



Lowden Manor House, Chippenham

Heritage Statement Addendum

Submission Document – Listed Building Application

July 2026

 Designscape Architects

1 Proposed Works

This Heritage Statement addendum is part of a Listed Building application following on from Listed Building Applications PL/2025/01887 and PL/2025/02099. Both applications granted permission on 9th May 2025.

Proposed Alterations - Updates

The cope of the proposals included in this application is as follows

- Re-position primary staircase in front hall. Previous permission allowed for existing staircase to be mirrored 180 degrees. The new proposal retains the original orientation but moves the whole flight approximately 1m West, so that it sits against the existing wall to the Study, with the stair void increased.
- Install Velux roof-lights between the upper purlin and ridge beam. Previous permission allowed for the installation between the two purlins. The new proposal moves them further up the roof but otherwise does not change their position.
- Install casement doors in East wall of Kitchen / Dining. Previous permission allowed for the installation of sliding doors with aluminium surrounds. The new proposal substitutes the sliding doors for steel casement doors and looks to reuse existing stone quoins and hood moulds for the new surround.
- Removal of existing partition wall between Landing/Playroom (R204) and Bedroom 5 (R205). This opens up the space to become more usable and suitable for modern family living.

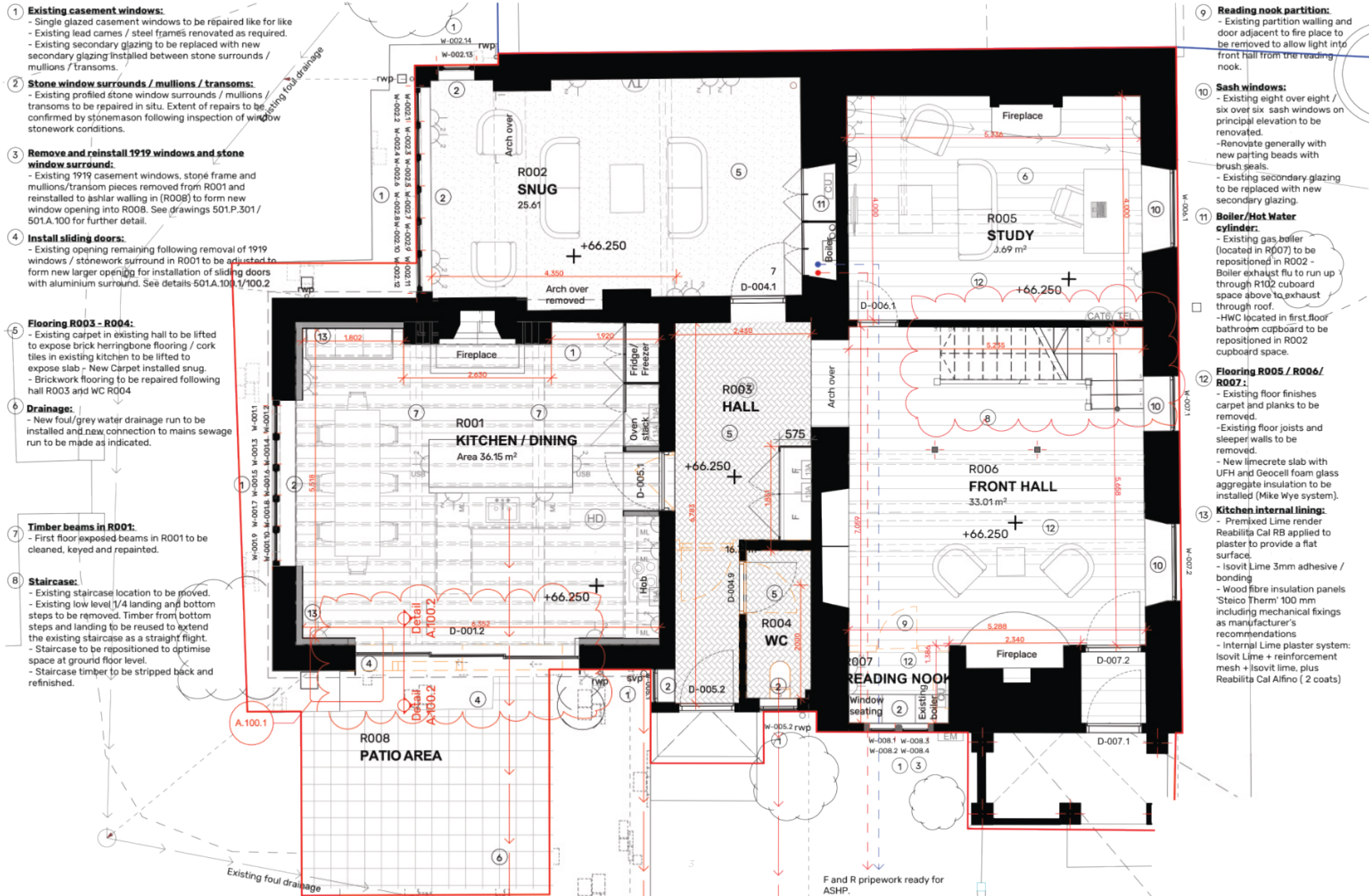
Proposed Alterations - New

- Internal alterations to Bedroom 1 . This includes a new en-suite bathroom, the removal of the existing ceiling south of the truss in Bedroom 1 to open up the space into the current attic and new partition walls including one next to the truss in the attic space.

