

DESIGN & ACCESS STATEMENT



AVON HOUSE, LANGLEY PARK

JANUARY 2026

Prepared by PRC Group
on behalf of SREIT Property Limited

T1425 - Rev 0



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1.0 INTRODUCTION

THE PURPOSE OF THIS DOCUMENT

This Design and Access Statement has been prepared on behalf Of SREIT Property Limited in support of an application for:

- Listed Building Consent / Demolition, and (if required)
- Planning permission

For works to Avon House, a Grade II listed (List Entry Number 1268116) former farmhouse within Langley Business Park, Chippenham.

The document explains:

- The site and its context;
- The design principles and justification for works;
- How the proposals address access; and
- How they comply with relevant planning and heritage policy.

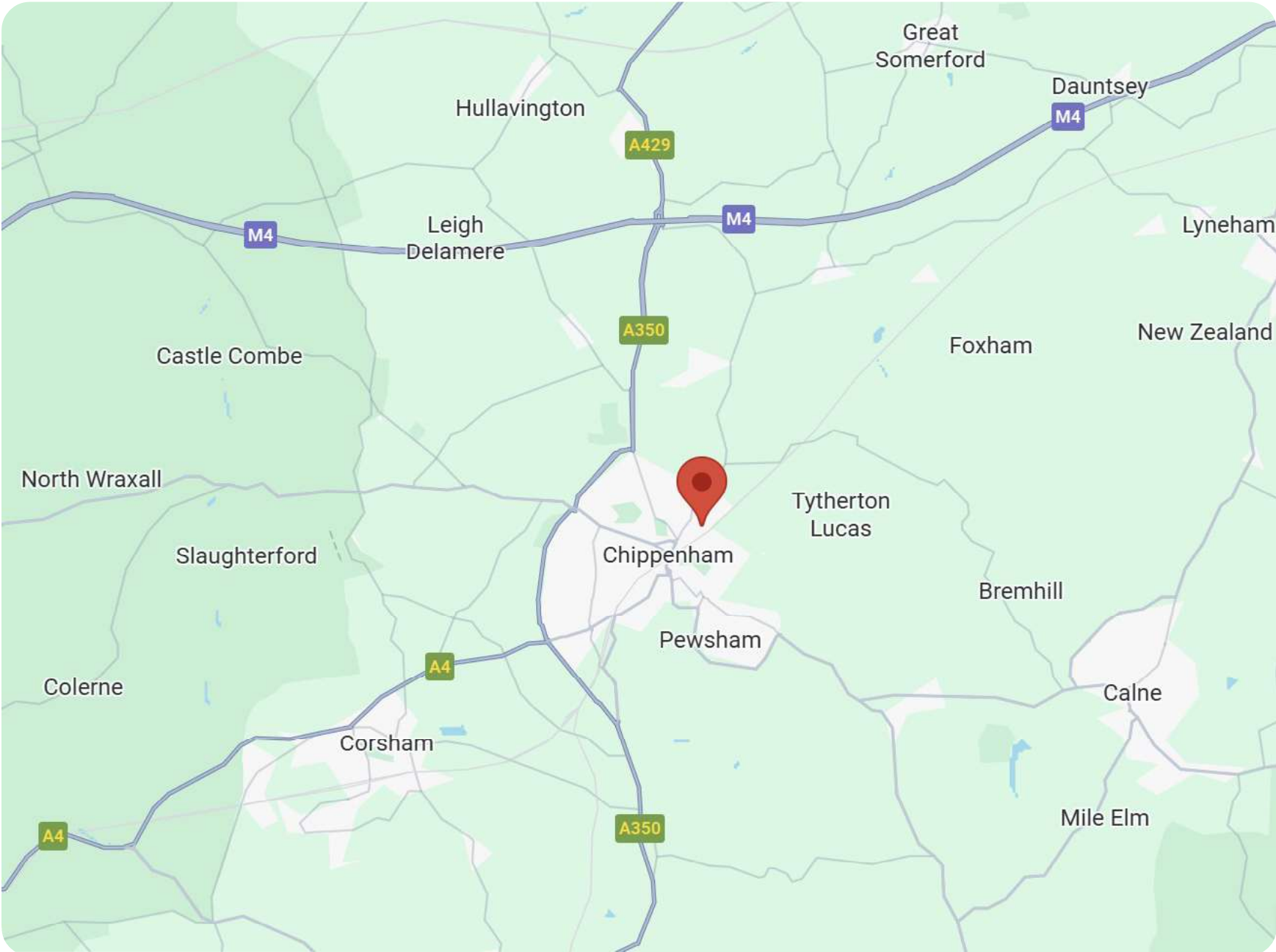
DESCRIPTION OF THE APPLICATION

The proposals compromise of the demolition of approximately 369msq of late 20th-century single storey lean-to and flat-roofed extensions and link structures attached to Avon House and the adjoining former barn, much of which is unsafe due to poor condition and roof collapse and:

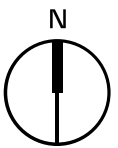
The reinstatement and repair of the existing roof ands exposed original stone external walls, including removal of modern internal finishes and conservation led stonework repairs.

SITE ADDRESS

Avon House, Langley Business Park, Chippenham, Wiltshire SN15 1GE



SITE LOCATION PLAN



2.0 SITE AND SURROUNDING AREA

Avon House is located within Langley Business Park, a substantial late 20th-century business park on the eastern edge of Chippenham. The site lies adjacent to Cocklebury Lane (historically the principal means of access to the farmstead) and is approached via Langley Park Way.

The immediate context is entirely modern and commercial in character, comprising:

- Hard surfaced car park;
- Single and multi-storey office and light industrial buildings;
- Chippenham power station to the south;
- A further industrial park (Parsonage Way) to the east; and
- The Great Western Railway line to the south.

High security fencing prevents direct pedestrian access from Cocklebury Lane and obscures outward views.

It is acknowledged that the original rural setting of the farmstead, its agricultural hinterland, and the legible relationship between the building and Cocklebury Lane have been entirely lost; Avon House now reads as an historic building embedded within a modern business park.



