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Dear Mr Leesam

Date: 06 July 2026

Ref: PL/2026/00823

Re: 113 High Street, Burbage, Wilts, SN8 3AA

Further to your email dated 8th June 2026 in respect of the above application, I am writing to provide additional information, intended to address the Conservation Officers comments, specifically relating to the proposed new internal opening between the hallway and shower room.

The conservation has made the following comment:

'There is the potential impact on historic fabric by the widening of the doorway, and there does not seem to be a justification for the partition wall across the hallway. There could be some scope for a new opening to allow an access to form an ensuite, however this will depend on the actual fabric affected to achieve this, along with any additional structural works to support the roof structure above'.

This additional information is being put forward following a recent site visit and a closer inspection of the existing structure. Reference should be made to the attached drawing (24-006-20) together with the supporting photographs, which confirm the following points.

1. The proposals have been amended from the original pre-application submission. On the back of the original feedback, a decision was made not to increase the opening width between the hallway and the living room. Please refer to submission drawing 24-006-03 Rev B.
2. We can advise that the proposals no longer include a new partition wall across the hallway. This element has been removed from the proposals. Please refer to submission drawing 24-006-03 Rev B
3. With respect to the proposed new internal opening between the hallway and shower room, we can confirm:
 - The wall is of masonry construction, comprising a mixture of brickwork and rubble stone. [\(photo 1\)](#)
 - Only the central part of the wall extends up to the roof line. This part of the wall averages 200mm in overall thickness
 - The right-hand (shower room) side of the wall is lined with softwood framing, finished with plasterboard.
 - The left hand (hallway) side of the wall comprises another skin of masonry, though this side of the wall has been altered historically. The upper section of the wall has been reduced in height and is now topped with an MDF shelf. [\(photo 2\)](#)
 - The masonry on the hallway side is finished with gypsum plaster, which has been painted. A couple of power outlets have been chased into the masonry. The gypsum finish can be seen around the power outlets. [\(\(photo 3\)](#)

- The wall provides limited support to the roof structure above. A single larch pole purlin bears into the wall, from the hallway side, presumably supporting the roof timbers above. [\(photo 4\)](#)
- Whilst the larch pole can be seen within the roof void above the shower room, it only extends around 500mm into the void. It does not provide support to the roof structure above the shower room [\(Photo 5\)](#)
- The roof structure over the shower room has been replaced. Here the rafters are in modern softwood. [\(photo 5\)](#)
- The shower room ceiling is also a modern addition, with softwood ceiling joists visible [\(Photo 5\)](#)
- The ceilings on both sides of the wall are finished with plasterboard and a gypsum plaster skim
- The ceiling to the shower room side is considerably lower than it is on the hallway side. This will obviously restrict the height of the proposed new door.

Justification for alteration

The existing internal wall has no architectural value and very limited historic value, by virtue of its method and nature of construction. The masonry is a mixture of brickwork and rubble stone, with heavy mortar detailing. The wall has been finished with a mixture of gypsum plaster and timber framing, faced in plasterboard.

The wall has clearly been the subject of historic alteration. Sections of masonry have previously been removed, with the left-hand side having been reduced in height. Much of the adjacent roof structure has also been replaced.

Whilst the central part of the wall provides a bearing point for a larch-pole purlin, the wall offers no significant structural support to the roof structure above. A new opening could therefore be formed through the wall, with no detriment to the rest of the structure.

In its current form, the layout of the dwelling is somewhat disjointed. Access to the shower room is via the existing sitting room, kitchen and utility area. This restricts the usability of each room and limits options for adaptation and improvement of the accommodation.

The proposed new internal opening simplifies the route of access into the shower room, thereby offering a significant improvement to the general layout and usability of the dwelling. This, coupled with the proposed extension also means the existing kitchen space can be converted into more usable and more meaningful accommodation.

These improvements can be achieved within minimal structural intervention and without any significant loss of historic fabric.

The width of the proposed new door has been kept to a minimum, meaning very little of the masonry needs to be removed. By fabricating a bespoke (reduced height) door, the existing ceiling linings can remain, thereby ensuring that the ceiling joists, rafters and purlins will not need to be altered.

Whilst a new lintel will need to be installed above the head of the opening, this will ensure that the upper level masonry can remain and will preserve support to the larch pole purlin.

Proposed Methodology

- Remove and set aside existing bathroom cabinet
- Disconnect, remove and set aside existing basin, WC, Cistern and housing unit
- Remove existing shelving
- Remove existing ceramic tiles
- Cut through existing plasterboard lining and supporting timber framework.
- Cut through masonry to positions shown, to form new opening. Opening width to be limited, to suit a 686mm door, plus the door linings.

- Build in new pre-stressed concrete lintels above door opening, to maintain support to upper-level masonry and larch-pole purlin
- Make good opening, squaring up reveals.
- Plaster reveals of door openings and adjacent sections of walling, where disturbed
- Provide and install 32mm softwood linings, with planted stops
- Provide and install new 686mm framed, ledged and braced door. Door to be fabricated as bespoke unit, to suit existing ceiling height
- Make good to floor finishes
- Decorate walls and ceilings
- Plumb in/install new sanitary fittings as shown, comprising basin and WC, with concealed cistern.

If more details are required in terms of the proposed methodology of the work, we are prepared for this to be addressed by condition, on any approval.

We trust this letter and the attached drawings and photographs will address the Conservation Officer's Concerns and we look forward to receiving the approval notice in due course.

Yours sincerely

Adam Lovett MRICS C.Build E MCABE ICIOB

Enc:



1. View of wall as viewed from roof space



2. View of wall, as viewed from hall



3. Modern gypsum plaster finish visible around sockets



4. MDF shelf above wall, where masonry removed. Note purlin



5. View of modern rafters and ceiling joists above shower room.



6. View of wall from shower room side