

DESIGN, ACCESS & HERITAGE STATEMENT

42 SHURNHOLD | MELKSHAM
P25-023DAHS-A
02/02/2026

VERSION A





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Design, Access & Heritage Statement

42 Shurnhold (Nos. 40 & 42 Bath Road), Melksham, Wiltshire SN12 8DG
Application for Householder Planning Permission & Listed Building Consent
Prepared by Lynea Architects | February 2026

1 | INTRODUCTION

Introduction & Purpose of the Statement

This statement has been prepared by Lynea Architects in support of applications for Householder Planning Permission and Listed Building Consent at 42 Shurnhold, Bath Road, Melksham, a Grade II listed cottage forming one of a pair (Nos 40 & 42 Bath Road). The proposals comprise the demolition of an existing single-storey lean-to rear extension and its replacement with a larger single-storey flat-roofed orangery, together with the introduction of a first-floor WC on the existing landing.

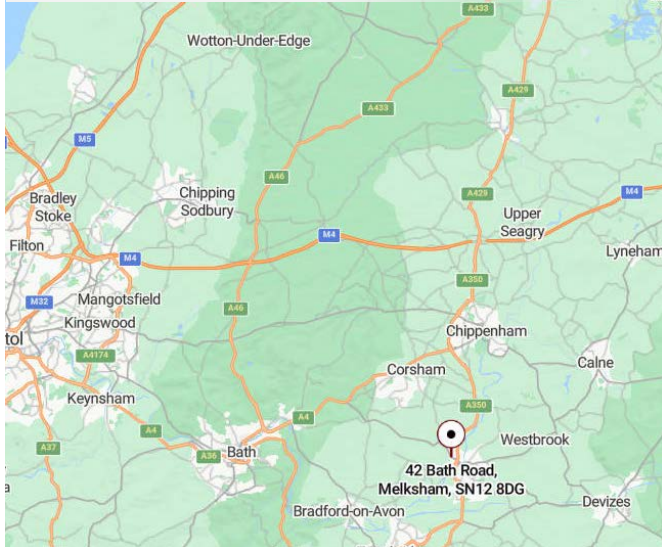
The purpose of this document is to demonstrate that the proposals have been informed by a clear understanding of the site's heritage significance and context; that the works are of an appropriate design, scale and materiality; and that they comply with the relevant statutory duties, national policy and Wiltshire Council's local development plan.

In accordance with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. This statement therefore also functions as the required Heritage Impact Assessment in accordance with the NPPF (2024) and Historic England guidance (GPA 2 & 3).

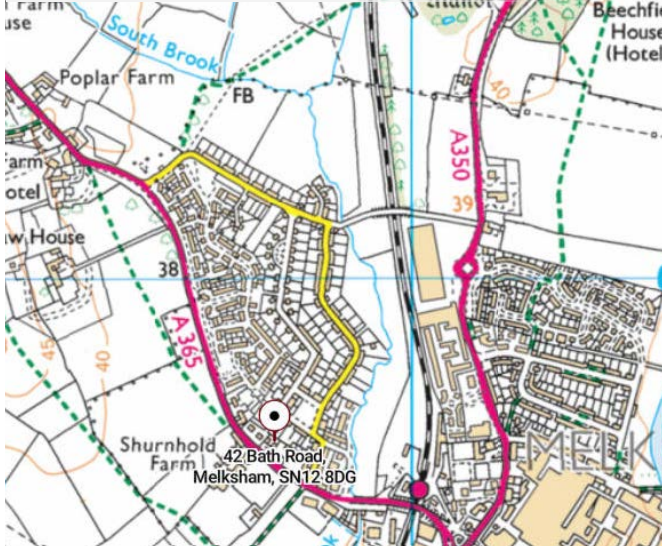


2 | SITE LOCATION

City Wide Location



OS Master Map



Aerial location photo



2 | HERITAGE CONTEXT



Front Elevation - South West



Rear Elevation - North East



Rear/Side Elevation - North

Nos 40 and 42 Bath Road stand on the east side of Bath Road just south of the A350 junction, within a ribbon of historic development.

