



MELKSHAM HOUSE, MELKSHAM,
WILTSHIRE

Heritage Appraisal 2019 (with addendum for
minor changes)

A statement to inform potential changes to the
Grade II listed Melksham House, Melksham,
Wiltshire

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1.0 Introduction

- 1.1 Forum Heritage Services have been commissioned to prepare a Heritage Statement for Melksham House, Wiltshire (see **Appendix A** for Location Plan). This statement has been prepared in accordance with the advice and requirements of the National Planning Policy Framework (Dec 2024) and its accompanying practice guide and the National Planning Policy Guidance and the local planning guidance of Wiltshire Council.
- 1.2 The site, a sub-rectangular plot of land of approximately 5.62 ha, is located in the centre of Melksham, to the west of Market Place, and lies within Melksham Conservation Area. It is occupied by a number of sports fields, along with extant buildings, car parks and landscaped lawns. The eastern part of the site is centred upon the Grade II Listed Melksham House, with further outbuildings located to the south. The remainder of the site comprises an ornamental pond, bowling greens, tennis courts, pitches for football, rugby and cricket, formal parkland and surfaced car parks.
- 1.3 The site is bounded to the west and north by a municipal cemetery, to the north by the grounds of St Michael's Church and old church school buildings, to the east by modern care homes and a swimming pool and to the south by residential development. The site rises gradually from west to east, with the river Avon located c. 100m to the west and is located at an elevation of approximately 35m above Ordnance Datum (aOD).
- 1.4 Melksham House is a two storey structure with an attic, built of stone with a stone slate hipped roof. It was added to the List of Buildings of Special Architectural or Historic Interest on 13th February 1985 at Grade II. After the First World War, the House and grounds were acquired by Cooper (later Avon) Tyres in order to create a sports and social club and the site has been used for leisure purposes since. In 1920, Melksham House was badly damaged by fire and subsequently partially rebuilt and extended. Throughout the latter half of the 20th century the building was subject to further extensions with ancillary buildings constructed in the vicinity.
- 1.6 Two further Grade II Listed Buildings associated with Melksham House are situated in the vicinity of the site. They comprise gate piers located by the north and east entrances to Melksham House. Both designated heritage assets are of 18th century and comprise square piers made of limestone and have associated attached walls (see **Appendix F**).
- 1.7 There are two Grade II* Listed Buildings which could be considered to fall within the setting of the site. These comprise the Church of St Michael and (James) Turner Memorial in the churchyard (c. 15m to the north). There are a series of Grade II listed monuments (mostly chest tombs) within the churchyard which could also be considered to fall within the setting of the site.
- 1.8 This Heritage Appraisal is based on documentary research and an internal and external inspection of the building; it has been prepared by James Webb BSc (Hons) MSc (Hist Con) PG

Dip UD IHBC, Director of Forum Heritage Services. The appraisal will provide a summary of the history and development of the building and will identify the principal elements of historical and architectural significance.

- 1.9 This report is an addendum to the original appraisal which included a summary of minor works which are not considered to impact upon the significance of this Grade II listed building.

2.0 Historic Context

- 2.1 Melksham lies on the A350 north-south route through Wiltshire and is situated approximately equidistant and between the towns of Trowbridge, Chippenham and Devizes, all of which lie around seven miles distant.
- 2.2 The town lies in the valley of the River Avon, which runs through the town, and lies partially upon beds of Oxford and Kellaways Clay and partially upon First Terrace Gravels and Alluvium at a mean elevation of 35m AOD.
- 2.3 Melksham is first recorded as 'Melchesa' in the Domesday Survey. It is suggested that this name was derived from the Old English 'meoloc', meaning milk, but there is no firm foundation for this, and the ultimate meaning is unclear. The Domesday record indicates a large, valuable estate with a church and several mills.
- 2.4 In 1200 the church at Melksham was granted by King John to Salisbury Cathedral, and shortly after, in 1220, it passed to the *communes* of the canons of the Cathedral who founded an agricultural estate. The secular manor was held by the crown in 1086 and remained so until the mid-13th century. In 1257 the manor passed to Amice, Countess of Devon, who leased it to Amesbury Priory in 1268. The office of prioress held the manor thereafter until the Dissolution. The passing of the manor into secular hands was celebrated by the construction of an ambitious new manor house, known as Place House, which fronted onto the Market Place.
- 2.5 A market and fair grant is first known from 1219, and a second in 1250. The prioress of Amesbury obtained a further fair grant in 1491. These events, however, were waning by the mid-19th century, and by 1888 the fairs had lapsed, and the market was alternated fortnightly with Trowbridge Market. Melksham's Market Place to the east of Melksham House probably dates to the 13th century (given the dates of recorded markets and fairs). The market area today is irregular in plan and has probably changed somewhat from its original laid out.
- 2.6 St Michael's Church to the north of Melksham House dates from the 12th century, although most of the church dates from the 14th and 15th century, with typically extensive 19th century renovations (it was extensively remodelled in 1845 by TH Wyatt) and 'restoration'. Near the church stands the site of the Manor of Melksham. The existence of this estate can be traced to the Saxon period, although the presence of a manor house on this site is only certain from the mid-16th century (later known as Place House which fell into dereliction in the 19th century and was demolished, the site redeveloped and the gardens and orchard to the rear built over). It is thought, however, that this replaced an earlier house on the site.
- 2.7 To the south-west of the church and north-west of Melksham House is the site of Rectory Manor or Canonhold. This is also of Saxon origin. Following the granting of the church and its holdings to Salisbury Cathedral in 1200 the land unit passed to the canons of the cathedral and remained dean and chapter property until the 19th century. Although nothing is known to

remain of a manor house, a tithe barn of 15th century date survives on the site. The vicarage of St. Michael's Church was detached from the Rectory Manor estate in 1220.

- 2.8 The post medieval period was a time of limited growth except, notably, the construction of Melksham House and the emparkment of an area of land adjacent to it.
- 2.9 Weavers are mentioned in Melksham in the mid-14th century, but the first specific reference to the cloth industry was to two fulling mills in 1555. By this time cloth had made the town prosperous and during the 16th and 17th centuries Melksham clothiers are recorded buying wool throughout the West Country and exporting as far as Europe. After this period, until the advent of the Industrial Revolution, the trade was in decline and in the first half of the 18th century serious riots took place. Although the cloth industry was active in the town in the late 18th and early 19th centuries, the industry was in decline by the mid to late 19th century. By 1875 only one factory survived. This closed in 1888, but in the same year re-opened in rubber production as the Avon Rubber Company. The company took over the former Matravers Mill. The subsequent rapid rise of the factory has created a considerable industrial complex which dominates the town. The Avon Rubber complex has had a significant impact upon the historic topography north of the river, as well as contributing significantly to the town's ongoing growth. The expansion from the former Matravers cloth mill has engulfed the former island and mill in the Avon, caused the modification and diversion of the river and recovered acres of former floodplain.
- 2.10 The town grew rapidly following the construction of the Wilts & Berks Canal in 1801, and this growth was accentuated after the Great Western Railway opened in 1848. Several industries flourished during the 19th century, including corn milling, brass and iron founding, feather processing, rope & twine manufacture and milk condensing. Almost all have now ceased production.

Melksham House

- 2.11 Melksham House was historically named 'The Grove'. References to a property of this name have been dated to 1608 when a John Warde of Melksham sold a cottage and six acres of pasture land known as 'The Grove' to a Robert Jennings of Woodrow. In 1682 an indenture signed by Robert Jennings' son of his father of the same name sells '*six acres of pasture land known as The Grove together with all houses, edifices, buildings, orchards and gardens in and upon the same*' to a Richard Coexeter of Bampton, Oxfordshire.
- 2.12 In 1699 Richard Coxeter sells this property to Sir Walter Long of Whaddon.
- 2.13 The house changes ownership through the 18th century, with the owner of The Grove recorded in 1806 as Robert Fowler. Through the 19th century there are a number of owners and tenants. An indenture of sale of 1866 refers to '*Melksham House or The Grove*'.
- 2.14 The house was put up for auction on 23rd May 1916 but withdrawn from sale. The sales particulars provide a useful insight into the quality of the landholding and the house and its interiors and outbuildings. The plan of the house which accompanied the sales particulars can be found at **Appendix D**. Of particular note is the record of the accommodation to all floors and a list of outbuildings. This is summarized as follows:

(Behind the house) Courtyard, ice house, oil house, coal cellar, ashpit and men's lavatory

Stabling and garages:
 Pitched Stable yard
 Stable with three Stalls and Two loose boxes
 Large double harness room
 Stable with three loose boxes
 Two motor garages
 Mens Quarters
 Range of three large dog kennels with runs
 Carpenters shop
 Coal House
 Potting sheds

- 2.15 To the garden there is a '*Large Walled-in Kitchen Garden*' with productive fruit trees, a water tower and large peach house.
- 2.16 In the pleasure gardens there is a further Peach House and Vinery, large conservatory and further vinery and adjoining the Kitchen Garden a double row of heated pits, four cold pits and a potting shed.
- 2.17 The house was used as a hospital during the WW1 by the Red Cross. The then owner a Charles Selwyn Awdry was declared missing presumed dead whilst serving in HM Forces in 1918. The house was bought by a Gilbert William Harding, Bank Manager from the Trustees of Mr Selwyn Awdry in 1919. In the following year The Avon Rubber Company purchased the property from Mr Harding.
- 2.18 An attempt through public subscription/donations and donations from prominent local dignitaries of the town to purchase Melksham House failed in 1919 but soon after the house was purchased along with 23 acres of grassland for use by the male workers of the Avon Rubber Company. The house was turned into billiard and club rooms with an apartment for a caretaker. The dining room (see **Figure D1 Appendix D**) was converted to a billiard room with the study merged with the Drawing Room to provide a dance floor. These works were set to be opened formally on 15th December 1920 although the 'conversion' of the house is thought to have taken place some time before this date.
- 2.19 On the 15th December 1920 the day of the formal opening, the club was almost completely destroyed by fire which was discovered in the early hours. A contemporary article from the Wiltshire Times reports that:
- 'At the end there was little left beyond the bare walls, the roof, ceilings and rafters having fallen in.'*
- 2.20 The fire necessitated the complete remodelling of the club with a purpose-built dance floor becoming the central element of the new premises (see **Appendix D** for post-fire drawings). The rebuilding was formally opened with a Dance in Concert Hall in July 1922. The bowls green and tennis courts were laid out soon after this date.
- 2.21 A licenced bar was added to the club in 1946 following concerns of under-use of the building between various sports and social events.
- 2.22 Further extensions to the club provided a skittle alley and new billiard room. The original stage

within the dance hall was dismantled to provide for a larger dance area some time in the late 1960s early 1970s.

- 2.23 Various parts of the grounds have been sold through the mid-20th century including a section of land to the main Market Place entrance which necessitated moving the gate piers to the present position to allow access to the Assembly Hall adjacent. This also included the sale of land to Melksham Urban District Council to construct a swimming pool in 1959.

Cartographic evidence and planning history of the site

- 2.24 The earliest map depiction which gives any indication of built form at a sensible scale is the Andrews and Dury map of Wiltshire 1773 (**Figure 1 Appendix B**). The map depicts the historic plan form of the town with key routes, gardens, landscape features and topography and an indication of built form lining the routeways. Large houses and churches are generally drawn with a pictorial representation of a house or church. The area occupied by Melksham House and its former grounds appears as a series of laid out gardens with a house shown immediately to the south of the church. The map does not give any indication of the form of the house at this time but that there was a substantial and important house in this location in the mid to late-18th century. The map ascribes the owner as Walter Long Esq.
- 2.25 The earliest map drawn at a scale which depicts the house in any detail is the Melksham Town Map of 1836 (**Figure 2 Appendix B**). This map shows a building in the location of the present Melksham House titled '*The Grove*'. The main part of the building is almost square in plan with a projecting bow bay to the north-west corner. There is a narrow link to a further smaller square plan section of the building to the south. To the south and separate from the house running east-west is an outbuilding with a long narrow plan. There is what appears to be a separate area of land where the ornamental pool now stands but it does not appear to be a water feature at this time. There is a row of trees clearly marked on the boundary between the house and the church and a further semi-formal single line of trees running from the access from Market Place towards the house. To the south-east of the house and east of the outbuilding, the area presently used for car parking appears as a separate field with trees, possibly an orchard? Place House is seen to the south-west of the church and there is a rope-walk marked on the line of what is now Place Road.
- 2.26 Melksham tithe map of 1837 (**Figure 3 Appendix B**) loosely shows a similar plan form to the slightly earlier town map with the distinct larger and smaller square plan linked by a further building. The long narrow outbuilding (in grey) is shown. The boundaries to the north and west appear to show some form of watercourse, possibly ditches although this is inconclusive but may explain the water source of the later ornamental pond.
- 2.27 A plan of the town of Melksham of 1879 by Charles E Norman (**Figure 4 Appendix B**) provides a relatively detailed plan of Melksham House and its grounds. There is a notable addition of buildings and an accurate depiction of the plan of what is titled *The Grove*. The house retains its plan of large square plan, link and smaller square plan. There is an addition of a wing to the south-west corner of the larger square plan and further extension south with a very narrow plan

building. This appears to enclose a courtyard space to the west of the main ranges of the house. The ornamental pond with its distinctive curved eastern end is seen to the south-west of the house. There is the addition of three outbuildings to the existing outbuilding and the foreshortening of this earlier building. The field to the south-east of the house and outbuildings appear to have taken the more formal form of an enclosed kitchen garden with the heated pits, glass houses and potting sheds lining its northern wall.

- 2.28 The first edition Ordnance Survey of 1886 (**Figure 5 Appendix B**) provides perhaps the best historic snap-shot of the former house and its grounds and its wider church and town setting. The house is set within well-treed and formal landscaping throughout up to New Road (later Place Road). There are tree-lined lawns to the north and west of the house leading to the church, informal gardens to the east including the tree-lined approach from Market Place and the working gardens and outbuildings to the south-east and north-east of the house. The ornamental pond is landscaped with trees lining footpaths. To the south-east of the pond there are kennels with enclosure (an addition from the 1879 plan) and further south-east, a series of glass houses and outbuildings with the kitchen garden beyond. To the north-east of the house there are further landscaped gardens with glasshouses and formal paths. The house is titled *Melksham House*. It is important to note that there is no projecting porch shown to the east elevation of Melksham House and an indented section of the building line to the east elevation would suggest some change from the present form of the house.
- 2.29 The second edition Ordnance Survey map of 1901 (**Figure 6 Appendix B**) consolidates the position seen to the first edition mapping. There is now a porch to the house and the form of the north-south range is reflective of the present house configuration (please also see **Appendix H** for building phase plans). There is an addition of the service yard to the southern end of the north-south main range which is part-enclosed. The narrow section building to the west of the main north-south range is no longer present. The runs of the kennels to the south of the main house can clearly be seen. Semi-detached cottages (built for staff of the gardens and a chauffeur) can be seen to the north end of the field/orchard to the east of the house. These are referred to in the sales particulars of 1916 as: *Two nearly new cottages, stone built and slated*. The road leading to the St Michael's Church is now Place Road.
- 2.30 The 25 inch Ordnance Survey map of 1924 (**Figure 7 Appendix B**) shows the post-fire and 'Avon club' configuration of the site. The landholding remains substantially as previous maps with the addition of a football ground to the south of the ornamental pond and outbuildings. The service yard to the southern end of the main north-south range is glazed. It is notable that at this time the grounds remain substantially as landscaped spaces to the house with the outbuilding group to the south and south-east still appearing to serve a working garden.
- 2.31 The 25 inch 1947 Ordnance Survey mapping (**Figure 8 Appendix B**) shows the addition of areas laid out as tennis courts and bowling green. The football ground has stands to its northern boundary and the outbuilding group including glasshouses remains substantially intact although the kennels have been demolished.

- 2.32 The 25 inch 1970 Ordnance Survey mapping (**Figure 9 Appendix B**) shows the transformation of the grounds of the house to the north and west and south into sports facilities servicing the function of Melksham House as a sport and social club for the town. The glass houses have been removed and a swimming pool and enclosure has been built to the north-east of the house. The entrance to Market Place appears to have been pulled back to its present position by this date. Part of the walled garden appears to have been cleared for parking? With the remaining section as orchard(?). There appears to be some form of enclosure to the east and west of the southern section of the main north-south range of the house. This may be temporary buildings or the enclosure of spaces with open canopies. The western extension to Melksham House is likely the first iteration of the skittles alley addition to the house around this time.
- 2.33 The 25 inch 1975 Ordnance Survey mapping (**Figure 10 Appendix B**) shows a much-extended Melksham House to its south-west. Its outbuildings to the south appear to have been enclosed with the football ground and its stands and the kitchen garden appears to be fully laid over to parking.

3.0 Designations

- 3.1 For the purposes of this report the following is considered to be the designated and non-designated heritage assets which make up the site, the setting and the curtilage of Melksham House (please also refer to **Appendix G**).

