

23 Horsefair, Malmesbury

Design, Access and Heritage Statement

Application to demolish and rebuild a modern link building between the main house and outbuilding at 23 Horsefair, Malmesbury. To include the reworking of the outbuilding to form a new kitchen

Revision 1
June 2026

25016-5001-1



1. Introduction

This document supports a Full Planning and Listed building application for the partial demolition and reconstruction / refurbishment of the existing piecemeal development to the rear of 23 Horsefair, Malmesbury. It includes the reconstruction of 2 dormer windows on the main house which have fallen into disrepair.

The proposals have been developed further to a previous approval. This previous approval (PL/2023/03721 LBC and PL/2023/03609 FUL)proposed the removal of both external curtilage listed elements and created an entirely new structure to the rear, which extended slightly into the garden.

This application has been developed following consideration of an alternative scheme which aims to retain the form and major elements of the historic outbuilding, whilst providing a new link building to replace a modern, poorly constructed connection. This reduces the overall scale of the proposal whilst retaining more of the historic fabric.

2. Site and Planning History

The site comprises of Grade II listed 23 Horsefair and curtilage listed buildings to the rear. The property is located on Horsefair, heading into St. Mary street. Unusually for this area, there is a large garden to the rear of this property, which this application seeks to make better connection with. The site is located within the Malmesbury Conservation Area no. 11 : Horsefair.

The building is a 3 storey terraced cottage with the top floor within the roof. The ground floor has a simple living space in the main body of the house, with a more recent extension to the rear, housing a small kitchen and dining space. This space connects the main house to the outbuilding, which is presently just used for storage and has no internal link to the house. Beyond the outbuilding is a generous garden, which the homeowners enjoy using. This proposal seeks to connect the house more comfortably with the garden space and allow better enjoyment of both the garden and the house, whilst refurbishing the outbuilding to make efficient use of existing structures.

The upper floors of the house compromise 2 bedrooms on the first floor, and a bathroom on the top floor. Part of this application seeks to place a shower room / WC on the ground floor where it is much needed. This was included within the previous approvals.

In addition, this proposal seeks permission to replace the two dormers on this top floor. One sits within the stone slate roof of the west elevation and the other sits within the concrete tile roof of the east (rear) elevation. Both are in very poor condition and have been subject to water ingress over the years. They appear to have many patch repairs over time and the homeowner would like to fully renew them to help secure the quality of the heritage asset for the long term. An opportunity would also be taken to review the existing roof slates and supports whilst works to the dormers are ongoing, and any repairs required would be completed.

Planning History

There are 4 historic applications at the site

N/94/01659/LBC - New dormer window to rear . Connect EX store to shower room and living area / remove ExWC outbuilding alterations - Approved

N/07/01118/LBC - Relates to 23-39 Horsefair and was for overhaul of electricity supply cables

PL/2023/03721 LBC - This recent approval was for a larger scheme and the demolition of the outbuilding - CONSENT.

PL/2023/03609 FUL -This recent approval was for a larger scheme and the demolition of the outbuilding - PERMIT

3. Heritage Statement

As noted above ,the site comprises of Grade II listed 23 Horsefair and curtilage listed buildings to the rear. The property is located on Horsefair, heading into St. Mary street.

The house has both historic and aesthetic significance, in the main derived from no. 23 Horsefair. The 18th century dwelling has both intrinsic value and cumulative importance, due to the contribution that the property makes to the historic terrace and overall streetscape within the conservation area.

The stone outbuilding has little remaining significance and this has been proved within previous applications, leading to an approval for its demolition. Equally, the existing development to the rear of the house, and of neighbouring properties, is considered to have a negative impact on this grade II listed building and the conservation area

The proposals seek to connect the existing outbuilding to the house in a sensitive way, which enhances the setting of the listed building and retains more of its existing structure.

4. Proposals

Outbuildings

The proposals outlined below are of a lesser size, scale and impact, to proposals already approved and are therefore hoped to be positively viewed given the desire to retain more of the existing structure.

The existing kitchen link building is in a poor condition and the homeowners have a desire to create a more usable kitchen / dining area, whilst also creating a more usable and connected link between the house and the garden. The proposals are to replace this modern connecting building, whilst retaining much of the historic outbuilding. A new connecting building will create a new dining space and a WC / shower room will be added. The existing structure will then become a kitchen space with external access to the garden.