The cottages are built from locally quarried rubblestone with dressed stone surrounds to doors and windows, cyma-moulded mullions and a stone-tiled roof with coped verges and saddle stones. These elements typify early eighteenth-century vernacular architecture in Wiltshire. The pair has a pleasing symmetry: with a central doorway under a flat hood on brackets flanked by mullioned windows, and four small hipped dormers punctuate the roofline. The interior plan of No. 42 is a traditional two-room layout, with principal ground-floor rooms either side of a central stack and service accommodation to the rear (modern lean-to extension).

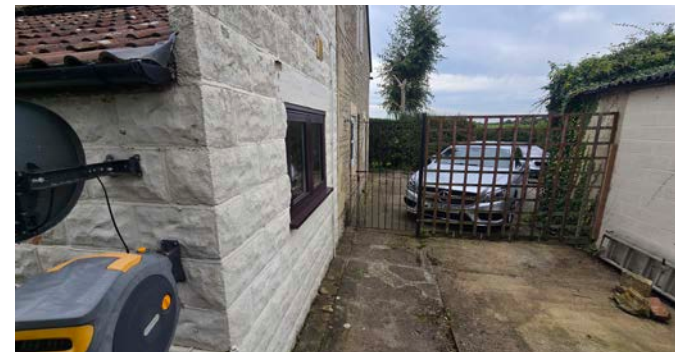
Historic England records that “all windows and door cases of No 42 are restored as copies of originals”, emphasising the high level of integrity that the building still displays. Importantly, the list entry recognises that extensions dating from the nineteenth and twentieth centuries exist to the rear, illustrating that change and adaptation have formed part of the cottages’ history. These documented extensions, together with the substantial two-storey and single-storey additions visible on the adjoining cottage at No 40, demonstrate that the rear elevation of the pair has successfully accommodated ancillary structures over time.



Pussy/Goat Willow



Garden View - North



Rear/Side Elevation/Garage - South West

2 | HERITAGE CONTEXT

More recently, a single-storey lean-to was added along the rear of No. 42 to provide a small kitchen, utility and bathroom. This lightweight structure lacks a damp-proof course or solid floor and is now suffering from rising damp and structural decay.

As mentioned previously, the adjoining cottage at No. 40 has already undergone extensive two-storey and single-storey rear extensions, as evidenced in the adjacent photographs and illustrate two white-rendered gables linked by a flat roof and an additional lean-to at ground floor.

These unrecorded additions demonstrate that considerable change has occurred to the rear of the listed pair. The physical presence of these larger extensions provides a contextual precedent and indicates that enlargement to the rear has been accepted historically, even if planning records are absent. The proposed orangery at No. 42 will be modest by comparison and confined to a single storey.

The current lean-to on No 42 is now at the end of its useful life and the proposed orangery will maintain the tradition of sensitive adaptation while revealing and celebrating the original rear wall which has been hidden since the introduction of the rear extension.

Beyond Nos 40 and 42, Bath Road contains a cluster of listed buildings including Shurnhold Farmhouse and Shurnhold House. Together these assets form a historic enclave within a



Rear Elevation - North East



No. 40 Shurnhold - Rear Elevation



No. 40 Shurnhold - Adjoining Roof/Tiles

more mixed streetscape and underscore the importance of sympathetic change that reinforces local character. Although there is no conservation area designation, the collective presence of these listed buildings and the mature boundary walls and hedges along Bath Road give the area a distinctive, semi-rural character that the proposals will respect being set to the rear of the property and non-visible from the streetscape.



No. 38 Shurnhold



No. 3 Shurnhold

3 | STATEMENT OF SIGNIFICANCE

Architectural Value - Built from coursed rubblestone with carefully dressed ashlar to openings, moulded stone mullions and hipped dormers, and covered by hand-dressed Cotswold stone tiles.