This addendum contains the updated drawings included as part of the listed building consent planning application. The drawing amendments are highlighted by a “Cloud” for ease of reference.



3 Ground Floor Plan as Proposed



4 First Floor Plan as Proposed

1 Existing casement windows:

- Single glazed casement windows to be repaired like for like - Existing lead comes / steel frames renovated as required.
- Existing secondary glazing to be replaced with new secondary glazing installed between stone surrounds / mullions / transoms.

2 Stone window surrounds / mullions / transoms:

- Existing profiled stone window surrounds / mullions / transoms to be repaired in situ. Extent of repairs to be confirmed by stonemason following inspection of window conditions.

3 RT-02 (Proposed roof treatment):

- Existing flat roof above existing kitchen formed with concrete and asphalt covering. Insulation to be installed on top of existing flat roof with new liquid applied membrane roof covering.

4 Bedroom 1 R101 Alterations:

- Low level storage with bench installed by primary window.
- Wood fibre insulation panels 'Steico Therm' 100 mm internal lining
- New en-suite bathroom built within existing bedroom limit.
- Ceiling removed to expose roof to South end of bedroom
- Partition wall to provide storage spaces

5 Bathroom R104 floor finish:

- Carpet in existing bathroom to be lifted and subfloor to be investigated.
- Ensuite to be tiled on suitable separating layer / underlay.

6 Bathroom arrangement:

- Existing bathroom (R104) to be re-arranged.
- Contractor to investigate location of soil vent pipe connection from existing WC.

7 Access ladder:

- New metal rung ladder to be installed to west elevation of chimney stack to allow maintenance access to roof valley from flat roof below.

8 Staircase opening in landing:

- Existing landing opening to be adjusted to accommodate adjusted flight of stairs. (Existing opening denoted with orange dashed line).
- Timber plank floor finish on landing to be relaid like for like and any new timber planks required to match existing size and finish.
- Balustrade/Stair posts adjusted around new opening.

9 Doorway to be infilled:

- Existing doorway on landing to be infilled with stud walling - Doors to be removed.

10 Sash windows:

- Existing eight over eight / six over six sash windows on principal elevation to be renovated.
- Renovate generally with new parting beads with brush seals.
- Existing secondary glazing to be replaced with new secondary glazing.

11 Acoustic lining R105:

- New acoustic insulation lining installed to back of storage cupboard in R105.