CONTEXT DIAGRAM - Google Earth, 2021

3.0 EXISTING BUILDING

Avon House is designated as Grade II (List Entry Number 1268116). It is a late 17th / early 18th-century farmhouse of coursed limestone rubble with freestone quoins, arranged on an L-plan with a rear service wing and a former barn linked by later 20th-century additions. Avon House and the former agricultural Barn feature pitched and gabled roofs, which are covered with interlocking concrete tiles.

The east elevation of Avon House retains a 1701 datestone and moulded stone mullion windows with hood moulds, now fitted with early 20th-century metal casements. Modern bay windows flank the principal entrance.

Externally, the stonework has been extensively repointed in hard cement, leading to spalling and decay. Some elevations, primarily the eastern elevation have been rendered.

Avon house has a designated office use and is currently vacant. The adjacent barn structure has been split into cellular spaces currently used by the Langley Park Model Railway group on a rent free basis as display space, meeting rooms and workshops.

A series of late 20th-century additions have been made comprising of the following:

- Single storey lean to extension consisting of poly carbonate roof, blockwork and glazing, providing a link corridor to the rear of Avon House.
- Single storey stone flat roof extension linking Avon House to the former agricultural barn.
- Single storey block research and development building with flat roof and raised low pitch roof housing a former redundant testing facility, connected to the single storey link structure.

The central link extension is uninhabitable and unsafe to access as it has been subject to roof collapse and has been exposed to the elements for an extensive period of time. The floor and roof structures have visible failures and are saturated with moisture and are not accessible. The external walls have been repointed in hard cement, leading to very visible spalling and decay.

The 20th-century additions are in poor condition and utilitarian in appearance featuring block and flat roofs. They obscure the original stonework and create awkward junctions that contribute to damp and decay.

The modern additions add to the mass and scale of the original buildings and detract from their appearance and historic form.

The poor condition of the extensions represent a significant risk to health and safety and the condition of the listed building and the ancillary barn structure.



