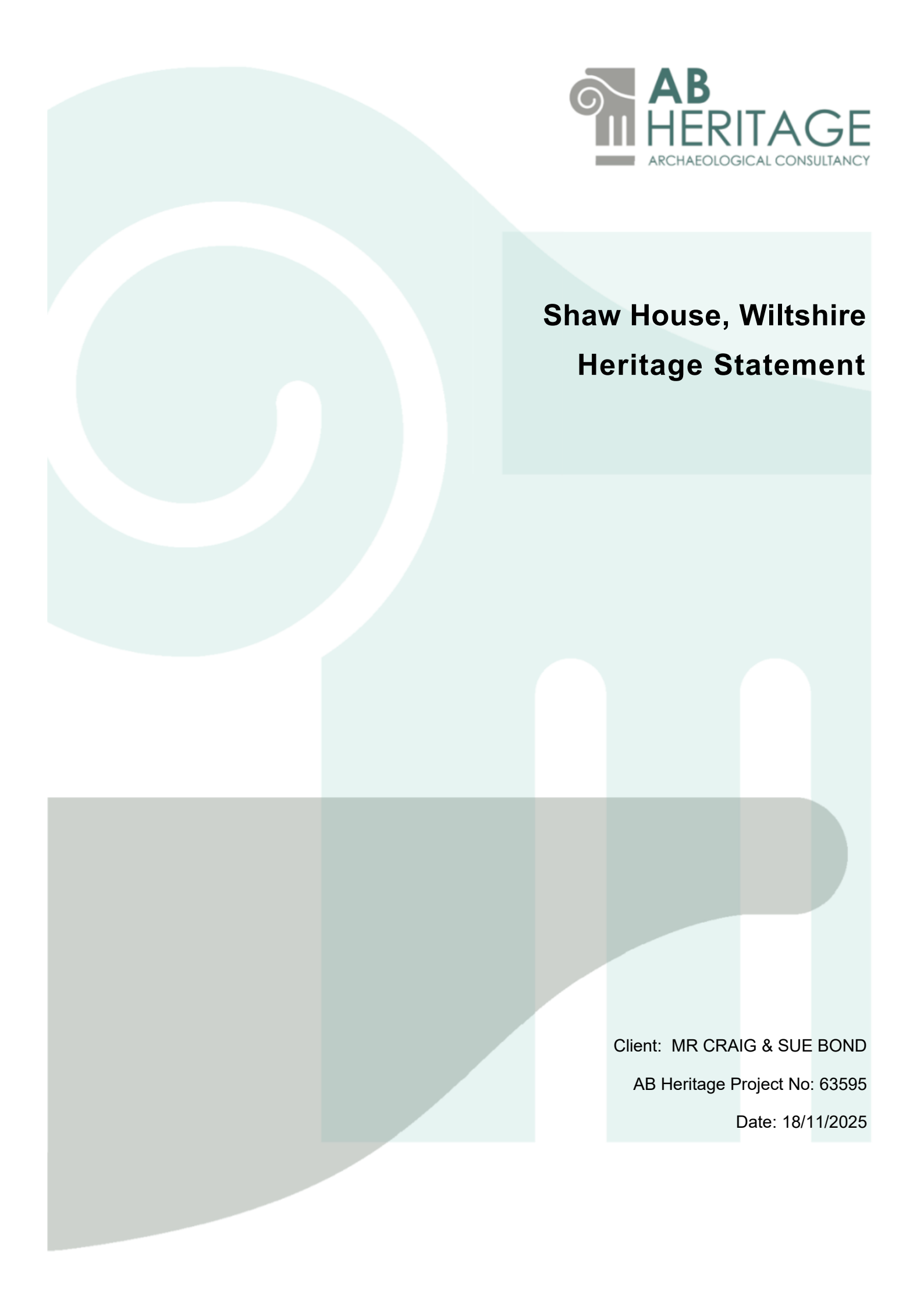




Shaw House, Wiltshire Heritage Statement

Client: MR CRAIG & SUE BOND

AB Heritage Project No: 63595

Date: 18/11/2025

Shaw House, Wiltshire Heritage Statement

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Rev Number	Description	Undertaken	Approved	Date
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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Mr Craig & Sue Bond to produce a Heritage Statement covering previous works undertaken at the Grade II Listed Shaw House, Bath Road, Shaw, Melksham SN12 8EE.

This Heritage Statement assess the impacts to the significance of Shaw House from the demolition of the chimney stack in the kitchen and the subsequent making good of the room. The Heritage Statement will form a key part in a retrospective Listed Building Consent Application.

Shaw House was constructed in 1711 replacing an earlier house, part of which, may remain in what is now Shaw Grange. The House was owned by a series of locally notable individuals during the 18th and 19th centuries and was let as a private school from the late 18th century until the late 19th century. The building then became a care home owned by Wiltshire Council before being converted back to a single residence in the late 20th century and so it remains today.

This report has assessed Shaw House to be designated heritage asset of High heritage significance owing to its special architectural and historic interest. Shaw House also gains significance from the potential for archaeological interest and from the contribution of the setting.

This assessment has concluded that the unconsented works by way of loss of historic fabric and the consequent diminution of the legibility of the historic development and Design of Shaw House, has resulted in Less than Substantial Harm (mid-range) to the significance of the Grade II* heritage asset.

A factor worthy of consideration in this case is the excellent standard and design of the restoration the kitchen. This work was designed and executed to a very high standard, with the authenticity of the period and the prevailing character of the house uppermost in the design vision.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Mr Craig & Sue Bond to produce a Heritage Statement for retrospective Listed Building Consent application to cover unconsented work at Shaw House, Bath Road, Shaw, Melksham SN12 8EE.
- 1.1.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, to demonstrate the significance of the building, and to assess the impact to the significance from the unconsented work.

1.2 Site Location & Description

- 1.2.1 Shaw House is a two-storey Grade II Listed Building situated off Bath Road, in Shaw and centred on National Grid Reference (NGR): ST 89209 65003. The dwelling is composed of a principal two-storey building, a lower two-storey extension to the south, and a lower two-storey extension to the north.

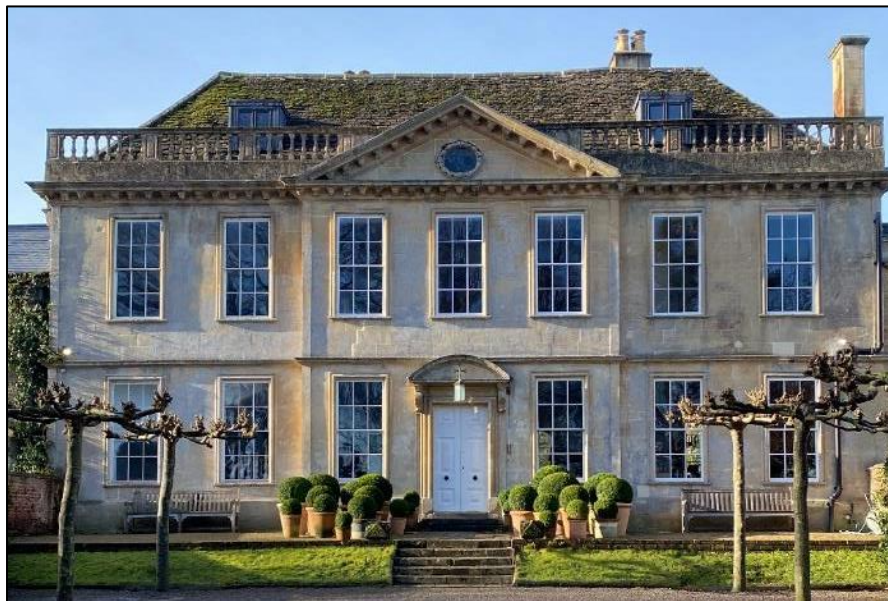


Plate 1. Shaw House

1.3 Overview of Unconsented Works

- 1.3.1 In 2023, during extensive refurbishment and renovation the applicant demolished a redundant and damaged chimneystack and fireplace in the kitchen and also demolished a wall between the kitchen and the morning room to create a larger kitchen.

1.4 Planning Background & Consultation

- 1.4.1 There are several previous planning applications for Shaw House Estate recorded on Wiltshire Council's Planning Portal including:

- Application for one new dormer window and the reconstruction of five existing dormer windows. Approved 2015 (Ref: 14/11253/FUL). – The addition of a new dormer window does not appear to have been undertaken as there are currently five.
- Listed Building Consent application for an internal link wing to the main house by stairs and 4 new doorways in existing fabric. Approved 2015 (Ref: 14/11257/LBC). – This consented work does not appear to have been undertaken.
- Listed Building Consent application for the renovation of areas of disrepair, reinstate original features and minor internal alterations. Approved 2001 (Ref: W/01/01198/LBC). – No existing or proposed plans were stored on the Wiltshire Council Planning Portal. It is unknown what works, if any, were carried out.
- Listed Building Consent application for the enlargement of existing window to create door seal existing side door opening and relocate door to new opening rebuild lean-to cellar entrance create access steps. Approved 2000 (Ref: W/00/01214/LBC). – This approved work does not appear to have been undertaken based on review of the proposed plans which do not reflect the current, existing or 2022 floorplan.
- Application for the conversion of Shaw House to five dwellings. Approved 1993 (Ref: W/92/01359/FUL).
- Application for the change of use from domestic to residential home. Approved 1989 (Ref: W/89/01060/FUL).
- Application for a new conservatory/access link and change of use of some rooms to residential use as part of retirement home. Approved 1988 (Ref: W/88/00001/FUL). – No existing or proposed plans were stored on the Wiltshire Council Planning Portal. It is unknown what works, if any, were carried out.
- Extension to dwelling unit. Approved 1987 (Ref: W/87/00652/FUL). – No existing or proposed plans were stored on the Wiltshire Council Planning Portal. It is unknown what works, if any, were carried out.
- Conversion of Shaw House to four dwellings and Coach House to one dwelling. Approved 1985 (Ref: W/85/01139/FUL).

Consultation

- 1.4.2 In July 2024 Ms Natalie Rivens (Planning Enforcement Officer, Wiltshire Council) and Ms Pippa Card (Principal Conservation Officer, Wiltshire Council) visited Shaw House to understand the scale and scope of the unconsented works (including those covered by this report). They followed up in November 2024 with a list of the works and those which they requested be reversed or a submission for Listed Building Consent be made in relation to works on the ground and first floor. This report will assess the impacts of the unconsented works in the kitchen in Section 6.
- 1.4.3 On the 16th of January 2025, Leanne Tindle contacted the Wiltshire Historic Environment Record team to discuss the necessity of procuring a HER dataset. Ms Tindle confirmed that the application was for retrospective works to the interior of the Listed Building only. Ms Carol Lewis (Historic Environment Record Data Manager, Wiltshire Council) responded the same

day to confirm that she had consulted the Assistant County Archaeologist, and he doesn't consider it necessary to procure a full HER search on this occasion.

1.5 Project Qualifiers

- 1.5.1 This report has been prepared under instruction and solely for the use of Mr Craig & Sue Bond, and any associated parties they elect to share this information with.
- 1.5.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.5.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.5.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.5.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

- 2.1.1 Assessment of the implications of a development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 207 requires local planning authorities to request descriptions on the significance of any heritage assets affected by works, including any contribution made by their setting. This states that:

‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

- 2.1.2 The objective of this assessment is to provide sufficient evidence on the heritage of the site and any impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current retrospective Listed Building Application.

2.2 Methodology

Focus of Study

- 2.2.1 This report will focus on the unconsented works to the ground and first floor, and how they have impacted the Grade II Listed Shaw House only.

Standards & Guidance Used

- 2.2.2 The assessment has been carried out in line with the following guidance:
- *Guidance on Alterations to Listed Buildings* (Institute of Historic Building Conservation, 2021)
 - *Standard and guidance for Historic Environment Desk-Based Assessment* (ClfA, 2020).
 - *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (ClfA, 2020).
 - *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008).
 - *Understanding Historic Buildings* (Historic England, 2016).
 - *The Setting of Heritage Assets* (Historic England, 2017).
 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).

Selection and Assessment of Sources

2.2.3 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Wiltshire Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	16/01/2025	During consultation with Wiltshire HER team, it was confirmed that a full HER search was not necessary for this application.
Site Walkover	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	12/12/2024	A site visit was undertaken by Leanne Tindle of AB Heritage with access and help provided by clients Sue & Craig Bond.
National Heritage List for England (NHLE)	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	04/12/2024	The NHLE was consulted for the listing information for the Grade II Listed Shaw House.
Wiltshire & Swindon Archives	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	13/12/2024	Wiltshire Archives & Buildings Record were consulted and multiple records accessed. Those deemed useful to this report are included in Section 4.1 and 8.
Archaeology Data Service (ADS)	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	16/01/2025	There were no previous reports relating to Shaw House recorded on the ADS.
Local Historic Societies	Using the British Association for Local History (https://www.balh.org.uk/) list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise on the history of the proposed development site.	13/12/2024	Melksham & District Historical Association have an online website that contains a thorough history of the Manor of Shaw. Where applicable, the details are contained in Section 4.1.

