



THE PLANNING WORKS

October 2026

Heritage Statement and Existing Joinery Condition
Listed Building Consent Application – No 5 Cedar House, Devizes, SN10 5FA
Replacement of the existing front door

1. Introduction

This Listed Building Application seeks consent to replace the existing front door of No 5 Cedar House, Byron Road, Devizes.

2. Description, Location and Historical Context

No 5 Cedar House is a two-storey terraced dwelling. It is part of the converted Roundway Hospital. Roundway was original built as an asylum in 1849 and extended at various points thereafter. Cedar Ward, as it was then, was added as an extension to the main block between 1880 and 1895. The hospital was converted to the existing range of dwellings following Planning and Listed Building Approval on 1997. Originally constructed in Bath stone ashlar some elevations have now been rendered as part of the conversion exercise. During the refurbishment and conversion the link between Cedar Ward and the main building was removed and Cedar Ward became Cedar House.

The conversion resulted in a mixture of private houses and apartments and social housing. There does not appear to be many records of the actual conversion work available. Based upon observation both the front door and frame appear to be modern replacements.

The whole former hospital building was Listed Grade II in 1987. Lying off Byron Road on the south side of Devizes. The building(s) does not lie within the Devizes Conservation Area.

The front elevation of No 5 Cedar House is dressed ashlar. There are three vertical sliding sash windows one to the left of the front door and two at first floor level. Each individual sash is comprised of 12 panes. The front door is a six-panel configuration. The panels are moulded fielded and raised on the front. The front door frame is surmounted by a rectangular six panel fanlight.

3. Historic Background

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1244048

Date first listed:

27-Nov-1987

List Entry Name:

Roundway Hospital (Main Building)

Statutory Address 1:



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ROUNDWAY HOSPITAL (MAIN BUILDING), WICK LANE

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address:

ROUNDWAY HOSPITAL (MAIN BUILDING), WICK LANE

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

District:

Wiltshire (Unitary Authority)

Parish:

Devizes

National Grid Reference:

SU 00934 59938

Details

ROUNDWAY

SUO5NW WICK LANE

1383- /8/221 Roundway Hospital

(Main Building)

27/11/87

GV II

Former Wiltshire County Asylum, 1849-51 by T H Wyatt. Extended 1858, 1863, 1867 and 1877 to accommodate more patients. A recreation hall was added 1897-8. Bath stone ashlar with slate roofs having overhanging bracketed eaves and ashlar stacks. Campanile type towers have pyramid roofs and ventilation cowls designed as octagonal tempietti with ogee roofs. Italianate style. Long symmetrical front range of 2 and 3 stories: 5 rear cross-wings forming courtyards originally used for the kitchen and exercise. Central administrative block of 3 stories and basement, the end and central bays slightly projecting. The end bays have canted angles; the central bay is pedimented. Window range 1-3-3-3-1 sashes; 1st floor round-arched, those in central bay arcaded corresponding to the 3 void arcaded main entrance porch below, end bays being of Venetian type. Ground floor windows with keystones. Arch-headed doorways in re-entrant angles of outer bays. Attached to this front a good cast-iron area balustrade. Flanking this block, long 2-storey ranges, with short canted-angle cross wings, all in similar style but the glazing bar sashes generally replaced with plate glass. Rear elevations in similar style with some C19 metal-framed glazing. To the SW of the kitchen, a 2-storey block with loading door and crane. Central rear courtyard block with barrel-vaulted vehicle entrance surmounted by a round-arched gable with clock. In each side are 2 doorways, each with original boot-scraper and incised on the keystones "chief male attendant" and "private" to the south and "porter" and "private" to the north. Recreation hall attached to the north; red brick with a slate roof and cylindrical ridge ventilators. 5 bays long with central entrances flanked by 2 groups of 3 staggered windows on each side. Each bay with segmental



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relieving arch of bulb nose bricks. Interiors: with some original features but mostly plain. History: built as the Wiltshire County Pauper Lunatic Asylum following the 1845 Lunacy Act which required county asylums to be built.

Listing NGR: SU0093459938

4. Previous Planning History

No applications specific to No 5 Cedar House.

All Planning Applications and Listed Building Consent Applications relate to the original conversion of the hospital.

K/33069/F – Conversion to 154 dwellings – Approved – January 1997

K/33070/LBC – Conversion to 154 dwellings – Approved – January 1997

5. 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.

Please see condition notes 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 to improve both the functionality and longevity of both the door and frame. Harm to the fabric of the building is insubstantial.



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7. Existing Joinery – Current Description and Condition

Ref: Door D1	Location: Front elevation, ground floor, hallway
Approx Sizes: Width: 830 mm x Height: 1960 mm – door leaf Width: 1046 mm x Height: 2070 mm – door frame excluding fanlight	
Description: Joinery. The fanlight above the door appears to be original and in serviceable condition. The door frame below is a modern replacement. The door itself is a modern softwood item. Probably a copy of the original. All the doors in Cedar House have the same appearance and were probably all replaced at the same time during the conversion of the original hospital twenty-five plus years ago. Finishes Door leaf – painted Gloss Black on the exterior, White inside. Frame – painted white	
Condition Notes: The frame has warped over time. The door leaf itself is split. Various attempts at repair have been made over time. The door is no longer a weather tight fit within the frame.	

If further information is required – please get in touch.

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