



Your Ref.

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Date.

5671/DN

25th June 2026

DESIGN, ACCESS & HERITAGE STATEMENT FOR PROPOSED CONVERSION AND ALTERATIONS, 13 CROSS HAYES LANE, MALMESBURY, SN16 9BE. AMENDMENT TO PREVIOUSLY APPROVED SCHEME UNDER REFERENCE PL/2024/08283 & PL/2024/08626.

1. Property Description

Historic England Excerpt

Formerly known as: Stables to adjoining King Athelstan Inn. Stables, now offices. Late C18 and early C19. Limestone rubble and dressings, brick window heads, and stone slate roof. 2 storeys and attic; 3-window range. C20 ground-floor office front; cambered, keyed brick heads to first-floor openings: N section a continuous roof with former pub to N, has 2 first-floor windows with C20 casements; later S section has lower ridge and single left-hand window, with 2-light attic casements above outer windows, and former hoist doorways with timber lintels to left of centre. INTERIOR: not inspected.

13 Cross Hayes is a 3-storey building currently used as offices with the shop front on the ground floor. The property is arranged across three floors with access to the property from Cross Hayes Car park with a lobby separating the ground floor and upper floor offices. The property includes the following:

- Ground Floor – Two separate retail shop fronts with a shared bathroom and kitchenette, separate offices/storage rooms at the rear of the property. There is a boiler room that connects to the toilet.
- First Floor – Five office rooms, a bathroom with an airing cupboard (AC) and a flat roof terrace.
- Second Floor – Two offices and a bathroom with another AC in the office.

