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June 2026

Design, Access, Planning and Heritage Statement

17 Bristol Street,
Malmesbury,
SN16 0AY

Re: PL.10426

1. INTRODUCTION

This document has been produced in support of applications for listed building consent and planning permission for the construction of a single storey, first floor rear extension and associated works at 17 Bristol Street, Malmesbury, SN16 0AY. It aims to provide the Local Planning Authority with the necessary and appropriate information related to existing building and the proposal.

1.1. SITE

EXISTING SITE

The existing building is part of a pair of houses (no.15 & no.17) located within Malmesbury Conservation Area at Bristol Street, Malmesbury. The existing three storey terraced house is Grade II listed and part of a group of other buildings, including no. 15 which are listed as well. The existing property is accessed from Bristol Street, a narrow B-road which is the main approach into Malmesbury from the west.



Figure 2 - Location Plan



Figure 1 - No. 15 and no. 17 to the left
(Source: Author's own)

In Malmesbury Conservation Area Appraisal, Bristol Street is described as a 'dramatic piece of townscape', dynamic urban space inducing strong movement through it particularly from the west. Also, the appraisal highlights that no.17 is part of 2 and 3 storey cottages close to the Triangle which are rendered except no. 17 which has a non-vernacular pebble dash. Nevertheless, these different properties including no. 19, which is a modern property, are described as adding a welcome variety to the street scene. In addition to the above, the appraisal states that roofs along this street are

generally not visible as well as buildings generally appear to be over 100 years old with few exceptions.

The appraisal highlights as one of the significant views of the street, the view east to the old Methodist Church in the Triangle (P.58, Fig.2) which is past No. 17. More specifically the view towards the Triangle with the entrance to Burnivale on the right and beyond the parked cars.

PLANNING HISTORY

There is no relevant planning history for the property. However, it is important to note that it seems there have been works carried out where the most recent are listed as follows:

- 1984 – Building Control Application BR/N/84/01640/0
Shower Installation in Bedroom
- 2006 - Building Control Application BR/N/08/03452/CPS
CORGI record for Installed a Gas Cooker, Extension to existing circuit – Kitchen
- 2013 - Building Control Application BR/16/08316/GASAFE
Installed a Gas Boiler
- 2021 - Building Control Application BR/21/005839/NICEIC
Install a replacement consumer unit

Of particular interest is the shower en-suite in the second-floor bedroom.

LISTED BUILDING

The existing building is Grade II listed with List Entry No. 1269531. Historic England states the following:

Pair of houses. Early C19. Rendered, brick party wall stack and stone slate roof. Double-depth plan. Each of 3 storeys; 1-window range. A matching pair with plinths, outer doorways with boarded doors, No.17 with late C19 horned 2/2-pane ground- and first-floor sashes in exposed boxes, No.15 with matching late C20 casements, and second-floor C19 casements. INTERIOR: not inspected.

1.2. PROPOSAL

The proposal is for the construction of a first-floor extension at the rear, to form a bathroom as well as other internal alterations and demolitions which have been listed below (and as seen on Fig. 3, 4 & 5).

- i. Removal existing roof of the single storey element at the rear, including the modern rooflight.
- ii. Removal of the ground floor modern utility cabinets, first-floor modern kitchen
- iii. Removal of the second-floor en-suite shower (as seen Fig.5)
- iv. Create a first-floor door opening for the new bathroom (Fig.4) and the removal of the existing window.
- v. Construction of a partition wall on the first floor and second floor landing area

- vi. Installation of 3no. internal doors to bedroom 1, bedroom 3 and bathroom.
- vii. Construction of a new slated roof for the bathroom including a heritage style rooflight as well as the extension itself.