Historic Value - The pair provides tangible evidence of rural domestic life in early-18th-century Melksham. Their plan form, materials and detailing chart the evolution of vernacular building traditions and later adaptation over three centuries.

Communal Value - Although the cottages are not within a conservation area, their prominent position on Bath Road and well-preserved façade contribute to the wider streetscape and local identity. The rear of the site is enclosed and private, and thus alterations here have little visual impact on the public realm.

Group Value and Authenticity - The listing entry records that all windows and the doorcase of No 42 have been restored as copies of the originals, which underscores the care taken to maintain authenticity. The pair forms part of a group of heritage assets along Bath Road with Shurnhold Farmhouse and Shurnhold House, and this collective presence contributes to the significance of each individual building. The survival of historic masonry, plan form and roof structure, together with sympathetic restoration of windows and doors, ensures that the cottages continue to convey the craftsmanship and character of their era.

Capacity for Change - The list description notes that there are extensions of the nineteenth and twentieth centuries to the rear. This acknowledgement demonstrates that the building has historically accommodated change and that such modifications can be assimilated without

undermining significance. It provides a precedent for the careful insertion of a new orangery, provided that its scale, form and materials respect the hierarchy of the historic fabric.

In addition to the tangible heritage values set out above, the cottages possess important intangible qualities. As a continuously occupied dwelling for over three centuries, providing shelter for farming families, craftspeople and commuters, witnessing changes in domestic technology and living standards, and it continues to function as a home. This continuity fosters connection between past and present and provides narrative. The rear courtyard and garden have historically served as productive and social spaces for the household.

By strengthening the physical and visual links between the cottage and its garden, the proposals will restore this relationship and enhance the communal value of the site.





4 | DESCRIPTION OF PROPOSED WORKS

The scheme centres on the careful replacement of the defective rear lean-to with a single-storey orangery. The new extension will be rectilinear in plan and will project into the rear courtyard while sitting comfortably below eaves height of the cottage. Key elements of the proposal are:

Demolition of the Rear Lean-to:

The twentieth-century lean-to will be dismantled in a controlled manner to avoid damaging the historic fabric behind. All salvaged stone and tiles suitable for reuse will be retained.

Construction of the Orangery:

The new extension will comprise a rubble-stone plinth to match the existing cottage, with dressed ashlar quoins. Above plinth level, painted timber columns will support the flat roof. External walls facing the less sensitive courtyard elevation will be rendered in a warm cream tone to match and/or complement the existing stone. Sash-style timber windows and French doors will provide generous light and views to the garden. Two glazed roof lanterns with slim aluminium frames will draw daylight deep into the plan and the flat roof will be finished in a single-ply membrane hidden behind a parapet.

Internal Arrangement:

The orangery will house a large open-plan kitchen/dining/living space, restoring the connection between house and garden. A family bathroom



(the only bathroom in the property) will replace the existing Bathroom. A utility room with direct external access and an adjoining pantry will support the main space. A small glazed lobby will provide a transitional space between the old cottage and the new extension and include a lightwell to bring natural light to the rear of the building.

Exposure of Historic Wall:

The original rear wall of the cottage will have the modern plaster removed, cleaned, repointed with lime mortar and left exposed within the orangery. A band of roof glazing above will highlight this historic fabric and allow daylight to wash down its surface.