Setting

- 3.2 The Church of St Michael lies immediately to the north of Melksham House (**Figure 2 Appendix E**). It is an Anglican parish church with Norman origins. The fabric is substantially late Medieval with extensive remodelling in 1845 by T.H. Wyatt. The church was added to the list of Buildings or special architectural or historic interest on 29th September 1950 at Grade II*. To the south-west of the church lies The Grove, a late 18th/early 19th century detached stone house with stone slate roof. The Grove was added to the list of Buildings or special architectural or historic interest on 13th February 1985 at Grade II. To the south of this is St Michael's Court (nos. 6,7,8, 9 and 10) a former circa 15th century tithe barn, remodelled into a school by G E Street (1878) and now dwellings. St Michael's Court was added to the list of Buildings or special architectural or historic interest on 29th September 1950 at Grade II. Along with numerous individual Grade II listed chest tombs (a memorial to James Turner is Grade II*) to the churchyard these buildings along with the churchyard stone boundary wall make up a significant group of designated heritage assets which border the site to the north and north-west.
- 3.3 The site sits fully within the Melksham Conservation Area as does much of what could be considered the sites setting. The conservation area was designated on 31st March 1981. There is a short designation report published by the former West Wiltshire District Council which summarises the special character of the area. There is no conservation area appraisal or management plan for the conservation area.

The site

- 3.4 Melksham House was added to the List of Buildings of Special Architectural or Historic Interest on 13th February 1985 at Grade II (please see **Appendix E** for list description). The two entrances to the house (from Place Road and Market Place) are flanked by pairs of stone gate piers. These were both added to the List of Buildings or Special Architectural or Historic Interest on 13th February 1985 at Grade II. There are a series of outbuildings and walls to the south of the house which due to their age, physical and associative relationship, former use and ownership with regards to the principal listed building, Melksham House would, under Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 be considered to form part of the listed building, commonly known as curtilage listed buildings. This would include the buildings identified in Plan A at **Appendix G** and listed here (references relate to Plan A):

A. The stone outbuilding (former stable) to the south of Melksham House (converted to a clubhouse and bar)

- B. The remnant of garden outbuildings to the south-east of the house
- C. The remains of the former kitchen garden (enclosing the present car parking facilities)
- D. The retaining walls to, and the ornamental pool itself to the south and south-west of the house
- E. The boundary walls to the east and west of the gate piers to the north entrance
- F. Sections of the boundary wall physically connected to the south pier of the Market Place entrance

4.0 Description

- 4.1 There is a list description which can be found at **Appendix E**. The following is a summary description of the exterior and interior focusing on Melksham House and the areas which are of architectural or historic significance. The surviving outbuildings and curtilage structures are also briefly described and placed into the context of Melksham House.

Melksham House

Exterior

- 4.2 The main house can be divided into a series of build phases. The pre-fire work is connected by a common material, the use of stone for the walls and generally stone mullioned windows and stone slate for the roofs. The post-fire work utilises rendered brick for the walls and some early 20th century stone mullion windows and some re-used material (according to the drawings) particularly windows. The main roof to the former concert hall is diagonal asbestos tiles and interlocking Bridgwater clay tiles to the pavilions or wings.
- 4.3 The entrance façade which faces east is in three sections (**Figure 4 Appendix E**). The north and central sections are principally two storey (with attics) and the third is single storey. The northern section comprises an irregular three bay plan with the entrance, in a later projecting stone porch in the central bay with three hipped gable dormers to the attic storey. The ground floor of this section has large unglazed timber-framed sash windows with horns, with the exception of the window to the immediate south of the porch at first floor. This (according to contemporary drawings – see **Appendix D**) is a re-used window, inserted post-fire. There is a moulded string between ground and first floor and cross windows with moulded stone mullions to the first floor with the exception of the porch which has small casements set in stone mullions. The porch has a decorative pierced stone parapet and ball finials to corners (**Figure 5 Appendix E**).
- 4.4 South of the porch, there is a straight joint with ashlar quoins set against it (see **Figure 7 Appendix E**). This part of the plan was altered in the mid to late 19th century (see **Appendix H** – building phase plan).
- 4.5 The central section (**Figure 6 Appendix E**) of the house projects forward of the north section and is two storey although the attic storey is lit from the west elevation with small dormers. There are also two small windows either side of the projecting first floor chimney stack which is

shouldered between first and second floor and continued in stone ashlar. The windows to this section are a mix of casement windows with stone mullions and modern timber casement windows. The roof is stone slate. There is a gable end with corbelled projecting first floor chimney stack to the fourth bay of the plan. There is a further stone chimney stack to the ridge between bays two and three.

- 4.6 The southern section was added in the late-19th century and altered through the 20th century. It is also of coursed rubble stone with stone ashlar quoins with a set back to the central section and low mono-pitched roofs behind a parapet. Historically this section of the building was a series of service spaces set around an open or partially open courtyard (see **Appendix B** Historic maps and **Appendix D Figure D1**). The courtyard appears to have been glazed over at a later stage (see historic maps to **Appendix B**). This section of the building has irregular fenestration, a plain boarded door and a blocked carriage access or garage entrance to the east (principal) façade.
- 4.7 The north elevation part-comprises the single bay of the rebuilt section of the former house with hipped gable (**Figure 8 Appendix E**) and the pavilion, wing or aisle to the concert hall to the rear (**Figure 9 Appendix E**). The former has a single window to each floor. A vertical sliding sash with horns and no glazing bars to the ground floor reflective of the east elevation and a cross window with stone mullions to the first floor again reflective of the pattern to the east elevation. There is an eaves stack in stone ashlar set to the 'rear' of the main range and in front of the projecting concert hall range, this may have survived the 1920s rebuilding. The concert hall 'wing' is rendered brick with part stone mullion windows (believed to be re-used from the surviving sections of the house post-fire) and part fixed-light casement windows with glazing bars. The roof to the pavilion is hipped and covered with bridgwater clay interlocking tiles (Double Romans). The remaining element of the façade is the set back two storey concert hall, which is rendered brick with projecting rendered quoins. The coped parapet of the gable is seen projecting above the line of the concrete tile roof.
- 4.8 The west elevation (**Figure 10 Appendix E**) is dominated by the post-1920 concert hall and its symmetrical pavilions, aisles or wings. The remaining sections of the west elevation at ground floor are of no special architectural or historic significance. Above these, the roof of the central section of the main range can be seen with projecting hipped stone slate roof extensions over first floor rooms to the rear of this range. Small flat roofed casement dormer can be seen between and to the south of the projecting roofs.
- 4.9 The south elevation (**Figure 11 Appendix E**) comprises the projecting ground floor stone faced service yard and the two storey central section of the main range. The latter has a projecting hipped stone slate roof section and is of course stone with ashlar stone quoins. There is a four light 19th century replica stone mullion window to this section of the elevation.

Interior

- 4.10 The interior to the northern section of the main range is entirely post-fire reconstruction with the possible exception of some elements of spine wall. The Ionic columns (**Figure 12 Appendix E**)

and pilasters forming a screen to the inner hall may have been salvaged or reproduced from previous columns seen to drawings of the house pre-fire (See **Figure D9 Appendix D**).

- 4.11 The former concert hall (**Figure 13 Appendix E**) and its pavilions (**Figures 14 and 15 Appendix E**) have modern suspended ceilings above which there is original ceiling structure which was intended to be seen and form part of the design aesthetic (see drawings to **Appendix D**). Part of the principal trusses spring from projecting moulded conics to side pilasters. Of note in this space is the survival of a former external window (**Figures 16 and 17 Appendix E**) to the west elevation of the north-south range at first floor and the galleried entrance to the concert hall from the east which appears to form part of the original design for the hall (see **Appendix D**). Former doors to the wings or pavilions appear to have been removed and replaced with sliding partitions, probably in the late 1960s/ early 1970s at the same time as the stage was removed.
- 4.12 The central section of the plan at ground floor has what appears to be a chamfered spine beam to the former kitchen (**Figure 18 Appendix E**) and a further spine beam to the former scullery (to the south of the kitchen). There is a large stack between these two rooms. The fireplace is tiled with modern tiles (**Figure 19 Appendix E**). There is a part-enclosed window to the north wall of the kitchen which appears to have been altered as part of the 'infill' of the façade in the late 19th century (see **Appendix H**- building phase plan).
- 4.13 To the first floor of the central section the room above the kitchen (**Figure 20 Appendix E**) has an interrupted spine beam (**Figure 21 Appendix E**) which is charred to the southern end (**Figure 22 Appendix E**) and a chamfered transverse beam into which the spine beam appears to be jointed. These beams appear to be the only surviving pre-fire fabric in the building of which remaining joinery including roof structure appear to have been renewed or replaced in the 19th or 20th centuries.
- 4.14 The first floor has two further rooms with late 19th/early 20th century fireplaces (**Figures 23 and 24 Appendix E**) and a series of re-used 18th and 19th century doors (**Figures 25 and 26 Appendix E**) throughout but sporadic.
- 4.15 To all attic storeys (there are two separate section) the roofs are partially exposed and comprise principal trusses with a single set of in-line purlins. Those to the attic of the northern section are staggered purlins (**Figures 27 to 29 Appendix E**). The timbers are heavily painted.
- 4.16 The exposed timberwork to the west facing hipped roof extensions, from the central part of the main range, over the first floor are lined and of sawn softwood.

Outbuilding to south (former stable now club house and bar)

- 4.17 The former stable building (**Figure 30 Appendix E**) has at least four building phases. The building has been extended to the east and the west, the former within the late-20th century and the latter probably as part of the mid to late 19th century remodelling of the house and garden spaces. Its south elevation has been partially rebuilt in brick in Flemish bond and has a number

of blocked openings in brick. There was formerly a lean-to to this side (see Figures C6 and C7 **Appendix C**) which has been lost. There is a clearly defined straight joint with ashlar quoins denoting the former end of the building to the west. The later extension to the west is further terminated at the corner with stone ashlar quoins. The north elevation has a number of doors and blocked openings including what appear to be a former large carriage opening (defined by stone quoins) to its western end (**Figure 31 Appendix E**). This has a modern door opening inserted into the stone work. There is a re-used, possibly late 17th century, chamfered stone door surround (now blocked) (**Figure 32 Appendix E**) and a re-used, possibly late 17th century, stone mullion windows (now blocked) to ground floor (**Figure 33 Appendix E**). There is a further stone surround to a first floor window (of unknown date) also now blocked (**Figure 34 Appendix E**).

- 4.18 Internally, the space has been lined with modern blockwork (**Figure 35 Appendix E**) up to first floor level and a modern suspended ceiling inserted. The roof has been replaced with modern steel trusses and purlins and a concrete sheet covering with inset glazed panels to the east slope (**Figure 36 Appendix E**).

Boundary and other walls

- 4.19 There are a series of former walls partially enclosing service yard spaces, parts of garden buildings and sections of the former kitchen garden wall itself (see **Figure 40 Appendix E**). These are generally stone rubble walls with stone copings, some of which have been built up in brick. The exception to this is the section of wall to the immediate north of the former stable and east of the house. This is stone rubble to the north side but brick to its southern elevation (**Figures 37 to 39 Appendix E**). The top of the wall is stone capped with the capping pierced with a series of rectangular stone openings (12 in total). To the centre of the openings there is a capping upon which there was a chimney (as evidenced in the c1933-5 aerial views – see **Figures C6 and C7 Appendix C**). This is probably the heated wall upon which the Peach House was set against (see **Appendix B** for historic maps and **Figures C6 and C7 Appendix C** for historic aerial views). There are likely to be a series of flues running through the wall. There is modern garaging set against the south side of the wall but the interior spaces were not inspected.
- 4.20 There is a stone-lined lozenge shaped ornamental pond (**Figures 41 and 42 Appendix E**) to the south-west of the house. The walls are coursed rubble-stone possibly laid with open joints (although the mortar may have washed away). The edges of the pond appeared to have originally had stages to approach the water. These have been obscured by vegetation and/or have been lost to erosion.

Entrances

- 4.21 The north and east entrances comprise ashlar stone square section gate piers. The east entrance have modern metal gates attached. The gate piers have moulded inset panels and carved acorn (to the east entrance) stone finials. The north entrance has a ball finial missing to its western pier (**Figure 43 Appendix E**). The east entrance has a rubble stone wall extending from its southern pier along the boundary of the site. The north pier has a modern blockwork

wall extending along the boundary with the swimming pool. The northern entrance has attached low rubble stone walls with stone coping. That to the west extends to the churchyard wall of the church of St Michael (**Figure 45 Appendix E**). That to the east extends to form the garden boundaries of the houses now fronting Place Road (**Figure 46 Appendix E**).

5.0 Discussion (please also refer to the building phase plan at **Appendix H**)

5.1 Nikolaus Pevsner in his Buildings of England Series (Wiltshire) is somewhat scathing and dismissive of Melksham House but slightly more complimentary about its setting:

*'The only rewarding part of Melksham is by the church. To its north in the churchyard a huge yew tree propped up by poles. To the south of the church in its grounds Melksham House, and even this rewarding only with qualifications. Now chiefly accessible from the Market Place and alas so much pulled about as it cannot count any longer as a C17 building. To the west the Tithe Barn, a fine buttressed piece but drastically converted into a school room by G E Street c1879.'*¹

5.2 The fire in 1920 has destroyed much of the remains of a former house which was part-17th century and part 18th century. A former three bay house probably of early to mid 17th century original, a date of 1608 has been suggested as the first mention of The Grove (a former name for Melksham House), now forms a remnant part of what became the service core of an 18th century house which also then turned its main elevation and axis to the north, towards the church. This remodelled and reorientated house is the basis upon which further radical remodelling was undertaken to create the sports and social club presently seen today.

5.3 It is challenging to clearly identify what fabric is pre-fire. This probably only extends to part of the east stone façade (and possibly some of the west wall, now encased) of the main range running north-south and elements of the earlier service wing although it would appear that these rooms have also undergone significant change in the 19th and 20th century with the only clear physical evidence of earlier fabric being the survival (but possibly reset) of chamfered spine beams to ground and first floor rooms and the 19th century roof to the former service (central) range. There are also isolated survivals of 18th and 19th century doors and 19th/early 20th century fireplaces. The windows to both the 17th and 18th century east facades may date from these dates also but they do not appear to have a patina of age commensurate with over 200 years of use and exposure to weather. It is suspected that most of the windows are at best late-19th century in date where there appears to have been much remodelling to the house and to its grounds.

5.4 The mid to late 19th century saw much investment in the house and its grounds with the addition of a two storey porch to the east façade and infilling of a 'gap' between the main house and its service range (evidenced by the finished quoin line – **Figure 7 Appendix E**) to the immediate south of the porch. It is suspected that the sash windows at ground floor were also part of this remodelling of the house. There was also much work undertaken to the grounds with the creation

¹ p344 Pevsner N and Cherry B 2nd ed. 1975 The Buildings of England Wiltshire

of an ornamental pond, a kitchen garden and a number of glass houses and buildings associated with the tending and production of fruits such as peach and grapes.

- 5.5 The plan form has been substantially altered to the 17th and 18th century surviving elements and much of this dates from the immediately post-fire 1920 rebuilding or the mid to late 20th century where a series of remodellings occurred with the extensive extension to the south-west of the club post 1970.
- 5.6 The architectural quality of the 1920s additions is however high and the dance floor and associated side pavilions are well considered spaces with good quality materials and finishes surviving particularly to the floor and the roofs of this part of the building. It is regrettable that the concert/dance hall has lost its stage (thought to have been removed in the late 60s/early 1970s) and the dancefloor itself is in poor condition.
- 5.7 The late 20th century ground floor extensions to the south-west of the plan of Melksham House are of no architectural or historic significance although they may have some communal value linked to the value of the club to the town as an amenity space for local sports and social clubs, many of which were based at Melksham House for much of the 20th century.
- 5.8 There appears to have been some re-use of windows from the pre-fire house in the post-fire rebuild, evidenced from the drawings which survive from this work (see **Appendix D**). Given the change that has taken place any survival of stone mullion windows should be considered to be of significance with a presumption in favour of retaining these windows wherever they survive.
- 5.9 The grounds of Melksham House have undertaken radical transformation from their late 19th/early 20th century landscaped gardens which formed a very attractive setting to the house (see **Figures C1 to 3 and C6 and C7 Appendix C**). The survival of an uninterrupted approach from the east from the Market Place which still retains elements of the landscape setting formerly enjoyed are important to the setting of the house. As too are the indivisible views between church and house which have survived albeit altered by successive uses for over 200 years and at least as long as the re-orientation of the house to 'face' the church in the 18th century.
- 5.10 The remnant survival of outbuildings which once formed an integral complex of uses serving the house are important to the understanding of the former scale and status of Melksham/Grove House. Of particular note are the walls to the kitchen garden and the former stable. Some of this building is believed to date to at least the early 19th century and re-uses earlier fabric, possibly from the remodelling of the former house in the 18th century. The former stable, most recently converted to a clubhouse for the football club has had its roof replaced in the mid-20th century and an internal late 20th century blockwork skin inserted at ground floor. The south wall of the stable is bowing considerably and will require rebuilding if re-use is proposed. Most of the surviving outbuildings are in poor repair and have seen significant change and will require significant investment and long-term future uses to retain them on the site.

- 5.11 The north entrance to Melksham House from Place Road is in a poor condition as are the boundary walls to its west. These require short to medium term action to ensure their long-term survival.
- 5.12 The ornamental lake is an unusual and interesting survival of the late 19th century investment into house and garden. It is in a poor state or repair and has been largely neglected for the last 30 years.