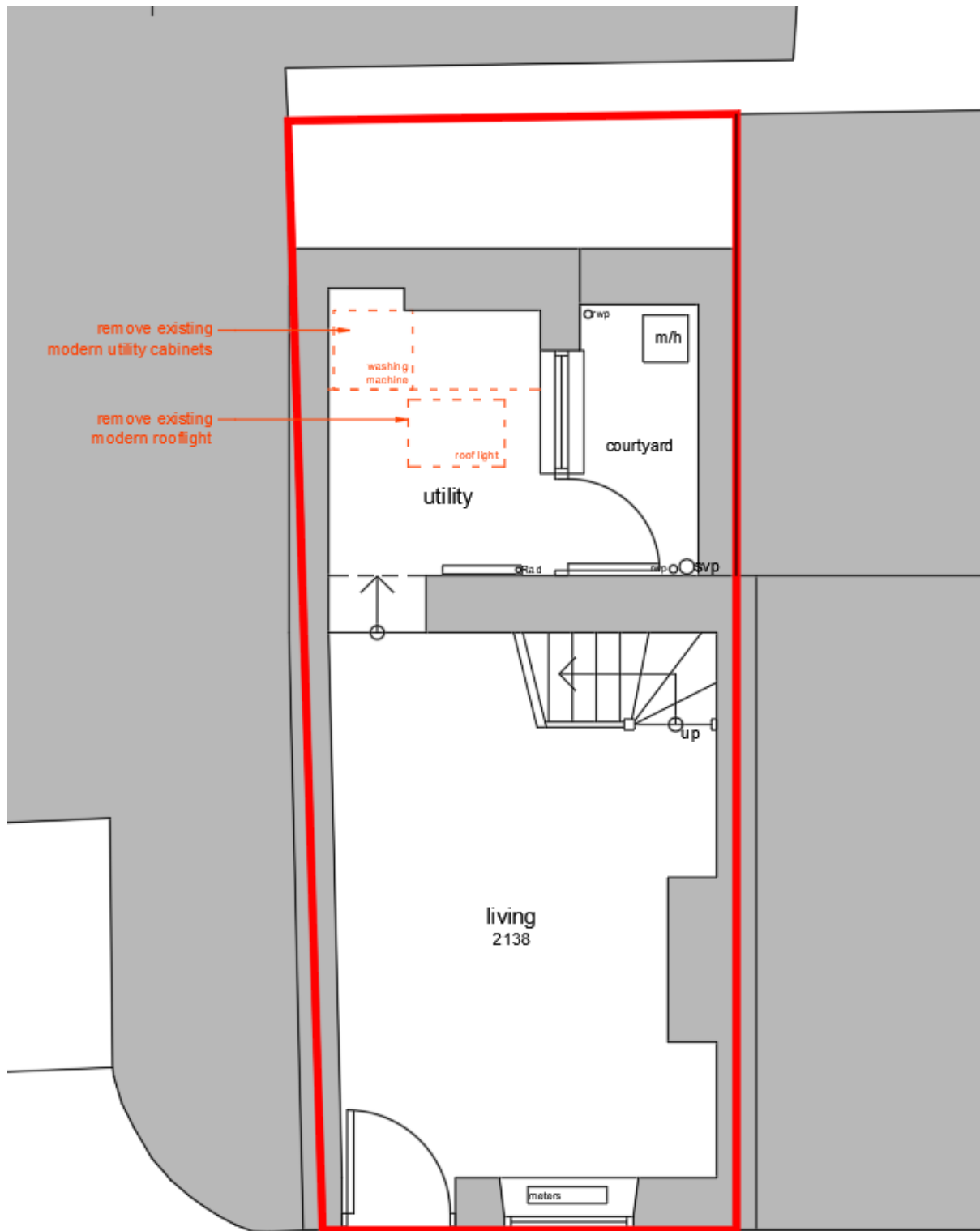


Figure 3 - GF Demo Plan

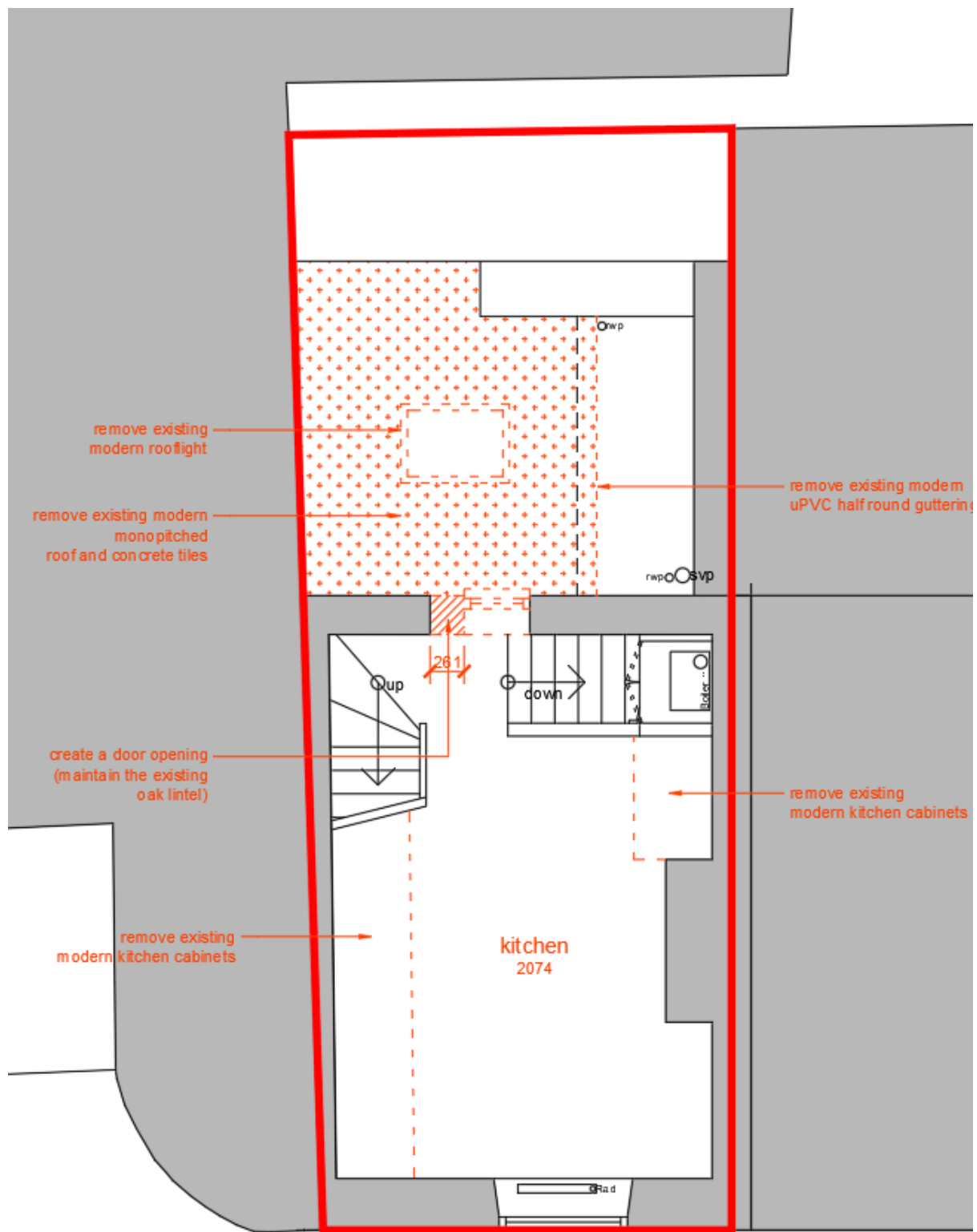


Figure 4 - FF Demo Plan

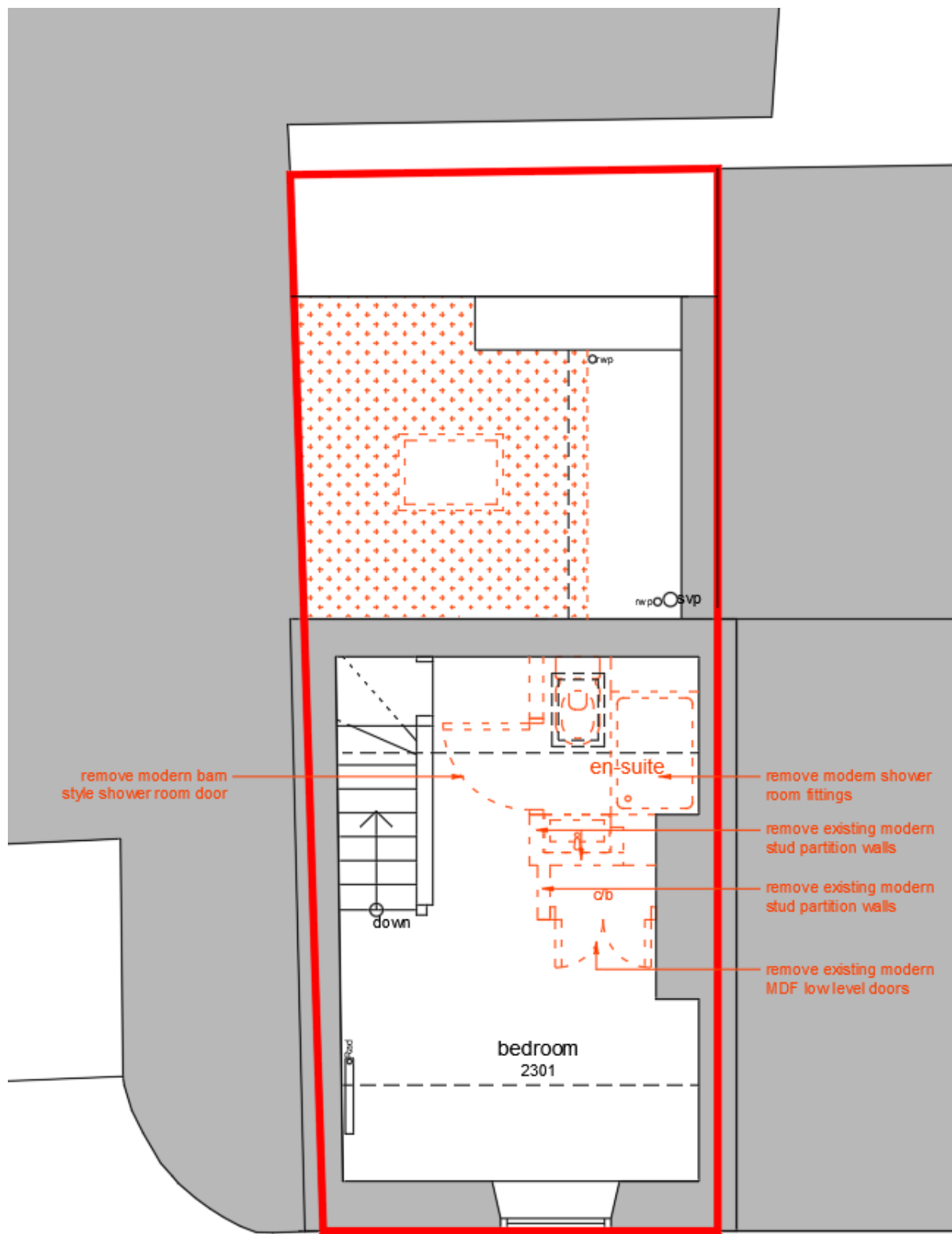


Figure 5 - SF Demo Plan

1.3. POLICY CONTEXT

Some of the key policies relevant to the proposal are as follows:

National Planning Policy Framework (NPPF) Dec. 2024

The NPPF as a whole and more specifically Section 16, as well as the relevant sections of the Planning Practice Guidance (PPG).

Wiltshire Core Strategy

LP Core Policy 57 - Ensuring high quality design and place shaping

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

Malmesbury Neighbourhood Plan

Policy 13

Planning (Listed Building and Conservation Areas) Act 1990 on Section 66 (1) states that special regard shall be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

This is further stated on Paragraph 212 of the NPPF which requires, irrespective of the potential harm, that great weight should be given to the asset's conservation. Additionally, Paragraph 213, 214, 215 are relevant to the proposal as well.

