



THE PLANNING WORKS

March 2026

Heritage Statement and Existing Joinery Condition
Listed Building Consent Application – No 43 Southbroom Road, Devizes, SN10 5BN
Replacement of the existing front and rear door

1. Introduction

This Listed Building Application seeks consent to replace the existing front and rear doors of No 43, Southbroom Road, Devizes.

2. Description, Location and Historical Context

On the West side, starting from Copings Lane all the way to Sidmouth Street, with four exceptions, all the properties along Southbroom Road are Listed Buildings. The exceptions are No's 31, 115, 121 Southbroom and the Offers View apartments on the corner of Hare and Hounds Street. No 43 is one of a pair of two-storey houses along with No 45. This pair are described as being part of a larger group a group (No's 33 to 45) by Historic England.

The terrace lies at the Southern end of Southbroom Road. The houses along Southbroom Road were by and large built in small groups or terraces which vary between two and three storeys in height. Southbroom Road lies within the Devizes Conservation Area the front elevation of No 43 contributes to the street scene.

During its more recent history (at least 45 years, probably more) this pair houses has been owned by a single entity. Initially Kennet Council (became part of Wiltshire Council in 2009) followed by the Sarsen Housing Association (1995 onwards) and now Aster Group (from 2012). The houses are occupied by Wiltshire Council tenants. Precisely when the council first acquired the terrace for use as social housing is unclear.

One upside benefit of the common ownership of the terrace by a larger organisation is that both have largely received the same treatment. Today, the doors, and windows on the front elevations of both houses look the same as one another. On the flip side this overarching ownership also means that the maintenance policy in force at any given time was also applied across the board. Historic England advocates an approach for Listed Buildings of first maintain, second repair and third replace. The external joinery of these houses has not been subject to consistent maintenance.

No 43 Southbroom Road

Both Front and Back doors have been replaced during the past 20 – 30 years, the back door more recently of the two. The front door does not match the description in the Historic England listing. The rear door is not mentioned in the listing. The currently installed rear door is a lightweight poor quality modern door that is out of keeping with the house. There are no historic pictures that we can find.

3. Historic Background

Official list entry



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Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1252415

Date first listed:

19-Sept-1972

Location

Statutory Address:

43 and 45, Southbroom Road, Devizes, SN10 5BN

The building or site itself may lie within the boundary of more than one authority.

District:

Wiltshire (Unitary Authority)

Parish:

Devizes

National Grid Reference:

SU0077661167

Details

This list entry was subject to a Minor Amendment on 20/07/2018

SU 0061

3a/326

SOUTHBROOM ROAD (West side)

Nos 43 and 45

(Formerly listed as Nos 29 to 35 (odd))

GV

II

Early C19 row of cottages. Two storeys red brick. Low pitch gable end slate roof. Two windows each, one blind except for former No 29 (No 43), recessed sashes glazing bars intact, segment headed, thin block sills. Recessed doors of four flush panels. No 43 has a semi-circular arched passage entrance to left.

Nos 33 to 45 (odd) form a group.

Listing NGR: SU0077661167

4. Previous Planning History

Year	Reference	Proposal	Decision
2009	E/09/1426/LBC	Repairs to brick store	Approve

5. Historic England Advice – Listed Buildings



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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.

Please see condition notes and descriptions on the following pages.

6. Heritage Impact

The proposed replacement door will be a faithful copy of the profiles and dimensions of the existing joinery. The proposal seeks to change the material used from softwood to hardwood in order improve both the functionality and longevity of both the doors and frames. Harm to the fabric of the building is insubstantial.

The proposed new front door will help to preserve the street scene in this part of the Devizes Conservation Area.



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7. Existing Joinery – Current Description and Condition

Ref: Door D1	Location: Front elevation, ground floor, hallway
Approx Sizes: Width: 840 mm x Height: 1920 mm – door leaf Width: 924 mm x Height: 1962 mm – door frame	
Description: Joinery. Softwood frame and door. The door has four recessed rather than flush panels. Neither door nor frame are original. Furniture: Older pattern patinated / faded brass finish – may be reused. Finishes: Door leaf – painted Leaf Green (RAL 6002) on the exterior, White inside. Frame – painted white	
Condition Notes: The door is in an exposed location opening directly on to the pavement. Being unprotected from the weather the frame has deteriorated over time. The door leaf itself is in a similar poor condition. Maintenance of these items has not been rigorous.	

Ref: Door D2	Location: Front elevation, ground floor, hallway
Approx Sizes: Width: 840 mm x Height: 1920 mm – door leaf Width: 924 mm x Height: 1962 mm – door frame	
Description: Joinery. This is a modern lightweight softwood door. The upper half is glazed with a modern reeded/frosted glass over which a sheet of Perspex has subsequently been fixed. The lower half is a thin plywood panel. Furniture: Satin aluminium modern. Finishes: Door leaf – painted Pale Grey on the exterior, White inside. Frame – painted white	
Condition Notes: This door is a lightweight poor-quality item installed 20 odd years ago. It is inconsistent with the character and age of the property.	

If further information is required – please get in touch.



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