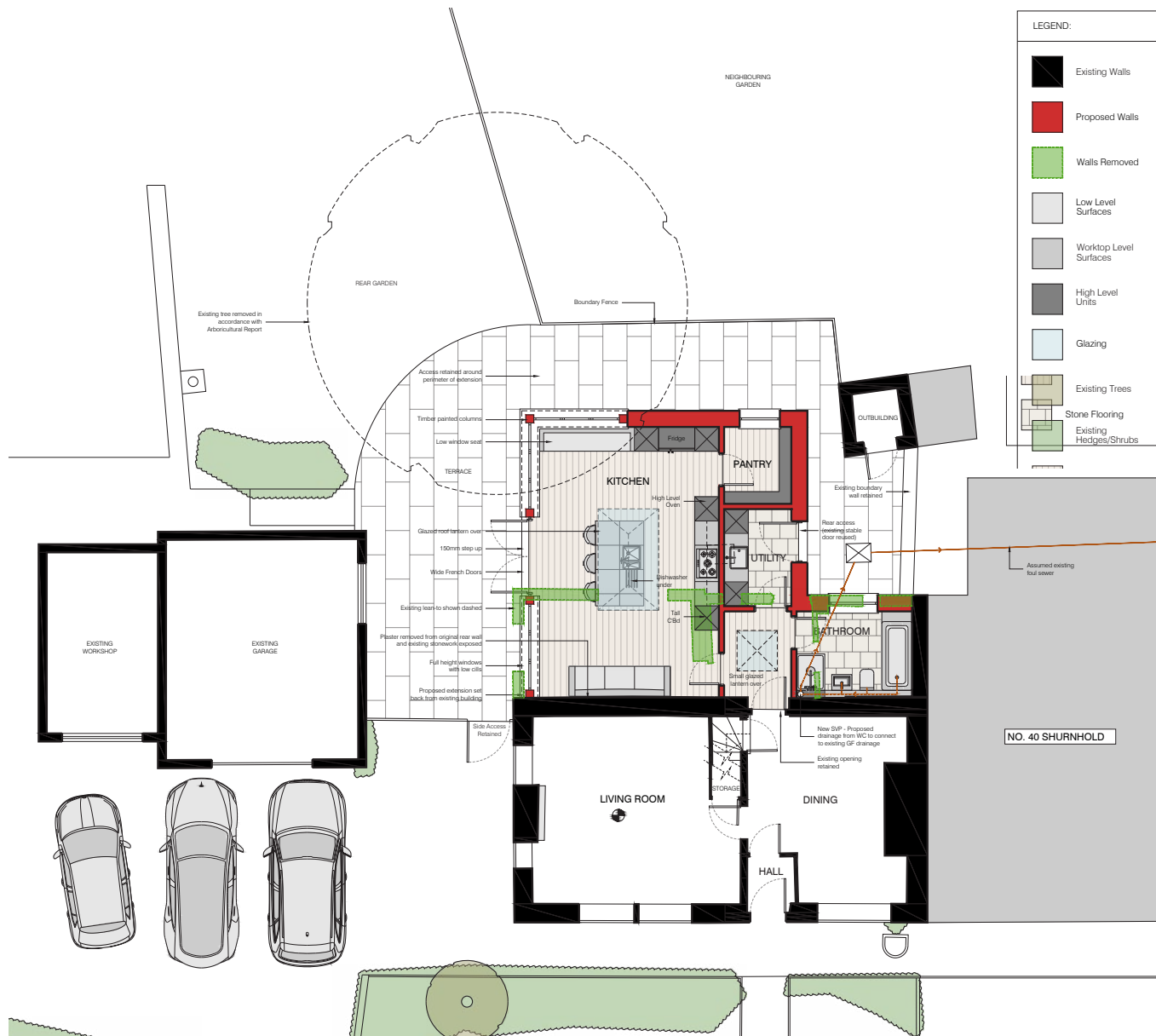
Minor Internal Works:

At first floor, a compact WC is proposed on the landing, lit and ventilated by a small conservation rooflight set flush with the rear roof slope. No structural alterations to the roof or historic plan form are required.

Roof Repairs:

The existing Cotswold stone roof will be repaired, with sound original stones carefully removed and re-laid on the principal elevation (front slope) and any shortfall made up with reclaimed or new matching Cotswold stone to the rear slope to match the neighbouring property's adjoining roof slope.