As for Wiltshire Core Strategy, Policy 57 requires a high standard of design in all new developments, including extensions and alterations. Development is expected to create a strong sense of place and be complementary to the locality.

Further, Policy 58 requires that designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.

Policy 13 of the Malmesbury Neighbourhood Plan requires that Neighbourhood Plan Design Guide should be taken into consideration in all developments to ensure a high-quality design that respect the specific character of Malmesbury and the surrounding area.

2. THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1. ASSESSING THE SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from the asset itself but also from its setting. In terms of archaeological interest Historic England guidance states:

‘There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point’.

In the case of no. 17, the archaeological interest is embodied within its surviving historic fabric and evidence of historical development.

As for Architectural and Artistic interest it states the following:

‘These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of the building and structures of all types. Artistic interest is in other human creative skills, such as sculpture’.

In the case of no. 17, given its appearance, construction and historic function, it could be argued that it possesses more architectural value than artistic value. Even in terms of architectural value, there is limited interest. The Malmesbury Conservation Area Appraisal states that:

‘There are a few cottages close to the Triangle which are rendered, some of which are painted and one at No 17 in nonvernacular pebble dash. These add welcome variety to the street scene. Stonework is generally random rubble although some is coursed and one pair is ashlar finished. Other than these elements there are few relieving features such as quoins and porches and the whole street depends for its success on the consistent walling material counterpointed with the design of the painted joinery features. Roofs are generally not visible’.

