



THE PLANNING WORKS

April 2025

Supporting Statement – Heritage Impact
Listed Building Consent Application – Replacement of External Front Door
No 41 Southbroom Road, Devizes, SN10 5BN

1. Introduction

This statement has been compiled in support of the Listed Building Consent (LBC) application to replace the external Front Door at No 41 Southbroom Road.

The proposal does not seek to make any alterations to the physical structure or plan of the building.

2. Accompanying Plans and Documents

GRJ DPW Plans No 41 Southbroom Road SN10 5BN Site Block Existing Proposed A01
GRJ DPW Plans No 41 Southbroom Road SN10 5BN Ground Floor Plan Existing Proposed A02
GRJ DPW Plans No 41 Southbroom Road SN10 5BN Elevation Front Existing Proposed A03
GRJ DPW Plans No 41 Southbroom Road SN10 5BN Elevation Door Front Existing Proposed A04
GRJ DPW Plans No 41 Southbroom Road SN10 5BN Section Detail Door Front Existing Proposed A05

3. Context

No 41 is the end house in a short terrace of three all built at the same time. The three-house terrace is itself in the middle of a terrace of seven houses with two later additions at each end. The house was acquired by the applicants Aster Housing relatively recently. Prior to that it was owned by Sarsen Housing and before them Wiltshire Council. It is occupied by a tenant of Wiltshire Council. The house is a Grade II Listed Building. The terrace of three houses has been owned as a complete group by the same owner(s) for a considerable period of time.

4. Description

No 41 lies on the west side of Southbroom Road. The building has always been a residential dwelling. The house has two main storeys with a third below the mansard roof in the attic. This third storey is not a later conversion it has always been a habitable part of the house. The front of the house opens directly onto the Southbroom Road pavement.

To the rear of the house is a single-storey lean-to outbuilding that is similar to one behind the neighbour No 39. These were originally outhouses and accessed from the back yard rather than directly from the house. No 41 differs from No 37 and No 39 in that it has an external covered side passage between it and No 43.

5. Historic Background

Official Historic England list entry:

September 1972



THE PLANNING WORKS

SOUTHBROOM ROAD (West side) Nos 37, 39 and 41

(Formerly listed as Nos 23 to 27 (odd))

GV II C17 altered C18. Two storeys and attic. Ground floor red brick with rough cast timber framed upper part, moulded bressumer. Moulded eaves cornice. Hipped mansard roof, old tile lower part, pantile on upper part. Symmetrical chimneys dividing building into three parts. Three semi-circular headed dormers with two light pointed 'Gothic' casements to left hand and centre, right hand C19, all lead covered. Three three-light casements with glazing bars in flush frames, on first floor. Three sash windows in flush frames on ground floor in flush frames with addition of cornices. Three doors of six fielded panels. Doors have later pedimented hoods.

Nos 33 to 45 (odd) form a group.

No 41 is the right-hand end of the original terrace of three (No 37 – No 41) which is the centre of a seven-house terrace. The two houses to the left, No 33 and No 35, are also Grade II Listed, as are the two the right-hand end of the terrace, No 43 and No 45.

6. Historic England Advice – Listed Buildings

The policy espoused by Historic England for the upkeep of Listed Buildings has a three-tier structure.

- A. Maintain – look after the building and its original fixtures and fittings by a programme of maintenance using appropriate techniques and materials.
- B. Repair – where parts of the building have not been maintained to a satisfactory level repair the substandard areas using appropriate techniques and materials.
- C. Replace – if an element of the building is beyond repair replace with a faithful facsimile of the original.

7. Condition

The fabric of the building at No 41 Southbroom Road is generally in good order. The roof appears to be straight and true with little obvious sign of sagging timbers. The structure and brickwork look to be in good condition with no signs of cracks or movement. The original render at first floor level on the front elevation is delaminating away from the building structure.

The same statement cannot be said of the external doors. The recommended approach of maintain and repair advocated by Historic England has not been adhered to. None of the existing in-situ external doors are original. They have all been replaced at some time – probably in the later part of the 20th Century.

All in-situ doors and their frames are softwood with a painted finish. Doors of this type require a regular programme of maintenance and repainting. Particularly the case for softwood items.

8. External Doors

Front Door – Door G1 (Drawing No A02 Plan, A03 Elevation)
Elevation and section detail drawings A04 and A05.



THE PLANNING WORKS

The 1972 Historic England listing refers to:

Three doors of six fielded panels. Doors have later pedimented hoods.

NB the 'three' refers to the three houses that make up the terrace

The pedimented hood is in place. The six-panel door mentioned in the listing has been replaced with one that has two upper fielded panels and close-boarded lower section. The other two houses in the terrace have the same door, suggesting all three were replaced at the same time.

The door and frame are softwood construction. Both have deteriorated to the point that it is now impossible to open the door. The door and frame are beyond repair. The occupants of the house have not used the Front Door as method for entering or leaving the house for a number of years. Instead, they use the side passage and the Back Door to gain access to their home.

9. Proposed Replacement

This application seeks to replace the existing external door.

- Existing in-situ doors are part of the evolution of the building.
- The replacement door will be a faithful copy of the existing.
- Existing and proposed detailed drawings of all door and frame accompany this application.
- To improve longevity all items to be constructed with FSC hardwood.
- All doors and windows to be primed and two-coat painted.
- The existing colour scheme will be maintained.

There will be no harmful impact upon the fabric of the Listed Building. The all-important Conservation Area street scene will be maintained and preserved.

If any further information is required, please do not hesitate to get in touch with the author.

Kind regards,

Graham.

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