorative timber detailing

4 Proposed Works

The proposed works include:

- inspection of all high-level timber decorative elements to the gable ends
- repair of defective timber sections where feasible
- replacement of irreparable timber elements including damaged pendants and finials
- replacement timber to match the existing profiles, dimensions and detailing
- localised associated repairs to adjoining timber elements where decay is identified
- preparation and redecoration of repaired timberwork using an appropriate breathable paint system

The proposed works will be undertaken in four principal stages, as illustrated on the submitted drawing ref. A401:

- **Stage 1:** Removal of existing paint finishes using an appropriate poultice paint removal system to expose the condition of the timber and facilitate repair.

- **Stage 2:** Structural timber repairs, including the repair and like-for-like replacement of defective timber elements in accordance with the Structural Engineer's recommendations.
- **Stage 3:** Localised epoxy mortar repairs to retained timber elements where appropriate, in accordance with the Timber Condition Survey.
- **Stage 4:** Preparation and redecoration of existing and replacement timber using Brouns & Co. Exterior Linseed Oil Paint in Amsterdam Green (20).

The works are intended to retain the maximum amount of historic fabric practicable whilst replacing only those elements which are structurally unsound or beyond reasonable repair.

The extent of repair and replacement shown on the accompanying drawings has been informed by the findings of the Timber Condition Survey and Structural Engineer's Report. Where replacement is proposed, it is limited to those elements identified as being beyond reasonable repair or requiring replacement to provide a durable long-term solution, with all replacement work undertaken on a like-for-like basis.

5 Materials & Repair Approach

Replacement timber sections are intended to match the existing in:

- Species
- Profile
- Dimensions
- Detailing
- Finish

Repairs are intended to follow a like-for-like conservation approach using traditional repair techniques where appropriate. Any replacement decorative elements will replicate the surviving original detailing.

Replacement timber will comprise Grade C24 Douglas Fir, or other approved naturally durable timber of equivalent performance where appropriate, selected for its suitability for the exposed conditions. All replacement timber will be kiln dried prior to priming.

Following preparation, both existing and replacement timber will be redecorated using Brouns & Co. Exterior Linseed Oil Paint in Amsterdam Green (20), in accordance with the submitted specification (see DRG ref. A401).

6 Heritage Impact

The proposed works are considered to preserve the special architectural and historic character of the listed building. The decorative timber bargeboard details are specifically referred to within the statutory list description and form an important part of the building's historic significance.

The proposed repairs are intended to retain and preserve these features, rather than remove or simplify them. The proposals have been informed by specialist timber and structural investigations and seek to retain historic fabric wherever practicable, with replacement limited to those elements that are beyond reasonable repair or necessary to secure the long-term preservation of the timberwork.

The proposals do not alter the form, character or appearance of the building beyond reinstatement of defective and/or missing historic fabric.

The proposals also seek to preserve the character and appearance of the wider Chippenham Conservation Area through the retention and repair of traditional architectural detailing and historic fabric, consistent with the objectives of the Chippenham Conservation Area Appraisal and Conservation Area Statement.

The proposals are considered to preserve the significance of the designated heritage asset and would result in no harm to its special architectural or historic interest.

7 Design Justification

The works are justified on the basis that they constitute essential conservation repairs to deteriorated and potentially unsafe historic fabric. The repair strategy follows the principles of minimum intervention, like-for-like repair, retention of historic fabric where possible, and preservation of significant architectural detailing.

The proposals are considered appropriate to the listed status, character and age of the building.

8 Access Statement

The proposals relate solely to the repair and maintenance works to existing high level external timber features. No alterations are proposed to the access arrangement, entrances, circulation routes, or the use of the building.

The works therefore have no material impact on accessibility.

9 Policy Context

The proposal accords with the following adopted planning policy framework:

- Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 16, 66 and 72
- National Planning Policy Framework (NPPF) - Section 16: Conserving and Enhancing the Historic Environment
- Wiltshire Core Strategy Core Policy 57: Ensuring High Quality Design

- Wiltshire Core Strategy Core Policy 58: Ensuring the Conservation of the Historic Environment
- Chippenham Conservation Area Appraisal (November 2007)
- Chippenham Conservation Area Statement Supplementary Planning Guidance (December 2004)

10 Conclusion

The proposed works involve essential repair and conservation of historically significant timber decorative elements at Bank House. While the tie-beam arch braces, pendants and finials are specifically referred to within the statutory list description, the proposals have also considered the wider architectural and historic significance of the building as a whole.

The works are limited in scope, follow a conservation approach, and are necessary due to deterioration and failure of existing timber elements. They have been informed by specialist timber and structural investigations and are intended to preserve the character, appearance and historic fabric of the listed building through careful repair and like-for-like replacement where required.

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David Brain Partnership