12 Floor finish R102/R105/R106:

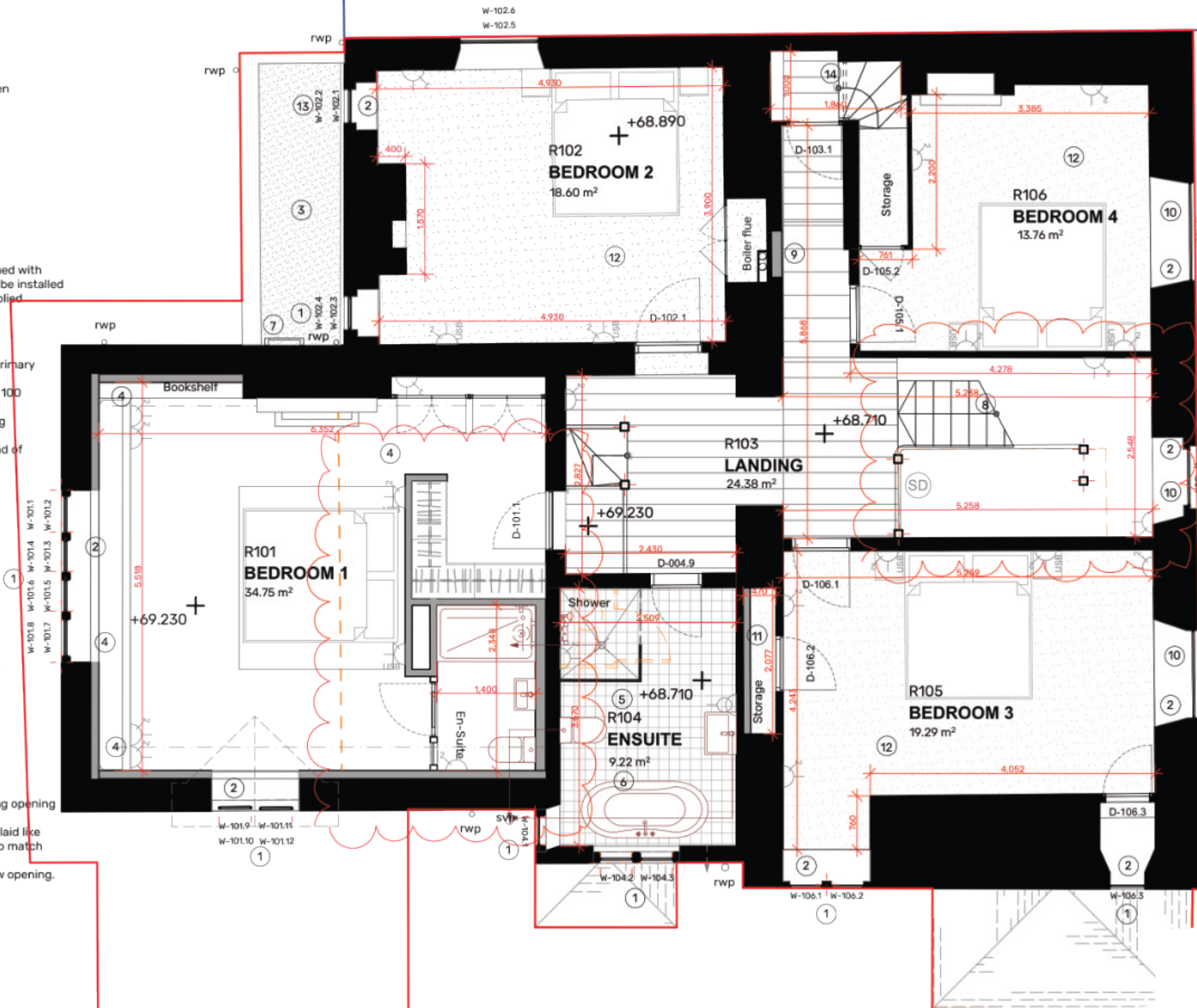
- New carpet installed on existing subfloor.

13 Adjust cill height:

