

44-45 Market Place, Chippenham

Planning, Design & Access Statement

August 2026

PREPARED FOR
CLUMBER TRUSTEE COMPANY LTD &
QUAY HILL TRUSTEE COMPANY LTD



Contents

1.	Introduction and Background	2
2.	Planning Policy Context	4
3.	Development Proposals	10
4.	Planning Considerations	11
5.	Conclusion	13
	Contact	14

1. Introduction and Background

Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by Savills (UK) Ltd on behalf of Clumber Trustee Company Ltd & Quay Hill Trustee Company Ltd [**“the Applicant”**], in support of a listed building consent application submitted to Wiltshire Council [**“the Council”**] for the conservation and repair of existing windows and installation of secondary glazing to improve thermal and acoustic performance [the **“Proposed Development”**] at 44-45 Market Place, Chippenham, SN15 3HU [**“the Site”**].
- 1.2 This statement describes the application proposals and relates them to the relevant planning policy framework. It is to be read in conjunction with the Heritage Statement which together fulfil the requirements of a Design and Access Statement, as set out at paragraph 032 (reference ID: 14-032-20140306) of the planning practice guidance.

The Site

- 1.3 The Site is a Grade II listed building located adjacent to the mini-roundabout at the junction of Market Place and St Mary Street, on the western side of St Mary Street. The Site lies between Market Place to the south and Chapel Mews to the north, with High Street to the west and St Mary Street and Emery Lane to the east. It is positioned within Character Area 14 (Market Place) of the Chippenham Conservation Area. The Site is situated within a predominantly commercial area, with residential accommodation occupying upper floors of a number of surrounding buildings, and forms part of a townscape of mixed character, comprising a limited number of modern developments alongside numerous Grade I, Grade II* and Grade II listed buildings.
- 1.4 The Site comprises modern office accommodation at first and second floor levels within the Grade II listed building, extending to approximately 300sqm. The accommodation includes partitioned office rooms, toilet facilities and a large kitchen at first floor level. The ground floor is currently occupied by Iceland Foods.
- 1.5 The extent of the Site is identified on the submitted Location Plan and a series of photographs of the building are submitted in support of the application.
- 1.6 The Council’s policy map identifies the following designations as being relevant to the Site:
- Principal Settlement of Chippenham
 - Chippenham Masterplan (Areas of Opportunity): High Street
 - Grade II listed building
 - Chippenham Conservation Area
 - Town Centre Secondary Frontage

Planning History

- 1.7 We have undertaken a desktop review of the Council's online planning history records for the Site. The Site's planning history includes a series of applications for full planning permission and / or listed building consent for display of advertisements and alterations to the building.
- 1.8 Full details of the Site's planning history and the historic development of the Site are set out in the accompanying Heritage Statement.

2. Planning Policy Context

Legislation

- 2.1 Legislation relating to listed buildings and conservation areas is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses.”

- 2.2 With regard to an application for planning permission within conservation areas, Section 72 of the Act states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National Planning Policy Framework

- 2.3 The National Planning Policy Framework [“**NPPF**”] was most recently published in August 2026. National decision-making policies relating to the conservation and enhancement of the historic environment are provided at Section 20 and include:

Policy HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:
 - a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
 - b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.
2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.
3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

Policy HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.
2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:
 - a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
 - b. Have no effect on the significance of a heritage asset; or
 - c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
 - d. Cause the total loss of the significance of a heritage asset.
3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.
4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.
5. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

Policy HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This

is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.
3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.
4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.
5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:
 - a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;
 - b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and
 - d. The harm or loss is outweighed by the benefit of bringing the asset back into use.
6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Policy HE9: Conservation Areas

1. Development proposals within or affecting the significance of conservation areas should:
 - a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and

- b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.
2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.
3. Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

Development Plan

Wiltshire Core Strategy (adopted January 2015)

Core Policy 1: Settlement Strategy

Wiltshire's Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres.

They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self-containment.

The Principal Settlements are: Chippenham, Trowbridge and Salisbury.

Core Policy 9: Chippenham Central Areas of Opportunity

All proposals should meet high quality design and sustainability standards including exemplary public realm and strong pedestrian and sustainable transport links.

Core Policy 41: Sustainable construction and low-carbon energy

New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer.

Retrofitting measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy:

- i. Reduce energy consumption through energy efficiency measures
- ii. Use renewable or low-carbon energy from a local/district source
- iii. Use building-integrated renewable or low-carbon technologies.

Core Policy 57: Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site
- ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)

- x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials
- xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future
- xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
- xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place
- xiv. meeting the requirements of Core Policy 61 (Transport and New Development).

Core Policy 58: Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. Nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. Buildings and structures of special architectural or historic interest
- iv. The special character or appearance of conservation areas
- v. Historic parks and gardens
- vi. Important landscapes, including registered battlefields and townscapes

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

3. Development Proposals

- 3.1 The submitted drawings, schedule of works and Heritage Statement should be referred to alongside this statement.
- 3.2 The proposals comprise of repairs and enhancements to the existing windows, including the fitting of secondary glazing. The intention is to improve the energy efficiency and comfort of the building. It was initially thought that the windows might be entirely replaced, but it was noted that some of the timber sash windows appear to date from the early-nineteenth century, and while there have been many replaced panes and sashes, the windows are historic and part of the special interest of the building. Therefore it is proposed to retain these windows and carry out sensitive, like-for-like timber repairs, and using repaircare resin. New panes of glass, where needed, will be conservation cylinder glass.
- 3.3 The proposed secondary glazing would be a high quality system supplied by Selectaglaze. There would be a minimal level of intervention required to the window frames and sills to accommodate the secondary glazing.
- 3.4 The Proposed Development does not involve any change of use of the building or internal alterations, nor does it proposed to alter access or parking arrangements.