Assessment of Significance

- 2.2.4 Assessment of heritage significance is judged on various factors, including existing designation(s) and the perceived heritage interests or values of a feature and / or its setting in-line with criteria set out by English Heritage in '*Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment*' (2008) and Historic England's '*Advice Note 12*' (2019).
- 2.2.5 As a result, this report will assess significance against **Archaeological**, **Architectural**, **Artistic**, **Historic** and **Setting** interests. Each relevant category discussed will result in an overall level of significance being defined for the feature, in accordance with a five-point scale comprising Very High, High, Medium, Low and Uncertain.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework 2025

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 214 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 215 advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 209 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Local Planning Policy

Wiltshire Core Strategy (Adopted January 2015)

Core Policy 58 – Ensuring the Conservation of the Historic Environment

- 3.3.1 Development should protect, conserve and where possible enhance the historic environment.
- 3.3.2 Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:
 - a. Buildings and structures of special architectural or historic interest.

4. HERITAGE REVIEW OF THE SITE

4.1 Historic Development of the Site & Surrounding Area

- 4.1.1 The Manor of Shaw is recorded as early as the 13th century. It is thought that a succession of Manor Houses were present on or close to the existing Shaw House since that time. In 1701 Shaw House and estate were sold by the Ashe family of Freshford to Thomas Smith esq. Smith rebuilt Shaw House in 1711 and from evidence detailed in Smith's diary, the House was a social hub of country life in the first half of the 18th century (Wiltshire Archaeological and Natural History Society, 1988; Pugh & Crittall, 1953).
- 4.1.2 Plate 2 shows an excerpt of a map of the Shaw House estate produced in 1721. It is not pointing north but instead drawn looking roughly east to west. The map is not drawn to be entirely accurate but gives an impression of how the House and its immediate surroundings looked soon after its rebuilding in the early 18th century. The House itself is drawn in basic perspective with a path and steps leading up to the principal or east elevation. The elevation is depicted with a symmetrical frontage of windows and interestingly appears to show a second floor of five smaller windows with a parapet above. This could represent a second floor that no longer exists or an artistic take on the attic space with dormer windows. To the north west there appears to be a narrow linear building in the location of the existing building (now in separate ownership and part of Shaw Grange). To the south and west of the House are ornamental gardens and to the north west is a possible kitchen garden. The House and gardens are surrounded by parkland.

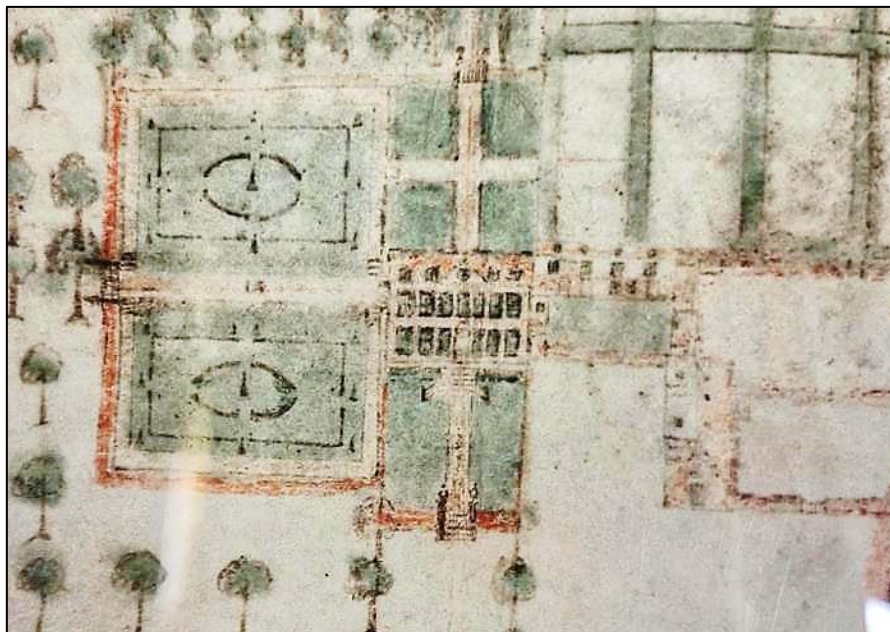


Plate 2. Excerpt from 1721 Map of Shaw House Estate (Wiltshire Archives Ref: 1553/107H)

- 4.1.3 Plate 3 shows a map with a less detailed depiction of Shaw House and associated buildings in 1742. Leading up to Shaw House is a tree-lined avenue with the main building illustrated as a single block. Attached to the north west of the main House is what appears to be the existing building depicted in 1721.



Plate 3. 1742 Map of Shaw House (Wiltshire Archives Ref: 1742/8663)

- 4.1.4 When Thomas Smith died in 1759, Robert Neale, a local Member of Parliament and wealthy clothier of Corsham became owner of Shaw House. When Neale died in 1776 ownership of the House and estate fell to his eldest granddaughter and her husband Sir Harry Burrard Neale. Sir Harry was a Naval commander who served in the Napoleonic Wars, an M.P. at Lymington from the late 18th century into the 19th century and was also groom of the bedchamber to the King until 1820. He did not reside at Shaw House and instead let it as a private school (Pugh & Crittall, 1953).
- 4.1.5 Plate 4 shows Shaw House in 1837. Plot 785 is described in the associated apportionment as Shaw House & Gardens under the ownership of Sir Harry Burrard Neale, occupied by Manning Evans. Plot 786 is Shaw House Park (The Genealogist, 2025). Plate 4 shows that by 1837 the south wing had been constructed.

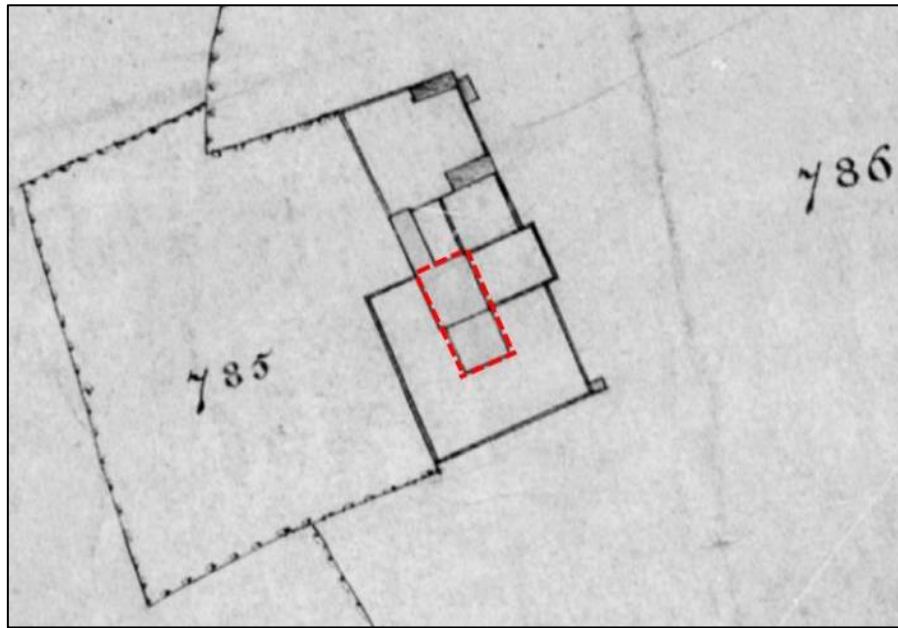


Plate 4. Tithe Map of Shaw House, 1837 (The Genealogist, 2025)

- 4.1.6 In 1844 Shaw House estate was bought by William Stancomb of Trowbridge. In the same year, the House is recorded in the county directory as a boarding school under Richard Smith (Pigot & Co.'s Directory of Wiltshire, 1844).
- 4.1.7 In the 1851 census, Shaw House is recorded as housing 52 people. This includes Richard Smith who is head of the household and the School Master, his wife, and three children. There are five servants recorded, and the remaining 42 individuals are students (The Genealogist, 2025). The letter of a former student details his time at Shaw House school in 1848 and describes that he was one of 50 boys and that he boarded in the 'old wing overlooking the stables & yard'. This likely refers to the narrow building attached to the north west corner of Shaw House. In his account he also describes the 'Hall' being on the first floor, but it is unknown to which part of the building this refers (Wiltshire Archives: 3476/1/274). It could refer to the early 19th century wing that was constructed when the building was a school.
- 4.1.8 In the 1861 census, 49 people are recorded at the School with Richard Smith still the Schoolmaster with his wife, family, servants and 38 students (The Genealogist, 2025).
- 4.1.1 There is not a large amount of information relating to the period of time that Shaw House was a school including floor plans etc. This is likely due to it being a private institution that kept their own records, and they were never donated to a public archive. Along with the information above, however, is a photograph of the children in the area in front of Shaw House (Plate 5).



Plate 5. Photograph of Shaw House School c. 1875 (Wiltshire Archives Ref: 3476/1/274)

- 4.1.2 At some point between 1875 and 1881, Shaw House School reverted into a single residence with the 1881 census showing only 4 people were living at the House. This could be due to students transferring to the National School built in Shaw in the mid-19th century.
- 4.1.3 In 1920, the owner of Shaw House estate and a barrister, J. F. Stancomb died, and the Shaw House estate fell under another member of the Stancomb family (Pugh & Crittall, 1953). In the same year, a two-storey extension was constructed to the north of the House. The architectural drawings for the extension show that it accommodated a servant's hall on the ground floor, and a linen closet, bathroom and housemaid's closet on the first floor (Plate 6).



Plate 6. Architectural Drawings of the North Extension (Wiltshire Archives Ref: 42/760/33)

- 4.1.4 Dated to the same year is a drainage plan. The plan shows the arrangement of the ground floor in 1920 (Plate 7). It shows that the areas to the right (north) of the hall and library were the working areas of the house comprising the kitchen, butler's pantry and servants' hall.

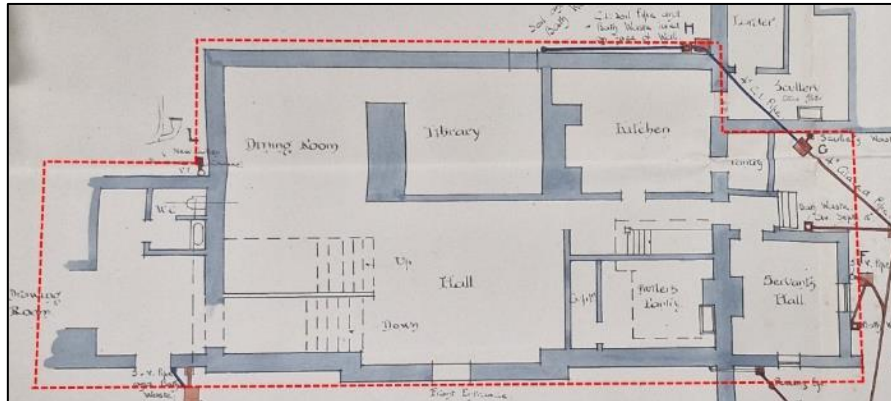


Plate 7. Ground Floor Drainage Plan of Shaw House in 1920 (Wiltshire Archives Ref: 42/760/33)

- 4.1.5 In February 1948, Shaw House and its 530 acre estate were advertised for auction. The estate was divided into 18 lots for sale and included four dairy farms and 11 cottages. The House was described as having domestic offices shut off from the rest of the house and a large kitchen was described with an aga cooker. The first floor of the early 19th century wing was described as the 'nursery suite'. Whether or not this refers to a former use is unknown because it was also noted that it comprised a self-contained flat with two bedrooms, 1 bathroom, 1 dressing room and a kitchenette (Wiltshire Archives Ref: 2630/18). An earlier set of Sales Particulars from the early 20th century describe the nursery suite as comprising a day nursery, bedroom, bathroom and night nursery communicating with a dressing room.
- 4.1.6 Plate 8 shows a proposed ground floor plan of Shaw House in 1949 undergoing changes to become a care home for the elderly. Apart from recent unconsented changes to what were then a bedroom and kitchen with the removal of the chimney breast, and removal of the wall alongside the service staircase in the north (right on Plate 8) side of the House, the floorplan and room proportions remain intact. The floorplan also shows that in 1949, what is now Shaw Grange attached to the north west corner (top right side of Plate 8) of Shaw House were the adjoining service rooms to the kitchen including a scullery and store.

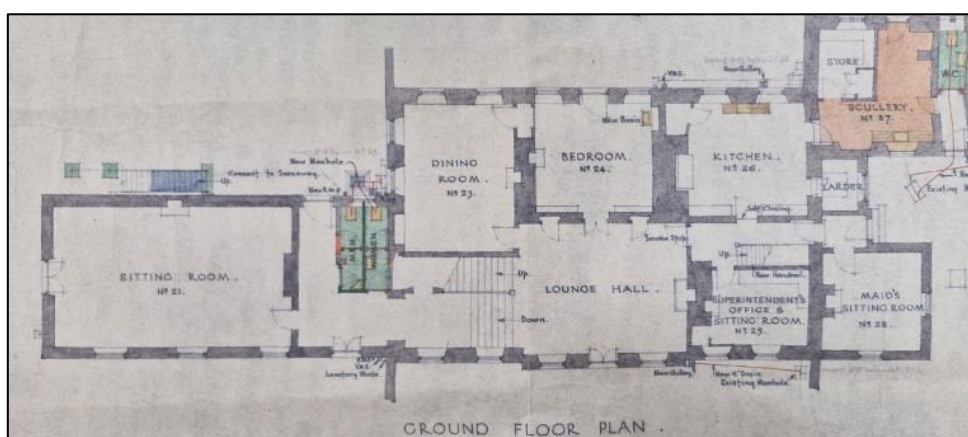


Plate 8. 1949 Proposed Ground Floor Plan of Shaw House (Wiltshire Archives Ref: F10/100/189/5HC)

- 4.1.7 Plate 9 shows the proposed layout of the first floor in 1949. The vast majority of the first floor was proposed to be bedrooms at that time. In the early 19th century wing are proposed to be 4 bedrooms. There is what appears to be a blocked doorway between Bedroom 18 and 16 suggesting they may have once been connected indicating the doorway leading from the hallway into the then Bedroom 16 could have been a later addition (now blocked up as part of the unconsented works). Considering the information detailed in the sales particulars dating to the first half of the 20th century, Bedroom 16 could have been a dressing room communicating with a bedroom. Equally, based on a plan produced by the plumbers who worked on Shaw House in 2022, historic plumbing was found in that room suggesting it also may have later in the early 20th century been the kitchenette mentioned in the Particulars (see Section 4.1.5; Figure 2).