- Raise cill to match cill of adjacent window.
- Remove window and remake existing window to fit new opening.

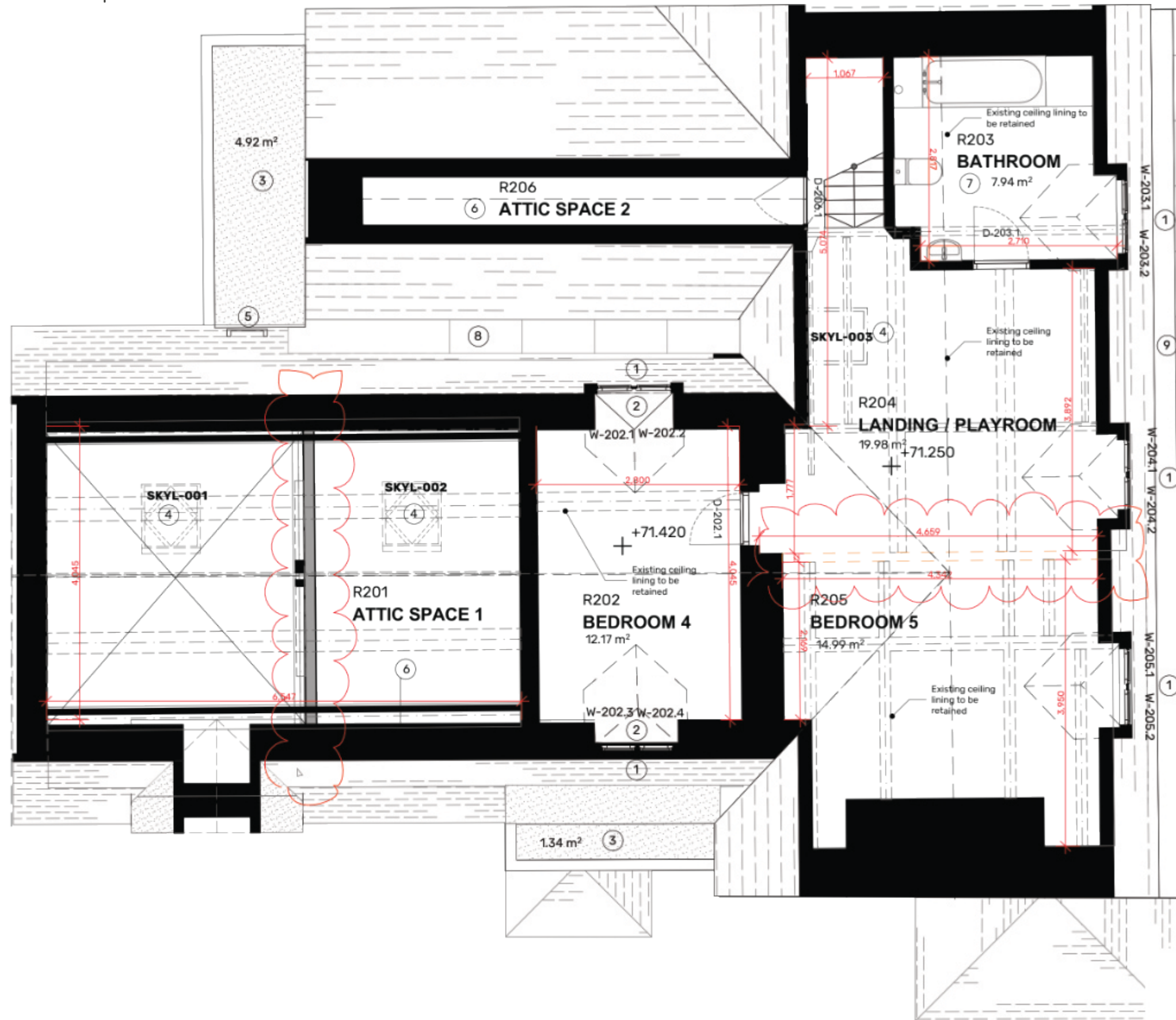
14 Remove door frame:

- Remove existing doorframe installed above quarter landing on staircase.
- Door way at foot of stairs to be changed to a FD30 door.



5 Second Floor Plan as Proposed

- ① **Existing casement windows:**
 - Single glazed timber / metal casement windows to be repaired like for like.
 - New secondary glazing installed to structural openings.
- ② **Stone window surrounds / mullions / transoms:**
 - Existing profiled stone window surrounds / mullions / transoms to be repaired in situ. Extent of repairs to be confirmed by stonemason following inspection of window conditions.
- ③ **RT-02 (Proposed roof treatment):**
 - Existing flat roof above existing kitchen / R104 Ensuite formed with concrete and asphalt covering. Insulation to be installed on top of existing flat roof with new liquid applied membrane roof covering.
- ④ **New velux rooflights:**
 - 3 No. Velux windows (780 X 1400mm (MK08)) to be installed in roof.
- ⑤ **Access ladder:** New metal rung ladder to be installed to west elevation of chimney stack to allow maintenance access to/from roof valley.
- ⑥ **R201 and R206 Attic spaces:**
 - Insulation and lining below existing roof structure. Refer to roof plan 501.L.103 for further detail of roof renovation works.
- ⑦ **Bathroom R203:**
 - Floor structure in R203 bathroom to be inspected and made good - Contractor to remove subfloor and inspect floor structure.
- ⑧ **Stepped valley Leadwork:**
 - Leadwork forming stepped valley to be replaced to contractor's design and specification. Contractor to assess valley structure upon removal of coverings.
- ⑨ **Parapet gutter:**
 - Stepped leadwork gutter behind parapet wall to be removed and replaced to contractor's design and specification. Timber structure below to be replaced as required.



Drawing Key:

Demolition: - - - - -

Drainage: ————>

SCALE 1:60

0 500 1000 1500 2000mm



6 Roof Plan as Proposed

RT-01 (Dark Blue hatch):
Renovate stone tiled roof:
- Include replacement battens and new counter battens
- Remove all existing lime plaster torching
- Install breather membrane, mineral wool (100mm) between common rafters
- Install new 175x50mm counter rafters below common rafters with further mineral wool installed - Plasterboard ceiling below common rafters between purlins. See detail 501.A.101.

Contractor to note Mineral wool insulation must be installed from outside where rafters drop below attic floor level (**Denoted in red hatch**)

RT-02 (Proposed roof treatment):
Existing flat roof above existing kitchen / R104 Ensuite formed with concrete and asphalt covering. Insulation to be installed on top of existing flat roof with new liquid applied membrane roof covering - Refer to detail 501.A.102.

Ridges & hips: Reuse existing stone ridges wherever possible. Make up quantity with TBA following - Renovate hips like for like with lead soakers.