4 | DESCRIPTION OF PROPOSED WORKS



Layout, Structure and Sustainability:

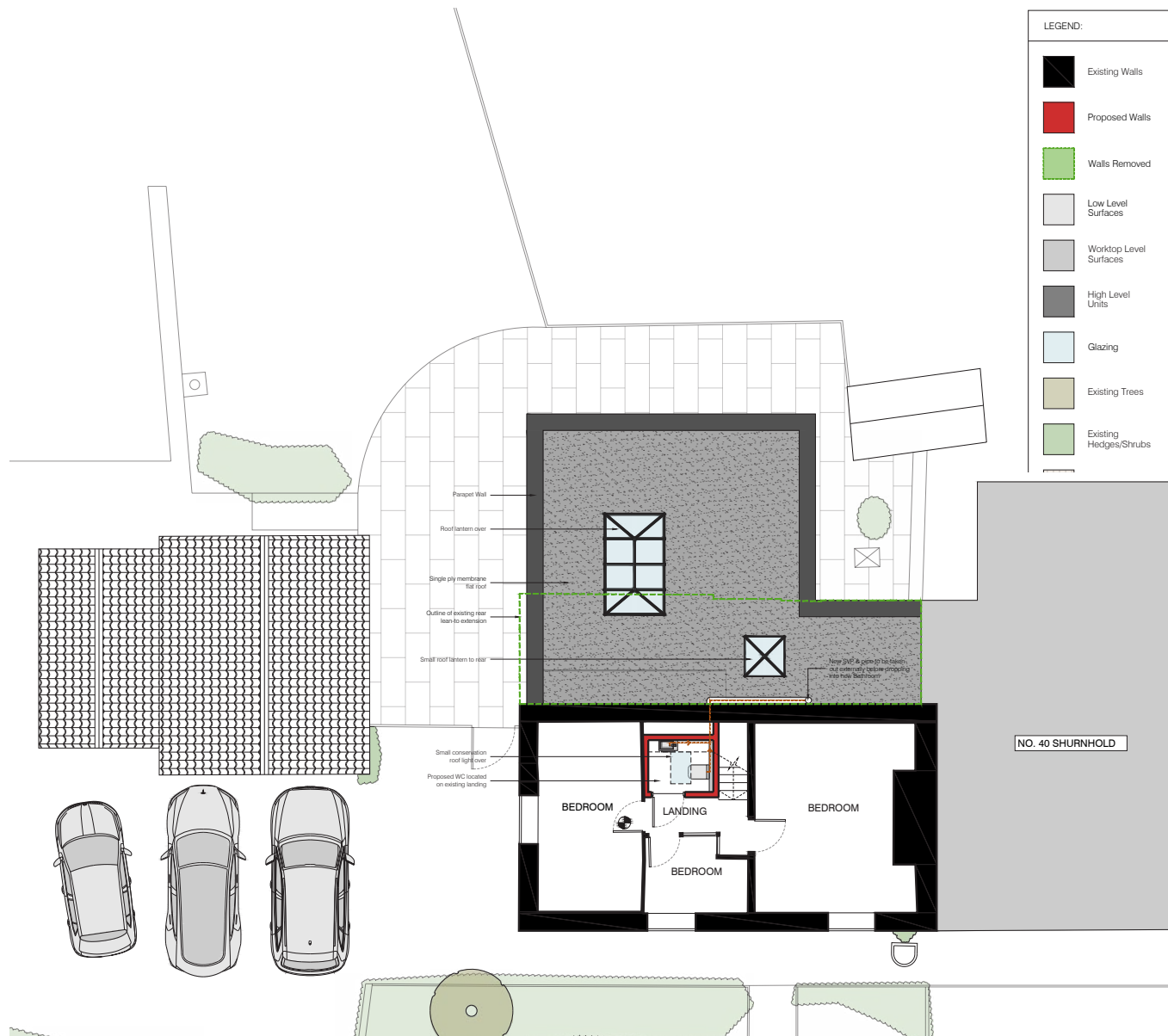
The spatial arrangement of the proposed orangery has been carefully developed to complement the historic cottage and provide a functional heart to the home.