2. Location of Property

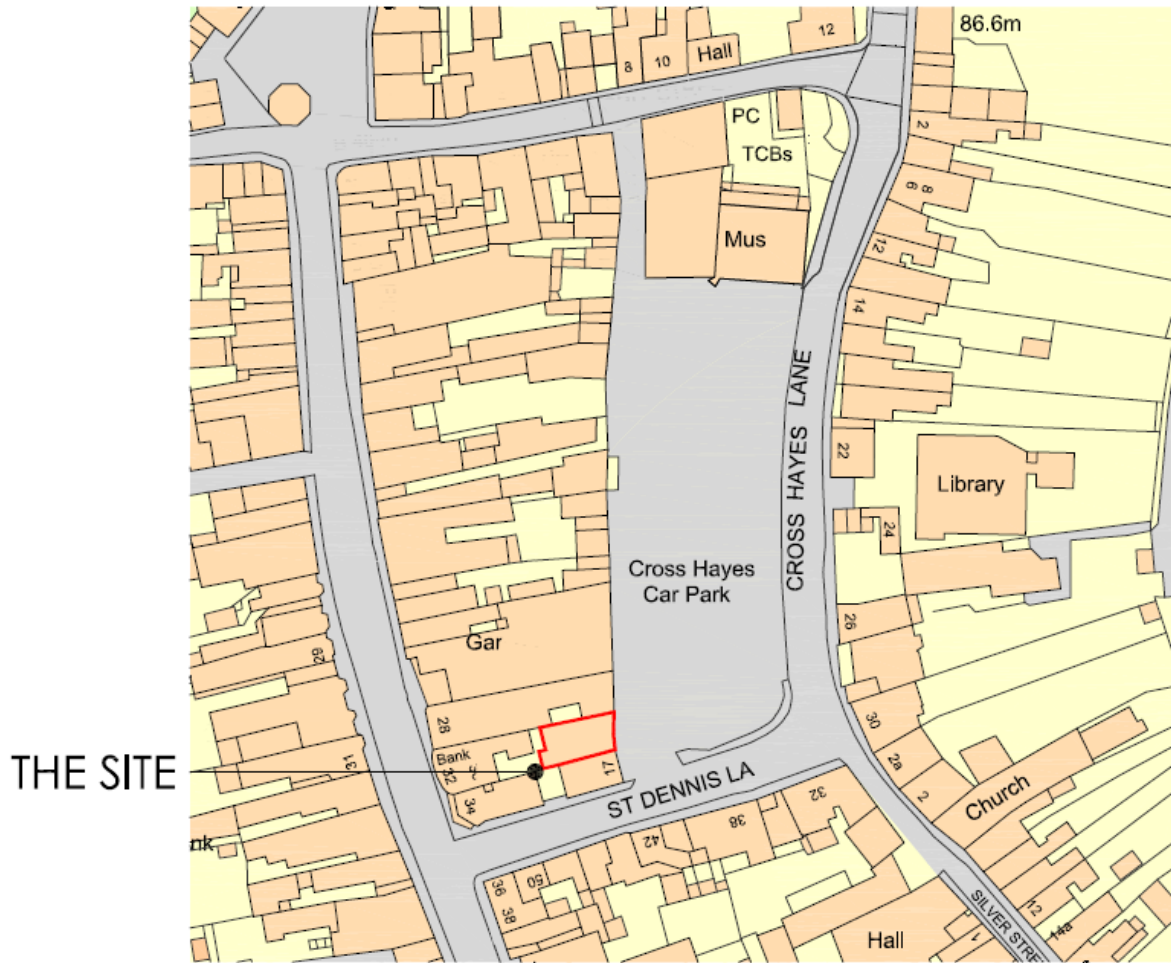


Diagram 1: Site Location Plan of 13 Cross Hayes

3. Proposed Works

We are seeking permission to convert the property into two, one-bedroom apartments, with the ground floor remaining as two shop fronts as previously approved under reference PL/2024/08283 & PL/2024/08626 however, we are amending the scheme to remove building over the flat roof area. The proposed alterations to achieve this are as follows:

3.1. Ground Floor

Minor amendments will be implemented allowing each shop to have their own set of utilities, bathroom, kitchenette and storage area. All structural aspects and the staircase will remain as existing. There will be a space dedicated to bike and bin storage for the flats and an altered shop front access for both commercial units.

3.2. First Floor

Upon entering the first floor, modern partitions have been amended to split up the building creating two apartments with minimal floor space waste with a small hallway. Each apartment will have their own kitchen, living, dining, bedroom and bathroom. The existing staircase leading to the second floor will be removed and a new staircase will be positioned right above the existing ground floor to first floor staircase for a better fire escape route. The bedroom on the west side of the first floor will have a new flat roof with access to the existing terrace. The east side apartment will reopen the existing window opening previously blocked up allowing more natural light into the kitchen area and providing additional ventilation. The new staircase will be accessible from this flat. The west elevation has a small single window which will be slightly enlarged and a timber single window will fill in the space allowing more light in the bedroom.

3.3. Second Floor

The second floor is to house a bedroom, bathroom and dressing/office space. Partitions have been altered to better fit the mentioned units. There is also a space to allow for a washing machine/tumble dryer.

3.4. External works

All UPVC downpipes and guttering on the east elevation will be replaced with powder coated cast iron, boarding on this elevation will be painted. The Rooflight on the east elevation will be replaced with a conservation rooflight with a glazing bar and the west rooflight will be removed and empty space tiled as there is no use for it anymore. UPVC windows replaced with timber flush casement windows. The existing felt flat roof finish will be replaced with a new single ply membrane roof finish along with additional insulation to make the property more comfortable for living space.

4. Proposed Use

As mentioned above, the property is to be divided into two single-bedroom apartments with the ground floor accommodating two shop fronts. As previously approved under reference **PL/2024/08283 & PL/2024/08626**.

5. Amount

The existing approx. floor area is as follows:

- Ground floor 100m²
- First floor 82m²
- Second floor 32m²

The proposals are not increasing the footprint of the property in the first or second floor. However, the ground floor will have an additional floor space of approx. 5m².

6. Layout

The layout of the proposed works can be seen on drawings 5671/60, 5671/61 and 5671/62.

7. Appearance and Materials

As mentioned above, there is one window opening being reinstated, boarding is to be repainted, east rooflight is being replaced with conservation rooflight, the west rooflight will be filled in with matching roof tiles and the existing felt flat roof covering will be replaced with a single ply membrane finish. Otherwise, all other alterations are internal.

8. Parking

Currently there is no on-site parking, its proposed that occupants at the one bedroom flats will park in the short stay Cross Hayes car park or long term station yard car park.