

# DESIGN, ACCESS & HERITAGE STATEMENT

42 SHURNHOLD | MELKSHAM  
P25-023DAHS-B  
27/07/2026

VERSION B





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## Design, Access & Heritage Statement

42 Shurnhold (Nos. 40 & 42 Bath Road), Melksham, Wiltshire SN12 8DG  
Application for Householder Planning Permission & Listed Building Consent  
Prepared by Lynea Architects | July 2026

## 1 | INTRODUCTION

This Design, Access and Heritage Statement has been prepared by Lynea Architects in support of applications for Householder Planning Permission and Listed Building Consent at 42 Shurnhold, Bath Road, Melksham, Wiltshire, SN12 8DG. No.42 Shurnhold is a Grade II listed cottage forming the northern half of a semi-detached pair with No.40 Shurnhold. The proposals have therefore been developed with careful regard to the architectural and historic significance of the listed building, the relationship between the two cottages and the wider group of heritage assets situated along Bath Road.

The proposed works comprise:

- The controlled demolition of the existing defective single-storey rear lean-to extension.
- The construction of a contemporary single-storey flat-roofed rear extension.
- The formation of a first-floor WC within an existing underused area adjoining the landing, served by a small conservation rooflight.
- The repair and refurbishment of the existing natural stone-tiled main roof, including the front and rear roof slopes.

Previous applications for Householder Planning Permission and Listed Building Consent were submitted under references PL/2026/00859 and PL/2026/01021. These applications were subsequently withdrawn to allow the design of the rear extension and the supporting heritage information to be reconsidered following comments received from Wiltshire Council's Conservation Officer. A revised proposal was subsequently developed and presented to Wiltshire Council through pre-application enquiry ENQ/2026/01258. The revised scheme replaces the former orangery-style approach with a simpler and more contemporary architectural response. The extension is expressed as a low, horizontal addition which is stepped back from the historic cottage and uses a restrained palette of timber, glazing and rubble stone elements to create a clear but sympathetic distinction between the historic building and the new work.

The purpose of this statement is to:

- Describe the site, listed building and relevant heritage context.
- Identify the elements that contribute to the significance of No.42 Shurnhold and the adjoining listed cottage at No.40.
- Explain the development and design rationale for the revised proposals.
- Assess the effect of the proposed works upon the significance, fabric and setting of the listed buildings.
- Explain the proposed approach to the first-floor WC, conservation rooflight and main roof refurbishment.
- Demonstrate how the proposals respond to the relevant national planning policy, local development-plan policies and supplementary design guidance.

This statement supersedes the original Design, Access & Heritage Statement as well as the Conservation Response Statement prepared in support of the withdrawn applications and incorporates updated information concerning the first-floor WC, conservation rooflight and main roof refurbishment. The accompanying roof condition report and revised schedules of work are included as appendices and should be read alongside this statement and the submitted application drawings.

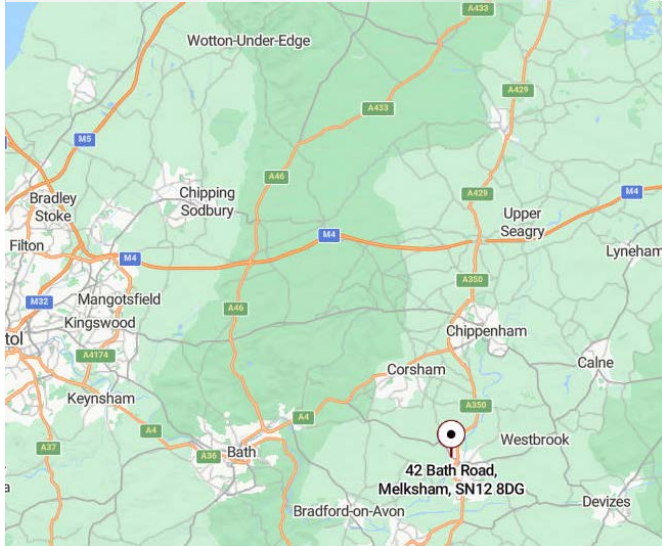
In accordance with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard must be given to the desirability of preserving a listed building, its setting and any features of special architectural or historic interest which it possesses.

This statement therefore also serves as the Heritage Impact Assessment for the proposed works. It has been prepared with reference to the National Planning Policy Framework, the Wiltshire Core Strategy, the Joint Melksham Neighbourhood Plan 2 and relevant Historic England guidance.



## 2 | SITE LOCATION

City Wide Location



OS Master Map



Aerial location photo



## 2 | HERITAGE CONTEXT



Front Elevation - South West



Rear Elevation - North East



Rear/Side Elevation - North

Nos.40 and 42 Shurnhold stand on the eastern side of Bath Road, close to the northern edge of Melksham and immediately south of the A350 junction. The cottages occupy an elevated position above the road within a ribbon of historic development.

The semi-detached pair are Grade II listed and are constructed from locally quarried rubblestone, with dressed stone surrounds to doors and windows, moulded stone mullions and a natural stone-tiled roof with coped verges and saddle stones. These materials and details are characteristic of early eighteenth-century vernacular architecture in Wiltshire.