6.0 Significance of Melksham House

Setting (see also Appendix I: Areas of Sensitivity)

- 6.1 The setting of Melksham House has changed radically over the last 100 years with the conversion of the house to a sports and social club in the early 20th century which, along with the physical changes to the house post-fire brought about the collecting of various sports and hobby pastimes to a single site. The tennis courts, bowling green, football pitch and associated parking have all eroded the aesthetic and historic quality of the landscaped setting to Melksham House. However, it is suspected that these uses do have very high communal value associated with the many established clubs and societies which have made Melksham House their base over much of the 20th century.
- 6.2 The openness of the setting to the house remains although this has been partially eroded by the construction of the swimming pool to the east of the house and the construction of the bowling club pavilion which has somewhat truncated the former uninterrupted view to the church although this view was relinquished to a degree with the remodelling of the house post-fire which effectively removed its garden-facing elevation seen to previous incarnations of the house (see **Figures C1 , C2 , C4 and C5 Appendix C**). Nonetheless, the indivisibility of views from and to the church and vice versa still remain an important part of the grouping of these high-graded historic buildings.
- 6.3 The survival of the former kitchen garden (**Figure 40 Appendix E**) and remnants of its associated outbuildings (**Figure 37 to 39 Appendix E**) are of evidential and historic value. These surviving structures are important in terms of providing a sense of the former grand scale and high status of the former private house. They are part of an important phase of building construction and remodelling and for this reason are considered to be of high significance in terms of the overall significance of the site.
- 6.4 The north and east entrances are remnant survivals of the way in which the site was accessed, approached and exited. Despite the setting back of the gates to the east entrance in the mid-20th century, the stone gate piers and their subsequent approach across open lawns to the house are an important historic and aesthetic part of the setting of the house. There may be evidential value of former landscape schemes and the high potential (highlighted by others) for archaeology in these open spaces forming the immediate setting of the house, its outbuildings and kitchen garden wall.

- 6.5 The north gate piers have important boundary walls to their west and east which not only form part of the listed building but also form the boundary (and former boundary, now private gardens) to the site and the setting to the Grade II* listed church. Given the complex and multi-valued role, their condition is of concern. This should be addressed as a matter of urgency in any future proposals.
- 6.6 The importance of the surviving setting of Melksham House is summarised at **Appendix I** which identifies which open spaces are most sensitive to change in terms of the citing of new development within the grounds of the house. This should be the starting point for addressing any proposals for new development and/or changes of use within or to the boundaries of the site.

Melksham House

- 6.7 Melksham House (formerly Grove House) has had at least three major phases of evolution all of which form part of the evidential and historic significance of the building. The early house which has been extended and much altered and now forms part of the former service wing to the later house and subsequent club has only limited survival of its plan form and some remnant survival of 17th century fabric (possibly only limited to some stonework and a small number of chamfered ceiling beams) and possibly mullion windows although it is suspected that the latter are 19th century replicas (dating from the significant building phase which included transformation of the east façade and much development of the garden spaces). The roofs to the oldest part of the building appear also to date from the 19th century although they employ a staggered purlin configuration possibly simply replacing an earlier roof form. The remaining roof structure is post-1920 although constructed in a traditional form to replicate 17th century work.
- 6.8 As a result of the fire and post-war refurbishment throughout the 20th century there is very little aesthetic or historic value in the internal plan form with the notable exception of some survival of re-used 18th and 19th century doors and the presence of a large chimney stack (formerly the principal stack to the earlier house) in the former kitchens. There are also a number of late 19th/early 20th century fireplaces which should be retained along with their chimney breasts. Where these are found, the integrity of the room space should be carefully considered in any future changes.
- 6.9 What is of high aesthetic, historic and communal value is the post-fire addition of dance/ concert hall and wings or aisles. This structure has been added, in the circumstances (faced with a substantially demolished building as a result of fire damage) with great sensitivity and with some considerable architectural integrity. Its roof structure (presently obscured) in particular, is of high architectural value to both principal hall space and associated pavilions/aisles. The concert space has lost its stage and decorative arch which is regrettable.
- 6.10 The potential very high communal value of the entire site should not be underestimated given the considerable number of successful clubs and societies which met within and utilised the facilities of Melksham House right up to its closure in 2012. Of particular note is the

manifestations of the house as local venue for events. These are likely to remain firmly in the memory of surviving local Melksham residents. As such the associative value of the house (in its sports and social club role) is possibly difficult to quantify but is suspected as being high to very high.

7.0 Conclusion

- 7.1 Melksham House is a much altered 17th, 18th and 19th century house which was substantially rebuilt and altered following a fire in 1920. By this date, the house was already in use as a sports and social club for the Avon Rubber Factory, a major employer in the town. Of the early house and its remodelling there is very little surviving with notable possible original or early windows salvaged and re-used (although most are believed to be replica or replacement windows), some structural timberwork and some wall masonry. The subsequent alterations to provide a high quality dance/concert hall space are of moderate to high architectural significance but are also of very high communal value given the high use and regard with which the facilities were given by the town right up to its closure in 2012. The concert hall is a well-considered space and its careful addition to Melksham House and the care which has been taken to at least pay some respect to the historic integrity of the former house is laudible. In this respect, we would suggest that the retention of the hall should form part of the basis for any future re-use of the building. To the remaining building there is some survival of plan form, particularly to the older section of the former service wing and the retention of historic fabric relating to this should be retained.
- 7.2 The modern rear extensions, post 1975 (see building phase plan – **Appendix H**) are of no architectural or historic significance and their removal would be welcomed.
- 7.3 The setting of Melksham House has seen significant change over the Late 19th, early, mid and late 20th centuries. This has coincided with the development of the house as a private working garden space as well as landscaped setting to a high status house through to the changing role of the house as club house and meeting place for societies which, along with the post-fire rebuilding has changed the emphasis of the house and its setting particularly in terms of uses and function.
- 7.4 The post-fire re-ordering of the building which saw the loss of its principal garden elevation to the north which looked to the church has diminished its setting somewhat although the almost uninterrupted interdivisible views from and to the church have remained substantially intact and readable. These are important views and significant in as much as they have defined the substantially remodelling of an earlier 17th century house to have a more proactive relationship with the church to the north. The construction of the concert hall has partially destroyed this architectural relationship. Nonetheless, the relationship between Melksham House and the Grade II* listed church of St Michael remains strong and sensitive to change.
- 7.5 There has been much change to the southern part of the site with the long term use of the areas to the south as the towns football club and the associated changes which took place partly as the result of this use and partly in relation to the Avon Club being a sports and social hub for the

town. The former stable block dates in parts from at least the early 19th century and it is suspected that elements of its construction are re-used from the remodelling of the 17th century house, part of which remains as the former service wing to the house. However, this building is in a very poor state of repair and has had much inappropriate and poor quality extensions and alterations undertaken in order for it to fulfil its intended use at the time as club house and bar for the football club. Its retention would remain desirable but this would require considerable investment and a long-term use.

- 7.6 There are further fragment survivals of the former kitchen garden walls and the associated garden buildings including a potential survival of a heated wall which were common in the growing of peaches in the 19th century country house gardens. Their loss would be regrettable as these represent an important period of significant investment in the site in the mid to late 19th century. This transformed a series of spaces to the south of the house into highly technical and functional garden spaces separate to the main house and its gardens. Their extent can be clearly seen to the early 20th-century aerial photographs found in **Appendix C (Figures C6 and C7)**. Their loss would be regrettable and is likely to result in harm to the overall surviving building group. Should these be the subject of proposals for demolition their full recording and interpretation should be undertaken prior to demolition in accordance with the guidance set out by Historic England in their publication *Understanding Historic Buildings (2006)* to at least level 3. This should also be adopted for any proposal to demolish the former stable building.
- 7.7 The ornamental pool to the south-west of the house is an unusual survival and in a very poor state of repair. The pool forms an important part of the mid to late 19th century remodelling of the grounds and as such has high architectural, historic and aesthetic and possibly communal value (forming part of the sports and social club). Its retention, repair and integration in any future proposals should be carefully considered.

8.0 Addendum to 2019 Appraisal for minor works

- 8.1 The following works are proposed as part of proposals to by Brunel Academies Trust to operate Melksham House School as a specialist education provision providing education for children and young people from the age of 4-16 with complex social, emotional and/or mental health/medical needs.

- 8.2 The proposed works are as follows:

Secure Entrance

- 8.3 A secure entrance lobby is required to the school for pupil safeguarding. This lobby will enable public access and all doors into the lobby area will be fitted with an access control / fob operating system to prevent pupil access and provide security to the school for managing visitors.

8.4 A new partition wall and door is required to classroom 2+3 (G032). This is to form a new lobby to avoid disruption between classrooms when pupils are circulating through the school. The lobby has been designed to work with the structural bays of the heritage asset and maintain existing windows. It will therefore form a group room/space that can be utilised by other classrooms.

8.5 These works are reversible and not considered to harm the significance of the designated heritage asset.

Medical Room Provision

8.6 The school require a medical room to support the needs of the pupils. The proposal is to alter the WC's room number G005 to form the medical room.

8.7 These alterations are to remove the new recently completed cubicle partition system and do not impact the historic fabric of the building or interrupt its plan form in an unacceptable manner.

Classroom 4 access

8.8 The existing double doors into classroom 4 are replacement modern doors that mimic the pattern of historic doors. As they are 1100mm wide each leaf is less than 600mm and they are heavy and impractical to use for young people and the school in general.

8.9 The proposal is to replace these doors with an appropriately sized single leaf door width and separate slave leaf that can be kept shut.

8.10 These works will have no impact on the significance of this heritage asset.

Staircases

8.11 The range of ages within the school's cohort determine a requirement to keep very young children and older children separate. The school therefore require staircase 2 (G036) to be secured so pupil access can be managed. This staircase is 'back of house' and not the principal staircase. An open vertical wooden slatted screen is proposed with a low level gate.

8.12 This proposal will be kept independent of the original staircase and is a provision that is reversible should the building use change. These works are therefore not considered to be harmful to the significance of this heritage asset.

Additional works to existing staircases include:-

8.13 First Floor - The existing guarding between stair 1 and stair 4 is too low to meet current building regulations. To mitigate falls from height risks for pupils, a safety rail extension to the existing

balustrade is proposed (please refer to drawing ZA-00-DR-A-09-0005 P01). This extra rail will be screw fixed into the existing staircases with minimal interference to the existing.

- 8.14 The proposals do not impact the principal stair/main entrance lobby and are reversible. They are not considered to be harmful to the significance of this designated heritage asset.
- 8.15 First floor to second floor - The staircases to the 2nd floor are steep and lack handrails, a handrail fixed to the wall side of the stair is proposed and required to provide safety for staff.
- 8.16 First floor - The stair off corridor 1.002 is very steep and not suitable for use by staff or pupils. An additional door is proposed to restrict access to maintenance only on the second floor above.
- 8.17 Works to subsidiary and secondary staircases are reversible and not considered to be harmful to the significance of this designated heritage asset.

Additional minor works

- 8.18 Further minor works are proposed to support a safe and secure school. These works do not form part of the listed building consent application but are listed here for context and completeness. They include door access control, safety window film, window restrictors to prevent falls from height, secondary glazing and the boxing in of a historic gas light fitting. In all cases, these works are reversible and minimal and are not considered to be harmful to the significance of the relevant parts of the Grade II listed building.

Conclusion

- 8.19 The proposed works have been carefully considered, are the minimum required to achieve the requirements of specialist users, are in all cases reversible and do not result in the loss of any historic fabric. In this respect they are not considered to be harmful to the significance of Melksham House as a Grade II listed building and due to all the proposed works being internal, will not have any impact upon the character and appearance of the Melksham Conservation Area.

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1820. Map of the county of Wiltshire. Greenwood (Chandler 1998).

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1886. Ordnance Survey, 1st Edition, 1:500 series.

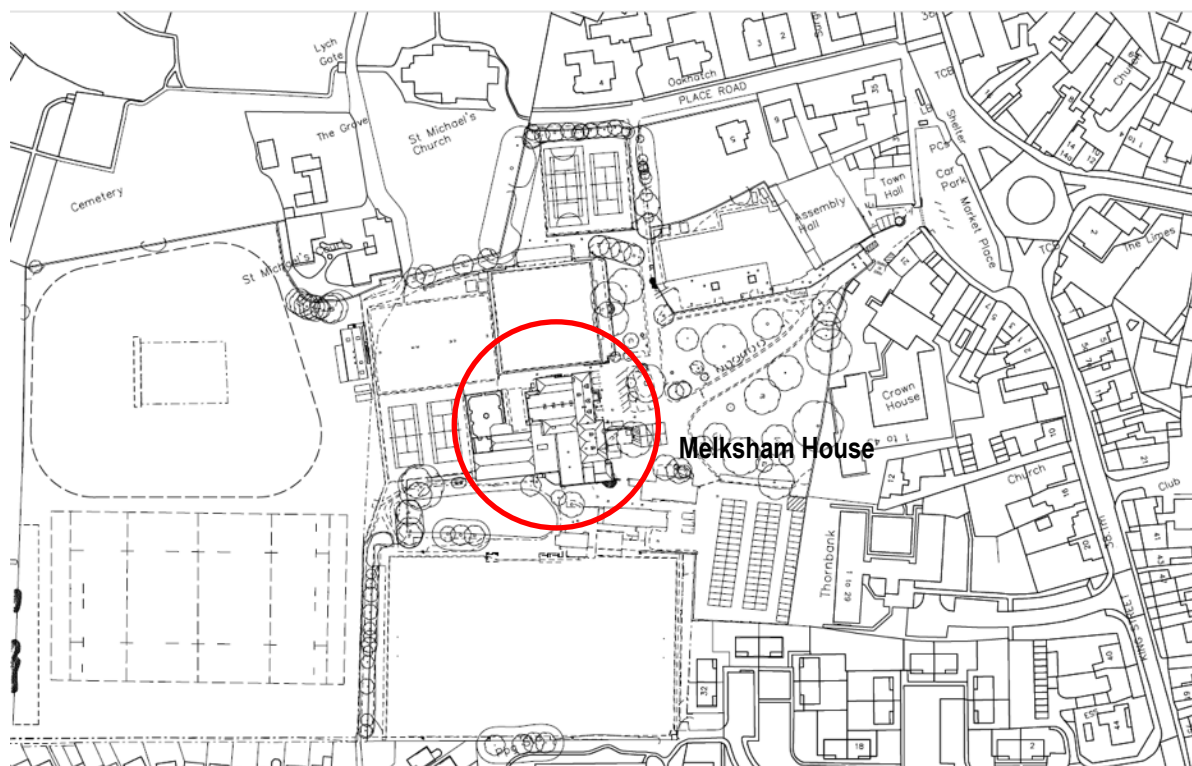
1900. Ordnance Survey, 2nd Edition, 1:2500 Series.

1923. Ordnance Survey, 3rd Edition, 1:2500 Series.

1938. Ordnance Survey, 4th Edition (with revisions), 1:2500 Series.

1965. Ordnance Survey, Geological Survey of Great Britain (England & Wales), Sheet 265, Bath, 1" to 1 mile.

Appendix A: Location Map



Melksham House (outlined in red)

Appendix B: Historic Maps



Figure 1: Andrews and Dury map of Wiltshire 1773



Figure 2: Melksham Town Map 1836



Figure 3: Melksham tithe map 1837



Figure 4: Plan of the town of Melksham 1879 (Charles E Norman)



Figure 5: Ordnance Survey first edition 1 to 25 inch 1886.

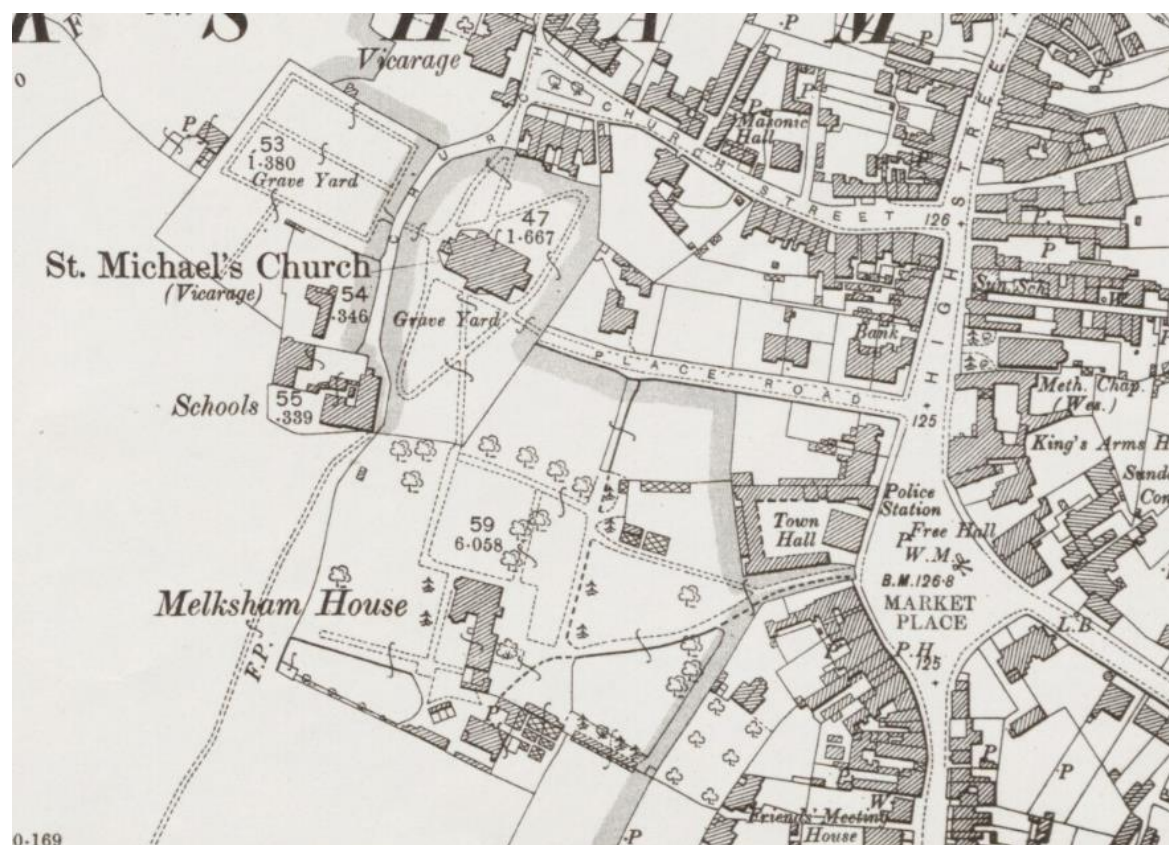


Figure 6: Ordnance Survey second edition 1 to 25 inch 1901



Figure 7: Ordnance Survey 1 to 25 inch 1924.