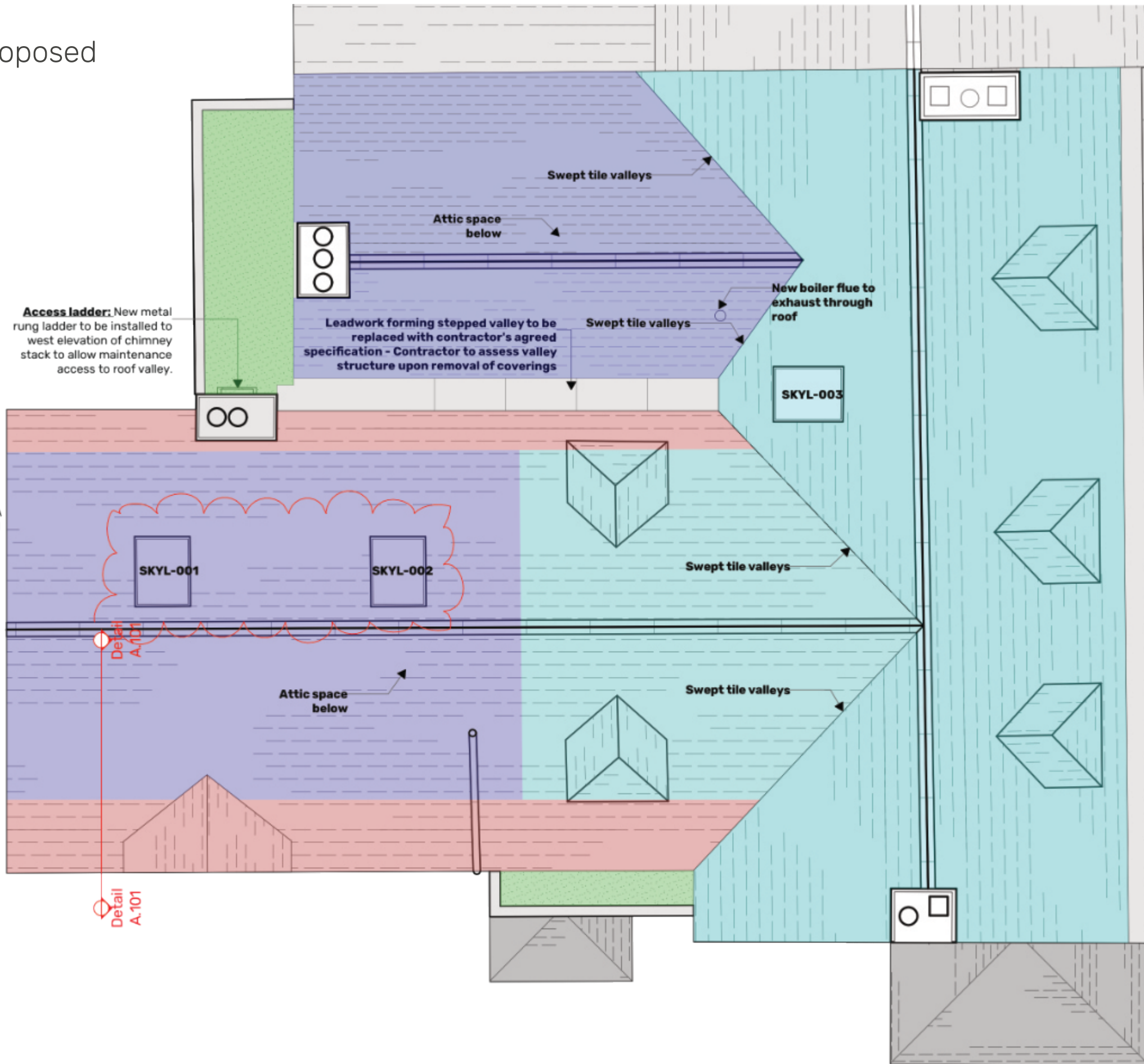
Valleys: Swept valleys to be reinstated on a like for like basis. To contractor design and specification.

Skylights: 3 No. Velux windows (780 X 1400mm (MK08)) to be installed in roof.

Chimneys:

- In general: Remove redundant TV aerials etc.
- Repoint with lime mortar
- Replace mortar flashings etc.
- Replace all lead flashings etc.
- Replace broken clay pots with vented caps as required
- Reduce height of redundant pots & cap with vented caps.

Access ladder: New metal rung ladder to be installed to west elevation of chimney stack to allow maintenance access to roof valley.



RT-03 (Light Blue hatch):
Renovate stone tiled roof:
- Include new battens and counter battens
- Remove all existing lathe plaster torching if present (Existing ceiling insulation between rafters/VCL to remain)
- Install membrane - Refer to construction detail 501.A.101.

RT-04 (Grey Hatch):
Renovate stone tiled porch roof:
Replace stone tiles and battens like for like.

Parapet gutter:

Stepped leadwork gutter behind parapet wall to be removed and replaced to contractor's agreed design and specification: Timber structure below to be replaced as required.

