

Heritage and Design & Access Statement

Chalcourt, Dark Lane

**Address**

Chalcourt, Dark Lane, Malmesbury, SN16 0BB

Proposed Works

Installation of an air source heat pump

Applicant

Charles Vernon

Date

4th December 2025

Planning Authority

Wiltshire Council

1.0 Introduction and Context

This document is submitted in support of a planning application for the proposed works at Chalcourt, Dark Lane, Malmesbury, SN16 0BB. It serves as both a Heritage Statement, assessing the significance of the property and its context, and a Design and Access Statement, outlining the design principles, scale, appearance, and access considerations for the proposal.

1.1 Site Location

The Malmesbury Conservation Area in Wiltshire is designated for its special architectural and historic interest, focusing on preserving the unique character of this ancient hill-top market town. It protects the historic core, which includes Malmesbury Abbey, the traditional street layout, and the distinctive architecture characterized by historic buildings and materials.

2.0 Heritage Statement: Assessment of Significance

2.1 Planning Designations:

The building is not listed.

Conservation Area

The site falls within the Malmesbury conservation area

3.0 Design and Access Statement: The Proposals

Our client would like to further reduce their carbon footprint by the installation of an air source to the courtyard (rear/side of the site). This location has been chosen as this supports the necessary work required to reduce visual disturbance and reduces the noise to a minimum.

3.1 Use

The use of the building will remain C3 (Residential Dwelling).

The proposal does not seek to change the established use of the land or building.

3.2 Amount and Scale

The proposal does not seek to change the established scale of the land or building.

3.3 Layout

Internal Layout: no changes to internal structure

External Layout: The air source heat pump location has been chosen to minimise its visual appearance / its functional use and will not be visible to the public.

3.4 Appearance and Materials

There are no proposed materials or additions, all as existing retained/maintained.

3.5 Landscaping

No change to existing mature boundaries.

4.0 Access

4.1 Vehicular and Pedestrian Access

Vehicular: Existing vehicular access off clay street will be retained.

There is no change to parking arrangements.

Pedestrian: Existing pedestrian access will be retained.

The proposal does not affect existing rights of way or circulation around the site.

5.0 Justification and Conclusion

The proposal has been developed through a careful understanding of the site's context and the special interest of Chalcourt, Dark Lane.

Impact on Significance: The proposed works are contained to the rear/side of the property and are executed in a manner that is architecturally subservient and sympathetic. The impact on the architectural significance of the property is considered neutral or beneficial by securing the building's long-term residential viability.

Conclusion: Great thought has been put into minimising the visual disturbance by placing it at the rear/side versus the front. An appropriate location to reduce the noise to The Pines and 74 Bristol Street as much as possible, and simple installation to avoid unnecessary groundwork.