Figure 8: Ordnance Survey 1 to 25 inch 1947.

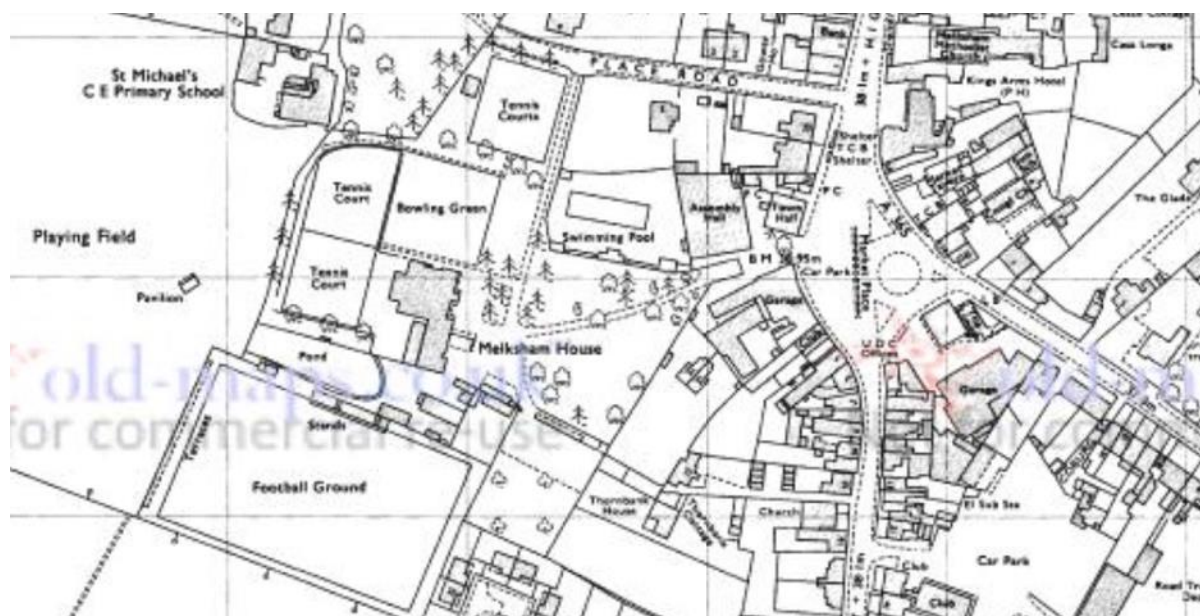


Figure 9: Ordnance Survey 1 to 25 inch 1970.

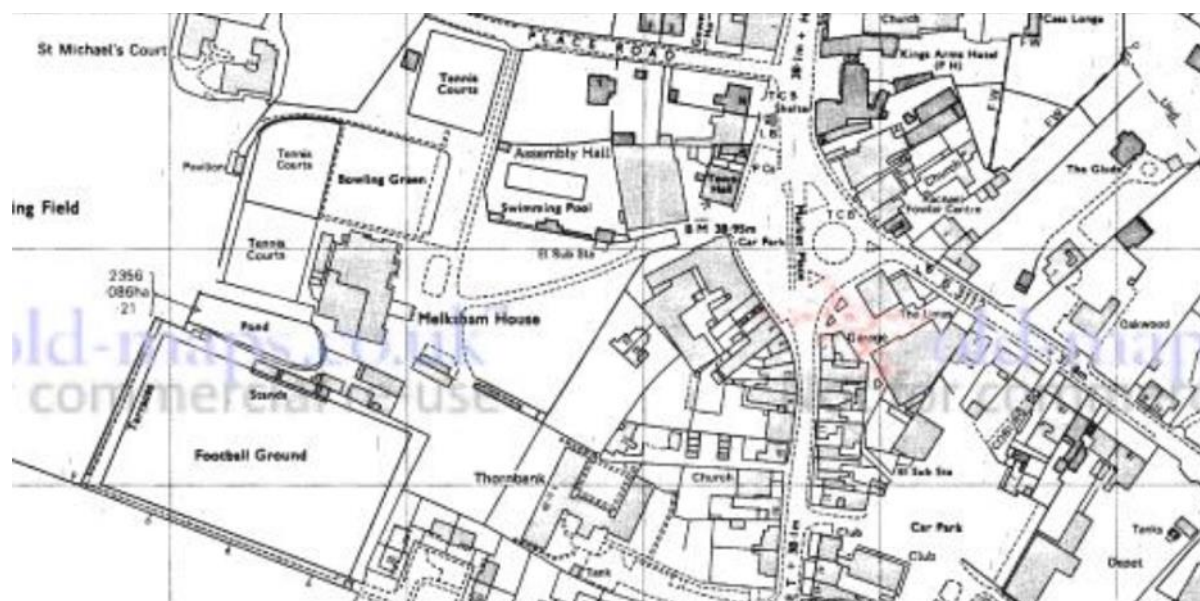


Figure 10: Ordnance Survey 1 to 25 inch 1975

Appendix C: Historic images of Melksham House



Figure C1: Melksham House c1900 – east and north elevations)



Figure C2: Melksham House c1900 (north and west elevations)

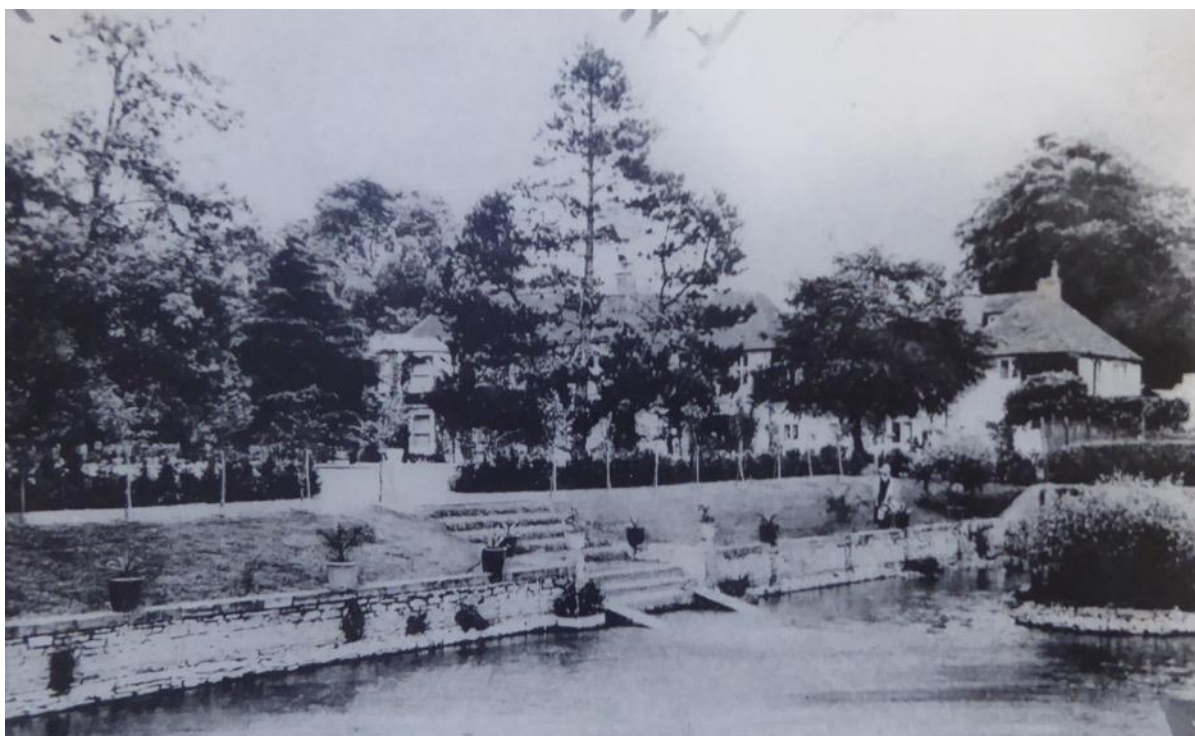


Figure C3: Melksham House, ornamental pond in foreground c1900. Taken from the south-west



Figure C4: Melksham House 1920; immediate post-fire north elevation



Figure C5: Melksham House 1920; immediate post-fire east elevation



Figure C6: Melksham House from the south (foreground to the church) c1933



Figure C7: Melksham House from the south-east c1935



Figure C8: Melksham House c1950



Figure C9: East elevation c1977



Figure C10: North elevation c1977



Figure C11: West elevation c1977



Figure C12: West elevation from the ornamental lake looking north-east c1977



Figure C13: North elevation(s) c1977



Figure C14: East elevation c1980



Figure C14: Entrance gates (north) from Place Road c1977



Figure C16: Main entrance gates (east) from Market Place c1977

Appendix D: Plans of house pre-fire and post fire works

Ground plan c1916 (as private house) [sales particulars to auction 1916]

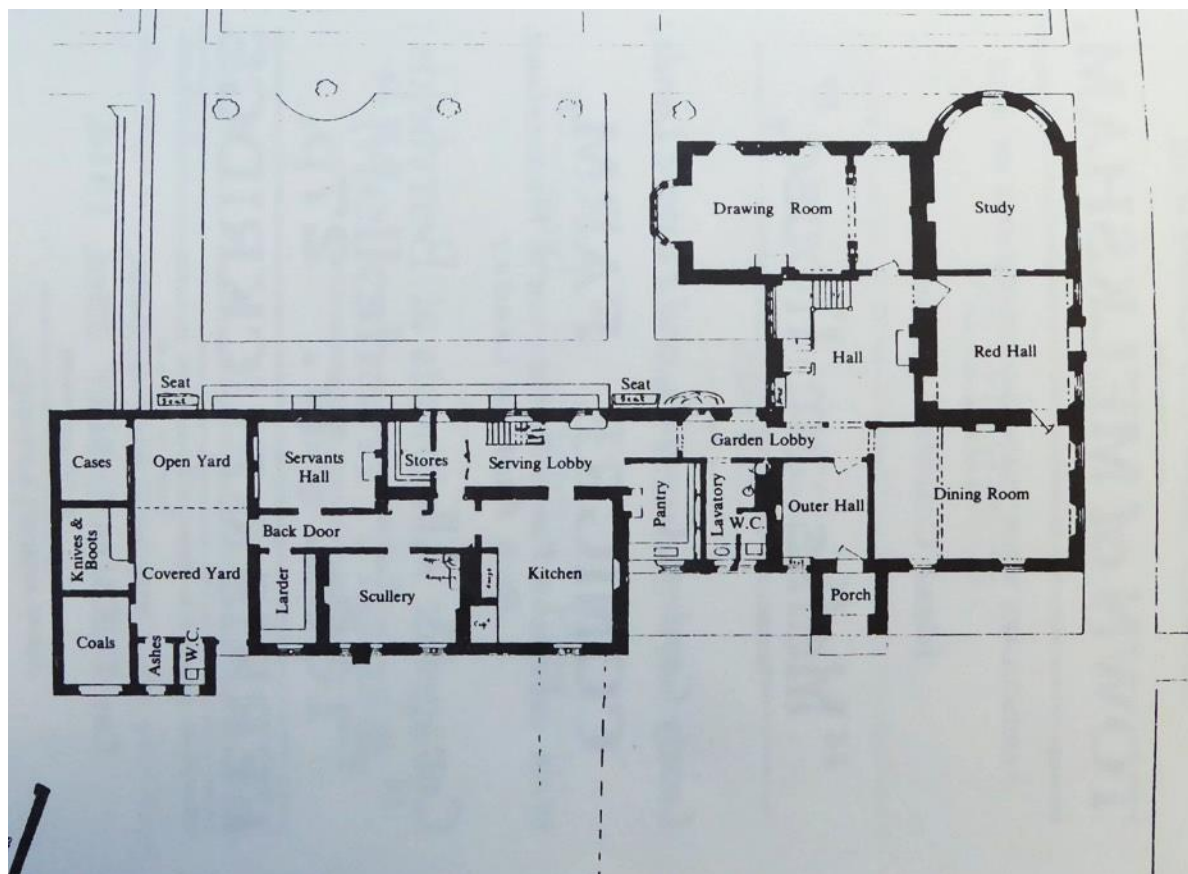
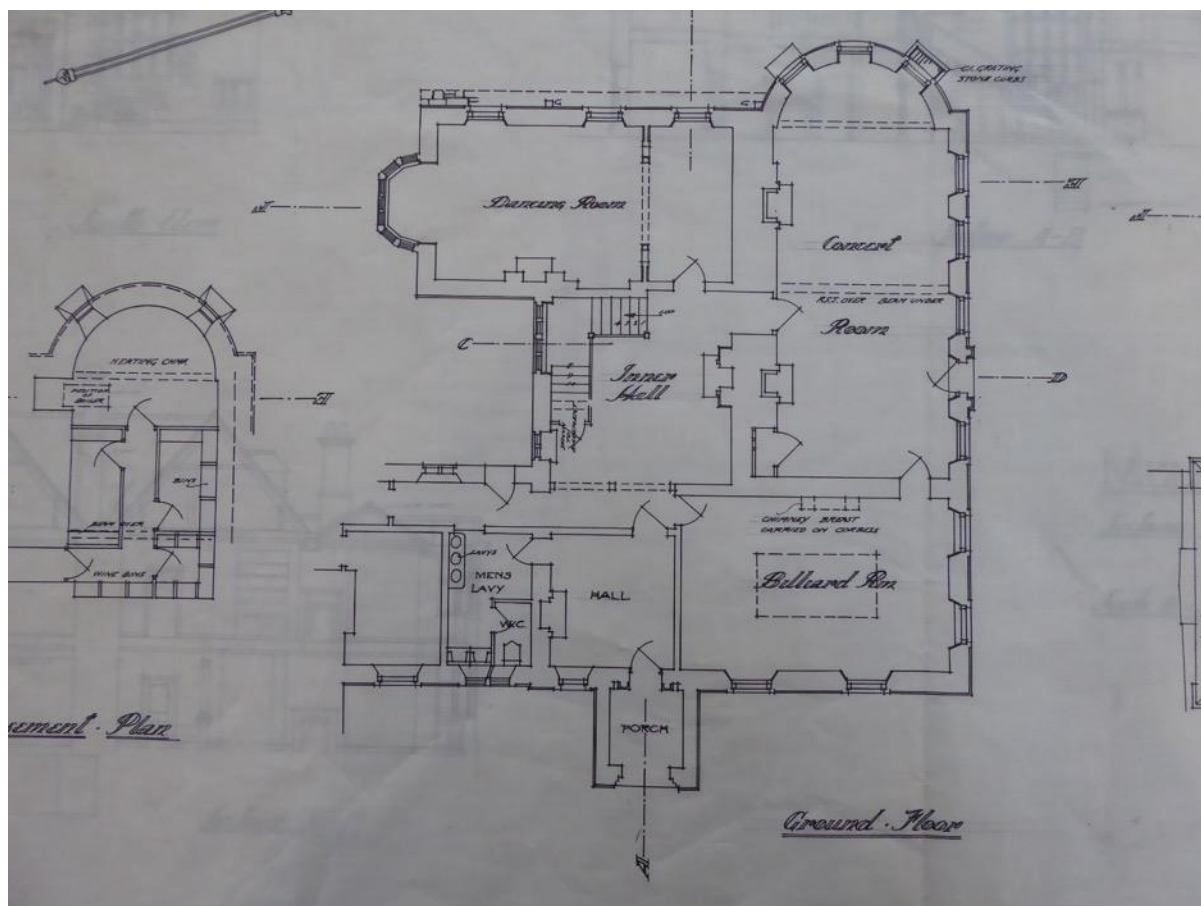


Figure D1: Ground floor

Pre-fire plans c1920 (as sports and social club) (architects Le Fevre and Quick drawings)**Figure D2: Ground floor**