IMAGES OF EXISTING BUILDING

3.0 EXISTING BUILDING



PHOTO 1

NORTH ELEVATION SHOWING SATURATION AND SPALLING



PHOTO 2

NORTH WEST ELEVATION SHOWING SINGLE STOREY LINK EXTENSION



PHOTO 3

INTERNAL VIEW OF LINK EXTENSION SHOWING EXPOSURE TO ELEMENTS AND EXTENSIVE DAMP



PHOTO 4

VIEW OF SINGLE STOREY LINK SHOWING ROOF COLLAPSE AND EXPOSURE TO ELEMENTS



PHOTO 5

ROOF COLLAPSE TO SINGLE STOREY LINK EXTENSION



PHOTO 6

SOUTHERN LINK EXTENSION SHOWING POOR CONDITION, CONSTRUCTION AND VEGETATION GROWTH



PHOTO 7

SOUTHERN LINK EXTENSION SHOWING POOR CONDITION, CONSTRUCTION AND VEGETATION GROWTH



PHOTO 8

VIEW SHOWING POOR CONDITION OF ROOF TO LINK EXTENSION AND ROOF COLLAPSE

4.0 THE PROPOSAL

The proposals have been developed following careful consideration of the buildings condition, significance and constraints in consultation with the client and the design team.

The application seeks consent for the demolition of approximately 369msq of floor area.

The proposed demolition consists of the following later 20th-century additions:

- Lean-to extension on the southern side of Avon House consisting of a polycarbonate roof, glazed screen and blockwork
- Link extension consisting of a single storey flat roof extension linking Avon House and the Barn
- Southern extension consisting of a single storey extension to the south of the link

All areas proposed for demolition are later additions/extensions of no positive heritage value and are in extremely poor condition.

The proposed areas of demolition are unsafe and not accessible, sections of roof have collapsed and external walls are saturated with moisture and have visible mould growths internally, elements of the timber floor construction have also collapse and are unsafe to traverse.

The proposed extent of demolition is for the full extent of the later extensions, including roofs, walls, ground floor construction and foundations.

Elements of structure that abut Avon House and the Barn will be inspected prior to demolition and carefully removed to ensure there is no damage or long term impact to the structural integrity of the remaining buildings.

This will be controlled by the preparation of an agreed method statement for demolition works with an approved contractor experienced in working with historic buildings.



DEMOLITION PLAN

5.0 REINSTATEMENT & REPAIR

Following demolition, former external walls that have been internalised will be reinstated as external elevations. The scope of works comprises:

Removal of Modern Finishes:

Careful removal of wallpaper, emulsion paint, gypsum plaster and cement-based render from former external stonework walls using hand tools only (no mechanical chisels or grinders directly on the stone face);

Removal of modern dry-lining and stud partitions where these abut or cover historic stonework.

Stonework Repair:

Cleaning of exposed stone by gentle methods (typically soft bristle brush and low-pressure water, avoiding chemical or abrasive cleaning);

Raking out of defective cement-based pointing to a depth sufficient to achieve a sound key (typically 25–30mm);

Repointing in a compatible lime mortar (likely NHL 3.5 or hot-mixed lime, to be determined following mortar analysis), matched in texture and colour to surviving historic pointing;

Localised stone repairs: where stones are missing, badly eroded or structurally unsound, undertaking discrete repairs using stone of matching geology, colour and texture (likely oolitic limestone from a local or regionally appropriate source). Repairs to be clearly distinguishable on close inspection but visually recessive.

External Weathering Details:

Installation or adjustment of lead work flashings and coping's where required at eaves, verges and abutments;

Provision of cast-iron or painted aluminium rainwater goods (gutters and downpipes) to protect reinstated elevations, detailed to be visually sympathetic and unobtrusive;

Making good of roof coverings and verges where disturbed by removal of abutting structures to

match existing.

Traditional and compatible materials and details will be used to secure the retained buildings long-term performance.

Services:

Rationalisation of external pipework, conduits and fittings to minimise visual impact and avoid unnecessary fixings into historic stonework. Redundant services to be removed and external walls penetrations to be infilled with stone work to match existing.

No changes to the principal roof geometry or historic window openings are proposed.

The aim of the proposal is to maintain the existing listed building for its potential continued use within the wider Langley Business Park estate.

6.0 IMPACT OF DEMOLITION

The structures proposed for demolition are late 20th-century utilitarian additions constructed in blockwork, stone and are of flat-roofed construction. They:

- Are not identified in the list description;
- Post-date the building's designation;
- Are of no architectural merit;
- Are in poor or very poor structural condition;
- Obscure the L-plan form and original stone elevations; and
- Contribute negatively to the legibility and condition of the asset.