Therefore, considering the above, it could be argued that no.17’s main significance is considered to derive from its setting as one part of a pair of surviving early 19th century houses, as well as part of a historic street scape. As stated previously, the Malmesbury Conservation Area Appraisal describes Bristol Street as a ‘dramatic piece of townscape’, dynamic urban space inducing strong movement through it particularly from the west and that it rightly forms a significant part of the Malmesbury Conservation Area.

And lastly for Historic interest it states the following:

‘An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wide values such as faith and cultural identity’.

In the case of no.17, the historic significance derives from the fact that is an example of a three-storey early 19th century house.

3. ASSESSING THE IMPACT ON THE SIGNIFICANCE

3.1. IMPACT

The proposal, as stated previously, includes the construction of a single storey first floor extension at the rear. It has the same footprint as the existing extension. To accommodate the new extension, its roof will be removed, including the rooflight. From site observations the roof seems to be a later modern addition to the building with concrete tiles, uPVC guttering and a modern rooflight (Fig. 6). The ceiling is cladded with painted softwood cladding (Fig. 7). Therefore, considering the above, there is limited value to the existing roof for the single storey element of the building, and removing them provides an opportunity to introduce sympathetic materials to enhance the significance of the asset.



Figure 6 - Existing roof at the rear



Figure 7 - Existing utility area

The new extension roof would have natural slate tiles, heritage style rooflight as well as cast iron guttering and downpipes (Fig. 8). The walls for the extension would be finished in render to match the existing on the ground floor. Cast

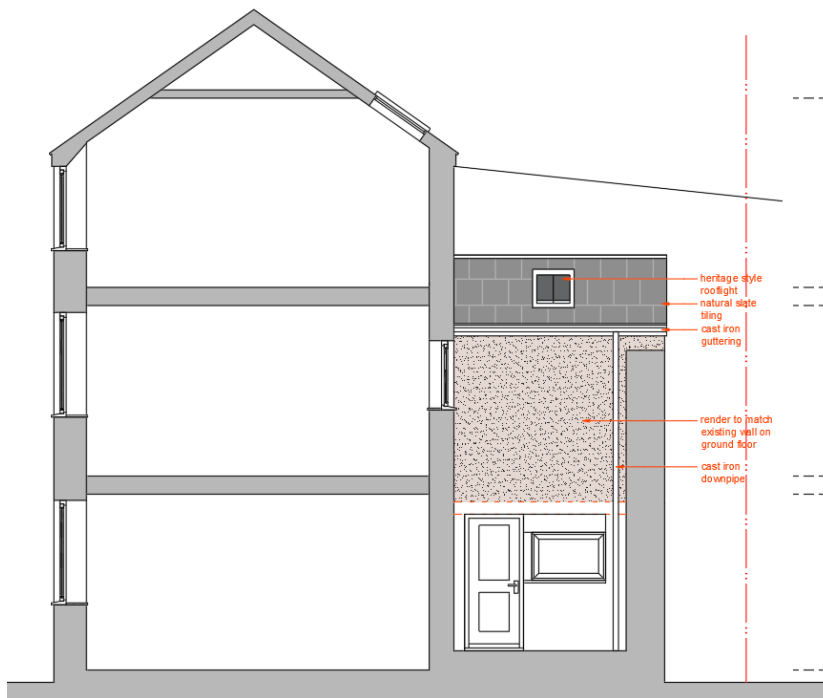


Figure 8 - First floor extension

Also, the proposal includes internal alterations as listed previously at the start of this report. Most of the elements proposed to be removed are later 20th century additions (seen on the figures below), therefore they have limited value, and again this present an opportunity to enhance the significance of the asset by using construction techniques and materials that are more sympathetic to the existing building.