Drawing Key:

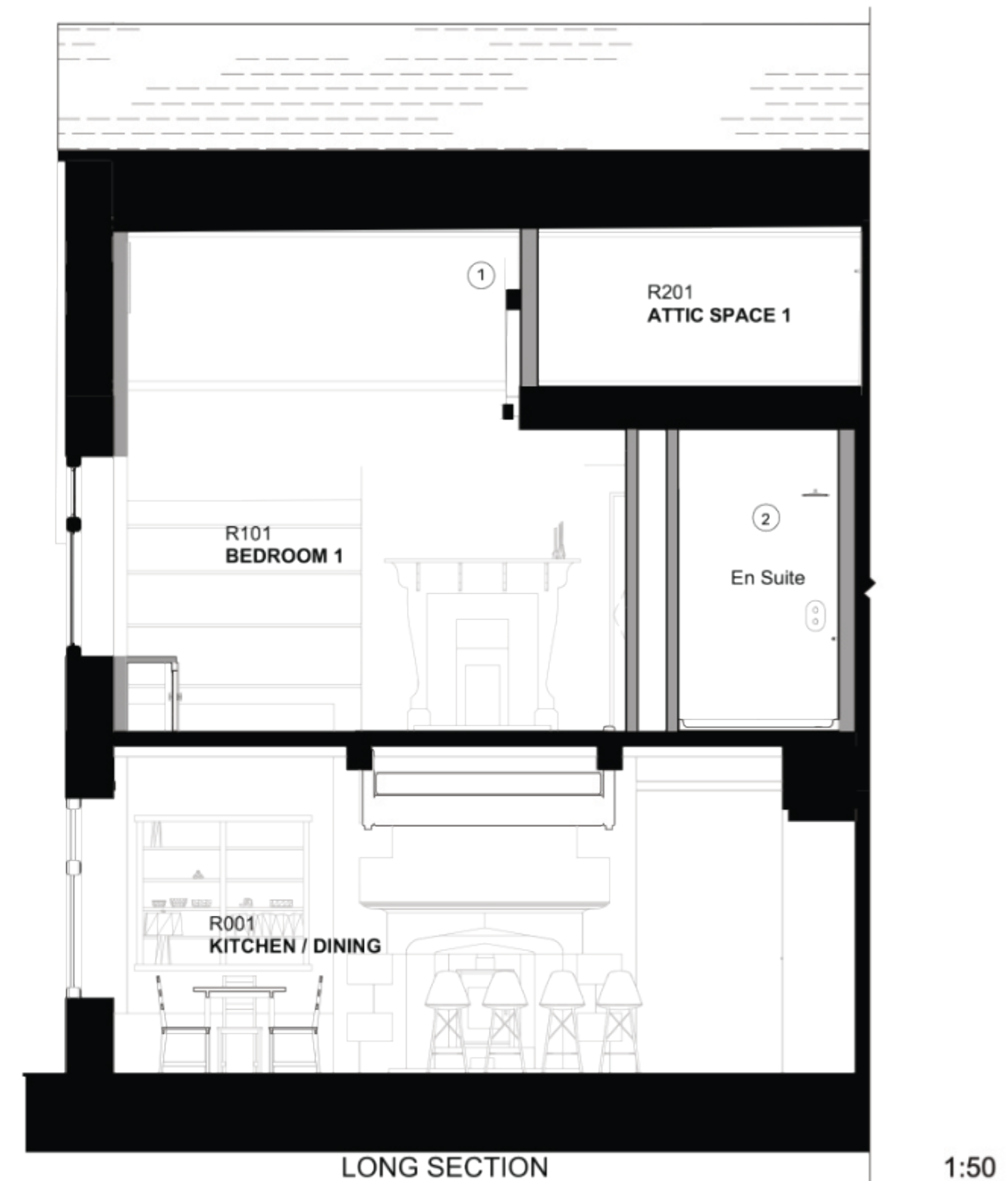
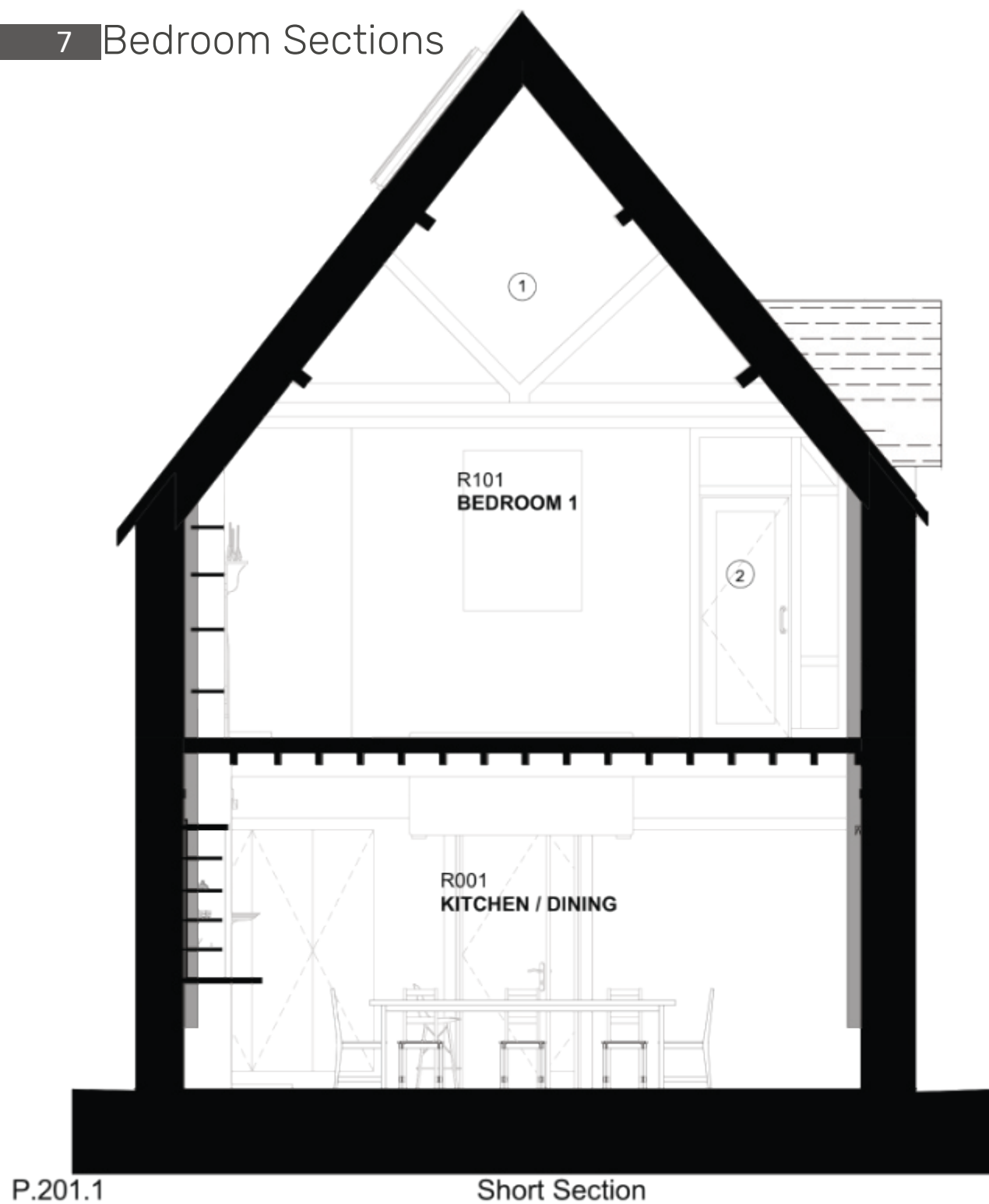
Demolition: - - - - -