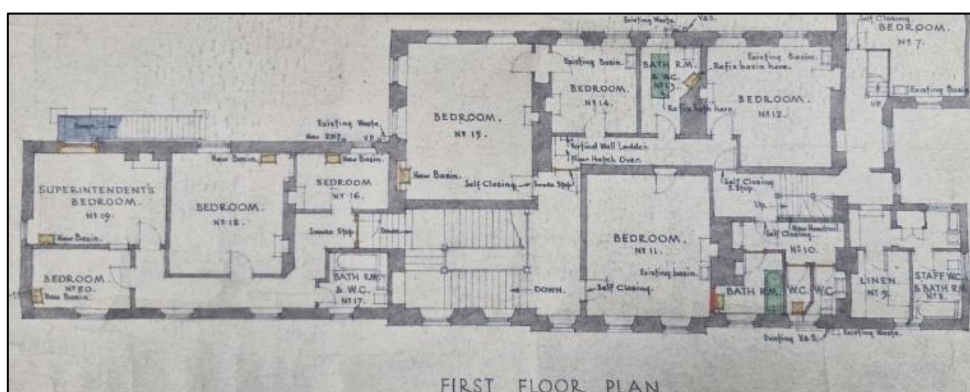


Plate 9. 1949 Proposed First Floor Plan of Shaw House (Wiltshire Archives Ref: F10/100/189/5HC)

- 4.1.8 In July 1980, Shaw House ceased to function as a care home and was put up for sale by auction. In 1990 the coach house & stables were sold as a separate dwelling. It was possibly around this time that the linear building to the north west of the main House was also sold as a separate dwelling now known as Shaw Grange.
- 4.1.9 Around the year 2000, the house was reported as having been purchased and restored, including the removal of partitions and modifications from its use as a care home during which time all the doors had been removed in the entrance hallway (Ref: The Times, 2010. WILBR:

P6938=P6947). This correlates with a Listed Building Consent application approved in 2001 (Ref: W/01/01198/LBC).

- 4.1.10 Plate 10 shows the floorplan of the ground and first floors of Shaw House in the sales brochure of 2022 prior to the current owners purchasing the property.



Plate 10. Ground & First Floor plan of Shaw House in 2022 (Indigo, 2025)

- 4.1.11 In 2022, the current owners purchased the property and encountered a serious issues relating to the stability of the structure and water ingress throughout requiring urgent repairs to the roof. Plate 11 shows a photograph taken on the ground floor of Shaw House after a storm where the rain had penetrated the building from the roof giving an indication of the damage this persistent water ingress caused on all floors.



Plate 11. Water damage at the northern end of the ground floor (Mr Craig & Sue Bond, 2025)

4.1.12 Plate 12 shows a photograph of the kitchen when it was undergoing structural works. The demolished chimney breast can be seen in the centre and appears to be constructed of ashlar blocks with a timber lintel. The plaster above the fireplace and ceiling are modern plaster. The props seen in the photograph were inserted due to the structural instability of the beams including one above the chimney breast. The structure was also demolished on the first floor above.



Plate 12. Kitchen chimney breast removed as part of unconsented works

4.1.13 Section 6.3 below shows a chronological series of photographs showing the Kitchen before, during and after the applicant's works.

4.2 Site Visit

- 4.2.1 A site visit was undertaken by Leanne Tindle (Senior Heritage Consultant, AB Heritage) on the 12th of December 2024. The purpose of the site visit was to gain a first-hand understanding of the works undertaken to the interior of the Grade II Listed Shaw House, as well as understand its heritage significance and how this might have been impacted by the renovations.
- 4.2.2 Shaw House is composed of a principal two-storey central building with a lower two-storey 1840s range to the south, and an early 20th century extension to the north. The principal building dates to 1711 and was designed in the classical style featuring a principal elevation exhibiting the classical principles of symmetry, proportion and order. The elevation features seven bays, the central three of which have a shallow projection with a pediment, oculus window and dentil cornicing above. The cornicing continues either side of the central bays below a balustraded parapet. The roof is hipped with stone tiles and two dormer windows. On the ground floor is a large central door set into a moulded architrave with segmental pediment above (Plate 13).



Plate 13. Principal (east) elevation of Shaw House

- 4.2.3 The rear elevation of the principal building carries the same classical design with a symmetrical frontage of sash windows and a central doorway with ashlar surround and pediment above. There are three dormer windows in the hipped roof (Plate 14).



Plate 14. Rear (west) elevation of Shaw House

- 4.2.4 The early 19th century wing was designed to emulate the principal building in a classical style but was executed more simplistically. It has a symmetrical frontage of sash windows in simple moulded surrounds and doorway to the north set in a simple moulded architrave topped with a broken pediment surmounted on moulded corbels (Plate 15).



Plate 15. Early 19th Century Wing

- 4.2.5 The south elevation of the early 19th century wing features a Dutch gable with a 20th century doorway on the ground floor, sash window above and an oculus window in the gable end. The decorative roof features collared urns on either side and chimney stack breaking through a pediment at the apex of the gable (Plate 16).



Plate 16. South elevation of the early 19th century wing

- 4.2.6 There is graffiti on the ground floor of the south elevation, possibly from the time that the House was a school (Plate 17).

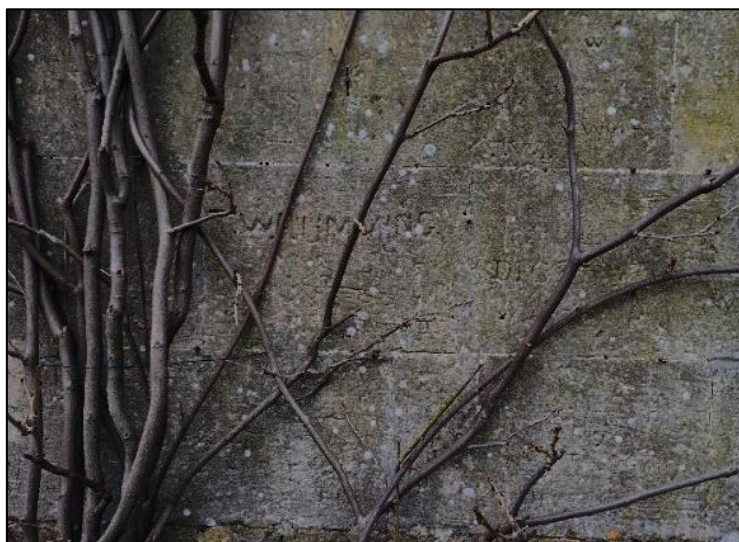


Plate 17. Graffiti on the South Elevation of the early 19th century Extension

Interior

- 4.2.7 The ground floor of Shaw House is accessed primarily from the principal elevation and opens up into a large hallway (Plate 18).



Plate 18. Entrance Hallway

- 4.2.8 On the south side of the hallway is a grand staircase leading up to the first floor of the main house and early 19th century wing (Plate 19). The staircase also leads down to a lower level where the drawing room of the early 19th century wing is situated. The staircase features barley sugar turned balustrading and shallow steps allowing the graceful movement of women in gowns fashionable in the Georgian period. Panelling leading up the staircase had been removed by a former owner but is to be reinstated as part of the forthcoming application.



Plate 19. Main Staircase

4.2.9 Plate 20 shows the dining room that features historic panelling and floor.



Plate 20. Dining Room

- 4.2.10 Plate 21 shows the newly created open plan kitchen/lounge area. This is the area in which the chimney breast was removed, and steel supports were inserted into the ceiling to ensure the stability of the structure (see Plate 13). The water damaged plaster from the west wall of the Room was removed during the works, left to dry out and repointed with lime mortar. As well as reinstating the chimney breast, the Local Planning Authority seeks the replastering of the Bath stone walls. The insertion of wooden shutters to the two windows in the kitchen are currently in the process of being undertaken.



Plate 21. Kitchen/Lounge

- 4.2.11 Plate 22 shows the enlarged opening created between the kitchen and former butler's pantry which was undertaken in conjunction with the insertion of a steel supporting beam to reinforce a lack of structural stability in this area of the house. The LPA seeks the reinstatement of the single doorway previously in this location.



Plate 22. Enlarged Kitchen Opening

- 4.2.12 Plate 23 shows the former butler's pantry and service staircase providing access to all levels and exclusively to the attic. LPA concerns here relate to the removal of what was thought to be a historic wall but which the client correspondence and a photograph has shown was modern plasterboard. The wall is, however, seen on mid-20th century floorplans. The main concern is that the removal of the wall elevates the status of the staircase. Compared with the main, grand staircase in the entrance hallway however, it is still legible as a secondary, service staircase.



Plate 23. Former Butler's Pantry and Service Staircase

- 4.2.13 The original service door, which prior to the 1920 extension was external and linked to the service yard, survives in good condition (Plate 24).



Plate 24. Original External Service Door

First Floor – Main House

- 4.2.14 On the first floor, is a new open plan bedroom and ensuite (Plate 25 & 26). This room was created in conjunction with the removal of the chimney stack above the kitchen, and modern partitions thought to be inserted during the remodelling of the house as it became a care home. The chimney stack was situated roughly where the cupboards are now (Plate 25).



Plate 25. Open plan bedroom and ensuite



Plate 26. First floor ensuite

First Floor – Early 19th Century Wing

- 4.2.15 In the southernmost bedroom of the early 19th century wing, the wall plaster was stripped and modern plasterboard ceiling removed due to water ingress (Plate 27). The walls were dried out and repointed with lime mortar, and the roof timbers were treated and left exposed. The oculus window was reglazed with the same design as the oculus window on the principal elevation. The LPA have requested the wall be replastered and ceiling be restored with lath and plaster – such a measure would block any light from and views to the oculus window.



Plate 27. Southernmost Bedroom in the early 19th century wing

- 4.2.16 Plate 28 shows the newly created ensuite bathroom in the early 19th century wing. The door which has been blocked off was roughly where the mirror is. The access is now from the bedroom which was indicated as a previously blocked up doorway on the 1949 floor plans (Plate 9). The LPA are seeking the reinstatement of the blocked-up doorway.



Plate 28. Newly created bathroom in the 19th century wing

5. STATEMENT OF SIGNIFICANCE

5.1 Focus of Study

- 5.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological**, **Architectural** or **Artistic**, **Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.
- 5.1.2 Based on the site visit and historic research, this report will focus on providing an understanding of the heritage significance of Shaw House and the attic only.

5.2 Shaw House

Description & General Condition

- 5.2.1 Shaw House is a Grade II Listed former Country House situated in the Wiltshire countryside to the south of the village of Shaw. The building is comprised of two separate dwellings known as Shaw House and Shaw Grange.
- 5.2.2 Shaw Grange refers to the part historic and modern building attached to the north west of Shaw House and comprises a linear wing (depicted on early 18th century maps Plate 2 & 3) that is recorded in the Listing Description as possibly a 17th century building re-fronted in the 18th century.
- 5.2.3 Shaw House is the principal building which is a stone-built country house constructed in 1711 and extended in the early 19th century with a wing to the south, and then again to the north with a square service extension in the early 20th century.
- 5.2.4 The Grade II Listed Building as a whole is in very good condition.

Assessment of Significance

Architectural Interest

- 5.2.5 The architectural interest of Shaw House is derived from the quality of its design within extensive parkland and ornamental gardens. The principal building is designed in a classical style exhibiting the key principles of order, symmetry and proportion. This is continued in the early 19th century and early 20th century extensions albeit less ornamental. Both have emulated the classical design of the principal building but have their own interesting flourishes including the southern Dutch gable end of the early 19th century extension, and the stone mullion windows of the early 20th century extension.
- 5.2.6 The architectural interest also applies to the interior of the building which has been restored in places, and in other retains a good proportion of historic fixtures and fittings. The floorplan, although altered by the number of different uses the House has had, has been largely retained with the principal rooms and their proportions being legible.
- 5.2.7 The architectural interest is considered to make the largest, positive contribution to the overall heritage significance of the Listed Building.

Historic Interest

- 5.2.8 The historic interest of Shaw House is both derived from its associative and illustrative value. It has also in its past been in the use of the local community as a school and as a care home. This contributes a degree of communal value to the historic interest too.
- 5.2.9 Shaw House's associative value is linked to notable former owners including the M.P and wealthy local clothier Robert Neale, Sir Harry Burrard Neale who served in the Napoleonic Wars, as an M.P. and was groom of the bedchamber to the King.
- 5.2.10 The illustrative value is derived from Shaw House being a good example of a traditional 18th century country house set within extensive parkland with ornamental gardens and designed landscape features such as a tree-lined avenue.
- 5.2.11 Finally, there is a wealth of documentary evidence that directly or indirectly refers to Shaw House, and this wealth of historical knowledge makes a positive contribution to the significance.
- 5.2.12 Overall, the historic interest is considered to make a positive but secondary contribution to the overall heritage significance of the building.