Entering from the existing cottage, one passes through the retained, unaltered opening into a small lobby with roof glazing over. Directly in front, a utility room provides a dirty space to leave shoes and coats without traversing the main living space. The primary space to the left is arranged to accommodate a generous kitchen, dining and living area in a fluid, open plan. To the right, a family bathroom occupies the footprint of the existing ground-floor bathroom, minimising new service runs, while a pantry off the Kitchen area provides much-needed storage. High-level glazing and two roof lanterns bring soft, even light into the interior at all times of day, reducing reliance on artificial lighting.

A new first-floor WC is proposed on the landing. This facility will be discreetly inserted within the existing roofspace and served by a conservation rooflight for light and ventilation. The rooflight will sit flush with the roof covering and be finished in a dark colour to blend with the stone tiles. As a reversible intervention, the WC can be removed or adapted in future without harm to the historic fabric. The introduction of the WC is a vital inclusion into modern day living, providing basic services to the first-floor.



4 | DESCRIPTION OF PROPOSED WORKS



The proposals embrace sustainable design principles. The orangery will be highly insulated, with walls and roof exceeding current Building Regulations requirements.

Glazed elements will be double- or triple-glazed with low-emissivity coatings to reduce heat loss. The heating system will be reused and more efficient radiators installed, plus underfloor heating in the orangery for efficiency and comfort.

Mechanical extract ventilation will serve the utility and bathroom areas, while cross-ventilation via windows and French doors will provide passive cooling.

Rainwater from the flat roof will be harvested for garden irrigation. These measures respond to Wiltshire Core Policy 41 and the NPPF's emphasis on sustainable construction.

In terms of floor area, the original cottage has 57.2sqm per floor (114.4sqm total over two floors) and the existing lean-to extension is 26sqm making the total Ground Floor footprint as it currently stands, 83.2sqm.

The proposed extension is 57sqm including the footprint of the current lean-to extension, so the total proposed new additional footprint is 31sqm which is under 50% of the existing Ground Floor.

Demolition of the Rear Lean-to:

The removal of the lean-to constitutes the loss of twentieth-century fabric of no architectural or historic merit. Its demolition will enhance significance by revealing the original rear wall, eliminating damp problems and allowing the historic masonry to be appreciated.

Attachment of New Structure:

The orangery will connect to the cottage via existing openings and be set back from the side elevation to ensure subservience thus the intervention is easily distinguishable. There will be no new penetrations through the historic stonework.

Scale and Massing:

By limiting the extension to a single storey and keeping its roof below the eaves line, the addition remains subservient to the host. A section of original rear wall above the proposed extension will be visible, providing separation between the two forms. The visible mass is much smaller than the neighbouring two-storey rear wings at No. 40 and will not compete with the cottage's gabled roofscape.

Context of Previous Adaptations:

The presence of nineteenth- and twentieth-century extensions noted in the listing and the substantial two-storey additions at No 40 provide a clear



context that rear extensions form part of the building's historic development.

The proposed orangery is larger in footprint but lower in height relative to the earlier extensions, preserving the hierarchy between the historic cottage and ancillary structures.

Setting and Views:

The extension sits within an enclosed courtyard and is screened from Bath Road by the main house. Consequently, there will be no impact on public views or the streetscape. The front elevation remains untouched and the roofline unchanged (with the exception of repairing the existing roof like-for-like).

The external courtyard has historically acted as the space where incremental additions were made, establishing a clear pattern of rearward development. Our proposals continue this tradition by using the courtyard as a transition between house and garden, while keeping the new extension discreetly tucked away at the rear.

Subjectively, the proposals amount to "less than substantial harm" because the physical intervention affects only non-historic fabric and protects existing stonework. Paragraph 208 of the NPPF makes clear that such harm must be weighed against public benefits; in this case the benefits of repair, revelation and improved sustainability clearly outweigh the limited harm.

Repair and Conservation:

The existing lean-to is failing. It has no damp-proof course or solid floor, leading to rising damp and structural degradation. Its removal and replacement will arrest ongoing damage to the historic cottage. Exposing and protecting the original rear wall, enabling conservation work and providing an opportunity to interpret the building's evolution. This responds to Wiltshire Core Policy 58, which requires designated heritage assets to be protected, conserved and, where possible, enhanced.

