

November 2025



Baldham House, Seend, Melksham, SN12 6PW

INTRODUCTION

Baldham House is a large grade 2 listed dwelling located between Seend and Melksham and comprises a prominent Georgian frontage in render and Bath stone, set within large grounds close to the river with various single storey outbuildings.

Various minor applications have been submitted in previous years, however the main roof is now in need of urgent repairs, and this listed building application seeks permission to use reproduction stone roof slates in part to make up the short fall supply of reclaimed natural stone.

1: Context

Baldham is a small hamlet comprised of 6 buildings. A thatched cottage with a detached thatched annex. A barn conversion with a clay pan tile roof. A mill conversion with a natural state tile roof. Two red brick semi-detached cottages with clay pan tiled roofs.

Baldham House is the only building with a Cotswolds stone tiled roof and is a large domestic dwelling with various outbuildings with tiles and corrugated roofs.

The house is located adjacent to the main road (A361), where the speed limit is 50mph.

The house is comprised of an 18th Century front range extension, which obscures the earlier 17th century farmhouse to the rear.

Access to the property is via a single driveway from the main road with no public footpath, therefore the public view of the dwelling is mainly from passing vehicles.

Adjacent to and surrounding the house is agricultural land.

2: Listed Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1252106

Date first listed: 11-Sep-1968

Date of most recent amendment: 29-Jan-1988

List Entry Name: BALDHAM HOUSE

Statutory Address 1: BALDHAM HOUSE, TROWBRIDGE ROAD

Details

KEEVIL TROWBRIDGE ROAD ST 95 NW (south side) 7/175 Baldham House (formerly listed as Baldham Farmhouse) 11.9.68 GV II

Farmhouse. C17, front range late C18. Rendered rubble stone, dressed limestone, stone slate roofs, coped verges and gable end rendered stacks to front range, rear range has hip at west end. Two parallel ranges. C18 two-storey, 3-window front. Central six-panelled door with transom light in pilastered architrave, pair of 12-pane sashes either side. Plat band to first floor; pair of sashes either side of central single sash. West end of C17 range projects to right of front range with C20 ground floor casement and half a recessed chamfered mullioned casement to first floor. Rear of C17 range rendered and possibly timber-framed; 2-light and 3-light casements, planked door and 9-panelled door to ground floor. Interior said to have chamfered beams to rear range, altered C20.

Listing NGR: ST926495978

3: Planning History

- 1983 - W93/0340 LB – Dormer window.
- 2002 - W0201405LBC – Installation of two conservation Velux roof windows.
- 2008 – W0802880LBC – Replacement of windows in front elevation and guttering.
- PL/2023/00009 - Remedial works to bedroom ceiling including removal of remaining old lath ceiling and old loft insulation; Fungicide treatment to be applied to ceiling joists and effected areas of roof structure; Replacement new lime and riven oak lath ceiling; Reinstall loft insulation.

4: Current Condition

Anthony Osbourne Surveyors Ltd have carried out a Defect Report dated 2nd October 2025, for the current roof condition, and this should be read in conjunction with this statement.

Anthony Osbourne Surveyors generally note that there is extensive frost damage to the existing stones with numerous areas that are extensively deteriorated and damaged leading to water penetration and further damage.

Their recommendation is that the whole roof would need to be stripped and re-covered as a matter of urgency to avoid any further damage due to regular water ingress.

The roof has also been surveyed by A-Class Roofing and Construction Ltd (here-in referred to as A-Class Roofing), 17 Harnham Trading Estate, Salisbury , SP2 8NW. A-Class Roofing have a Historic Building Specialist and undertake roofing on Grade I and 2 listed buildings.

Their survey found that mortar is failing throughout the ridgelines, among all the parapet and around the chimneys. The stone roof tiles are on bond in many areas. The tiles have perished and broken throughout the whole roof resulting in considerable water ingress. The water ingress is causing the battens to rot and the stones to fail. The tiles throughout the roof are very diminished and perishing across the vast majority of the roof.

Please refer to A-Class Roofing & Construction Ltd report dated 11th February 2025.

Email from A-Class Roofing and Construction Ltd dated 4 December 2024.

Both documents are also submitted with this application.

Separately the existing cast iron guttering is in a poor condition and pulling away from the walls in certain areas (see images in Appendix). This proposal includes replacing the failing cast iron guttering with Heritage cast aluminium guttering (Alumasc, Marley or similar) to match the same style and colour. Using a more lightweight material will reduce the impact on the existing fittings and connection into the stone.