Their removal will:

- Reveal more of the historic stone envelope, improving legibility and appreciation;
- Remove sources of water ingress and structural instability that currently threaten the listed building;
- Restore a clearer reading of the original plan form and massing.

The demolition causes no harm to the special interest of the listed building. On the contrary, it represents a heritage benefit by removing accretions that obscure and threaten the historic fabric.

The proposed works to expose and repair stonework will:

- Enhance evidential value by making historic fabric visible, legible and interpretable;
- Improve physical condition by replacing harmful cementitious materials with breathable, compatible lime mortars and renders;
- Support long-term conservation by addressing the current cycle of decay caused by inappropriate repairs;
- Result in the loss of modern office partitions, plaster and suspended ceilings — all of which are of negligible heritage value;
- Remove unsafe structures.

This element of the scheme will enhance the special interest of the listed building

by conserving and better revealing its significance, in accordance with Section 16 of the NPPF.

Taking the proposals as a whole:

- The works will conserve and enhance the evidential and aesthetic values of the asset;
- No historic fabric of significance will be lost;
- The works are reversible in principle, should future conservation priorities change;
- The proposals represent best practice in the repair and conservation of historic masonry buildings.

Overall the proposals will result in a heritage benefit (enhancement), with no identified harm to significance.

7.0 DESIGN RATIONALE

The design has been guided by the following objectives:

- Remove visually and structurally intrusive later additions that detract from the appearance and legibility of the listed building;
- Conserve and better reveal the original stonework and form of the farmhouse and barn;
- Address ongoing fabric deterioration associated with inappropriate cement repairs and defective junctions;
- Use traditional, compatible materials and details to secure the building's long-term performance;
- Maintain the building's suitability for viable continued use within the wider Langley Park estate.

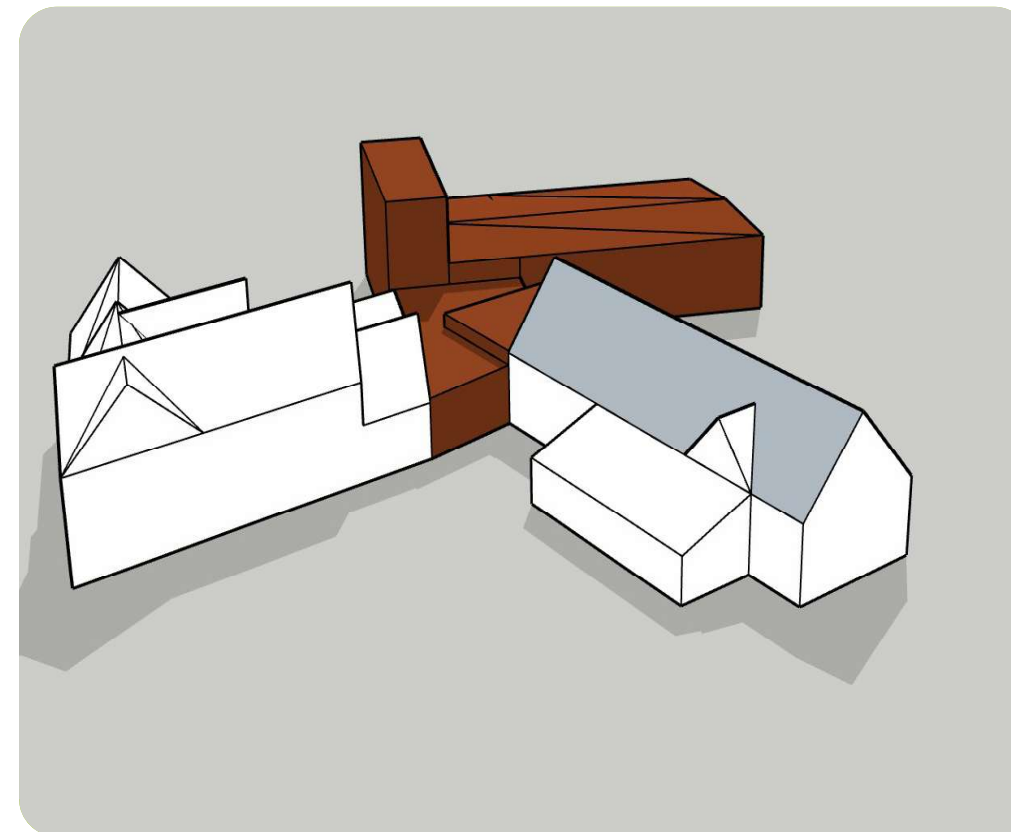
Demolition will reduce the overall mass of development immediately adjoining Avon House and clarify its original L-plan form. No new built volume is introduced. The scale and silhouette of the listed building are therefore preserved, and the visual impact of low-quality extensions is removed.