Modern Living Conditions:

The existing cottage has very restricted services; a small kitchen, a single bathroom and poor circulation. The orangery will create a functional kitchen/dining/living space, a properly ventilated bathroom, a utility and pantry, and a secondary lobby. This ensures the building remains viable as a family home. Without such improvements the risk of under-occupation or neglect could increase, potentially threatening the long-term conservation of the asset.

Sustainability and Energy Efficiency:

The new extension will meet modern insulation standards and incorporate renewable technology. Upgrading services and insulation reduces energy demand and carbon emissions, supporting Wiltshire Core Policy 41 (sustainable construction) and NPPF paragraph 126, which stresses the

importance of sustainable development.

Social and Economic Benefits:

Construction of the extension will support local trades and use local materials. Improved accommodation will enhance occupants' wellbeing, and the retention of a well-maintained heritage asset contributes to the historic fabric of the area.

Heritage Interpretation and Understanding:

Removing the lean-to and exposing the eighteenth-century rear wall will allow the story of the building's evolution to be read more clearly. Visitors and residents will be able to appreciate how the modest cottage has adapted over three centuries, from its original two-room footprint to the rear lean-to and finally to a contemporary orangery. Such legibility accords with Historic England's guidance on managing significance and will increase public appreciation of the asset's heritage value.

Continuity and Stewardship:

By providing modern, fit-for-purpose accommodation within the curtilage, the proposals secure the long-term occupation and regular maintenance of the listed building. Continued residential use is recognised by Historic England and the NPPF as the best way of ensuring the sustainable conservation of heritage assets.



Internal Original Wall (Currently Covered)



Damp Issues



Ageing Services

Architectural Approach:

The design seeks to create a legible distinction between new and old whilst maintaining a harmonious relationship. Core Policy 57 of the Wiltshire Core Strategy requires development to respond positively to existing townscape and landscape features, including scale, mass, plot size and rooflines. In response, the orangery is kept to a single storey, with a flat roof hidden behind a parapet to avoid competing with the pitched roof of the cottage.

The footprint respects the proportions of the plot and avoids encroaching further into the garden as well as through the space between the original Cottage and its ancillary Garage/Workshop.

The architectural language of the extension deliberately references orangery traditions with light, airy garden rooms that blur the threshold between interior and landscape. By adopting a classical module of plinth, columns and entablature, the design speaks to the historic practice of adding garden rooms to rural dwellings while remaining contemporary in detailing.

This contextual allusion helps the extension sit naturally alongside the eighteenth-century cottage without resorting to pastiche; taking some precedent from the original host building but introducing newer elements as well.

Material Palette and Craftsmanship:

Core Policy 57 emphasises the use of high standards of building materials and finishes. Accordingly, the extension utilises local Cotswold stone for its base, render for secondary elevations, painted timber for columns, frieze and copings, sash windows and doors.

The detailing is crisp and deliberately contemporary; there is no attempt to mimic eighteenth-century detailing, but the palette provides a sympathetic backdrop to the historic fabric. Internally, the exposed rear wall will be repointed with lime and left unpainted to celebrate its history.

New timber joinery will be crafted by local makers using sustainably sourced hardwood, demonstrating investment in traditional skills and aligning with Wiltshire's emphasis on quality craftsmanship.

External joinery will be painted in a muted heritage colour to complement the stonework and reduce maintenance requirements.

Scale, Massing and Siting:

By replacing a low lean-to with a flat-roofed structure of similar height and footprint, the extension maintains the domestic scale characteristic of the cottage group. It is deliberately subordinate in height and mass to the two-storey rear extensions at No. 40.

The plan ensures that principal rooms overlook the garden, reinstating a visual connection lost through previous unconsidered alterations.

The orangery is aligned to follow the boundary walls and existing paths, ensuring that circulation through the plot remains intuitive. A glazed lobby creates an articulated link, subtly offset in plan to avoid a rigid join and to provide a moment of transition between historic and new spaces.