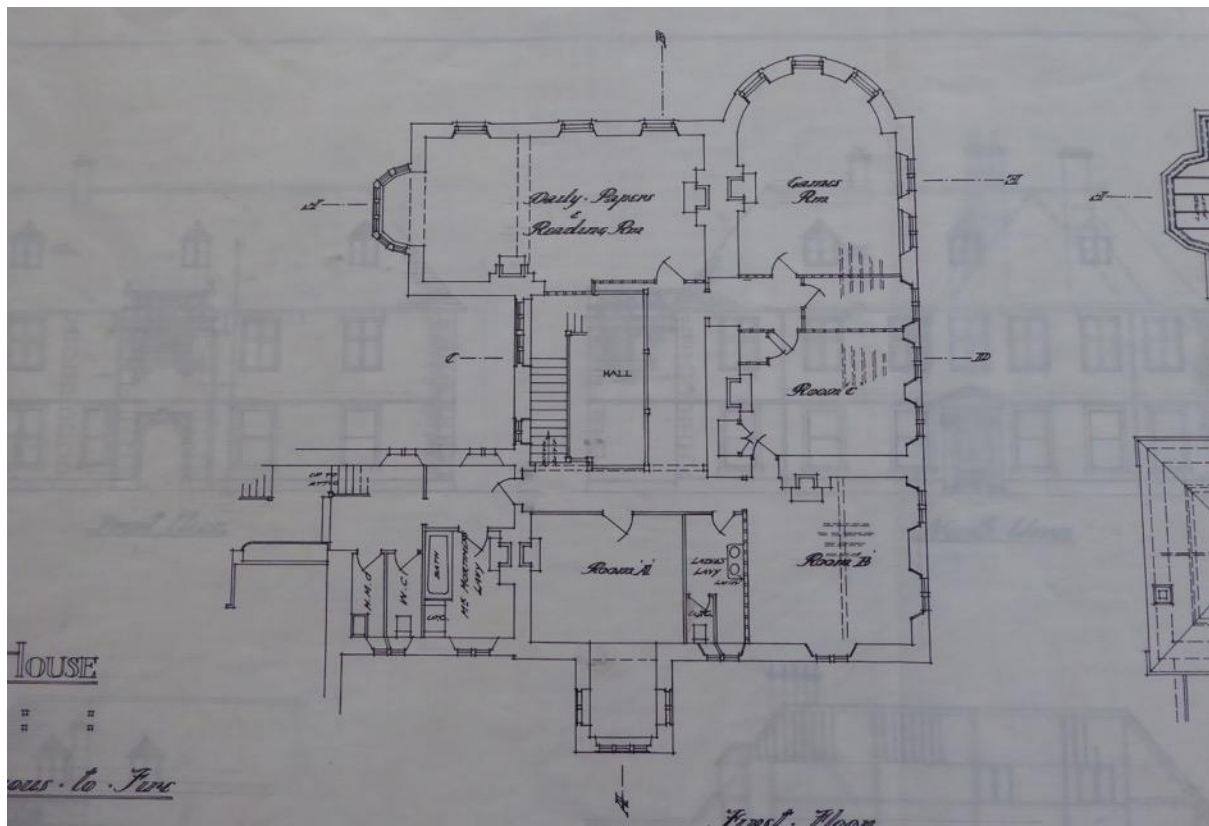


Figure D3: First floor

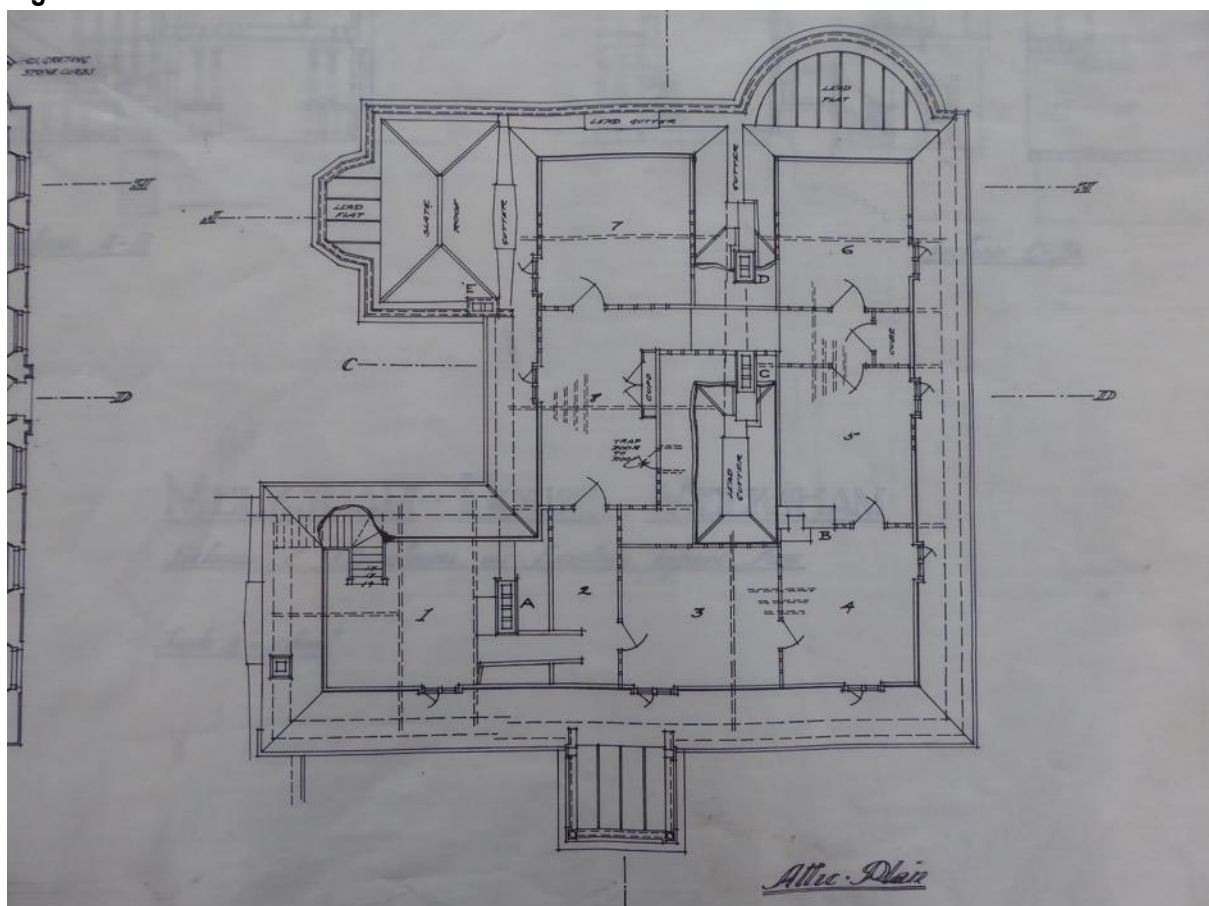


Figure D4: Attic (second floor)



Figure D5: East elevation



Figure D6: North elevation

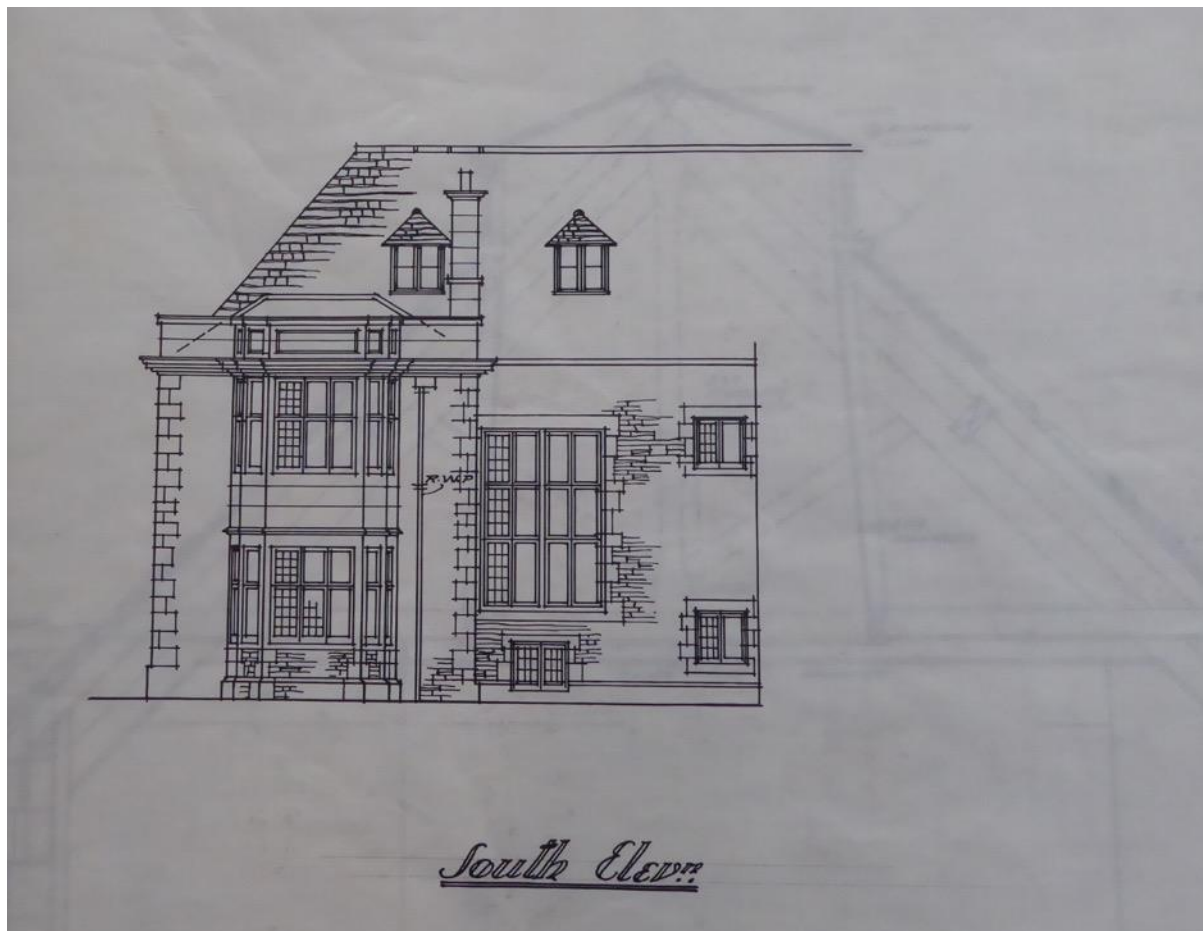


Figure D7: South elevation (part)



Figure D8: West elevation

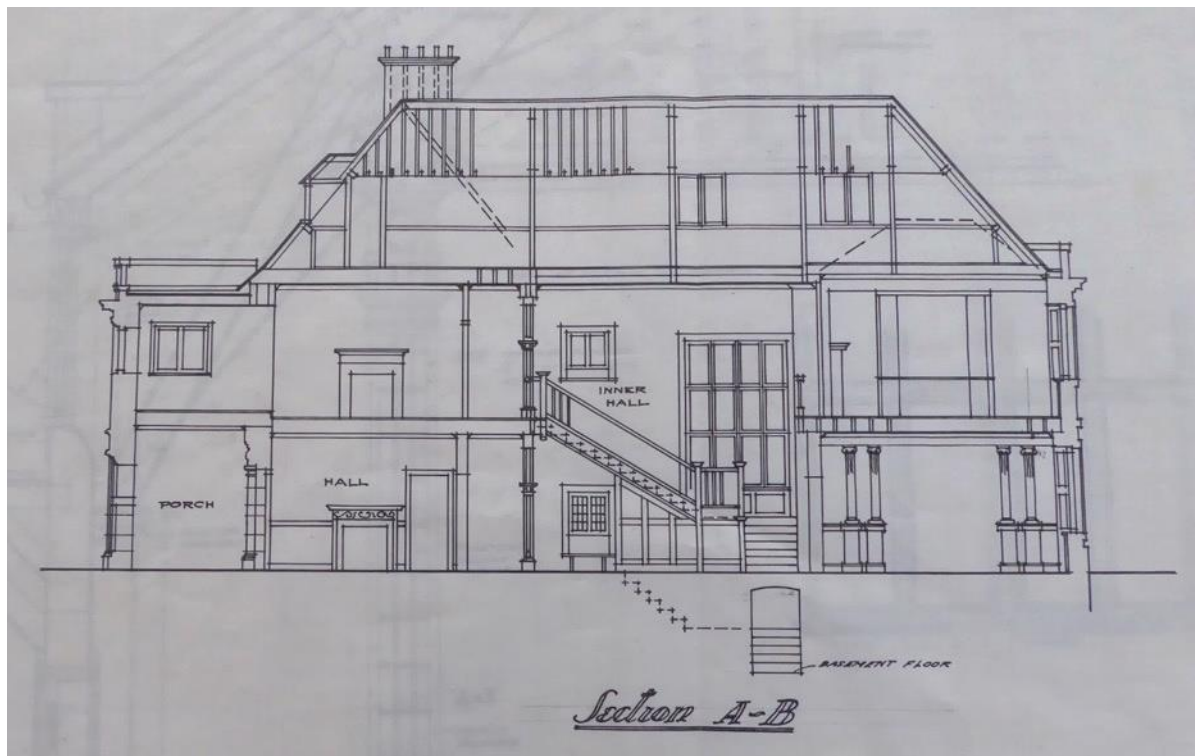


Figure D9: East-west section

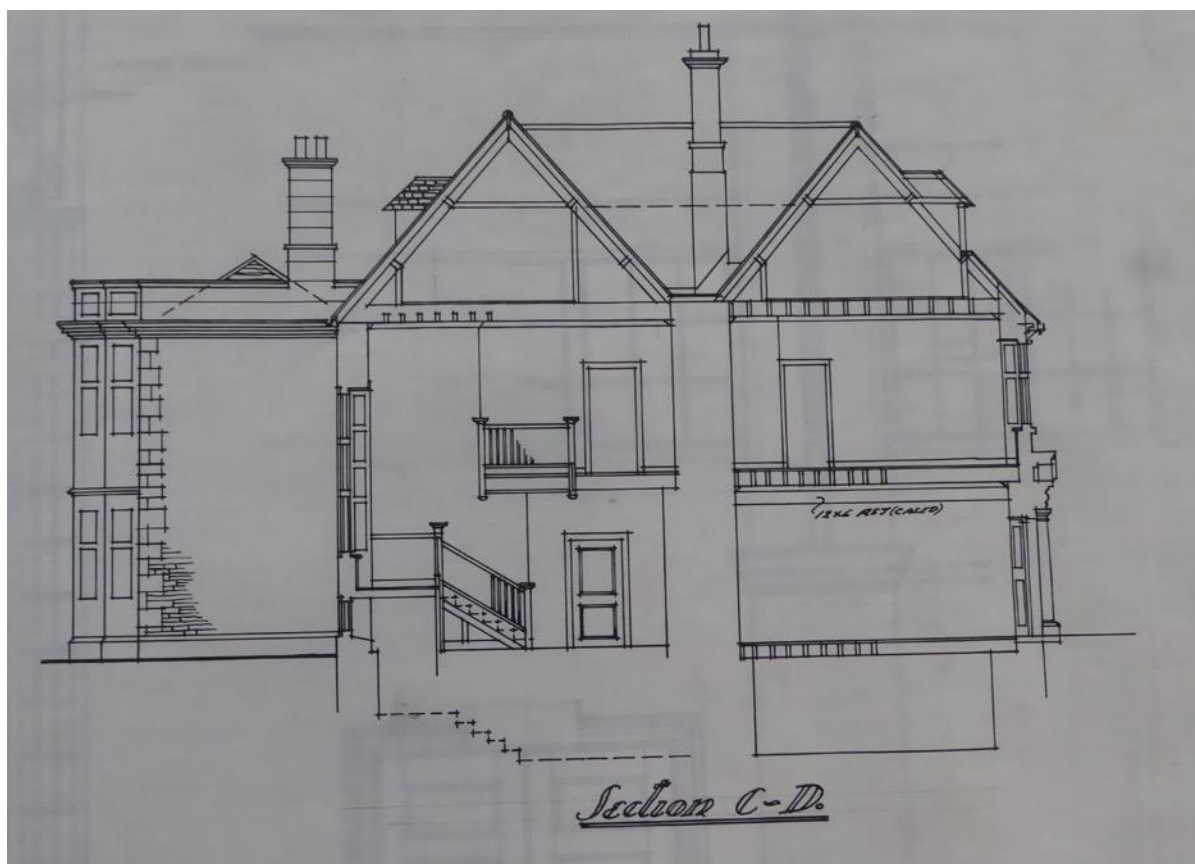


Figure D10: North-south section

Post-fire alterations (Architects Le Fevre and Quick of Bath)