By exposing and repairing the original stone elevations, the proposals will:

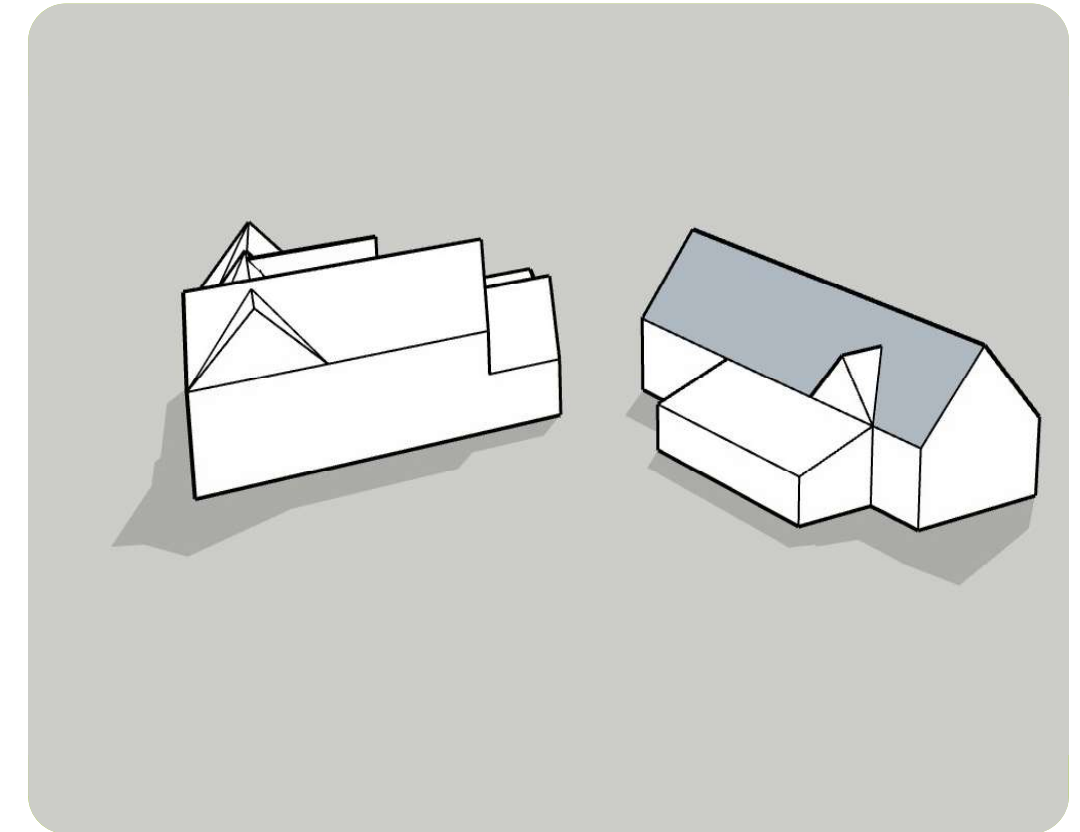
- Reinststate a coherent external appearance consistent with the building's date and type;
- Replace discordant blockwork and flat roofs with the authentic historic fabric;
- Use lime mortars, lead flashings and traditional rainwater goods, ensuring visual and technical compatibility.

New work will be visually recessive and detailed to be sympathetic yet identifiable on close inspection, in accordance with good conservation practice.

Landscaping and External Works
No significant changes to site layout, hardstanding or landscaping are proposed as part of this application. The existing car park and circulation arrangements remain unaltered.