Archaeological Interest

- 5.2.13 The archaeological interest of Shaw House is derived from the building's potential to yield information relating to earlier phases of the building, comprising different changes that have occurred over time to the fabric. This includes Shaw Grange which is thought to be earlier than the principal building and could contribute information pertaining to the development of the Shaw House estate.
- 5.2.14 The archaeological interest is also derived from the potential for the earlier Manor Houses to be fossilised in the existing building, or in the grounds around the House.
- 5.2.15 The archaeological interest makes a positive contribution to the overall heritage significance, on par with its historic interest.

Setting

- 5.2.16 The setting of Shaw House is the landscaped and walled gardens surrounding the house, the associated Coach House and associated buildings. Beyond this is the parkland and farming fields. All of which make a positive contribution to the understanding, appreciation and experience of Shaw House as a country house.
- 5.2.17 The setting makes a positive contribution to the overall heritage significance of the Listed Building, on par with its archaeological and historic interest.

Summary of Heritage Significance

- 5.2.18 Considering the substantial heritage interests of Shaw House, it is assessed to be a heritage asset of High Significance.

6. IMPACT ASSESSMENT

6.1 Unconsented Works

- 6.1.1 Demolition of fireplace, chimney stack and wall in kitchen.

6.2 Narrative Justification for Works

- 6.2.1 The applicant has provided an account of the circumstances which led to their decision to demolish the chimney stack at ground and first floor.

When Shaw House was purchased in October 2022, the first major concern raised by the builders, plumbers, and electricians was the condition of the floor above the kitchen. The floor between the main bathroom, shower room, and dressing room on the first floor was noticeably bouncy, uneven, and bowed, making it difficult and unsafe for tradespeople to work in that area.

To investigate, the floorboards were removed. This exposed the remains of a disused internal chimney stack, along with extensive water-seepage damage down its stonework and across the south-facing wall. The team also uncovered a 1970s plumbing stack on the south side and two large original oak beams. One beam had been repeatedly cut through over several decades to accommodate new plumbing, electrical, and intercom systems installed during the 1960s–1980s. The other beam showed severe historical fire damage—almost burned through at one point—likely from when it once sat above an active fireplace. These issues left the floor with very little meaningful support, explaining its instability.

Further complications stemmed from alterations made when the property served first as a council-run old-age home and later as a private retirement home. During that period, the first-floor area had been subdivided into several small bedrooms and a shared bathroom using heavy timber-framed, plasterboard-lined partitions. These partitions had simply been built on top of the weakened floor, adding significant weight and contributing to the bowing.

Because the chimney stack was completely boxed in with plasterboard, material samples were taken to determine whether it included asbestos. When tests confirmed it was only modern plasterboard, the cladding was removed. This revealed a distorted, rough stone chimney stack that was no longer providing structural support; instead, its condition suggested that it was exerting downward drag on the surrounding structure. No active fireplaces connected to this chimney were found, and it appeared to have been out of use for many decades. In addition, stone had been removed from the stack between floors—likely during the installation of new ceilings in the 1970s–80s—further compromising its integrity. Temporary props were therefore installed to stabilise the area while long-term options were assessed.

Because the original Georgian kitchen in the basement had been substantially larger than the small 20th century kitchen located on the ground floor, the restoration team asked whether removing the redundant chimney stack and installing new structural beams between the outer walls could both resolve the structural problems and create a kitchen space more in keeping with the house's original proportions.

The consulting structural engineer confirmed that the installation of two new structural beams (see attached report) would stabilise the floor, remove the unnecessary structural load caused by the chimney stack, and significantly improve the overall integrity of the building. With this assurance, the owners proceeded with the recommended structural works and began planning a new ground-floor kitchen that would provide modern functionality while remaining sympathetic to the Georgian and Victorian character of Shaw House.

6.3 Chronological Photographs Showing the Kitchen Before, During and After the Works

The Kitchen in 2022, prior to works



Plate 29. Kitchen in 2022



Plate 30. Kitchen in 2022



Plate 31. Kitchen in 2022



Plate 32. Kitchen in 2022



Plate 33. Kitchen in 2022

The Kitchen in 2023, during the works



Plate 34. The Kitchen in 2023



Plate 35. The Kitchen in 2023



Plate 36. The Kitchen in 2023

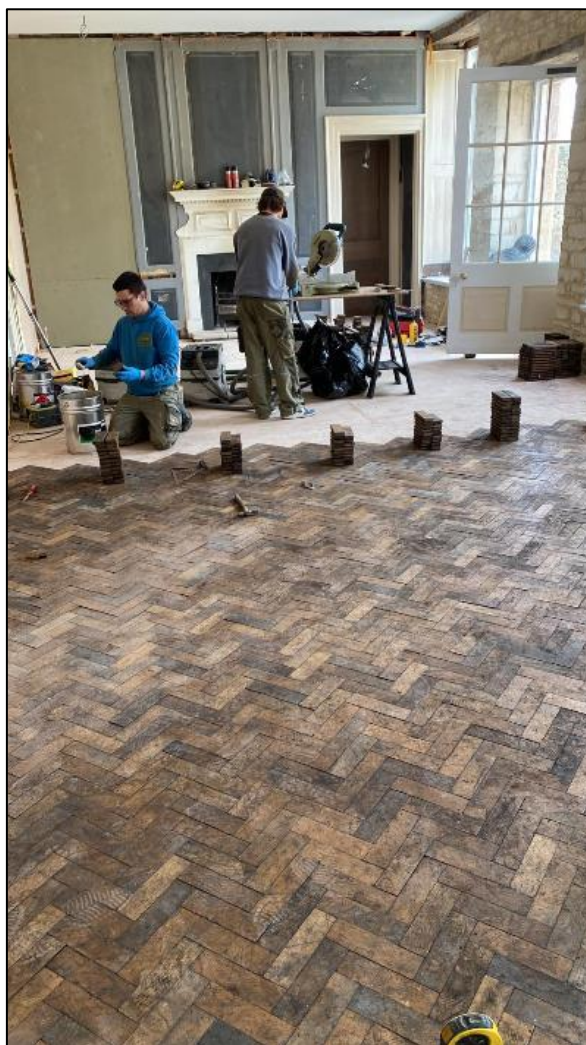


Plate 37. The Kitchen in 2023

The Kitchen in 2025, after the works



Plate 38. The Kitchen in 2025



Plate 39. The kitchen in 2025



Plate 40. The Kitchen in 2025



Plate 41. The Kitchen in 2025



Plate 42. Sawed beam from 1970s



Plate 43. Burnt beam

6.4 Impact Assessment

- 6.4.1 The former chimney stack, previously located in the kitchen at ground floor and extending upward would have been a key feature in Shaw House, providing a focal point in that part of the house, and fulfilling functions of providing heat, light and cooking facilities.
- 6.4.2 The applicant has shown that the feature had become redundant, hidden and, as it transpired, badly damaged. Consequently, the redundant and damaged stack exerted a negative impact on the structural integrity of the house over two floors. The advice of a structural engineer was sought, and the damaged feature was removed, and the structural weaknesses were corrected by means of inserting steel beams.
- 6.4.3 This situation makes an impact assessment a nuanced task, on the one hand the historic chimney was removed without consent or proper recording, leading to a loss of historic, albeit badly damaged fabric, and a loss of some legibility of the historic design and development of the building. But it should be conceded that the feature was in a state of diminished significance.
- 6.4.4 The adjoining corridor wall, which was of timber frame construction was not as significant a feature as the chimney stack, but the demolition to open out the kitchen also adds a cumulative loss of fabric and legibility to this part of the house.
- 6.4.5 A factor to consider, though not in itself enough to mitigate completely any harm, is the excellent standard and design of the restoration the kitchen. This work was designed and executed to a very high standard, with the authenticity of the period and the prevailing character of the house uppermost in the design vision.

- 6.4.6 On balance, the loss of the historic fabric, and the associated diminution of the legibility of the historic design and development of the house, is assessed to amount to Less than Substantial Harm (in the middle of the range).

7. CONCLUSION

- 7.1.1 AB Heritage Limited has been commissioned by Mr Craig & Sue Bond to produce a Heritage Statement covering previous works undertaken at the Grade II Listed Shaw House, Bath Road, Shaw, Melksham SN12 8EE.
- 7.1.2 This Heritage Statement assess the impacts to the significance of Shaw House from the demolition of the chimney stack in the kitchen and the subsequent making good of the room. The Heritage Statement will form a key part in a retrospective Listed Building Consent Application.
- 7.1.3 Shaw House was constructed in 1711 replacing an earlier house, part of which, may remain in what is now Shaw Grange. The House was owned by a series of locally notable individuals during the 18th and 19th centuries and was let as a private school from the late 18th century until the late 19th century. The building then became a care home owned by Wiltshire Council before being converted back to a single residence in the late 20th century and so it remains today.
- 7.1.4 This report has assessed Shaw House to be designated heritage asset of High heritage significance owing to its special architectural and historic interest. Shaw House also gains significance from the potential for archaeological interest and from the contribution of the setting.
- 7.1.5 This assessment has concluded that the unconsented works by way of loss of historic fabric and the consequent diminution of the legibility of the historic development and Design of Shaw House, has resulted in Less than Substantial Harm (mid-range) to the significance of the Grade II* heritage asset.
- 7.1.6 A factor worthy of consideration in this case is the excellent standard and design of the restoration the kitchen. This work was designed and executed to a very high standard, with the authenticity of the period and the prevailing character of the house uppermost in the design vision.

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CIVIL & STRUCTURAL
CONSULTING ENGINEERS

Shaw House

Structural Calculations

For

Law Plumbing and Heating

Date:

08/02/2024

Project Reference: M2-2715

Document Reference: SE-02-A1

Web: m2structural.co.uk

Phone: 01225 285073



Project Shaw Manor House		Sheet no./rev. 1
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Document Issue History and Status

Revision	Prepared By		Checked By		Approved By	
	Name	Date	Name	Date	Name	Date
A1	Max Day	08.02.24	Matthieu Crosnier	08.02.24	Max Day	08.02.24

General Notes:

Calculations to be checked by Building Control Authority before work commences. Client to ensure all of contractors' works on site comply with and meet Approval of the relevant British Standards and the Local Authority including Building Control and Planning Departments. All temporary works to be the responsibility of the contractor and should be in accordance with BS 5975 to ensure temporary stability during the course of the works.

Dimensions: Note that all dimensions shown on the calculations are indicative and have been used for calculation purposes only. All dimensions should be checked prior to start of the works on site. It is the responsibility of the client to notify the Engineer of any discrepancies. The same applies to the alignment of walls and general layouts. All existing foundations and lintels to be exposed to verify suitability and to be checked for adequacy and/or replaced or surrounded in 150mm concrete cover if necessary. Prior to commencement a trial hole and /or soil report/investigation and an inspection of any trees in the areas may be required.

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Introduction:

The following design calculations are for the proposed structural alterations at Shaw House.

Design Codes - British Standards:

BS 5268:2002	"The Structural Use of Timber"
BS 5628:1992	"Code of Practice for use of Masonry"
BS 5950:2000	"The Structural Use of Steel in Building"
BS 5977:1983	"Lintels"
BS 6399:1997	"Loadings for Buildings"
BS 8002:1994	"Code of Practice for Earth Retaining Structures"
BS 8004:1986	"Code of Practice for Foundations"
BS 8110:1997	"Structural Use of Concrete" 2001
BS 8500:2006	"Concrete"



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Loadings

Timber Floor Loading (First Floor)

Dead Load

Finishes;	Floor _{1_D1}	=	0.10 kN/m ²
Boarding;	Floor _{1_D2}	=	0.15 kN/m ²
Floor Joists;	Floor _{1_D3}	=	0.15 kN/m ²
Plasterboard & Skim;	Floor _{1_D4}	=	0.15 kN/m ²
Total Dead Load;	Floor _{1_DL} = sum(Floor _{1_D1} ,Floor _{1_D2} ,Floor _{1_D3} ,Floor _{1_D4})	=	0.55 kN/m ²

Imposed Load

Imposed Load;	Floor _{1_I1}	=	1.50 kN/m ²
Partitions;	Floor _{1_I2}	=	0.50 kN/m ²
Total Imposed Load;	Floor _{1_IL} = sum(Floor _{1_I1} ,Floor _{1_I2})	=	2.00 kN/m ²

Internal Stone Wall Loading

Dead Load

Masonry;	IW _{D1}	=	7.80 kN/m ²
Plasterboard & Skim (both sides);	IW _{D2}	=	0.30 kN/m ²
Total Dead Load;	IW _{DL} = sum(IW _{D1} ,IW _{D2})	=	8.10 kN/m ²



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Beam 1 Design:

Loadings

UDL from Timber Floor

Width of floor being carried;	$x_1 = 1.1 \text{ m}$		
Dead Load;	$DL_1 = 0.69 \text{ kN/m}^2 \times x_1$	=	0.759 kN/m
Imposed Load;	$IL_1 = 0.75 \text{ kN/m}^2 \times x_1$	=	0.825 kN/m