From within, framed views towards the garden will encourage the owners to occupy and tend the outdoor space, fostering a stronger relationship between house, garden and setting.

Access:

There will be no change to vehicular access or parking arrangements; three off-street spaces will remain available within the curtilage. Pedestrian access remains via the front door; internally, the reconfigured layout provides better flow between rooms and level access into the new extension.

The reorganisation of the ground floor will enhance accessibility: the new WC, utility and pantry are all flush, minimising internal level changes. Door widths and circulation routes will meet current standards, and the French doors to the garden will incorporate a low threshold to ensure that the garden is accessible to people of all abilities. Natural lighting and ventilation, provided by roof lanterns and clerestory windows, will contribute to a healthy internal environment.



National Planning Policy Framework (NPPF 2024)

Chapter 12

Achieving well-designed places

“The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning process should achieve. It calls for clear design expectations, developed with local communities and rooted in an understanding of each area’s defining characteristics”.

The proposal responds to this by drawing on the vernacular palette of materials and designing contextually, appropriately and sustainably.

Chapter 16

Conserving and enhancing the historic environment

“Paragraph 195 of the NPPF identifies heritage assets as irreplaceable and requiring conservation consistent with their significance; paragraph 206 demands clear and convincing justification for any harm; and paragraph 208 requires that less-than-substantial harm be weighed against public benefits”.

The proposals cause a low level of less-than-substantial harm and provide clear public benefits through enhanced significance, improved living conditions and sustainability.

Wiltshire Core Strategy

Core Policy 57

Ensuring High Quality Design and Place Shaping

“CP57 requires development to respond positively to the existing townscape, built form, height, mass, scale, plot size, materials and rooflines; to be sympathetic to and conserve historic buildings and landscapes; and to use high standards of building materials, finishes and landscaping”.

The orangery has been designed to be subordinate in height and mass (single storey), uses locally appropriate materials (cotswold stone), and reinforces development in the locality, thereby complying with this policy.

Core Policy 58

Ensuring the Conservation of the Historic Environment

“CP58 states that development should protect, conserve and where possible enhance the historic environment and that designated heritage assets and their settings will be conserved and, where appropriate, enhanced. The policy emphasises preserving nationally significant archaeological remains, listed buildings, conservation areas and non-designated assets”.

By removing a detrimental addition and revealing historic fabric, the proposals enhance the listed building and therefore satisfy CP58.

Core Policy 41

Sustainable Construction and Low-Carbon Energy

“CP41 encourages development to incorporate renewable energy, energy efficiency and sustainable construction measures”.

The proposed orangery will meet modern insulation and construction standards and will improve the overall performance of the building.

The proposals also respond to the spirit of the list entry itself, which acknowledges that extensions from the nineteenth and twentieth centuries exist to the rear of the cottages. By continuing this tradition of subordinate additions using high-quality materials, the development aligns with Historic England’s concept of constructive conservation and demonstrates how sensitive change can sustain a building’s long-term use.

10 | CONCLUSION

The application for 42 Shurnhold has been carefully shaped by understanding the cottage's heritage significance and the statutory and policy framework governing change to listed buildings.

The removal of a defective lean-to and construction of a finely crafted orangery will enhance the architectural legibility of the rear elevation, conserve and reveal historic masonry, and provide the modern accommodation necessary to secure the cottage's long-term residential use.

The new extension is deliberate in its low level scale and uses high-quality materials that respond to Core Policy 57's requirements for design and materials. It will deliver clear public benefits, repairing and enhancing a designated heritage asset, improving sustainability and comfort, and supporting the vitality of the area, outweighing the minor, less-than-substantial harm identified.

Precedents from nearby properties confirm that Wiltshire Council has supported similar or larger extensions where well designed. Consequently, the proposed development accords with national policy, the Wiltshire Core Strategy and Historic England guidance. Planning permission and listed building consent should therefore be granted.



Early Concept Image