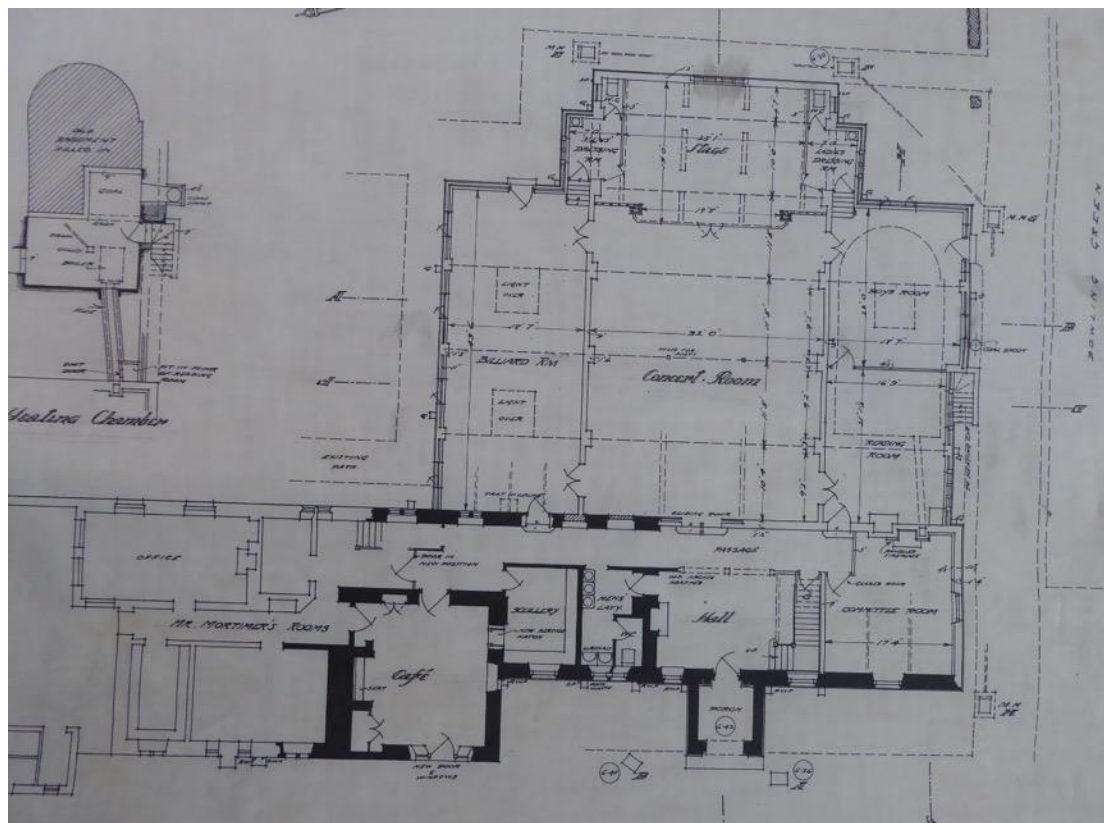


Figure D11: Ground floor plan

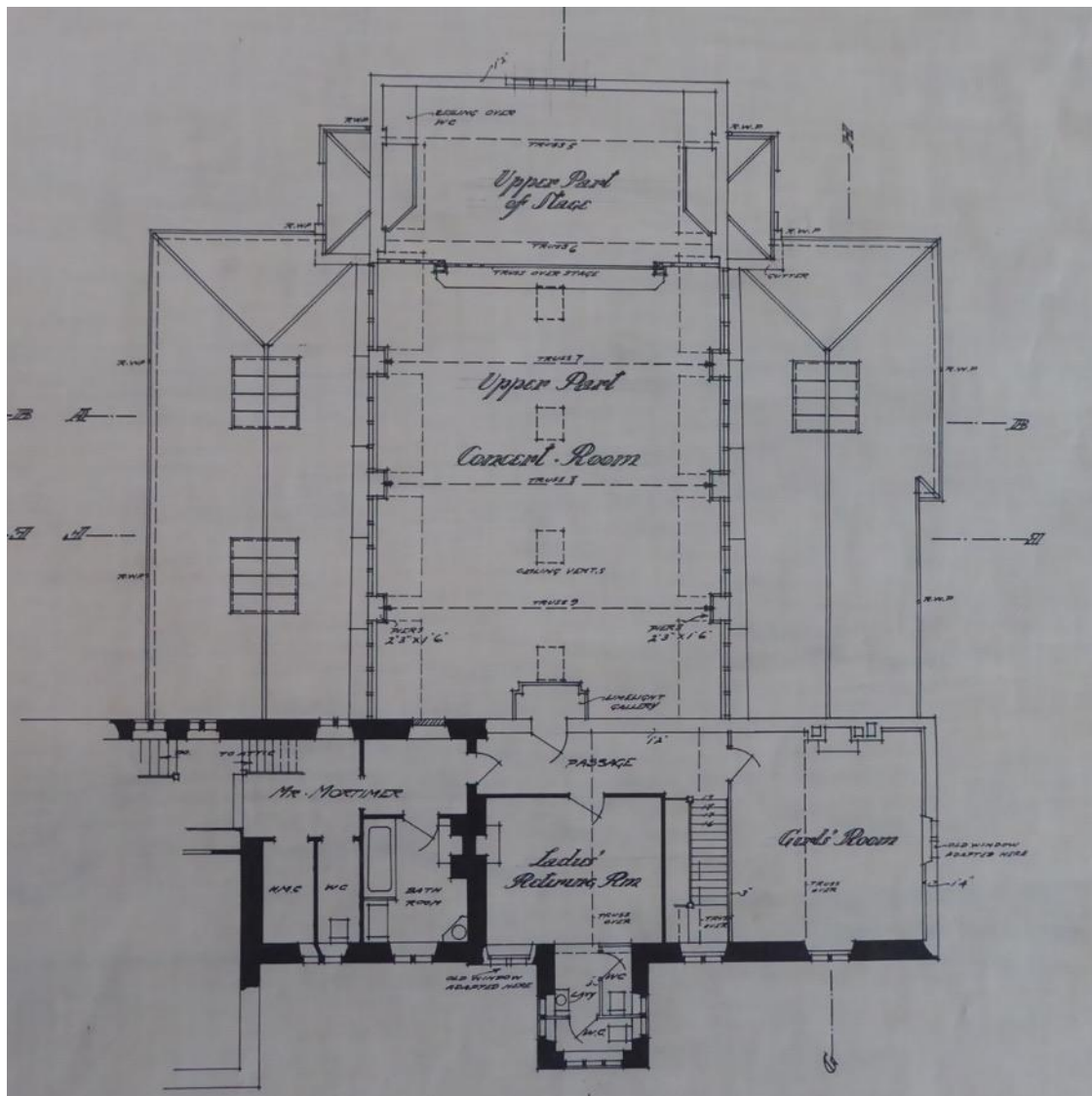


Figure D12: First floor plan

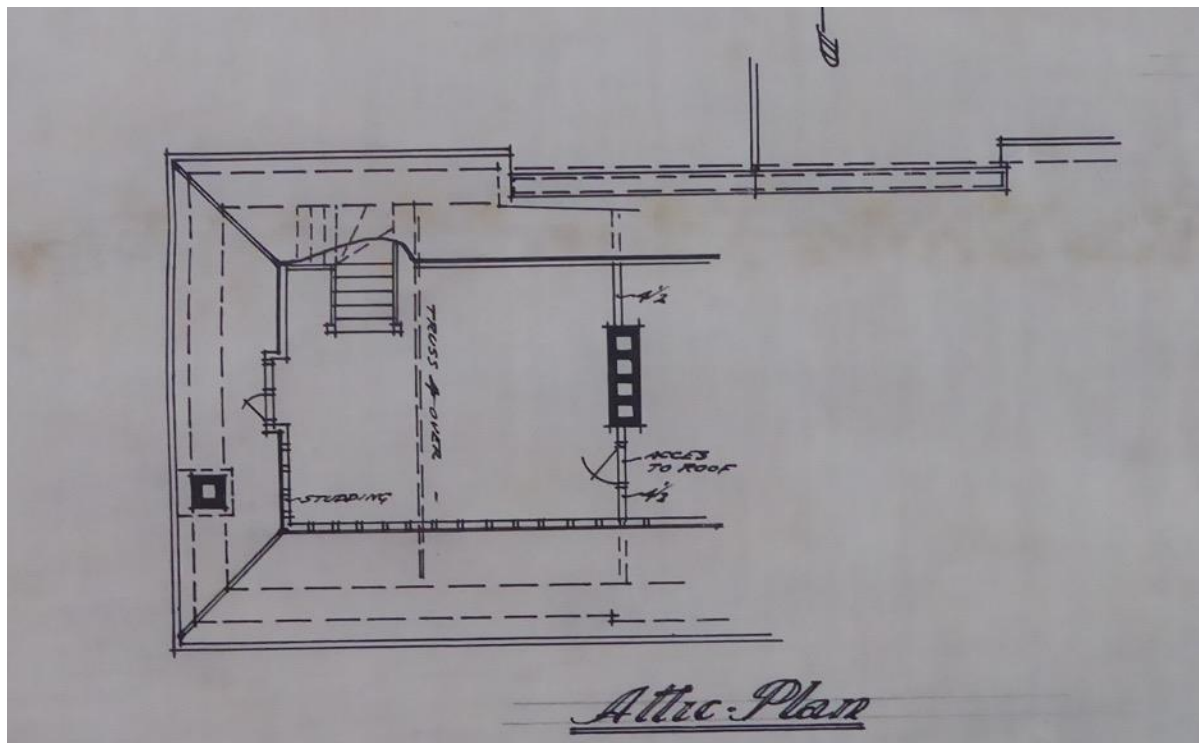


Figure D13: Attic (second floor) plan

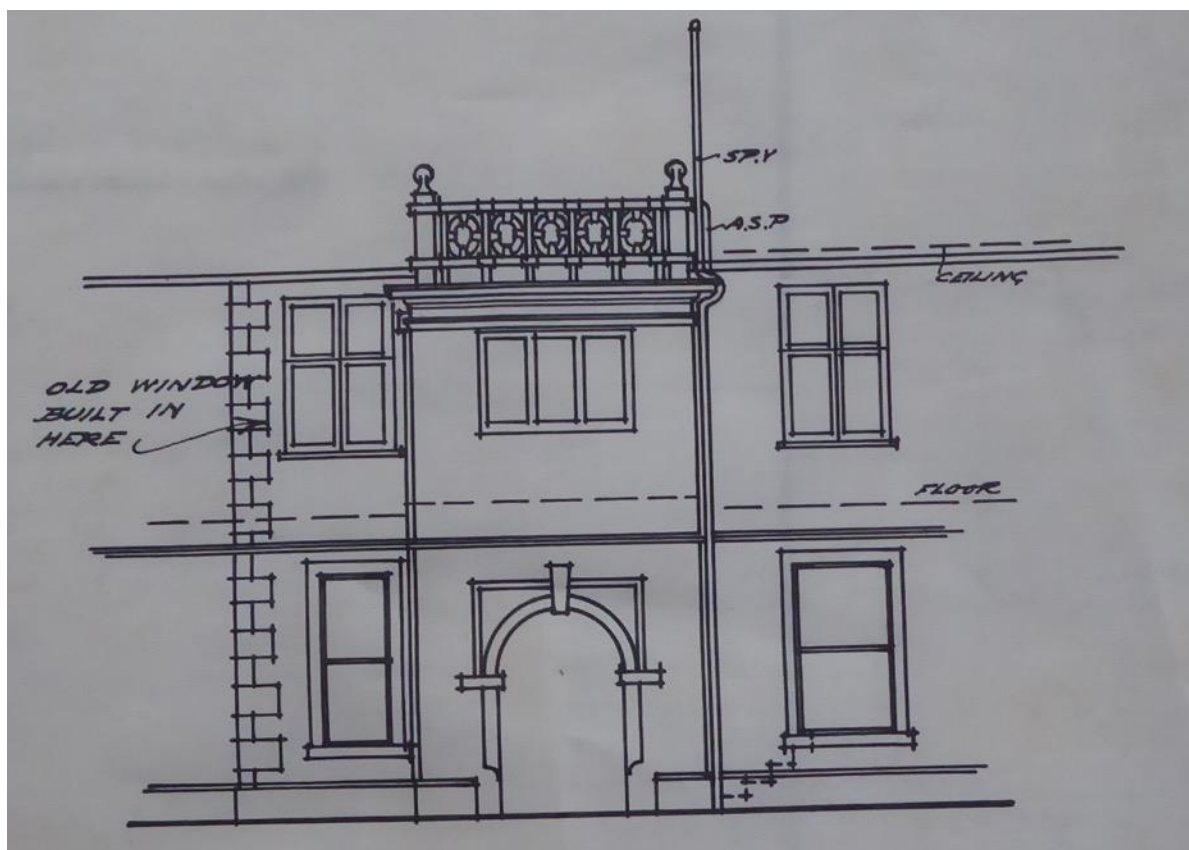


Figure D14: East elevation (porch detail)