Point Load from Timber Beam

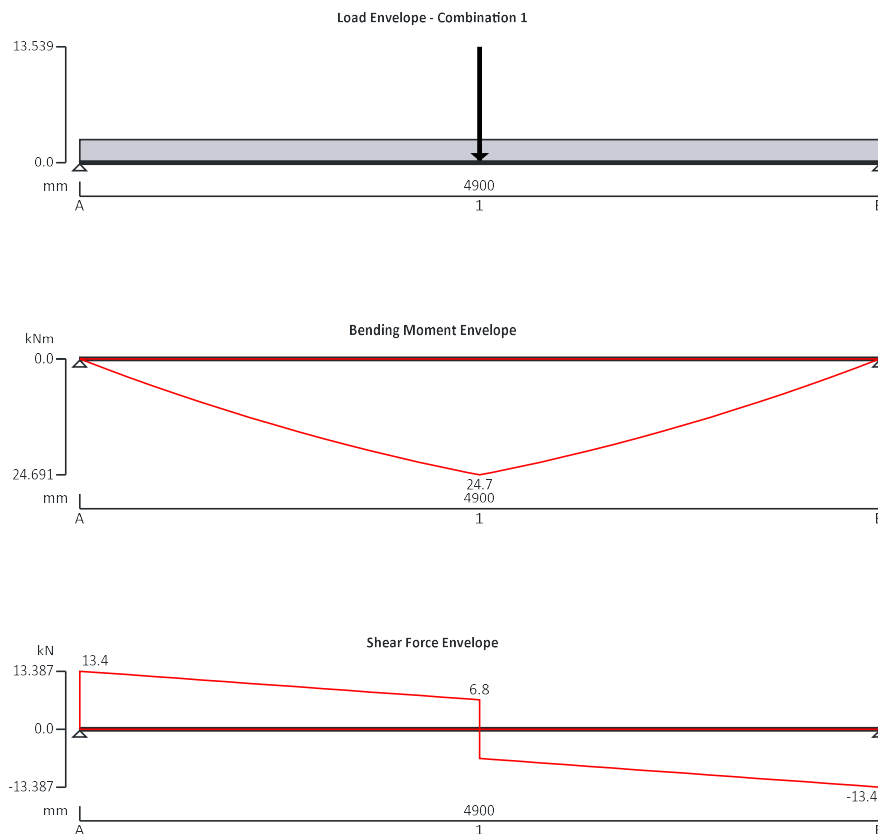
Width of floor being carried;	$x_2 = 2.5 \text{ m}$		
Half length of Beam;	$x_3 = 2.5 \text{ m}$		
Dead Load;	$DL_2 = 0.69 \text{ kN/m}^2 \times x_2 \times x_3$	=	4.313 kN
Imposed Load;	$IL_2 = 0.75 \text{ kN/m}^2 \times x_2 \times x_3$	=	4.688 kN

STEEL BEAM ANALYSIS & DESIGN (BS5950)

STEEL BEAM ANALYSIS & DESIGN (BS5950)

In accordance with BS5950-1:2000 incorporating Corrigendum No.1

TEDDS calculation version 3.0.07





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Support conditions

Support A Vertically restrained
Rotationally free
Support B Vertically restrained
Rotationally free

Applied loading

Beam loads Dead self weight of beam $\times 1$
Dead full UDL 0.76 kN/m
Imposed full UDL 0.825 kN/m
Dead point load 4.313 kN at 2450 mm
Imposed point load 4.688 kN at 2450 mm

Load combinations

Load combination 1 Support A Dead $\times 1.40$
Imposed $\times 1.60$
Dead $\times 1.40$
Imposed $\times 1.60$
Support B Dead $\times 1.40$
Imposed $\times 1.60$

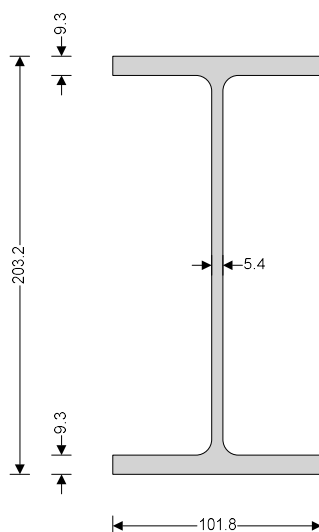
Analysis results

Maximum moment; $M_{\max} = 24.7$ kNm; $M_{\min} = 0$ kNm
Maximum shear; $V_{\max} = 13.4$ kN; $V_{\min} = -13.4$ kN
Deflection; $\delta_{\max} = 8.3$ mm; $\delta_{\min} = 0$ mm
Maximum reaction at support A; $R_{A_{\max}} = 13.4$ kN; $R_{A_{\min}} = 13.4$ kN
Unfactored dead load reaction at support A; $R_{A_{\text{Dead}}} = 4.6$ kN
Unfactored imposed load reaction at support A; $R_{A_{\text{Imposed}}} = 4.4$ kN
Maximum reaction at support B; $R_{B_{\max}} = 13.4$ kN; $R_{B_{\min}} = 13.4$ kN
Unfactored dead load reaction at support B; $R_{B_{\text{Dead}}} = 4.6$ kN
Unfactored imposed load reaction at support B; $R_{B_{\text{Imposed}}} = 4.4$ kN

Section details

Section type; UB 203x102x23 (BS4-1); Steel grade; S275

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Classification of cross sections - Section 3.5

Tensile strain coefficient; $\varepsilon = 1.00$; Section classification; **Plastic**

Shear capacity - Section 4.2.3

Design shear force; $F_v = 13.4$ kN; Design shear resistance; $P_v = 181.1$ kN

PASS - Design shear resistance exceeds design shear force

Moment capacity - Section 4.2.5

Design bending moment; $M = 24.7$ kNm; Moment capacity low shear; $M_c = 64.4$ kNm

PASS - Moment capacity exceeds design bending moment

Check vertical deflection - Section 2.5.2

Consider deflection due to dead and imposed loads

Limiting deflection $\delta_{lim} = 13.611$ mm; Maximum deflection; $\delta = 8.264$ mm

PASS - Maximum deflection does not exceed deflection limit

MASONRY BEARING DESIGN (BS5628)

MASONRY BEARING DESIGN TO BS5628-1:2005

TEDDS calculation version 1.0.08

Masonry details

Masonry type; **Autoclaved aerated concrete blocks**

Compressive strength; $p_{unit} = 3.6$ N/mm²; Mortar designation; **iv**

Least horiz dim of units; $l_{unit} = 100$ mm; Height of units; $h_{unit} = 215$ mm

Masonry units; **Category II**; Construction control; **Normal**

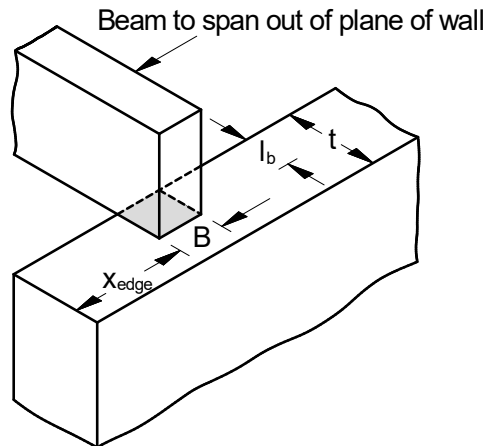
Partial safety factor; $\gamma_m = 3.5$; Characteristic strength; $f_k = 3.5$ N/mm²

Leaf thickness; $t = 100$ mm; Effective wall thickness; $t_{ef} = 100$ mm

Wall height; $h = 2400$ mm; Effective height of wall; $h_{ef} = 2400$ mm



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Bearing details

Beam spanning out of plane of wall

Width of bearing; $B = 100$ mm; Length of bearing; $l_b = 100$ mm

Edge distance; $x_{edge} = 300$ mm

Loading details

Concentrated dead load; $G_k = 5$ kN; Concentrated imposed load; $Q_k = 4$ kN

Design concentrated load; $F = 13.5$ kN

Distributed dead load; $g_k = 0.0$ kN/m; Distributed imposed load; $q_k = 0.0$ kN/m

Design distributed load; $f = 0.0$ kN/m

Masonry bearing type

Bearing type; **Type 2**; Bearing safety factor; $\gamma_{bear} = 1.50$

Check design bearing without a spreader

Design bearing stress; $f_{ca} = 1.348$ N/mm²; Allowable bearing stress; $f_{cp} = 1.500$ N/mm²

PASS - Allowable bearing stress exceeds design bearing stress

Check design bearing at $0.4 \times h$ below the bearing level

Design bearing stress; $f_{ca} = 0.099$ N/mm²; Allowable bearing stress; $f_{cp} = 0.605$ N/mm²

PASS - Allowable bearing stress at $0.4 \times h$ below bearing level exceeds design bearing stress

STEEL MEMBER DESIGN (BS5950)

STEEL MEMBER DESIGN (BS5950)

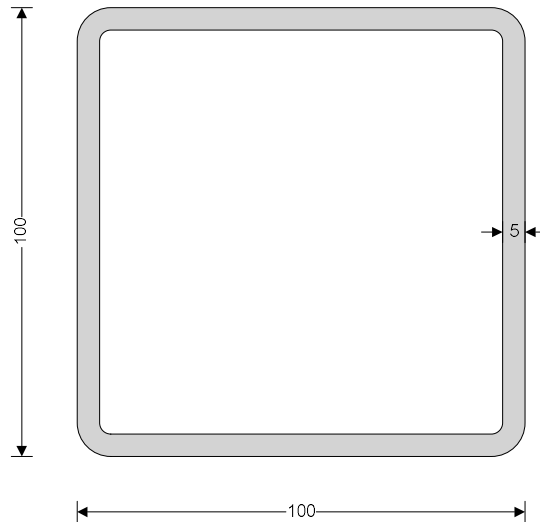
In accordance with BS5950-1:2000 incorporating Corrigendum No.1



Project Shaw Manor House		Sheet no./rev. 8
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Section details

Section type; **SHS 100x100x5.0 (Tata Steel Celsius (Gr355 Gr420 Gr460));** Steel grade; **S275**



Classification of cross sections - Section 3.5

Tensile strain coefficient; $\varepsilon = 1.00$; Section classification; **Semi-compact**

Compression members - Section 4.7

Design compression force; $F_c = 13.4$ kN; Compression resistance; $P_{cx} = 390.3$ kN
PASS - Compression resistance exceeds design compression force

Design compression force; $F_c = 13.4$ kN; Compression resistance; $P_{cy} = 390.3$ kN
PASS - Compression resistance exceeds design compression force

Provide 203x102x23 UB S.275 – Beam to bear onto 300long x 215deep x 100thick concrete padstone at one end and 100x100x5.0 SHS at the other



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Beam 2 Design:

Loadings

UDL from Timber Floor

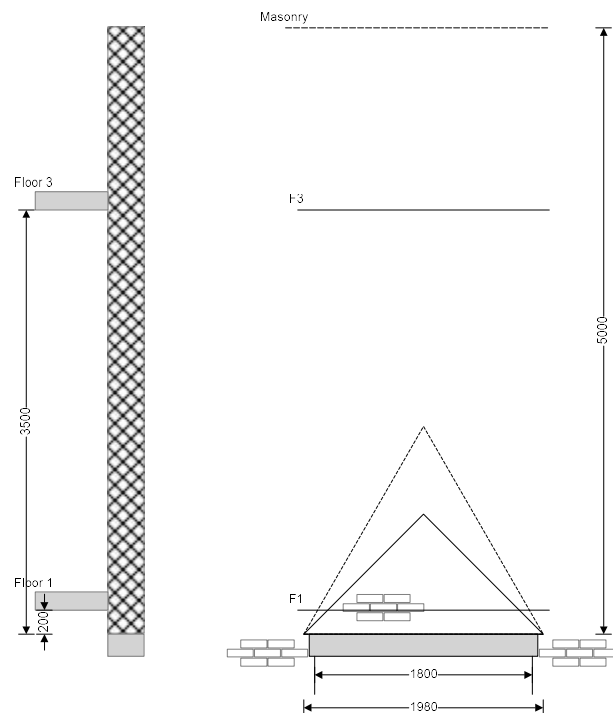
Width of floor being carried;	$x_1 = 2.5 \text{ m}$		
Dead Load;	$DL_1 = 0.69 \text{ kN/m}^2 \times x_1$	=	1.725 kN/m
Imposed Load;	$IL_1 = 0.75 \text{ kN/m}^2 \times x_1$	=	1.875 kN/m

LINTEL ANALYSIS (BS5977)

LINTEL ANALYSIS

In accordance with BS5977-1:1981 incorporating Amendment No. 1

Tedds calculation version 1.1.00



Basic lintel dimensions;

Lintel clear span;	$L_{c1} = 1800 \text{ mm}$
Lintel load application length;	$L = L_{c1} \times 1.1 = 1980 \text{ mm}$
Load zone height;	$h_{LZ} = \tan(45) \times L / 2 = 990 \text{ mm}$
Interaction zone height;	$h_{IZ} = \tan(60) \times L / 2 = 1715 \text{ mm}$

Load factors

Dead load factor;	$LF_d = 1.40$
Imposed load factor;	$LF_i = 1.60$



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Masonry

Masonry height; $h_m = 5000$ mm

Leaf 1;

