



Design & Heritage Impact Statement

Lower Hayze, 40 Lower Stoke, Limpley Stoke, Bath, BA2 7FR

January 2026

Introduction

Lower Hayze is a grade II listed detached property, located in the village of Limpley Stoke, Wiltshire. It is constructed of dressed limestone with a welsh slate roof and coped verges. Lower Hayze has been owned by the occupant for approximately 39 years and the proposals set out in this application consist primarily of internal alterations to facilitate the required accessibility needs for a ground floor wet room.



The property borders the public footpath along Lower Stoke road and is accessed down a private drive. The railway route and river adjoin the property's North-eastern boundary.



Front entrance



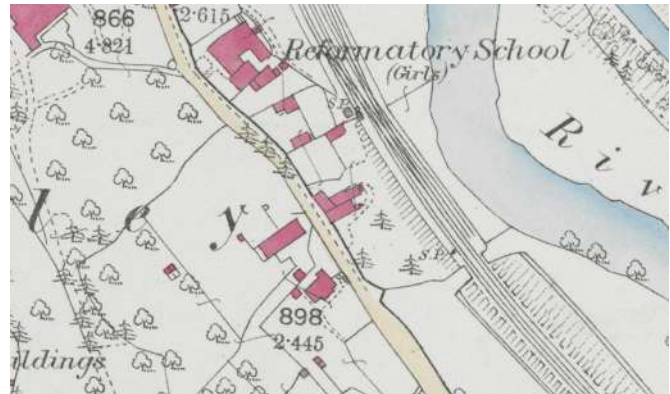
Rear elevation

Images source - Google, "Street View," digital image, Google Maps (<http://maps.google.com>), photograph of Lower Hayze, Limpley Stoke, taken June 2024, accessed January 8, 2026

History



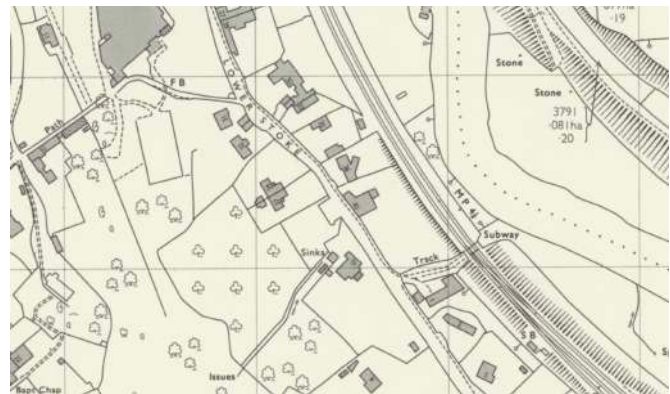
1840-1880



1880-1930



1898-1939



1944-1974

Historic maps source - from the collections of the British Library and National Library of Scotland

In recent history, the property has undergone minimal alterations, with only a car port extension that was approved in 1988.

Planning History

W/88/01435/LBC - Approved with conditions
Alterations, addition of dormers, car port extension

W/01/01720/LBC - Approved with conditions
Change of use to domestic store

Listing

Originally listed in 1988, the listing is stated as follows:

Overview

Grade: II

List Entry Number: 1285582

List Entry Name: LOWER HAYZE, 40, LOWER STOKE

Details

ST 76 SE LIMPLEY STOKE LOWER STOKE (east side)

3/94 No 40 (Lower Hayze)