The floor is required to step between the house and the outbuilding, both to address the level changes between the house and garden, and to achieve an acceptable head height within the outbuilding. This allows a closer connection level to the garden, which will require a stepped terrace externally as per the previously approved scheme.

It is proposed that the finished roof of the outbuilding be maintained at its existing height. A high level of insulation within the roof structure as well as breathable, natural insulation, applied to the internal walls, will create a habitable space whilst being sensitive to the requirements of moisture movement in the historic stone structure.

The existing northern door opening in the outbuilding is proposed to be retained but partially infilled with vertical timber boarding. The head will be lifted to allow space for a small window that can sit above worktop level. A new opening is proposed in the eastern end that will allow direct connection to the garden. The new connection building is designed to be somewhat subservient to the historic structures, where its roof is set slightly lower than that of the outbuilding, and its external wall clad in soft vertical timber allowed to grey. This wall also has large glass elements so that it can feel less cumbersome and more lightweight against the stone of the outbuilding and main house .

The roofs of both elements are a natural zinc, which will weather quickly to a dull grey. Both elements also have slim frame roof lights to bring much needed natural light into the spaces. These crisp elements will feel light and compliment the zinc roof.

Dormer windows

Both dormer windows are in a poor state and require upgrading to ensure the longevity of the roof and the building as a whole. They are both similar in size, the front (west) dormer with an arched head and the rear (east) dormer with a pitched roof. Both are set low in the roof so have clearly had a large amount of water ingress at the cill and cheeks over the years. Both have relatively modern windows and the rear has no projecting cill. The front dormer is set within a stone slate roof and the rear within a concrete tile roof.

The proposals are to reconstruct both dormers. It is proposed that they have a very slightly wider cheek so that a small amount of insulation can be added. Slim - double glazed windows are proposed within flush cotswold casements. A projecting cill section will be added to both, that is lifted some 50mm above the plane of the roof to allow lead flashing to face a slight up-stand to prevent water ingress or water sitting at the cill. An opportunity would also be taken to review the existing roof slates and supports whilst works to the dormers are ongoing, and any repairs required would be completed.

5. Access

There will be no change to the access to the building or site.

6. Heritage Impact and Conclusion

The proposal will result in the removal of a poorly designed kitchen annex and the refurbishment of an exiting outbuilding to bring it back into use. The proposed design is smaller in size and scale to that already approved under PL/2023/03721 LBC and PL/2023/03609 FUL.

The proposals offer a high-quality solution that will create a far more usable house for the homeowner whilst ensuring its longevity through focused attention on the dilapidated outbuilding and dormer windows.

The proposals are considered to have no negative impact on the heritage asset and adjacent assets in the conservation area. Indeed the refurbishment of the dilapidated structures will have a positive impact on the building and conservation area, and will secure the long term future of the building.

7. Photographs



View of the front of 23 Horsefair



View to the rear showing the existing outbuilding and the neighbouring brick structure to the left. The side access can be seen the right, with dormer window above.



Wider view of the house and its setting within the terrace. View from the east



View of the outbuilding. The existing kitchen door can be seen to the right.



View of the existing, poor modern infill that presently houses the kitchen



Internal view of the outbuilding showing corrugated roof and modern blockwork



Internal view of the outbuilding

Listing Description

Heritage Category: Listed Building
Grade: II
List Entry Number: 1269341
Date first listed: 04-Mar-1976
Date of most recent amendment: 19-Jul-1996
List Entry Name: 23, HORSEFAIR
Statutory Address: 23, HORSEFAIR

Location

Statutory Address: 23, HORSEFAIR
The building or site itself may lie within the boundary of more than one authority.
District: Wiltshire (Unitary Authority)
Parish: Malmesbury
National Grid Reference: ST 93048 87506

Details

MALMESBURY

ST9387 HORSEFAIR 758-1/2/216 (North East side) 04/03/76 No.23 (Formerly Listed as:
HORSEFAIR (North East side) Nos.23-29 (Odd))

GV II
House. Early/mid C18. Coursed limestone rubble; gabled stone slate roof with brick gable end
stack. 2-unit plan. 2 storeys and attic; one-window range. Timber lintels over right-hand C20 door
with blocked window opening above; first-floor 6/6-pane and late C20 ground-floor 8/8-pane sashes;
2-light casement to dormer. INTERIOR: not inspected.

Listing NGR: ST9305487509