Masonry density; $\gamma_{mi} = 26.00$ kN/m³

Masonry thickness; $t_{wi} = 300$ mm

Load at midspan; $w_{mi} = h_{LZ} \times t_{wi} \times \gamma_{mi} = 7.722$ kN/m

First floor loading side 1

Height of floor above lintel; $h_{f1} = 200$ mm

Dead load; $G_{kf1} = 1.725$ kN/m

Imposed load; $Q_{kf1} = 1.875$ kN/m

Second floor loading side 1

Height of floor above lintel; $h_{f3} = 3500$ mm

Dead load; $G_{kf3} = 1.725$ kN/m

Imposed load; $Q_{kf3} = 1.875$ kN/m

Lintel self weight

Self weight of lintel; $w_{lsw} = 0.000$ kN/m

Masonry load zone

Height of load zone; $h_{LZ} = L / 2 = 990$ mm

Total masonry area; $A_{LZ} = h_{LZ} \times L / 2 = 0.98$ m²

Total masonry load; $W_{LZ} = A_{LZ} \times t_{wi} \times \gamma_{mi} = 7.645$ kN

Equivalent UDL; $w_{Equiv_LZ} = W_{LZ} \times 1.33 / L = 5.135$ kN/m

Floor 1 (first floor side 1) loading in load zone

Length of floor in load zone; $L_{f1_LZ} = 1580$ mm

Total dead load; $W_{G_f1_LZ} = G_{kf1} \times L_{f1_LZ} = 2.726$ kN

Total imposed load; $W_{Q_f1_LZ} = Q_{kf1} \times L_{f1_LZ} = 2.963$ kN

Equivalent dead UDL; $w_{Equiv_G_f1_LZ} = W_{G_f1_LZ} / L = 1.377$ kN/m

Equivalent imposed UDL; $w_{Equiv_Q_f1_LZ} = W_{Q_f1_LZ} / L = 1.496$ kN/m

Floor 1 (first floor side 1) loading in interaction zone for left hand side

Length of floor in interaction zone; $L_{f1_IZ_LH} = 85$ mm

Total dead load; $W_{G_f1_IZ_LH} = 0.5 \times G_{kf1} \times L_{f1_IZ_LH} = 0.073$ kN

Total imposed load; $W_{Q_f1_IZ_LH} = 0.5 \times Q_{kf1} \times L_{f1_IZ_LH} = 0.079$ kN

Total length of spread at lintel level; $L_{f1_IZ_spread_LH} = 485$ mm

Assessed dead UDL at lintel level; $w_{G_f1_IZ_ass_LH} = W_{G_f1_IZ_LH} / L_{f1_IZ_spread_LH} = 0.15$ kN/m

Assessed imposed UDL at lintel level; $w_{Q_f1_IZ_ass_LH} = W_{Q_f1_IZ_LH} / L_{f1_IZ_spread_LH} = 0.164$ kN/m

Start point of UDL on lintel; $P_{f1_IZ_start_LH} = 0$ mm

End point of UDL on lintel; $P_{f1_IZ_end_LH} = 400$ mm

Length of UDL on lintel; $L_{f1_IZ_UDL_LH} = P_{f1_IZ_end_LH} - P_{f1_IZ_start_LH} = 400$ mm

Total dead load on lintel; $W_{G_f1_IZ_ass_LH} = w_{G_f1_IZ_ass_LH} \times L_{f1_IZ_UDL_LH} = 0.06$ kN

Total imposed load on lintel; $W_{Q_f1_IZ_ass_LH} = w_{Q_f1_IZ_ass_LH} \times L_{f1_IZ_UDL_LH} = 0.065$ kN



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Ratio of UDL length to lintel; $n_{f1_IZ_LH} = 0.20$

K factor - Table 1; $K_{f1_IZ_LH} = 0.65$

Equivalent dead UDL; $W_{Equiv_G_f1_IZ_LH} = K_{f1_IZ_LH} \times W_{G_f1_IZ_ass_LH} / L = 0.02 \text{ kN/m}$

Equivalent imposed UDL; $W_{Equiv_Q_f1_IZ_LH} = K_{f1_IZ_LH} \times W_{Q_f1_IZ_ass_LH} / L = 0.022 \text{ kN/m}$

Floor 1 (first floor side 1) loading in interaction zone for right hand side

Length of floor in interaction zone; $L_{f1_IZ_RH} = 85 \text{ mm}$

Total dead load; $W_{G_f1_IZ_RH} = 0.5 \times G_{kf1} \times L_{f1_IZ_RH} = 0.073 \text{ kN}$

Total imposed load; $W_{Q_f1_IZ_RH} = 0.5 \times Q_{kf1} \times L_{f1_IZ_RH} = 0.079 \text{ kN}$

Total length of spread at lintel level; $L_{f1_IZ_spread_RH} = 485 \text{ mm}$

Assessed dead UDL at lintel level; $W_{G_f1_IZ_ass_RH} = W_{G_f1_IZ_RH} / L_{f1_IZ_spread_RH} = 0.15 \text{ kN/m}$

Assessed imposed UDL at lintel level; $W_{Q_f1_IZ_ass_RH} = W_{Q_f1_IZ_RH} / L_{f1_IZ_spread_RH} = 0.164 \text{ kN/m}$

Start point of UDL on lintel; $P_{f1_IZ_start_RH} = 1580 \text{ mm}$

End point of UDL on lintel; $P_{f1_IZ_end_RH} = 1980 \text{ mm}$

Length of UDL on lintel; $L_{f1_IZ_UDL_RH} = P_{f1_IZ_end_RH} - P_{f1_IZ_start_RH} = 400 \text{ mm}$

Total dead load on lintel; $W_{G_f1_IZ_ass_RH} = W_{G_f1_IZ_ass_RH} \times L_{f1_IZ_UDL_RH} = 0.06 \text{ kN}$

Total imposed load on lintel; $W_{Q_f1_IZ_ass_RH} = W_{Q_f1_IZ_ass_RH} \times L_{f1_IZ_UDL_RH} = 0.065 \text{ kN}$

Ratio of UDL length to lintel; $n_{f1_IZ_RH} = 0.20$

K factor - Table 1; $K_{f1_IZ_RH} = 0.65$

Equivalent dead UDL; $W_{Equiv_G_f1_IZ_RH} = K_{f1_IZ_RH} \times W_{G_f1_IZ_ass_RH} / L = 0.02 \text{ kN/m}$

Equivalent imposed UDL; $W_{Equiv_Q_f1_IZ_RH} = K_{f1_IZ_RH} \times W_{Q_f1_IZ_ass_RH} / L = 0.022 \text{ kN/m}$

Load application summary;

Load Description	UDL total length (mm)	Start of UDL on lintel (mm)	End of UDL on lintel (mm)	Equiv. dead load on lintel (kN/m)	Equiv. imposed load on lintel (kN/m)
Masonry from load triangle	1980	0	1980	5.135	0.000
Floor 1 load zone	1980	0	1980	1.377	1.496
Floor 1 interaction zone left	485	0	400	0.020	0.022
Floor 1 interaction zone right	485	1580	1980	0.020	0.022

Analysis results at ULS

Maximum moment; $M_{max} = 5.687 \text{ kNm}$

Maximum shear; $V_{max} = 9.818 \text{ kN}$

Maximum reaction at support A; $R_{A_max} = 9.818 \text{ kN}$

Maximum reaction at support B; $R_{B_max} = 9.818 \text{ kN}$



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				Feb-24

Support reactions at SLS

Dead loads

Reaction at support A; $R_{A_DL} = 5.245 \text{ kN}$

Reaction at support B; $R_{B_DL} = 5.245 \text{ kN}$

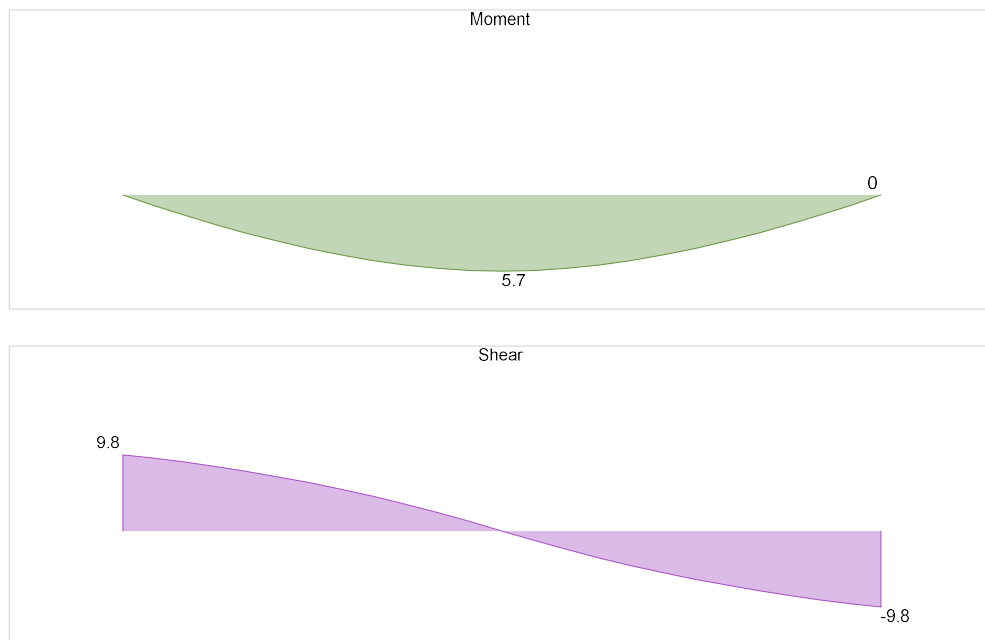
Imposed loads

Reaction at support A; $R_{A_IL} = 1.547 \text{ kN}$

Reaction at support B; $R_{B_IL} = 1.547 \text{ kN}$

Equivalent UDL at SLS

Total equivalent UDL; $w_e = 8.091 \text{ kN/m}$



MASONRY BEARING DESIGN (BS5628)

MASONRY BEARING DESIGN TO BS5628-1:2005

TEDDS calculation version 1.0.08

Masonry details

Masonry type; **Autoclaved aerated concrete blocks**

Compressive strength; $p_{unit} = 3.6 \text{ N/mm}^2$; Mortar designation; **iv**

Least horiz dim of units; $l_{unit} = 100 \text{ mm}$; Height of units; $h_{unit} = 215 \text{ mm}$

Masonry units; **Category II**; Construction control; **Normal**

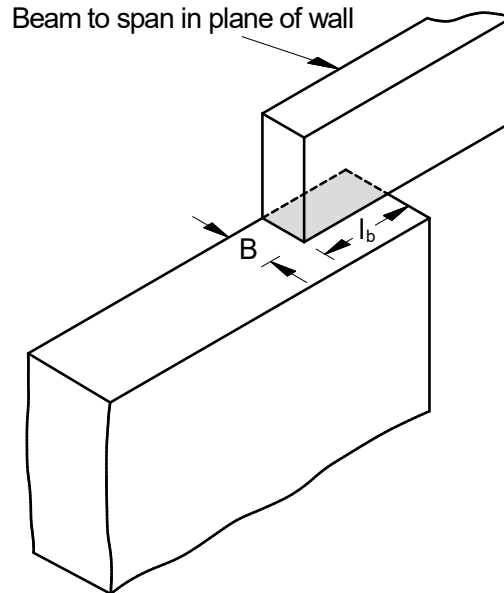
Partial safety factor; $\gamma_m = 3.5$; Characteristic strength; $f_k = 3.5 \text{ N/mm}^2$

Leaf thickness; $t = 300 \text{ mm}$; Effective wall thickness; $t_{ef} = 300 \text{ mm}$

Wall height; $h = 2400 \text{ mm}$; Effective height of wall; $h_{ef} = 2400 \text{ mm}$



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Bearing details

Beam spanning in plane of wall

Width of bearing; $B = 300$ mm; Length of bearing; $l_b = 150$ mm

Loading details

Concentrated dead load; $G_k = 7$ kN; Concentrated imposed load; $Q_k = 5$ kN

Design concentrated load; $F = 17.8$ kN

Distributed dead load; $g_k = 0.0$ kN/m; Distributed imposed load; $q_k = 0.0$ kN/m

Design distributed load; $f = 0.0$ kN/m

Masonry bearing type

Bearing type; **Type 2**; Bearing safety factor; $\gamma_{\text{bear}} = 1.50$

Check design bearing without a spreader

Design bearing stress; $f_{ca} = 0.396$ N/mm²; Allowable bearing stress; $f_{cp} = 1.500$ N/mm²

