

DESIGN & ACCESS STATEMENT

SMALLBROOK HOUSE, EDWARD ST. WESTBURY
CHANGE OF ROOF FINISH TO REAR SINGLE STOREY LEAN-TO
JOB NO: 2505
DOCUMENT: 2501-3 612 C

INTRODUCTION

This report has been prepared by Vallis Architecture Ltd on behalf of the applicant. It is intended for use as information relating to the listed building consent application process, for use by the applicant/agent and Wiltshire Council only and is not to be used for any other purpose.

LOCATION AND BUILDING

Smallbrook House is a two storey building located to the west side of Edward Street, immediately to the south of a supermarket and opposite the entrance to Church Street.

The building was listed in 1976 as grade II and renovated in the late 1990s.

ISSUES WHICH NEED ADDRESSING / CONTEXT

The use of pantiles, installed in the 1990s refurbishment in place of double roman tiles, was technically deficient, because they are laid at 12 degrees; the minimum advised pitch for traditional pantiles is 22.5 degrees, so they are laid at about half the advised pitch. This has led to a vulnerability both to wind-driven rain (predominantly from the west) and spalling of the tiles; the former because of gaps which exist between adjacent tiles, the latter due to water not running off the relatively porous older tiles, causing spalling after frost events. The client reports that they had to replace over 100 pantiles after one severe cold spell in early December about 6 years ago. Both these issues are leading to water ingress, staining and damage to the ceilings and walls of the rooms immediately below the roof, despite the use of double felting below the tiling. It would not be possible to reconfigure/increase the pitch of the roof to 22.5 degrees as this would cover an existing window on the west elevation and change the mass/form of this side of the building.

PROPOSED WORKS.

The proposed works are to retain the existing form of the rear lean-to roof, including its pitch angle, edge details etc., but replace the pantiles with natural slate with an integrated (but hidden) backing which ensures weatherproofing against wind-driven rain etc. This system is specifically designed to be laid at the lower pitch of the existing roof, so would address the issue of wind-driven rain and leaks without changing the mass/form of the building or its visual aesthetic.

Further details of the proposals are outlined below:

USE

The existing use is class A at ground floor with class C above. The proposals do not seek to change either of these uses, which will remain as existing.

AMOUNT

Neither the floor area nor the volume of the building will be altered as a result of these proposals.

SCALE

The form and scale of the existing building will not be altered as a result of these proposals.

APPEARANCE

As the visible part of the proposed slates is a natural material (the weatherproofing backing being hidden), we believe that the use of a natural material will retain the historical appearance of the building whilst addressing the technical issues that have precipitated this application. The proposed slate is ArmouredSlate in graphite by Mayan Roofing Systems Ltd.

The existing roof of the main part of the building will remain as existing.

LANDSCAPE

There is an access way/yard (about 1.2m wide) to the west and north of the building. This area will not be affected by the proposals.

ACCESS

The existing access to the building will not be affected/altered by these proposals.

RELEVANT POLICIES.

The site lies within the development limits of Westbury.

With reference to the Westbury Town Centre local inset plan, we understand that the site is subject to the following policies noted in West Wiltshire District Plan:

Policy C15 – Area of higher archaeological potential. We believe that as no works are proposed to the ground around the building, the proposals do not give rise to any archaeological disturbances.

Policies C17 - C25 – Conservation Area. The application site is not in a conservation area, though it is noted that the boundary of a conservation area is immediately to the east and south of the application site.

Policy SP1 – Town Centre Shopping. No retail development is proposed as part of the proposed works. The policy is therefore not applicable to this application.

SP5 – Secondary Retail Frontages. No change of use is proposed to the area of the building facing Edward Street. The policy is therefore not applicable to this application.

GV 2025-02-07

REV: B	2026-06-17	Proposed roof finish amended as conservation officer advice.
C	2026-06-19	Minor amendments to text.