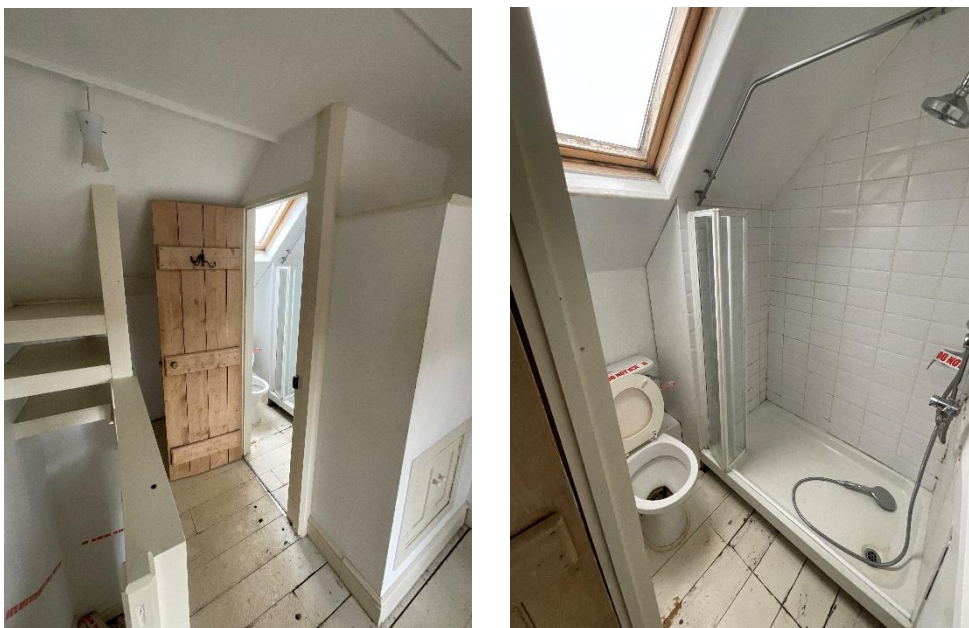


Figure 9 - SF existing en-suite, note modern 20th century stud partitions, shower, WC and other fittings



Figure 10 - SF en-suite and low height MDF doors to the cupboard



Figure 11 - FF modern kitchen and gas boiler

Thus, the proposed partition walls will be timber studs with woodfibre insulation and lime plaster. Also, careful consideration will be given to the junctions with original fabric as to avoid any damage, so the partition walls will be structurally secured only to the floor and ceiling and be independent from the historic wall. Additionally, the new internal doors to the bedrooms and bathroom will be oak doors with a traditional clear matt finish.

However, not all internal alterations relate only to the 20th century elements. In fact, to create a door opening for the first-floor extension the proposal includes the removal of historic fabric (Fig.12). However, given the small amount of fabric to be removed, this will have a negligible impact on the significance of the building and to an elevation which holds a lesser degree of significance as is located at the rear. As stated previously the main significance of this heritage asset is considered to derive from its setting as one part of a pair of surviving early 19th century houses, as well as part of a historic street scape, therefore this would not be impacted by the proposal.



Figure 12 - Proposed first floor new internal doorway opening to the first-floor extension at the rear

4. Conclusions

The single storey first floor extension is located at the rear of no. 17. Due to its modest size and limited visibility is not expected that the extension would have an impact on the significance of the heritage asset. Furthermore, as stated in this document, there have been unsympathetic changes to the building in the past which have diminished somewhat its significance. Therefore, the proposal includes the removal of these elements and utilises more sympathetic and sensitive construction techniques as well as materials to help restore some of the significance lost during the 20th century.

It must be recognised however, that the proposal does lead to loss of historical fabric, but this is very limited as shown above and overall, due to the location at the rear is not expected to impact the heritage asset's significance.

So, to conclude, this proposal would secure the appropriate use of the building as a family dwelling for the foreseeable future as well as improve some aspects of the existing condition of the asset. This combined with the limited impact the proposal has overall on its significance it could be argued that the benefits would outweigh the harm therefore it would comply with the requirements of the NPPF and relevant local policies.

APPENDIX A

Historic England List Entry

15 AND 17, BRISTOL STREET

Listed on the National Heritage List for England. [Search over 400,000 listed places](#)

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1269531**

Date first listed: **01-Jul-1976**

Date of most recent amendment: **19-Jul-1996**

List Entry Name: **15 AND 17, BRISTOL STREET**

Statutory Address 1: **15 AND 17, BRISTOL STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **15 AND 17, BRISTOL STREET**

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 93011 87400**

Details

MALMESBURY

ST9387 BRISTOL STREET 758-1/2/23 (North side) 01/07/76 Nos.15 AND 17 (Formerly Listed as: BRISTOL STREET (North side) Nos.3-21 (Odd))

GV II

Pair of houses. Early C19. Rendered, brick party wall stack and stone slate roof. Double-depth plan. Each of 3 storeys; 1-window range. A matching pair with plinths, outer doorways with boarded doors, No.17 with late C19 horned 2/2-pane ground- and first-floor sashes in exposed boxes, No.15 with matching late C20 casements, and second-floor C19 casements. INTERIOR: not inspected.

Listing NGR: ST9301087404

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **460684**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 23-Jun-2026 at 00:56:52.

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End of official list entry

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