



Heritage Justification Addendum

The Old Rectory, North Wraxall – Grade II Listed Amendment: Introduction of Inner Structural Wall Adjacent to Historic Garden Wall

1. Purpose of the Addendum

This Heritage Justification Addendum accompanies the amendment to Planning Permission PL/2025/06265 and Listed Building Consent PL/2025/06478: Replacement orangery (to house a new kitchen), replacement greenhouse following removal of the existing conservatory and greenhouse, and unblocking of the original doorway to create a permanent opening into the approved pantry. It explains the heritage rationale for introducing a new inner structural wall immediately inside the existing garden wall, ensuring that the historic wall is protected and remains structurally independent from the proposed orangery.

The amendment is conservation-led, technically necessary, and does not materially alter the approved design in any way that affects heritage significance.

2. Significance of the Affected Fabric

The garden wall forms part of the historic curtilage of The Old Rectory, a Grade II listed building of later Georgian date with Tudor Revival features. The Heritage Impact Assessment (HCUK Group, 2025) identifies the building and its grounds as making a positive contribution to the character and appearance of North Wraxall Conservation Area.

The garden wall is therefore considered part of the setting and curtilage structure of the listed building, and its preservation is required under:

- Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
- NPPF paragraphs 199–202
- Wiltshire Core Policy 57

3. Reason for the Amendment

During detailed technical design, it became clear that the historic garden wall is not suitable to bear new structural loads associated with the orangery roof. The approved scheme assumed that the wall could act as a supporting element; however, further

investigation confirmed that the wall is not suitable to support the new loadings from the orangery roof beams.

To avoid any physical impact on the historic wall, the design has been refined to introduce a new inner structural wall, constructed entirely within the footprint of the orangery extension.

This wall will carry all roof loads, lateral forces, and fixings within the orangery, ensuring that the historic wall remains untouched.

4. Description of the Amendment

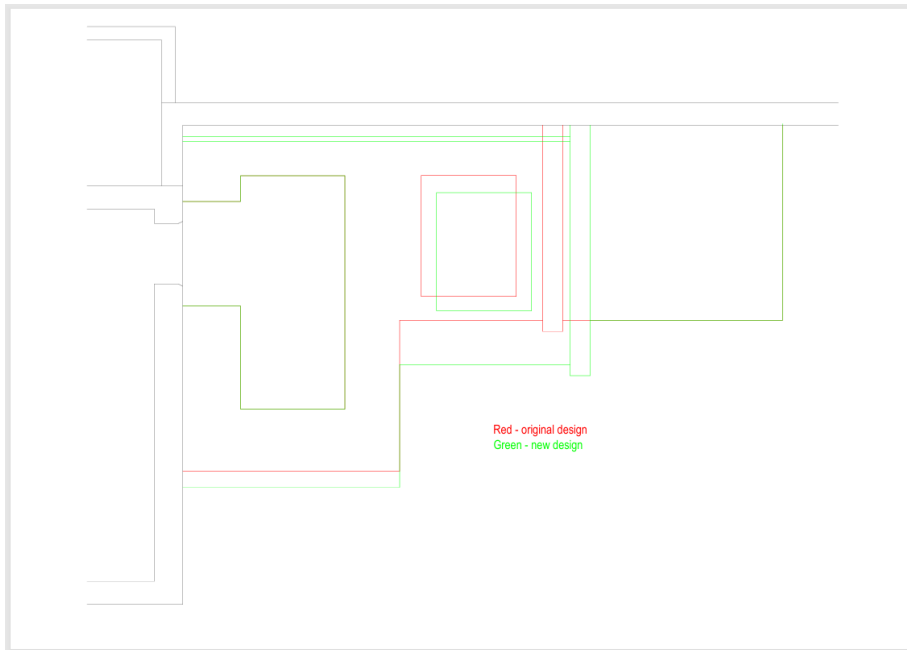
The amendment primarily consists of:

- A new 100mm blockwork inner structural wall positioned inside the garden wall with insulating board and a 100mm cavity to allow the wall to 'breathe'.
- Associated roof abutment details (drawing 13070/13) showing the roof upstand supported by the new wall.
- Localised underpinning of the garden wall only where necessary to stabilise existing fabric, not to support new loads.

There will be a small change to the footprint of the orangery and greenhouse to maintain the same internal floor area as the planning and listed approved plans.

The parapet wall between the orangery and greenhouse structures has been re-positioned to increase the width of the orangery and reduce the width of the greenhouse without impacting the overall width of the combined structures. The rationale for the reportioning is to extend the kitchen cabinetry in the orangery to create a more functional space.

The drawing below illustrates these minor changes which represents an increase 2.3m² (3.1%) in the floor area of the combined structures.



There is no change to:

- Height
- Lantern sizes
- External appearance
- Relationship with Malet's House
- Visibility from public viewpoints

The amendment is therefore technical rather than architectural.

5. Heritage Impact Assessment (Updated Position)

The original Heritage Impact Assessment concluded:

- The approved scheme results in no harm to the significance of The Old Rectory.
- The existing structures being replaced are of no intrinsic heritage significance.
- The proposal improves the setting by replacing piecemeal modern additions with a coherent design.

The introduction of the inner structural wall reinforces this position by:

- Ensuring the historic garden wall is preserved without load, fixings, or alteration.
- Avoiding any risk of structural stress, cracking, or long-term deterioration.
- Maintaining the approved architectural expression exactly as consented.
- Ensuring the curtilage structure remains visually and physically intact.

The amendment therefore continues to represent preservation under Sections 16(2) and 66(1) of the Act.

No harm arises under NPPF paragraphs 199–202.

6. Policy Compliance

NPPF (2023)

- **Paragraph 199:** Great weight is given to the conservation of heritage assets — the amendment enhances conservation by protecting historic fabric.
- **Paragraph 200:** Any harm must be clearly justified — no harm arises.
- **Paragraph 202:** Less-than-substantial harm must be weighed against public benefits — not engaged.
- **Paragraph 135:** Quality of approved development must not be diminished — the amendment maintains and strengthens quality.

Wiltshire Core Policy 57

The amendment complies with Core Policy 57 by:

- Responding positively to historic context.
- Conserving historic structures.
- Ensuring compatibility with adjoining heritage fabric.
- Maintaining high-quality design and detailing.

7. Conclusion

The introduction of the inner structural wall is a minor, conservation-led refinement that protects the historic garden wall and ensures the long-term stability of the approved orangery. It does not alter the approved design, does not affect heritage significance, and does not engage any heritage harm under the NPPF.

The amendment therefore represents a sensitive and appropriate enhancement to the approved scheme and should be supported.