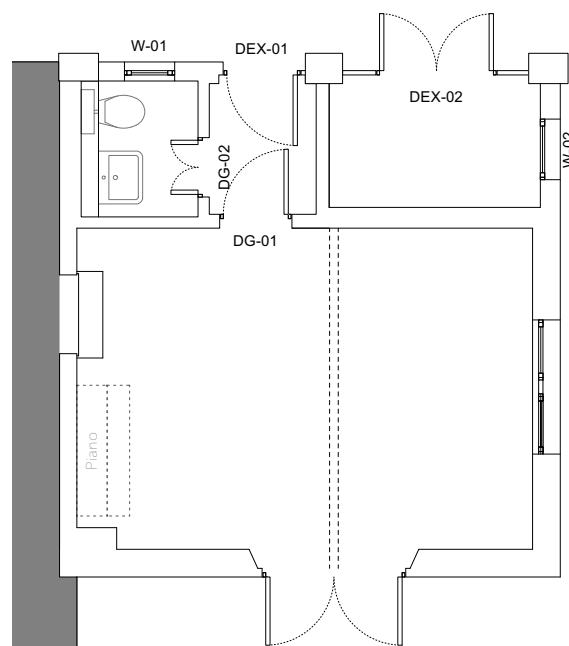
GV II

Detached house. C18 and early C19. Dressed limestone, Welsh slate roof with coped verges and gable end stone stacks. Gable end to road. Two-storey, 4-window south front. Six-panelled door with flat stone hood on brackets to right of left hand build, 12-pane sash to right and 24-pane sash to left. Three 18-pane first floor sashes with cast-iron balconies, lintel string course. Bay attached to right has ground floor 12-pane sashes. Left return to road has blocked beaded 2-light mullioned window to first floor and single-light to attic, 1739 datestone. Rear with parallel C19 range in ashlar, sashes, single-storey extension attached to right. Interior not accessible at time of survey (May 1987).

Listing NGR: ST7825860835

Existing

There is an existing WC on the lower ground floor which presents an opportunity for expansion into the adjoining externally accessed store. The occupants needs now require an accessible wet room with potential for level access to bedroom living in the future. The current arrangement of doors and internal walls when accessing the WC is cramped and inefficient causing awkward usability, whilst the external door is never used. This is part of the later car port addition in the 80's and thus the dividing partitions here should be regarded as non-historic.



Existing lower ground floor plan

Photos



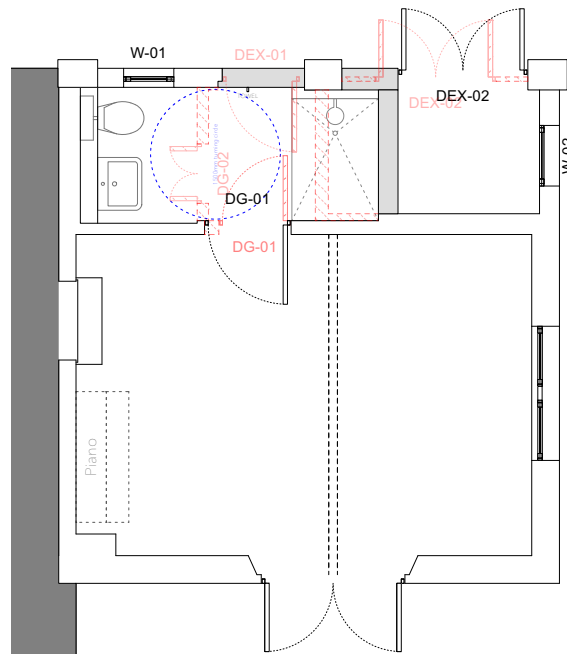
Proposed Internal Alterations

Adapted lower ground floor WC

The proposed alterations have been designed to limit the impact to the historic fabric of the listed asset. Utilising a currently awkward latter addition in order to meet the accessibility needs of the occupant. The partition between the internal space and the external store is proposed to be removed and re-built further into the store, borrowing existing built form to enable the wet room and thus removing the need to extend the property. The partition with the double doors that lead into the WC/

sink area is proposed to be removed to facilitate a 1.5m turning circle. The existing internal door DG-01 is proposed to be retained and enlarged slightly to allow for a clear 1m wide opening.

The external store double doors are proposed to be retained and relocated further down so as to minimise the impact on the external elevation.



Proposed lower ground floor plan

Elevational treatment

The treatment on the elevation has been carefully considered. Blocking up the openings with ashlar to match the existing masonry was explored, however, expressing the original external openings on the elevation by filling in with the existing aesthetic of timber cladding allows for a lighter weight intervention. This approach minimises the impact to the listed asset and shows the evolution of the property.





Proposed elevation

Impact on the Listed Asset

The design intention has been to minimise the impact on the listed building whilst meeting the accessibility needs of the occupant. The internal alterations proposed re-configure the existing space available whilst offering a solution without extending. When viewed from the public realm there will be minimal readable change with only the infill of an external door with timber cladding to match the existing.

The internal alterations seek to work within the existing context and constraints with emphasis on retaining/re-using where possible, such as the existing store doors and internal door.

Conclusion

The proposed internal alterations to the existing WC seek to make the necessary upgrades in order to facilitate ground floor living with a fully accessible wet room. The alterations are well considered, with an emphasis on retaining, re-using and working within existing constraints thus avoiding the need to extend the property and any harmful impacts this could cause.

On balance, the minimal interference to the non-historic portion of the property will be greatly outweighed by the benefit of the upgrades to the occupant, allowing them to functionally remain living in their home without compromising the importance of any historic fabric.