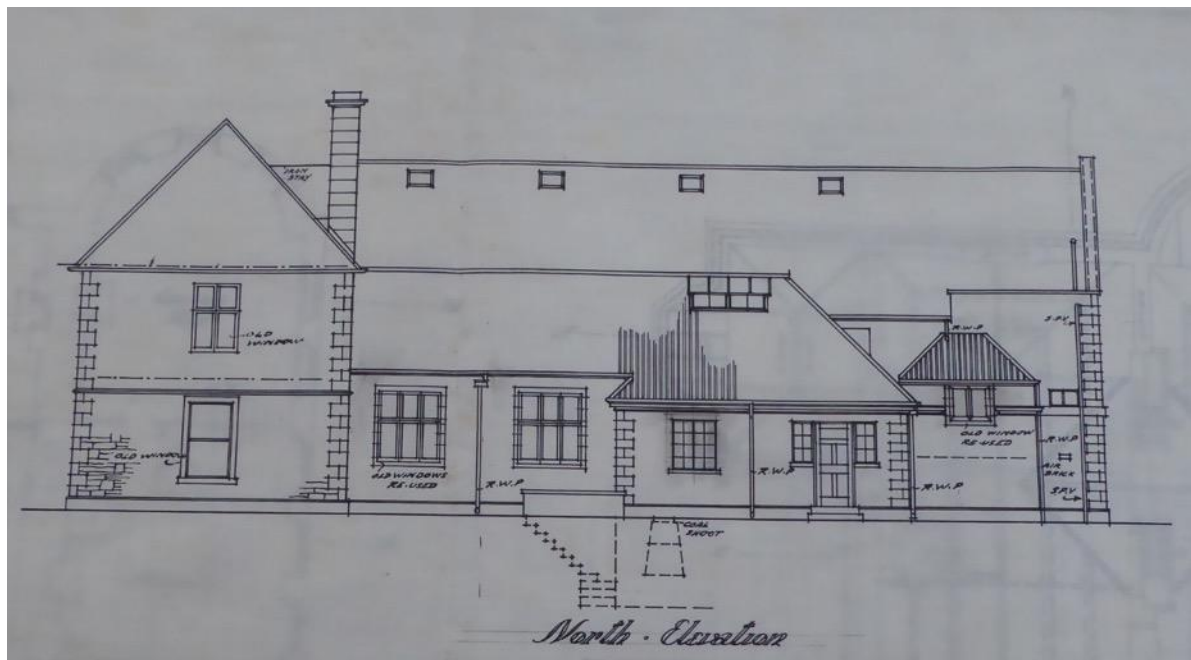


Figure D15: North elevation

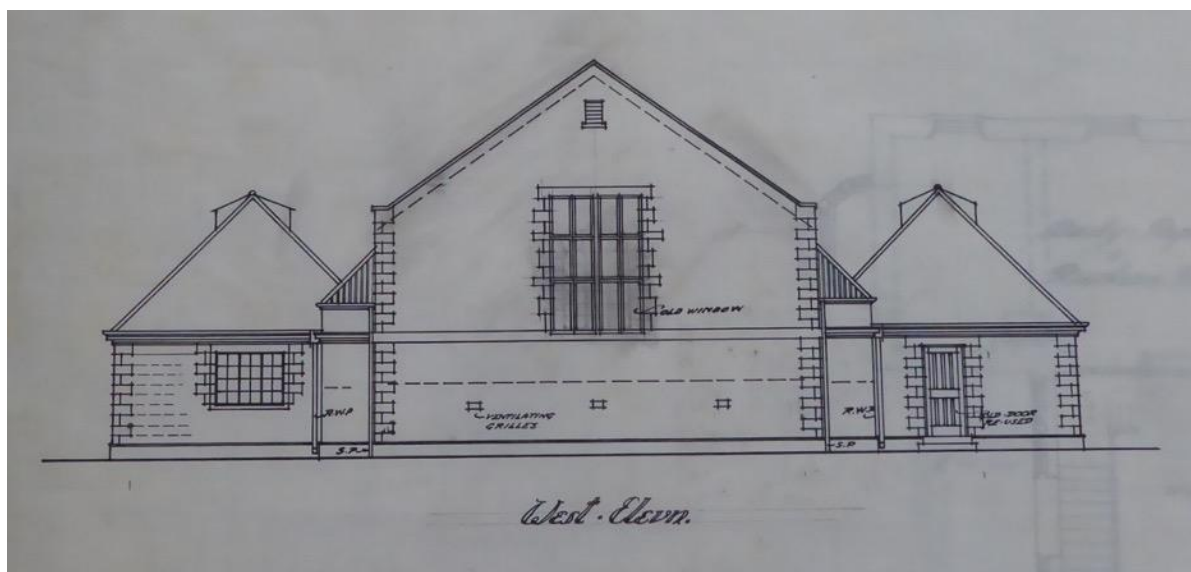


Figure D16: West elevation

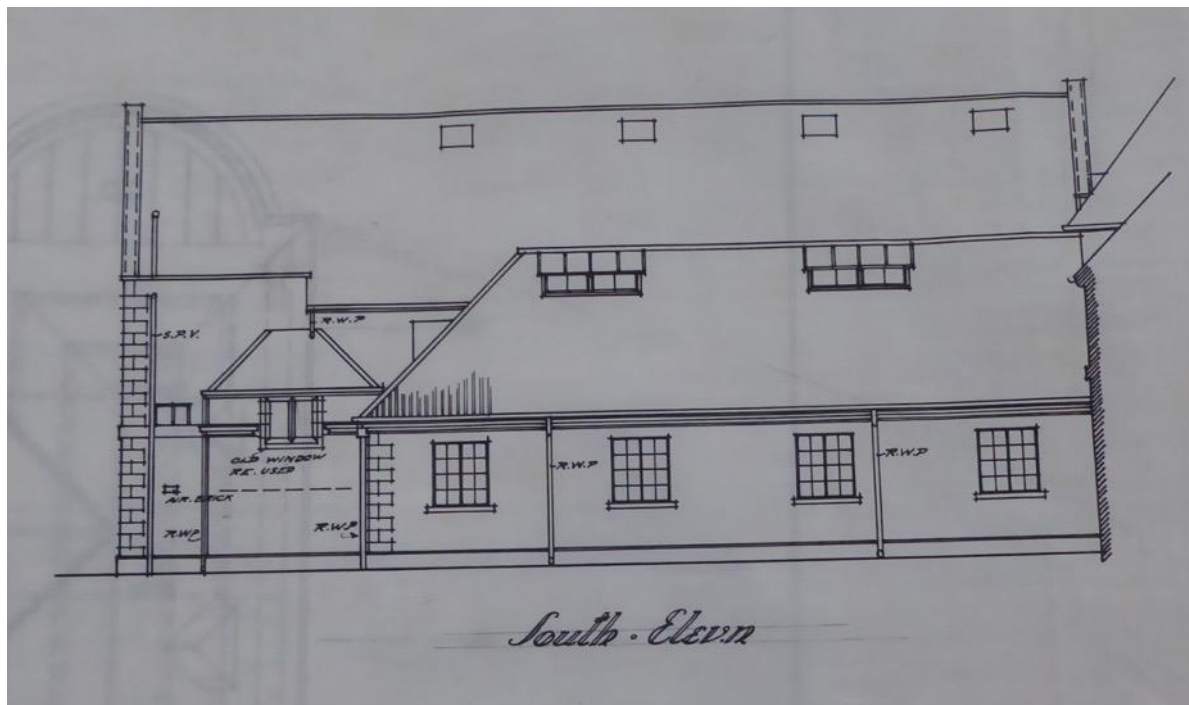


Figure D17: South elevation

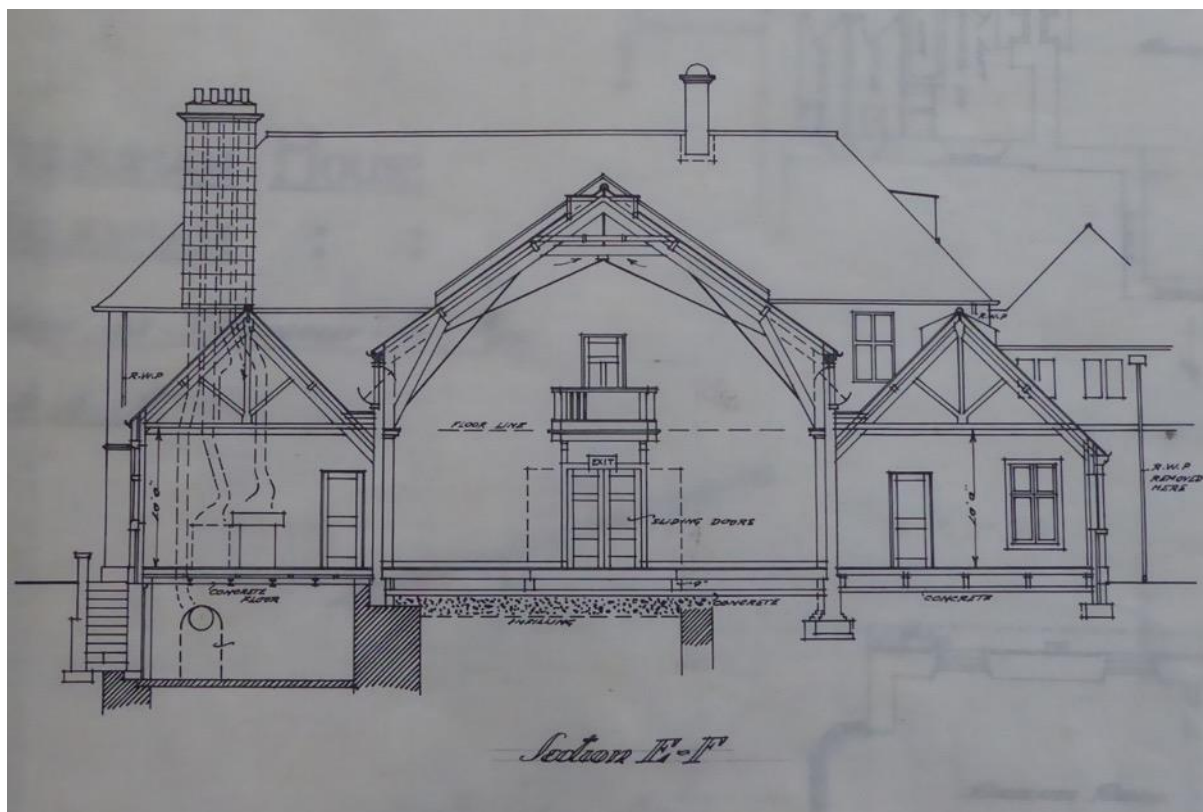


Figure D18: Section north-south (looking east)

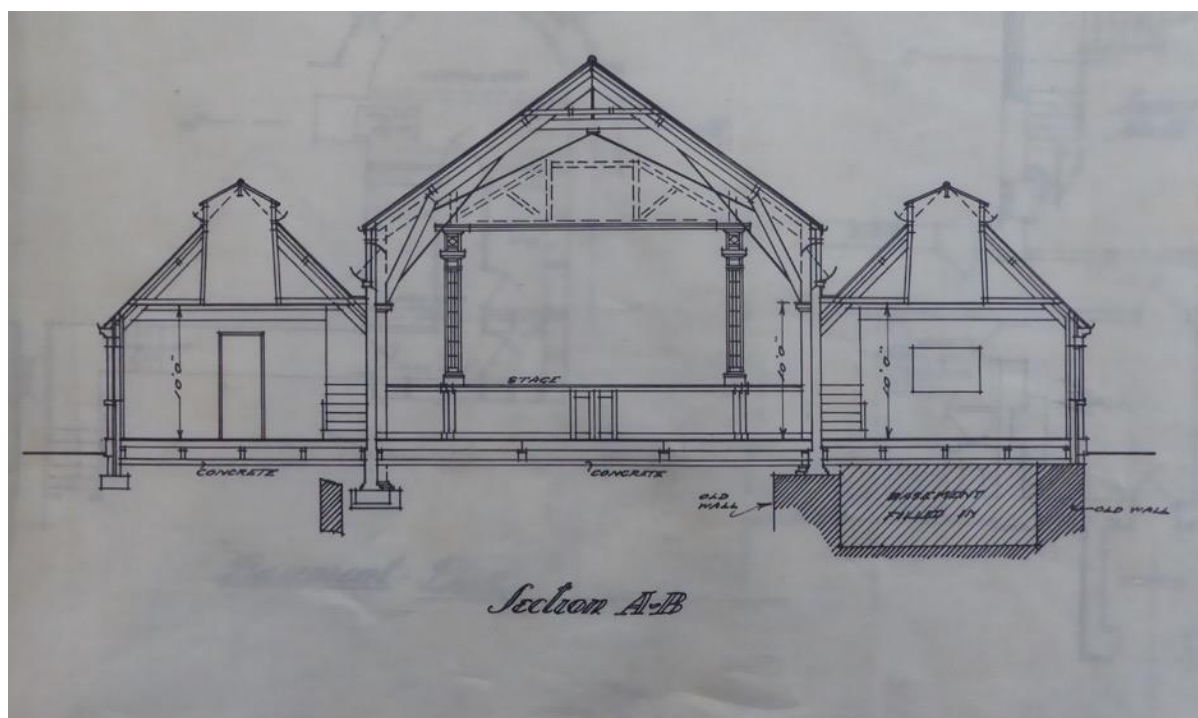


Figure D19: Section north-south (looking west)

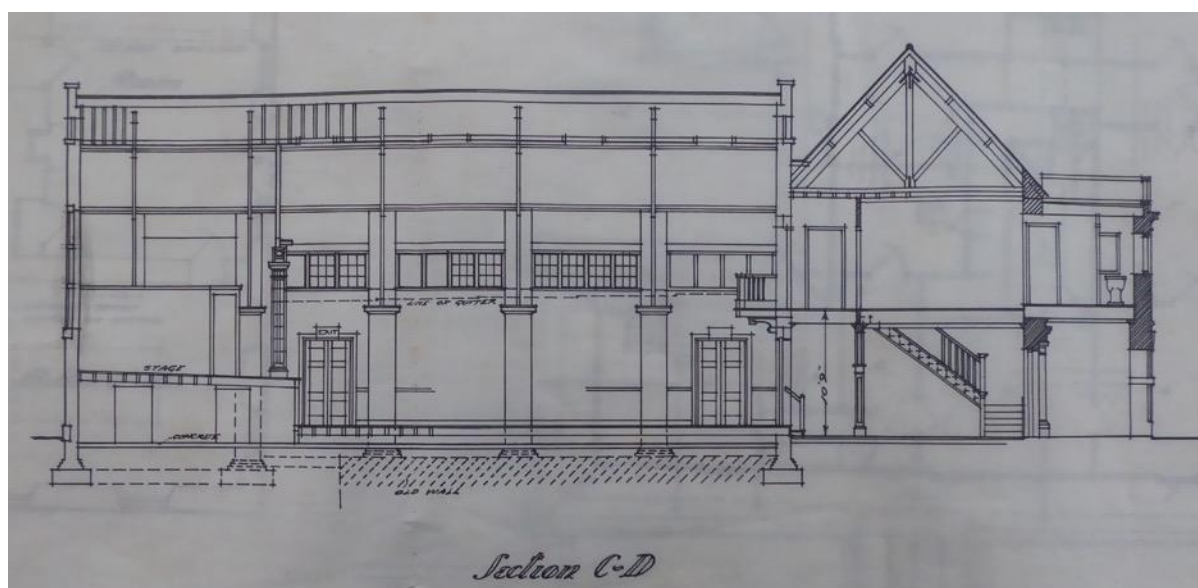


Figure D20: Long section east-west through concert hall (looking north)

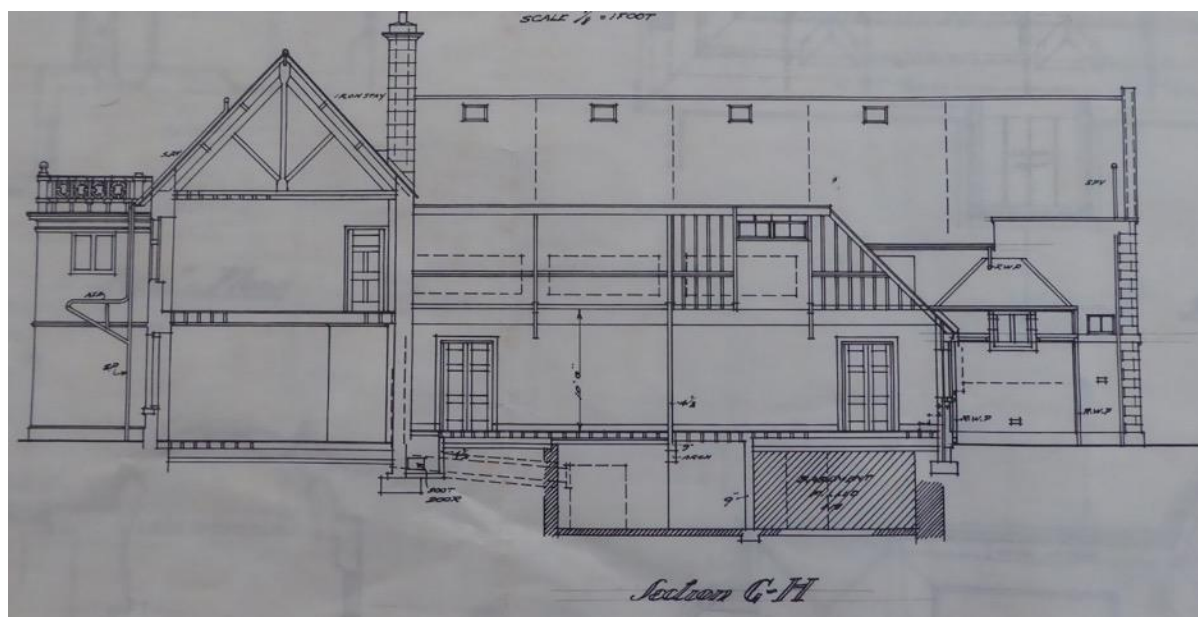


Figure D21: Long section (east-west) looking south through north annexe of concert hall

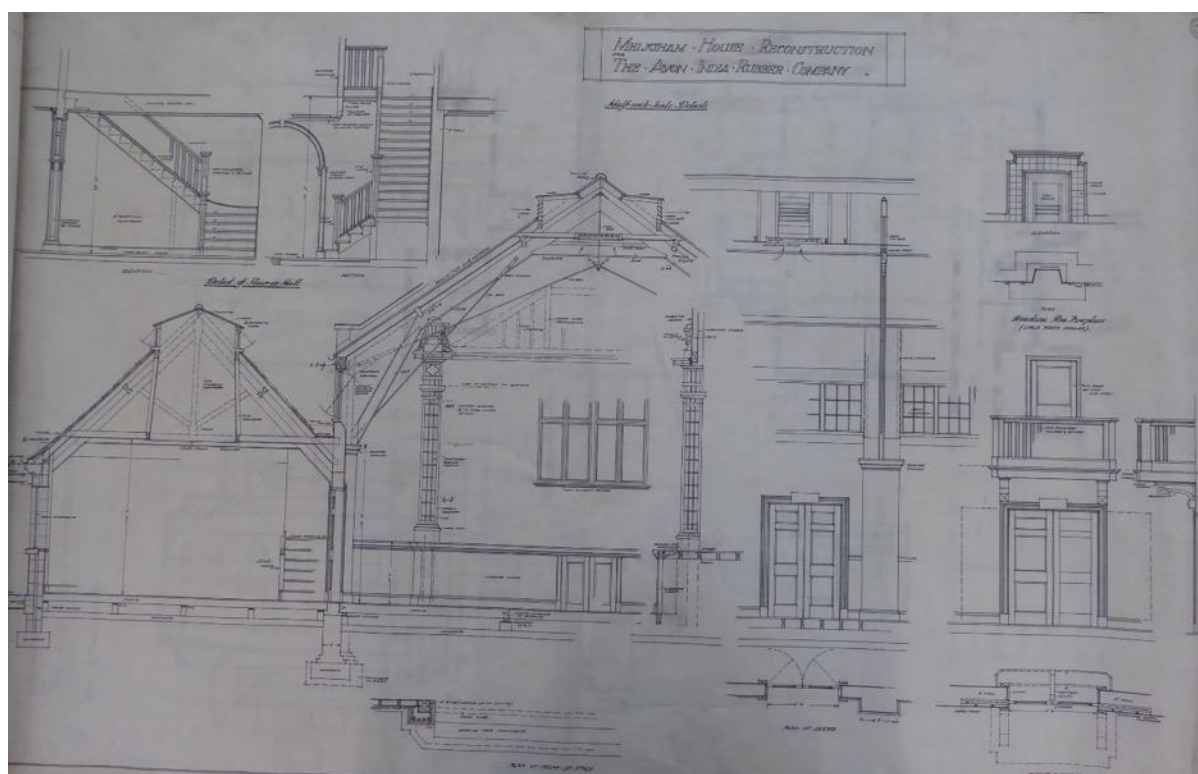


Figure D22: Details and sections through proposed concert hall

Appendix E: Images of Melksham House



Figure 1: Melksham House east elevation with entrance porth



Figure 2: Grade II* listed Church of St Michael to north of Melksham House



Figure 3: Melksham House and its outbuildings from the south (from the former football grounds)



Figure 4: Melksham House east elevation in three sections (referred to in text)



Figure 5: North Section, east elevation



Figure 6: Central section, east elevation



Figure 7: North section, east elevation – straight joint defined by quoins



Figure 8: North elevation (facing bowling green with church beyond)



Figure 9: North elevation (concert hall and pavilion) modern extensions beyond



Figure 10: West elevation from tennis courts



Figure 11: South elevation (former service yard)



Figure 12: Entrance Hall screen with ionic columns and pilasters



Figure 13: Concert hall (looking east)



Figure 14: Concert Hall pavilion (north side)



Figure 15: Concert Hall Pavilion (south side)