5: Proposed roof works

Please read in conjunction with PKA drawings EX-001 and PL-001 and Anthony Osbourne Surveyors Ltd defect report.

Anthony Osbourne surveyors have advised that; *'Finding enough Cotswold stone slates for use over the entire roof slopes is unlikely to be feasible to achieve in the required timescales. As the slates are diminished, specific numbers of different sized slates will need to be sourced. Sourcing and locating this number of slates will be extremely difficult, if possible, at all, as they are no longer manufactured and would need therefore to be salvaged.'*

A-Class Roofing also do not believe that sufficient Cotswold tiles could be sourced for the work and advise that upon removal of the existing slates that it would result in at least 40% loss of the tiles. With a much higher percentage of loss in the roof valley where lack of sunlight has resulted in increased deterioration of the tiles.

The proposed works therefore include the use of good quality reproduction stone slates to discreet areas of the roof.

Anthony Osbourne Surveys state that;

'It is our opinion that it would be possible to salvage enough slates for use on the outer roof slopes, with imitation stone slates on the inner roof slopes. The imitation stone slates are convincing in appearance from close up and will weather and match with the original ones. It would therefore be difficult to tell the two apart when they have been installed. The inner roof slopes are not in any event visible from ground level and this would therefore preserve the appearance of the building. By taking this approach, the original timbers and lath and plaster ceilings can be protected, and this would provide long term protection of a Listed asset. The imitation slates are also likely to be lighter and therefore place less stress on the roof frame.'

As reclaimed Cotswold tiles are in such high demand and waiting lists are long, sourcing the correct stone will only cause further water ingress and damage to the roof timbers and plaster finishes. (which can be seen in the previous application PL/2023/00009, where water ingress has damaged the existing lime plaster). Further damage is also likely to occur as we are heading into the winter.

Due to the lack of new natural stone or reclaimed slates the applicant seeks permission to use reproduction stone slates in areas that are not visible from the roadside or effect the setting of the listed building. This would primarily be located within the valley as this cannot be seen from the roadside.

Depending on the amount of Cotswold stone salvaged from the house it may be necessary to use a proportion of the reproduction slates on the rear elevation, however views of the back of the house are limited to the immediate back garden and are obscured by some vegetation, therefore limited use of the reproduction slates to the rear pitch may be possible.

Examples of reproduction stone slates are available from various suppliers and have been used successfully in AONB's, Conservation areas and on Listed Dwellings. Cardinal Slates are one example where reproduction slates have been used successfully on Listed Building and examples are listed below.



Examples of Listed Building projects where Cardinal slates have been used successfully.

- Maugersbury Manor, Maugersbury.
16/04489/LBC - Cardinals used on rear roofs of the Manor.
- Melville Cottage, Great Rissington Cheltenham Gloucestershire GL54 2LP.
23/03461/LBC - Cardinals used to replace natural stone tiles on front elevation.
- Manor Farm, Middle Duntisbourne,
21/00593/LBC. Cardinals used to replace stone slates on the barn.

6: Impact and Scale of the proposals.

The proposals will not change the position or plane of the existing finishes, and the applicant only seeks to replace the failed existing materials with high quality reproduction materials in discreet locations.

CONCLUSION

Baldham House is in urgent need of repair and will unfortunately deteriorate further if the roof isn't repaired soon. The lack of current supplies for decent natural Cotswold roofing slate is an issue, and the roof cannot be repaired in a timely manner with the supplies available. Using a high quality, previously approved reproduction slate to the hidden slopes and potentially on the rear slope would provide the opportunity to undertake the repairs as soon as possible and limit any further water ingress damage to the remaining historic fabric.

The alterations will not change the appearance from the roadside and public views and the overall visual impact will be minimal. Views of the roof from the rear of the dwelling are obscured by the size of the site, the location of the river and the vegetation and trees. Any use of the reproduction slates to the rear can therefore be carefully placed to avoid any obvious visual impact.

Permitting the use of the reproduction slates would provide a much-needed opportunity to greatly improve the roof of the listed building and avoid any further damage. This offset would therefore provide a public benefit in maintaining the current condition of the building for future generations.

Appendix.

Existing guttering photos.



Proposed Marley Alutec heritage guttering.