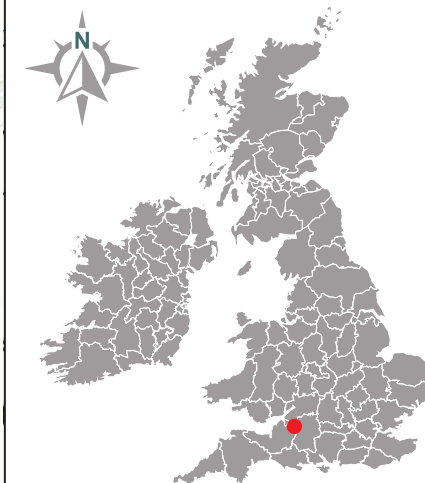
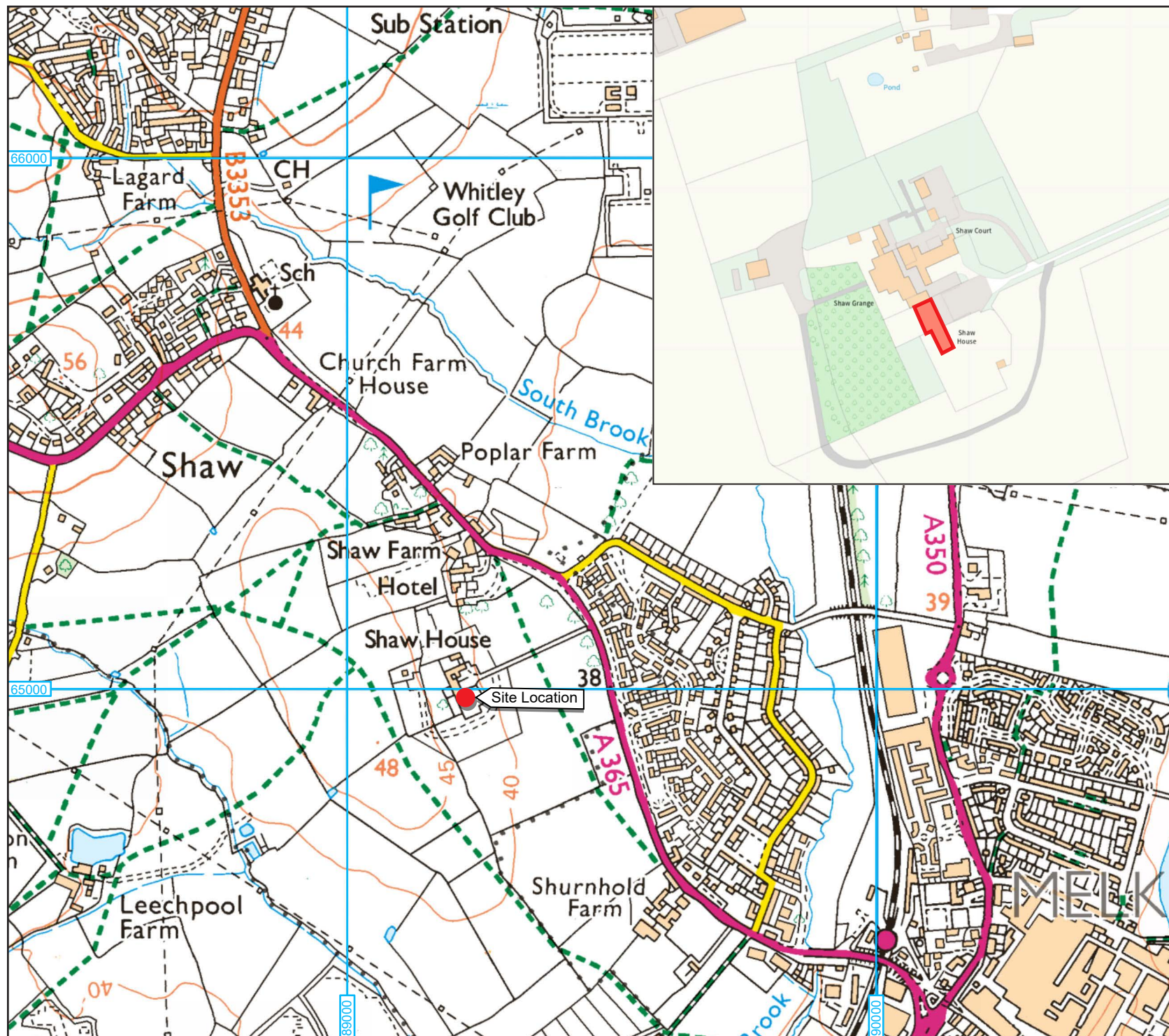
PASS - Allowable bearing stress exceeds design bearing stress

Check design bearing at $0.4 \times h$ below the bearing level

Design bearing stress; $f_{ca} = 0.053$ N/mm²; Allowable bearing stress; $f_{cp} = 0.990$ N/mm²

PASS - Allowable bearing stress at $0.4 \times h$ below bearing level exceeds design bearing stress

By Inspection Provide 2No. 152x152x23 UCs S.275 – 150mm bearing onto 150mm long x 215deep padstone, thickness to match wall



KEY

- Site Location
- Site Boundary (inset)

0 500m
1:10,000

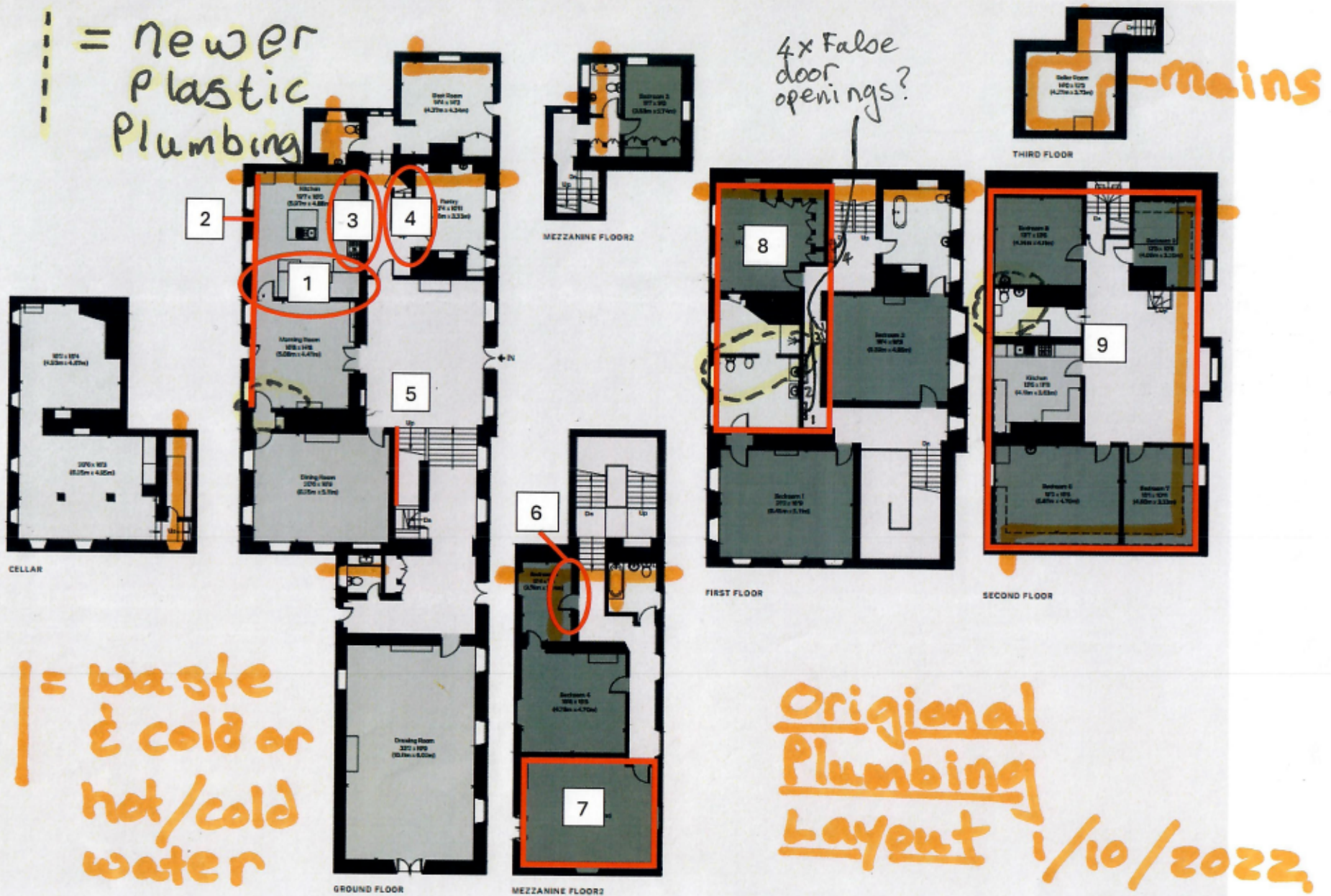
Figure 1: Site Location

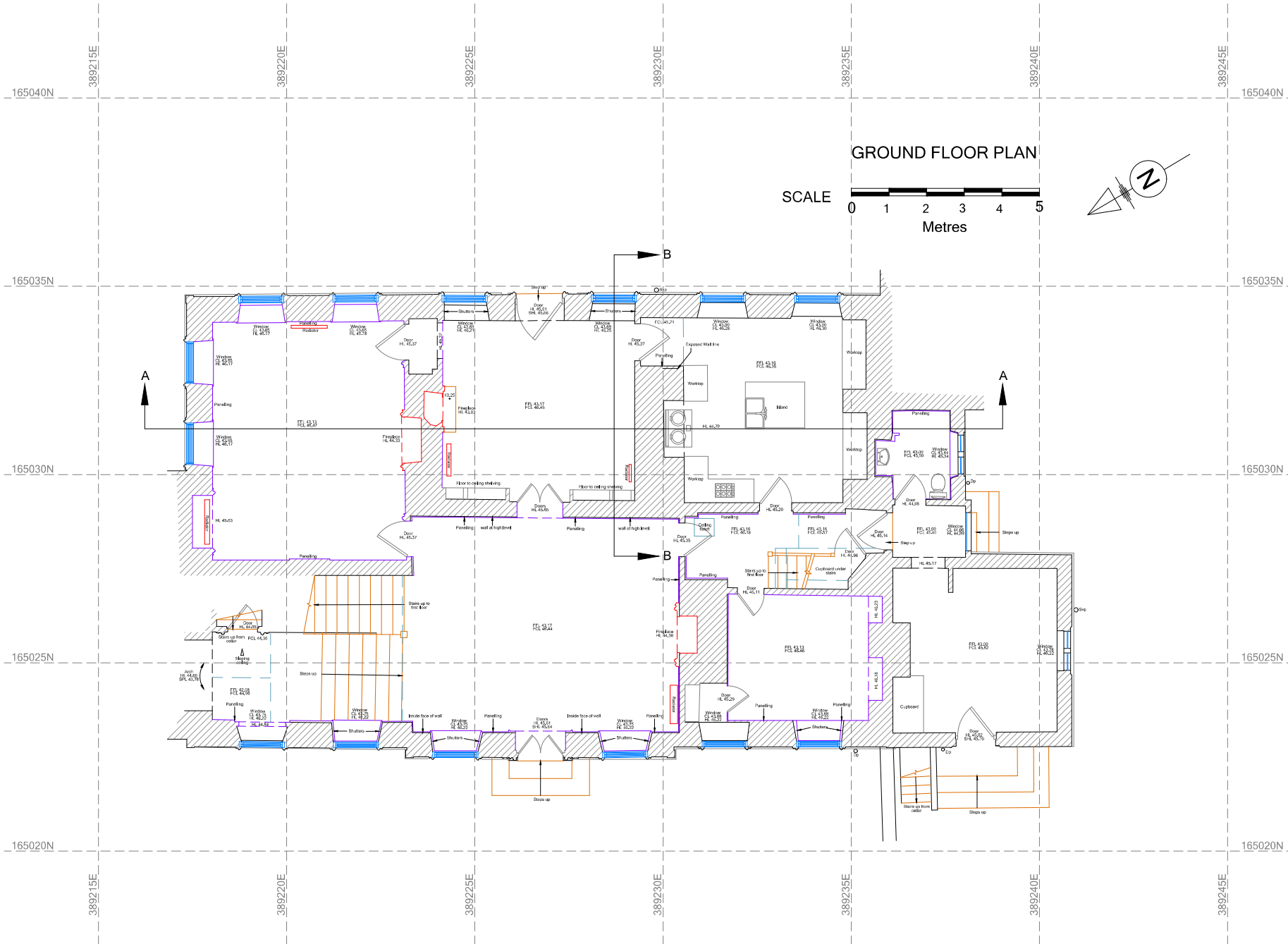
Project:
Shaw House

Date: 23/01/25

Job No: 63595

= newer
Plastic
Plumbing





NOTES

Grid is aligned to front external wall for drawing purposes

Levels are related to National Grid
OSGM15 & OSTM15
Scale Factor=1

LEGEND

CL C/B Level
dp Down pipe
FFL Finished Floor Level
FCL Finished Ceiling Level
GY Gully
HL Head Level
IC Inspection Cover
OHB Understore Overhead Beam Level
SHL Structural Head Level
SPL Spring Point Level
TWL Top of Wall Level

Brunel Surveys Ltd

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Land, Building and Utility Surveyors