4. Planning Considerations

Design and Impact on Heritage Assets

- 4.1 The Proposed Development comprises the repair and refurbishment of existing historic timber sash windows together with the installation of discreet secondary glazing to the Grade II listed building. The proposals have been carefully developed to retain and conserve historic fabric whilst improving the environmental performance, comfort and long-term viability of the building. The Heritage Statement concludes that the works will preserve the significance of the listed building and enhance its appearance within the Chippenham Conservation Area through the repair of deteriorated windows and the retention of original historic features.
- 4.2 The proposals accord with the NPPF, which recognises heritage assets as an irreplaceable resource that should be conserved in a manner appropriate to their significance. The NPPF requires great weight to be given to the conservation of designated heritage assets and supports proposals which sustain and enhance their significance whilst securing viable and sustainable ongoing use. The repair of the historic windows, retention of original fabric and installation of minimally invasive secondary glazing will sustain the heritage significance of the Grade II listed building, improve its energy efficiency and support its continued occupation without resulting in harm to its special architectural or historic interest.
- 4.3 The proposal is also consistent with Wiltshire Core Strategy Core Policy 58, which seeks to protect, conserve and where possible enhance the historic environment, including listed buildings and conservation areas. The scheme conserves the significance of the designated heritage asset through a repair-led approach, preserves the character and appearance of the Chippenham Conservation Area, and delivers enhancement through the restoration of damaged windows and improved building performance. As identified within the accompanying Heritage Statement, the works will result in no harm to the significance of either the listed building or the wider conservation area and should therefore be supported in accordance with the Development Plan and NPPF.

Sustainability and Energy Efficiency

- 4.4 The proposed works support the sustainable conservation of the Grade II listed building through a repair-led approach that prioritises the retention of historic fabric while improving the environmental performance of the property. The scheme has been developed in accordance with established conservation principles, recognising that the long-term sustainability of heritage assets is best achieved through their continued maintenance, occupation and adaptation to modern standards in a manner that preserves their significance.
- 4.5 The Heritage Statement confirms that the existing timber sash windows include surviving historic fabric, with some elements potentially dating from the early nineteenth century. Rather than pursuing wholesale replacement, the proposals seek to retain and repair the existing windows through sensitive, like-for-like timber repairs, the use of conservation glass where necessary, and specialist repair techniques. This approach minimises the embodied carbon associated with manufacturing, transporting and installing replacement windows and reflects the waste hierarchy by prioritising repair and reuse over replacement.
- 4.6 The installation of secondary glazing will provide significant improvements to the thermal efficiency and acoustic performance of the building whilst requiring only minimal intervention to the existing window frames and sills. The proposed solution allows the historic single-glazed sash windows to remain in situ, thereby preserving the architectural character and appearance

of the listed building and the wider conservation area, whilst delivering improved energy efficiencies. The Heritage Statement concludes that these works can be undertaken without harm to the significance of the listed building or the Chippenham Conservation Area.

- 4.7 The proposals therefore represent a balanced and sustainable solution that reconciles heritage conservation with contemporary environmental objectives. By improving energy efficiency and reducing the need for future replacement works, the scheme will contribute to the long-term viable use of the building and support its ongoing maintenance and stewardship.
- 4.8 The proposals are consistent with Core Policy 41 of the Wiltshire Core Strategy, which encourages refurbishment and retrofitting measures to improve the energy performance of existing buildings. The installation of secondary glazing and repair of the existing windows will reduce energy demand whilst retaining historic fabric, representing a sustainable and proportionate enhancement to the building. Accordingly, the Proposed Development represents a sensitive and sustainable intervention that accords with national and local planning policy objectives relating to the conservation and enhancement of the historic environment.

Other Matters

Impact on Amenity

- 4.9 The application relates solely to the repair and refurbishment of existing windows and the installation of secondary glazing within an existing office building. No changes are proposed to the lawful use of the property, no extensions or external alterations of significance are proposed, and there will be no increase in the intensity of occupation.
- 4.10 As a result, the proposals will not give rise to any adverse impacts upon the amenity of neighbouring occupiers. There will be no effects in relation to overlooking, privacy, daylight, sunlight, noise, disturbance, traffic movements or servicing arrangements. The proposed works are therefore considered acceptable in amenity terms.

Access

- 4.11 The proposals do not involve any changes to the existing use of the building, means of access, circulation arrangements or entrances. The office accommodation will continue to operate as existing, with all pedestrian and servicing access arrangements remaining unchanged.
- 4.12 The installation of secondary glazing and repair of the existing windows are internal and building fabric improvements only and will not affect accessibility to or within the building. Accordingly, the proposals raise no access issues and maintain existing arrangements for staff and visitors.

5. Conclusion

- 5.1 The Proposed Development represents a sensitive and conservation-led scheme that will secure the repair and long-term preservation of the historic timber sash windows at 44-45 Market Place, Chippenham. Through the retention and repair of historic fabric and the installation of discreet secondary glazing, the proposals will improve the thermal and acoustic performance of the building whilst preserving its special architectural and historic interest.
- 5.2 The accompanying Heritage Statement confirms that the works will result in no harm to the significance of the Grade II listed building or the character and appearance of the Chippenham Conservation Area. The proposals will support the continued viable use of the existing office accommodation, enhance the condition of the heritage asset, and provide sustainability benefits through the reuse and upgrade of existing building fabric.
- 5.3 The development accords with the objectives of the NPPF and the Wiltshire Core Strategy, which seek to conserve and enhance the historic environment. There are no adverse impacts arising in respect of amenity, access or any other material planning consideration. Accordingly, the proposals represent sustainable development and should be supported.

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