Drainage: —————>

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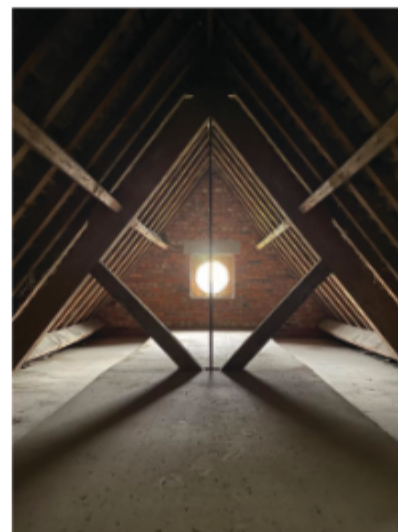
7 Bedroom Sections



- ① **Creation of vaulted ceiling:**
- Existing flat ceiling to south of truss removed.
 - Existing truss restored and exposed within the space.
 - New partition wall installed to separate vaulted ceiling zone in R101 with attic zone R201.

- ② **Creation of en-suite bathroom:**
- New en-suite bathroom in corner of existing limits of R101.
 - Bathroom drainage to join to existing pipes externally.
 - Timber framed, frosted glass partition and outward swing door into en-suite

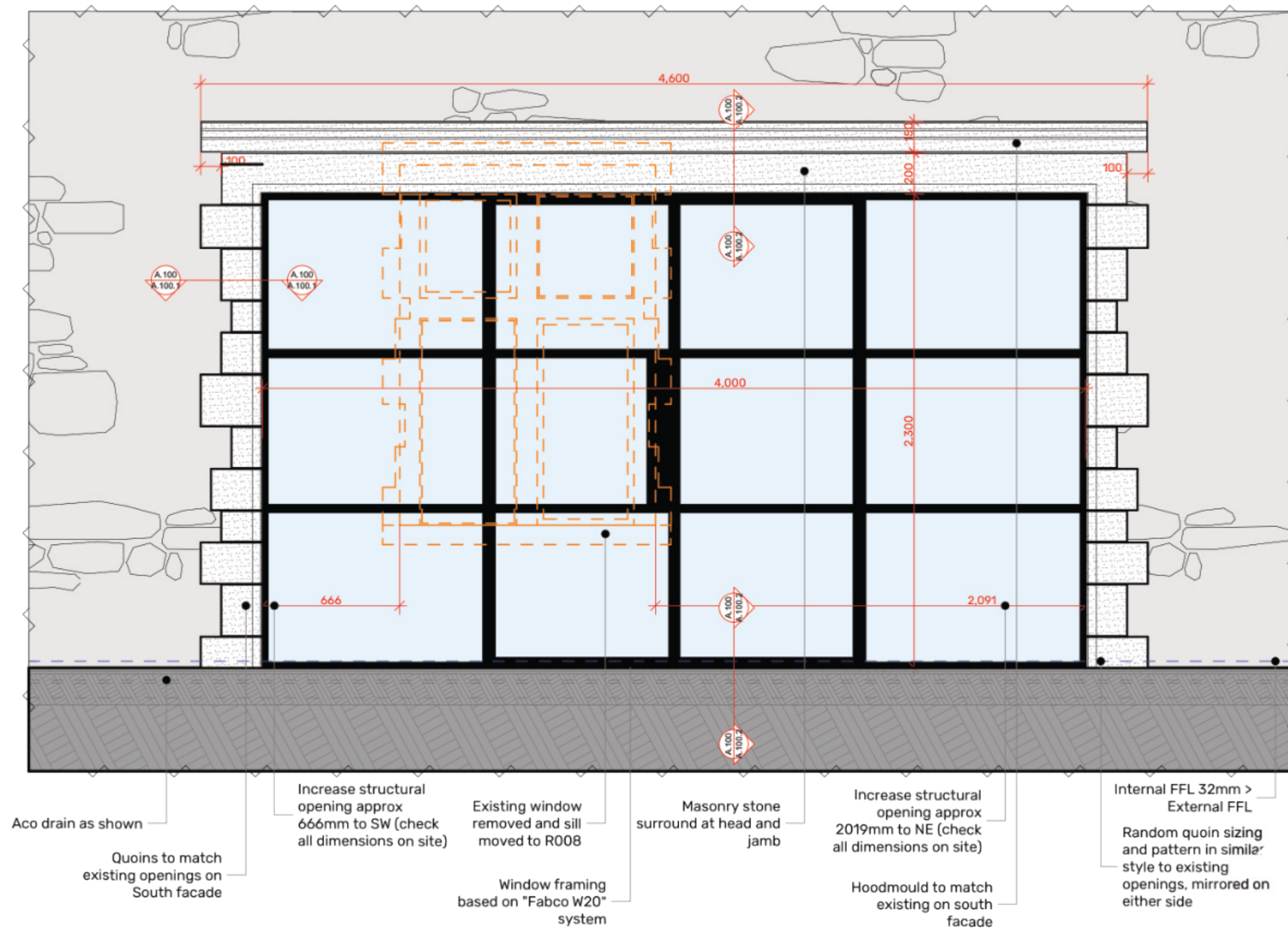
SCALE 1:50
0 500 1000 1500 2000mm



Attic Space

- Image showing attic space, truss and round window.
- Photographed before works were undertaken to the roof that were granted permission as part of previous application.

8 Door Elevation as Proposed



9 Door Details as Proposed

Natural fabco steel door system
installed to adjusted structural
opening

Wood fibre insulation and lime
plaster installed to existing plaster

EXISTING BRICKWORK INNERLEAF

WT-01 RUBBLE FILLED CAVITY

NATURAL STONE WALLING

Quoins to match
existing on south
elevation

ACO brick slot drain

Natural stone walling removed to
form larger opening for sliding door
installation

Existing stone cill removed and reinstated
to R008

Rigid wood fibre
board insulation -
Breathable

Lime plaster

2No.254x146x37
UB as per St. Eng.
Spec

New steel door
system installed to
adjusted structural
opening.

Precast concrete
lintel removed

WT-01

BRICKWORK
INNERLEAF

NATURAL STONE
WALLING

IKO Hyload Original flexible
DPC site made cavity tray
with stop ends as required

Depth of cavity/fill unknown

Hoodmould to match
existing on South facade

Weep holes installed for cavity
drainage.

Mouldings to match existing
on South facade

Sections based on "Fabco
W20" system

Natural stone lintel
removed and reinstated to

Neoprene threshold strip

25mm PIR insulation at perimeter of new screed

New lime screed with UFH installed on
Geocell glass insulation

Client to confirm floor finish and depth required

Existing FFL to remain

Geocell glass insulation

Geotextile membrane

ACO Brick slot drain

External stone
/ porcelain tiles

Brick or concrete upstand

Concrete base

Brick inner leaf cut down to
accomodate new floor
construction.

Existing natural stone
masonry cut down to
accomodate floor build
up

A.100.1

1:5

Drawing Key:

Demolition: - - - - -

Existing Hatch: ■

A.100.2

SCALE 1:5
0 25 50 75 100 125 150 175

1:5

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