CLIENT

Gaiger Bros Ltd
Kennet House
Northgate Street
Devizes
SN10 1JT

JOB TITLE

Shaw House
Bath Road
MELKSHAM
Ground Floor Plan

REVISIONS

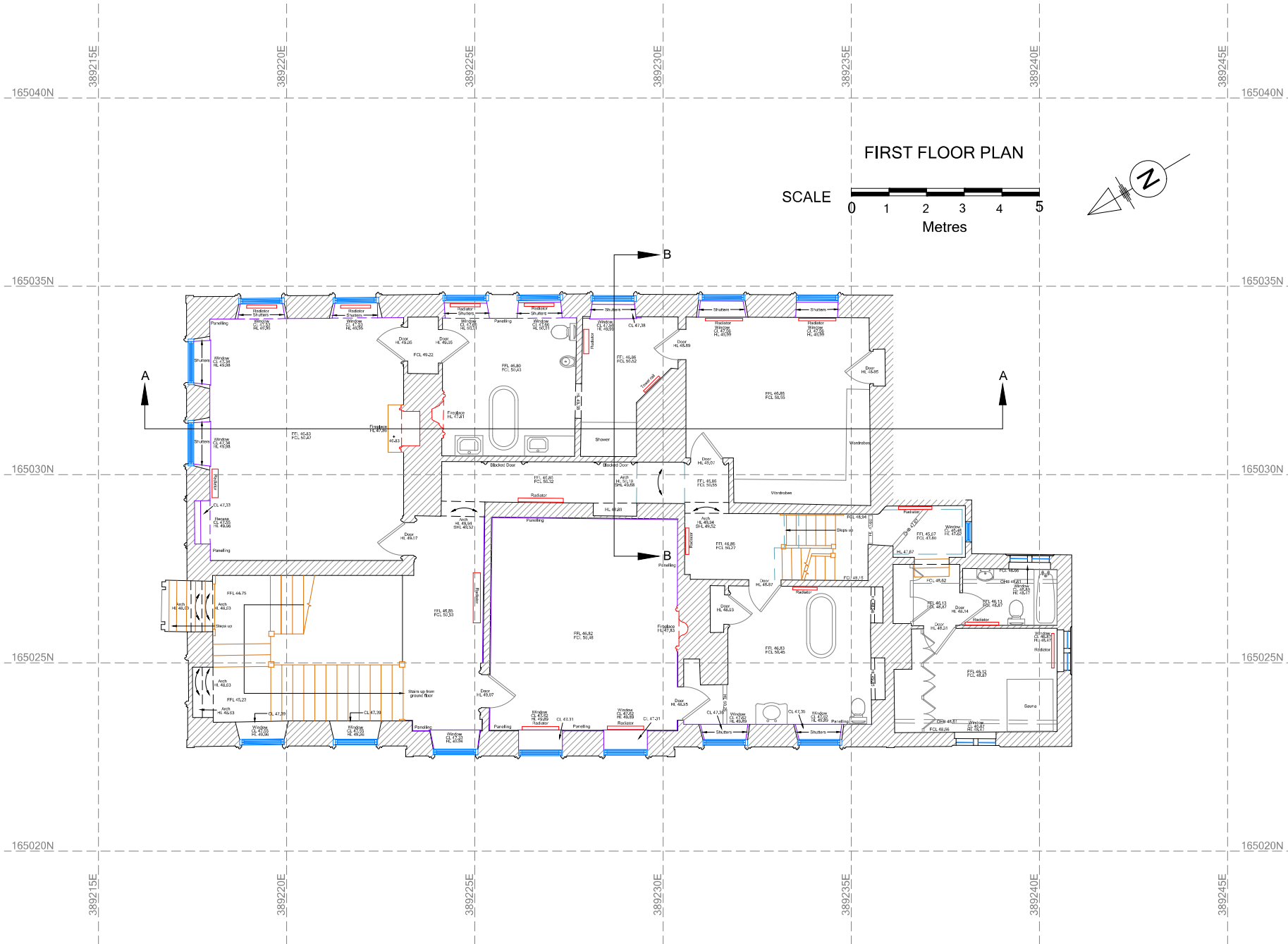
SCALE

A1 Sheet 1 to 50

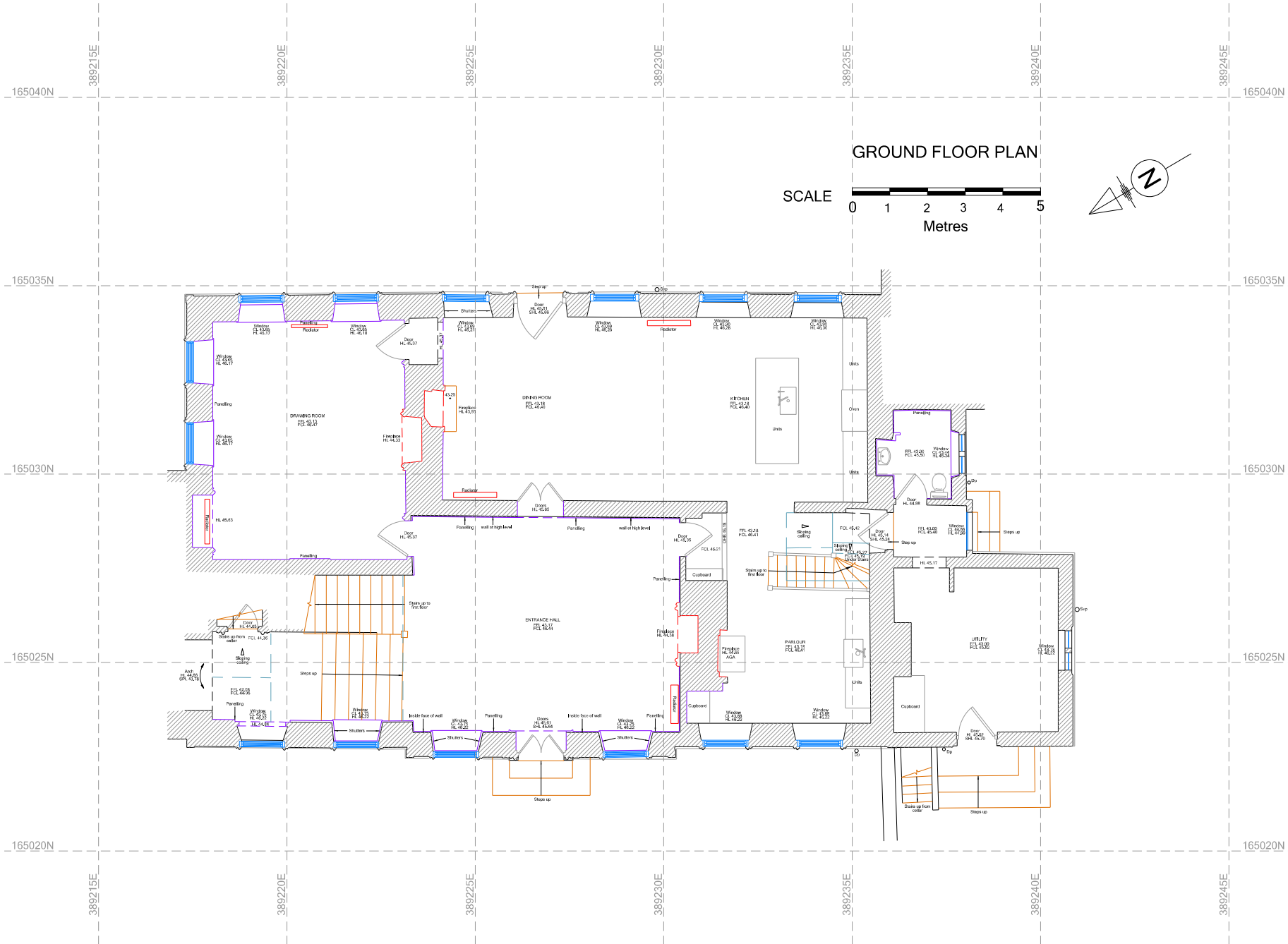
DATE	April 2023	SURVEYED BY	SH
DRAWN BY	SH	CHECKED BY	PJW

DRAWING No.

25341-50-02GF



NOTES Grid is aligned to front external wall for drawing purposes Levels are related to National Grid OSGM15 & OSTM15 Scale Factor=1	
LEGEND CL Level dp Down pipe FPL Finished Floor Level FCL Finished Ceiling Level GY Gully HL Head Level IC Inspection Cover OHB Understore Overhead Beam Level SHL Structural Head Level SPL Spring Point Level TWL Top of Wall Level	
Brunel Surveys Ltd UNIT 59, SHRIVENHAM HUNDRED BUSINESS PARK WATCHFIELD, SWINDON, WILTSHIRE, SN6 8TY EMAIL: admin@brunelsurveys.com WEB: www.brunelsurveys.com TEL: 01793 784700  Land, Building and Utility Surveyors	
CLIENT Gaiger Bros Ltd Kennet House Northgate Street Devizes SN10 1JT	
JOB TITLE Shaw House Bath Road MELKSHAM First Floor Plan	
REVISIONS	
SCALE A1 Sheet 1 to 50	
DATE April 2023	SURVEYED BY SH
DRAWN BY SH	CHECKED BY PJW
DRAWING No. 25341-50-03FF	



NOTES

Grid is aligned to front external wall for drawing purposes

Levels are related to National Grid
OSGM15 & OS1115
Scale Factor 1

LEGEND

CL Core Level
DP Down pipe
FPL Finished Floor Level
FCL Finished Ceiling Level
GY Gully
HL Head Level
IC Inspection Cover
OHB Underside Overhead Beam Level
SPL Structural Head Level
SPL Spring Point Level
TWL Top of Wall Level

Brunel Surveys Ltd

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Land, Building and Utility Surveyors

CLIENT

Craig Bond

JOB TITLE

Shaw House
Bath Road
MELKSHAM
Updated Ground Floor Plan

REVISIONS

Original Survey April 2023
(25341-50-02GF for Gaiger Bros)

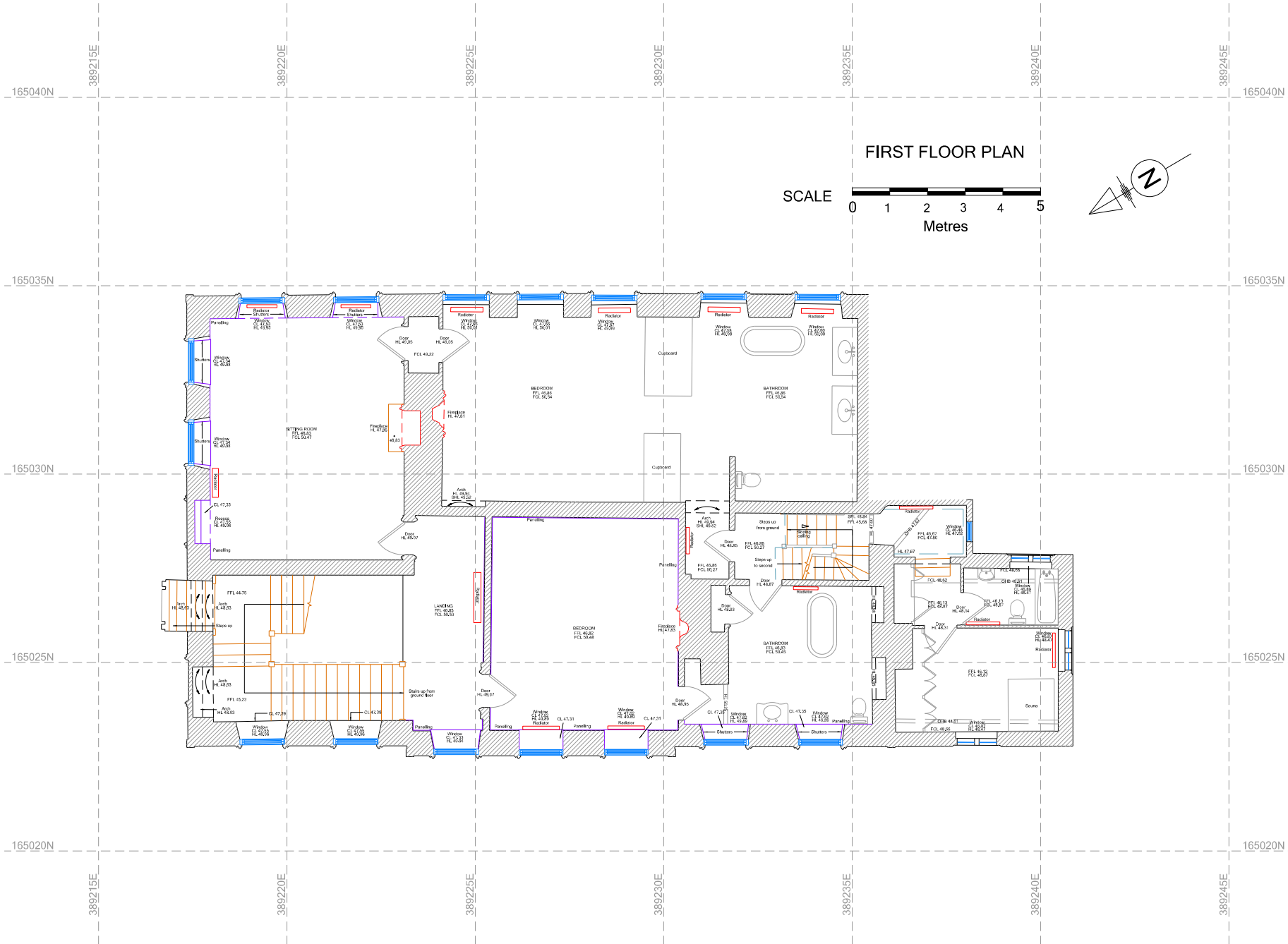
SCALE

A1 Sheet 1 to 50

DATE	Feb 2025	SURVEYED BY	SH/AW
DRAWN BY	SH/AW	CHECKED BY	PJW

DRAWING No.

27655-50-01GF



NOTES

Grid is aligned to front external wall for drawing purposes

Levels are related to National Grid
OSGM15 & OS7M15
Scale Factor 1

LEGEND

CL Level
DP Down pipe
F.F.L. Finished Floor Level
F.C.L. Finished Ceiling Level
GY Gully
HL Head Level
IC Inspection Cover
OHB Underside Overhead Beam Level
S.F.L. Structural Head Level
S.F.L. Spring Point Level
T.W.L. Top of Wall Level

Brunel Surveys Ltd

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Land, Building and Utility Surveyors

CLIENT

Craig Bond

JOB TITLE

Shaw House
Bath Road
MELKSHAM
Updated First Floor Plan

REVISIONS

Original Survey April 2023
(25341-50-03FF for Gaiger Bros)

SCALE

A1 Sheet 1 to 50

DATE

Feb 2025

DRAWN BY

SH/AW

CHECKED BY

PJW

DRAWING No.

27655-50-02FF



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