INDICATIVE MASSING PLAN SHOWING EXISTING BUILDING



INDICATIVE MASSING PLAN SHOWING REMOVAL OF EXTENSIONS

8.0 MATERIALS & WORK METHODS

Materials:

Stonework

- Replacement stone (where unavoidable): oolitic limestone, sourced locally or from a regionally appropriate quarry, to match existing in colour, texture and weathering characteristics.
- Bedding and jointing: to follow existing joint widths and profiles.

Mortars

- Repointing mortar: Natural Hydraulic Lime (NHL 3.5) or hot-mixed lime, with aggregate matched to existing historic mortar. Mix design to be confirmed following mortar analysis.
- Lime putty pointing where appropriate to finer or more sheltered elevations.

Rainwater Goods

- Cast iron (painted) or powder-coated aluminium to match existing traditional profiles elsewhere on the building.

Flashings and Weatherings

- Code 4 or Code 5 lead, with appropriate expansion provision, fixed in accordance with the Lead Sheet Association guidelines.

Method of Working:

All works will be undertaken:

- By contractors with demonstrable experience of working on listed buildings and historic masonry;
- Under the supervision of an accredited professional ;
- In accordance with an agreed Method Statement.

Building Recording:

A photographic record will be compiled throughout the demolition process. Recording the works completed along with evidence of the exposed elements of Avon House and the Barn following demolition to record condition and appearance prior to remedial works being undertaken.



INTERLOCKING CONCRETE TILES



OOLITIC LIMESTONE



MORTAR BEDDED VERGE DETAIL



STONE QUOINS REINSTATED

9.0 PLANNING CONTEXT

The proposals have been considered against Section 16 of the NPPF (Conserving and enhancing the historic environment). In summary:

- Great weight is given to the conservation of this Grade II listed building;
- The scheme removes harmful additions, better reveals the significance of the asset and secures its long-term conservation;
- Any very limited loss of minor modern fabric is clearly outweighed by the heritage benefits of exposing and repairing original stonework.

The works therefore accord with NPPF policy, particularly paragraphs relating to sustaining and enhancing designated assets and opportunities to better reveal significance.

Wiltshire Core Strategy relevant policies:

- Core Policy 58 – Ensuring the conservation of the historic environment

The proposals protect and enhance the historic environment by removing unsympathetic extensions, conserving original fabric with appropriate materials, and improving legibility of the building’s historic form.

Core Policy 57 – Ensuring high quality design and place shaping. The design improves the appearance and quality of the site by eliminating poor-quality additions and reinstating appropriate traditional materials and details.

Core Policy 10 – Chippenham Community Area
By improving the condition and presentation of Avon House and supporting its ongoing viable use within Langley Park, the proposals align with the spatial strategy for Chippenham.

The proposals align with relevant planning policy and should be recommended for approval.

10.0 ACCESS

Existing Access:

Access to Avon House is currently gained from the surrounding car parking within Langley Park. Principal entrances and internal circulation are unaffected by the proposals.

Impact of the Works

No new entrances are created and no existing doorways serving occupiers are removed.

External levels, thresholds and circulation routes remain unchanged.

The demolition of single-storey extensions does not alter the means of access to Aon House or the Barn.

During construction, safe access and egress will be maintained or temporarily re-routed as necessary under a contractor’s site management plan.

Future Accessibility, any future works specifically aimed at improving accessibility (for example, ramps or lifts) will be subject to separate design and consent processes. None are included in this application.

11.0 CONCLUSION

This application seeks consent for the demolition of poor-quality late 20th-century extensions to Avon House and the adjacent Barn structure along with the reinstatement and conservation repair of the exposed historic stone elevations, exposed following demolition..

This Design and Access Statement demonstrates that:

- The extensions proposed for demolition are of no heritage value and detract from the character and condition of Avon House;
- Their removal, together with conservation-led repair of exposed stonework, will enhance the appearance, legibility and durability of the listed building;
- The proposals comply with national and local planning policies for design and the historic environment;
- Access arrangements are maintained and unaffected by the works.

On this basis, the scheme represents a proportionate, well-considered and beneficial intervention, and it is respectfully requested that Listed Building Consent (and any associated Planning Permission) be granted.