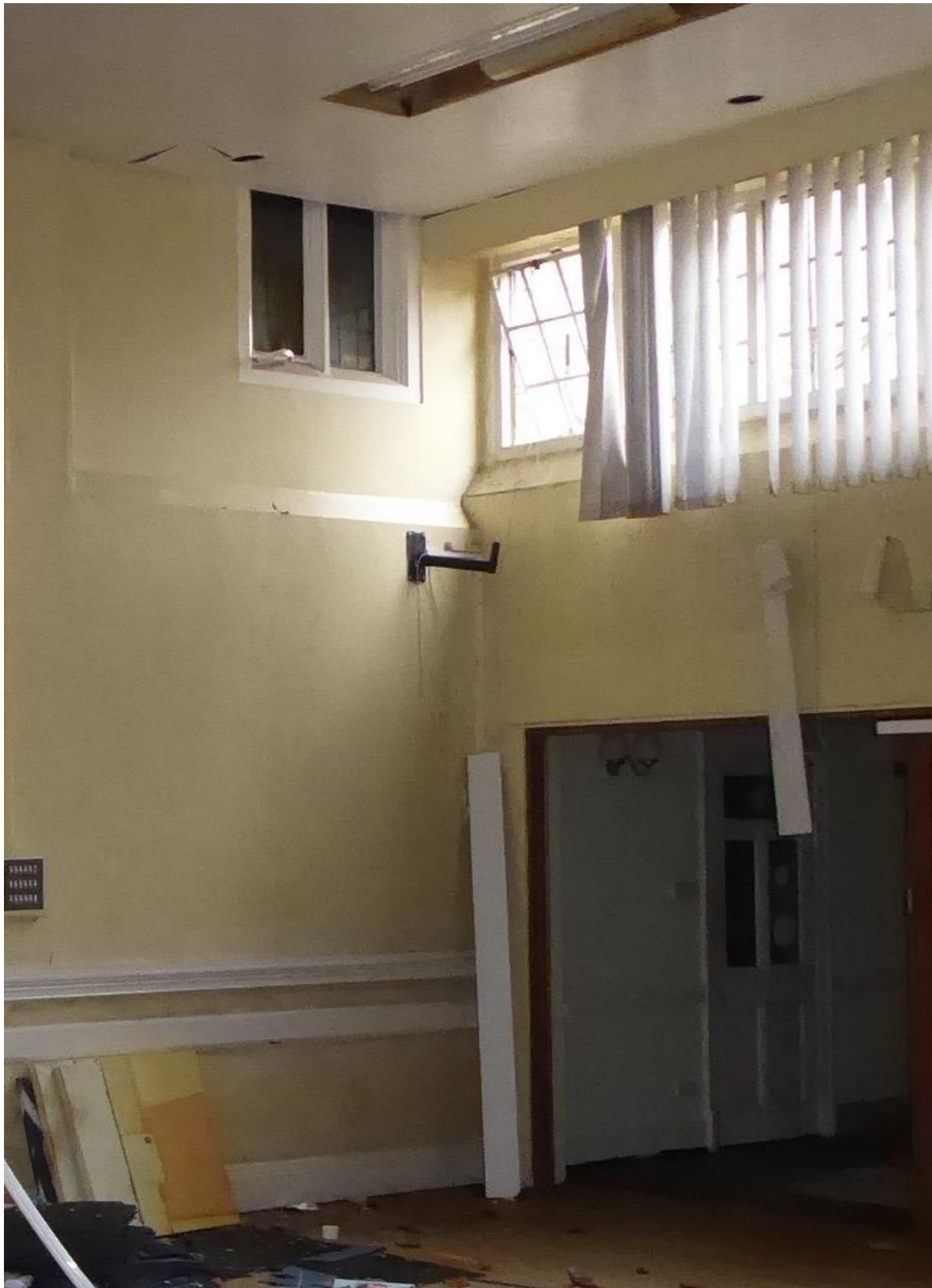


Figure 16: Internalised original rear window to north-south range



Figure 17: Internalised window from first floor of north-south range – looking into concert hall



Figure 18: Chamfered beam to former kitchen



Figure 19: Kitchen fireplace (probably 17th century in origin)



Figure 20: Room above kitchen with 17th century beams



Figure 21: Ceiling beams to room above kitchen



Figure 22: Charred southern end to spine beam in room above kitchen



Figure 23: Late 19th/early 20th century fireplace, first floor central section of north-south range



Figure 24: Late 19th/early 20th century fireplace, first floor central section of north-south range



Figure 25: Six panel door – probably reproduction but possibly 18th century with moulded architrave



Figure 26: Simple two-panel late-18th /early 19th century door (probably re-used)



Figure 27: Exposed roof to attic – in line purlins (to central section)



Figure 28: Collar and purlin junction to roof structure (central section)



Figure 29: Staggered purlin to attic above Central section of north-south range (north section)



Figure 30: Former stable (now clubhouse) to south of house -north elevation



Figure 31: Former stable, former carriage opening now blocked



Figure 32: Possible re-used 17th century chamfered door opening, now blocked



Figure 33: Stable block, possible re-used 17th century window (now blocked)



Figure 34: Blocked stone opening



Figure 35: Internal space to bar, former stable



Figure 36: Former stable – first floor and roof



Figure 37: Former garden buildings and spaces to south-east of house



Figure 38: Possible former heated wall to former peach house to south-east of house



Figure 39: Possible former heated wall to former Peach House, now modern garages



Figure 40: Remnant section of former kitchen garden walls (now enclosing car park)



Figure 41: Ornamental pond (from east)



Figure 42: Ornamental pond (from north) with rubble stone retaining walls



Figure 43: North entrance – stone piers (Grade II)



Figure 44: Attached walls to gate piers to east of gate piers (now separate gardens)



Figure 45: North entrance – low wall attached to gate piers to west of piers



Figure 46: East entrance (from Market Place)

Appendix F: List entry

MELKSHAM HOUSE

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Overview

Heritage Category: Listed Building

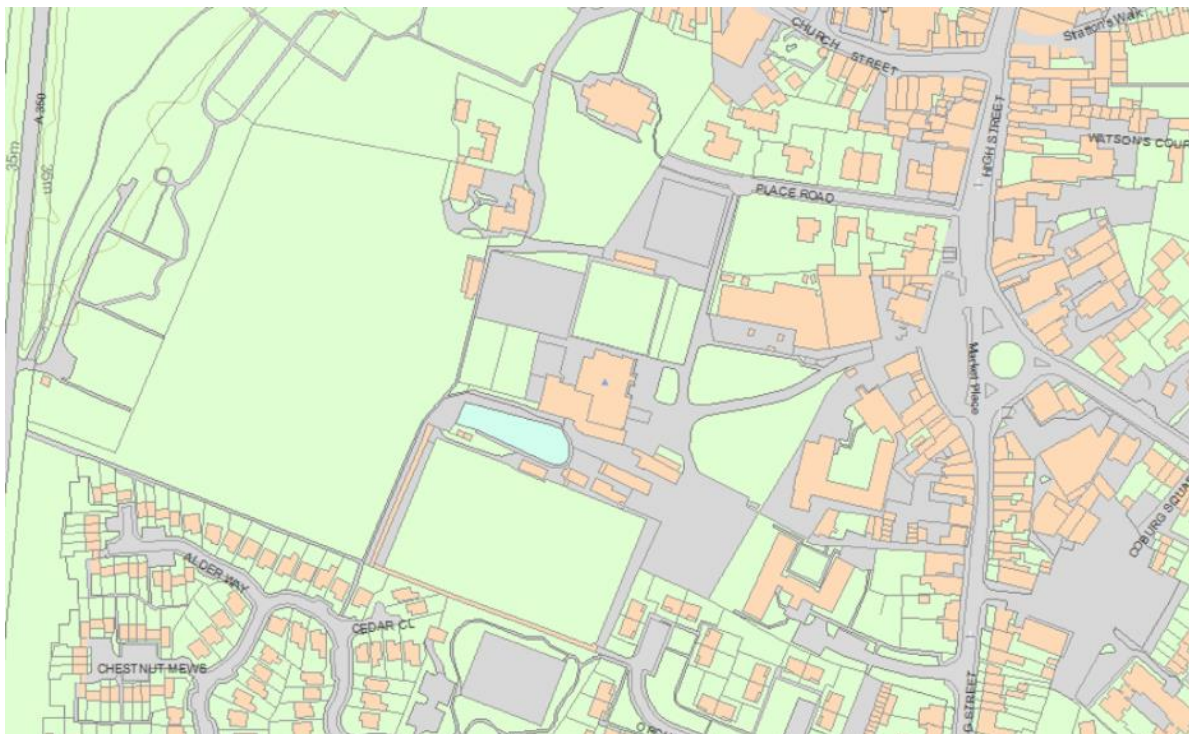
Grade: II

List Entry Number: 1285783

Date first listed: 13-Feb-1985

Statutory Address: MELKSHAM HOUSE, 27, MARKET PLACE

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1285783 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 21-Jan-2019 at 15:48:32.

Location

Statutory Address: MELKSHAM HOUSE, 27, MARKET PLACE

The building or site itself may lie within the boundary of more than one authority.

District: Wiltshire (Unitary Authority)

Parish: Melksham

National Grid Reference: ST 90280 63592

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

ST 9063 MELKSHAM MARKET PLACE (west side)

7/129 No 27 (Melksham House)

GV II

Detached house with side wing, now sports and social club. Early C18 with C19 alterations. Rubble stone, stone slate hipped roof, ashlar stacks with moulded capping. 2 storeys and attic, 6 windows. Central 2-storey porch is C19 addition with round-arched opening with keystone, imposts and square drip mould, door inside has flanking Tuscan columns. To right are two plate glass sashes and to left are plate glass sashes and one 2-light beaded mullioned window.

Continuous string course, also on porch. Porch has 3- light chamfered mullioned window to front and 2-light mullioned windows to side, on first floor, either side are cross windows. Moulded eaves cornice porch has pierced parapet and ball finials. Three hipped dormers with casements to roof. Right return has sash to ground floor and cross window to first. Wing to left is C18 with C20 alterations, rubblestone with stone slate hipped roof. 2- storeys, windows. Ground floor has cross windows and C20 insertions. First floor has four hollow chamfered 2-light mullioned windows and projecting chimney stack. Rear has large C20 attached sports complex. Interior not inspected. Included despite C20 alterations and rear additions, as good early C18 house.

Listing NGR: ST9028063592

Legacy

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

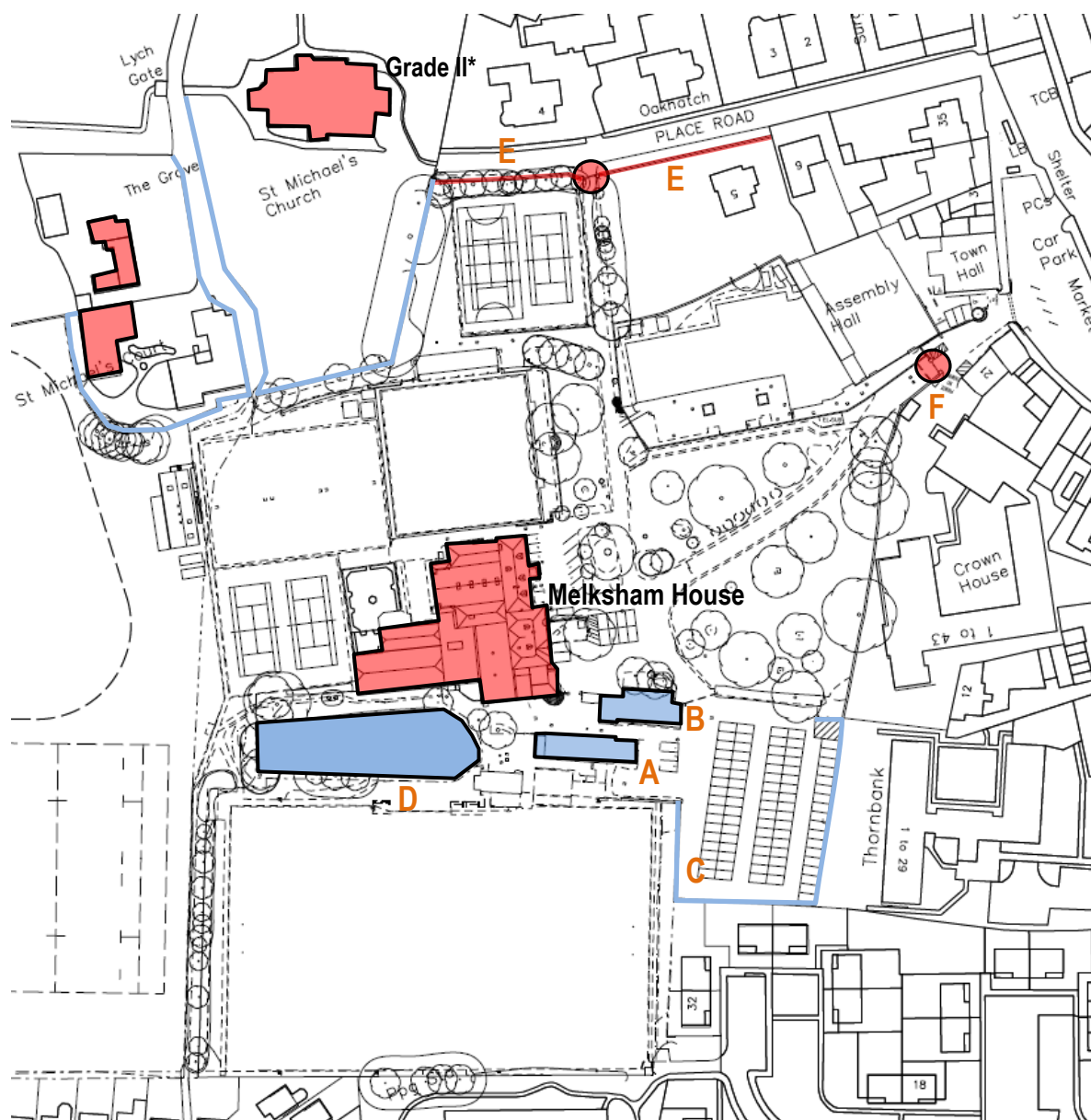
Legacy System number: 314346

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.

Appendix G: Heritage assets



A – refers to references on para 3.4

 Listed Building (Grade II unless otherwise stated)

 Curtilage listed building (including walls)

Please note entire area is within the Melksham Conservation Area

Appendix H: Building Phase plans



Ground Floor (north to the top of the page)

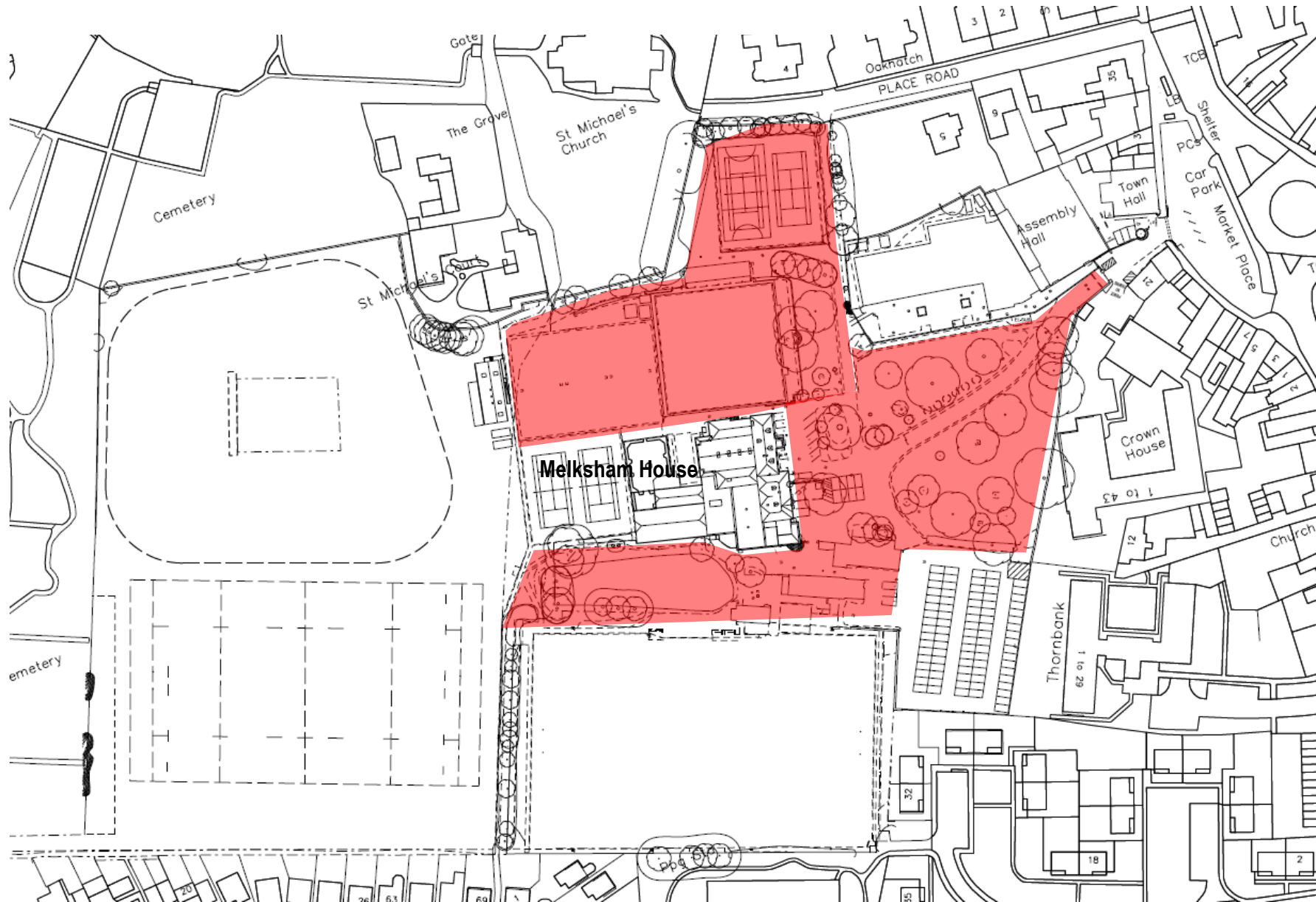


First floor (north to the top of the page)

Appendix I: Areas sensitive to change (the setting of the heritage assets)



Areas of high sensitivity to change (presumption in favour of no development) in relation to the setting of heritage assets



FORUM
Heritage
Services