The principal elevation has a balanced composition, with a central entrance arrangement flanked by stone-mullioned windows and four small hipped dormers within the roof slope. The interior of No.42 retains a traditional two-room plan, with the principal ground-floor rooms positioned either side of a central chimney stack and later service accommodation located within the rear lean-to.

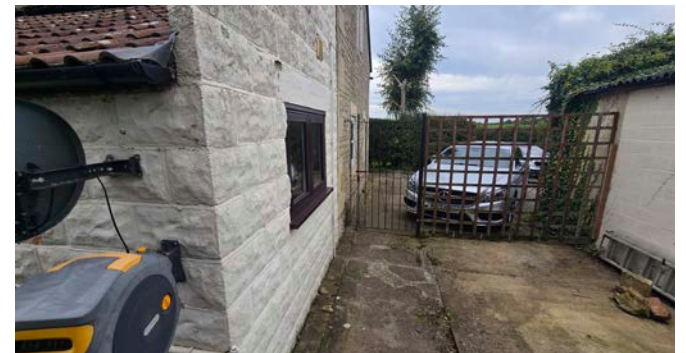
The Historic England list entry records that the windows and doorcase at No.42 have been restored as copies of the originals, reflecting the care previously taken to retain the appearance and character of the building. The list entry also acknowledges nineteenth- and twentieth-century additions to the rear, demonstrating that adaptation has formed part of the history of the cottages.



Pussy/Goat Willow



Garden View - North



Rear/Side Elevation/Garage - South West



## 2 | HERITAGE CONTEXT

More recently, a single-storey lean-to was constructed along the rear of No.42 to provide a small kitchen, utility and bathroom. This lightweight structure is of limited architectural or historic interest and is suffering from dampness and structural deterioration. Its removal will allow the surviving rear wall of the historic cottage to be inspected, repaired and, where appropriate, revealed.

The adjoining cottage at No.40 has undergone more substantial two-storey and single-storey rear additions. These form part of the evolved physical context of the listed pair but are not relied upon as a direct planning precedent. The current proposal at No.42 has instead been designed on its own merits as a low, contemporary addition that remains clearly subordinate to the historic cottages.

Beyond Nos.40 and 42, Bath Road contains a number of other listed and historic buildings, including Shurnhold Farmhouse and Shurnhold House. Together, these buildings form a group of heritage assets within a more varied residential streetscape. Although the site does not lie within a conservation area, the historic buildings, mature planting and traditional boundary treatments give this section of Bath Road a distinctive semi-rural character.

The proposed extension will be situated principally to the rear of No.42 and will be substantially screened from Bath Road by the historic cottage and existing site features.



Rear Elevation - North East



No. 40 Shurnhold - Rear Elevation



No. 40 Shurnhold - Adjoining Roof/Tiles

Limited views will remain possible from the frontage; however, its stepped-back position, low flat-roofed form, restrained materials and visually lightweight glazing will minimise its prominence and retain the historic cottage as the dominant element within the street scene.



No. 38 Shurnhold



No. 3 Shurnhold

### 3 | STATEMENT OF SIGNIFICANCE

#### **Architectural Value**

Nos.40 and 42 Shurnhold are a well-preserved pair of early eighteenth-century vernacular cottages, constructed from rubblestone with dressed stone surrounds, moulded stone mullions, hipped dormers and a natural Cotswold stone-tiled roof. Their balanced principal elevation, traditional materials and restrained detailing are central to their architectural significance.

#### **Historic Value**

The cottages provide evidence of rural domestic life and traditional building practices in eighteenth-century Wiltshire. Their surviving plan form, materials and detailing illustrate their original character, while later rear additions demonstrate their gradual adaptation to changing domestic requirements.

#### **Communal Value**

Although not within a conservation area, the cottages occupy a prominent position on Bath Road and contribute positively to the character and identity of the locality. The rear of the site is more enclosed and has limited visibility from the public realm.

#### **Group Value and Authenticity**

Nos.40 and 42 form a single architectural composition and contribute to a wider group of heritage assets along Bath Road. The survival of historic masonry, the principal plan form, roof structure and traditional roof covering allows the cottages to continue to convey their original character and craftsmanship.

#### **Capacity for Change**

The list entry acknowledges nineteenth- and twentieth-century additions to the rear, demonstrating that the cottages have historically accommodated change. The existing lean-to at No.42 is of limited architectural or historic interest, providing some capacity for carefully considered alteration.

Any new work must nevertheless remain subordinate, preserve the legibility of the historic cottage and minimise intervention in significant fabric. Particular sensitivity applies to the natural stone roof, surviving roof structure, historic masonry and the architectural relationship between Nos.40 and 42. These considerations have informed the revised extension, first-floor WC, rooflight and roof-refurbishment proposals.





## 4 | DESCRIPTION OF PROPOSED WORKS

The proposals centre on the careful removal of the defective rear lean-to and its replacement with a simple, contemporary single-storey extension.

The new structure will span between the rear of the cottage and the existing detached garage, while remaining below the historic eaves level. Key elements of the proposal are:

### **Demolition of the Rear Lean-to:**

The twentieth-century lean-to will be carefully dismantled to avoid damage to the historic cottage and the rear wall concealed behind it. Any suitable stone or other materials will be retained for reuse where practicable.

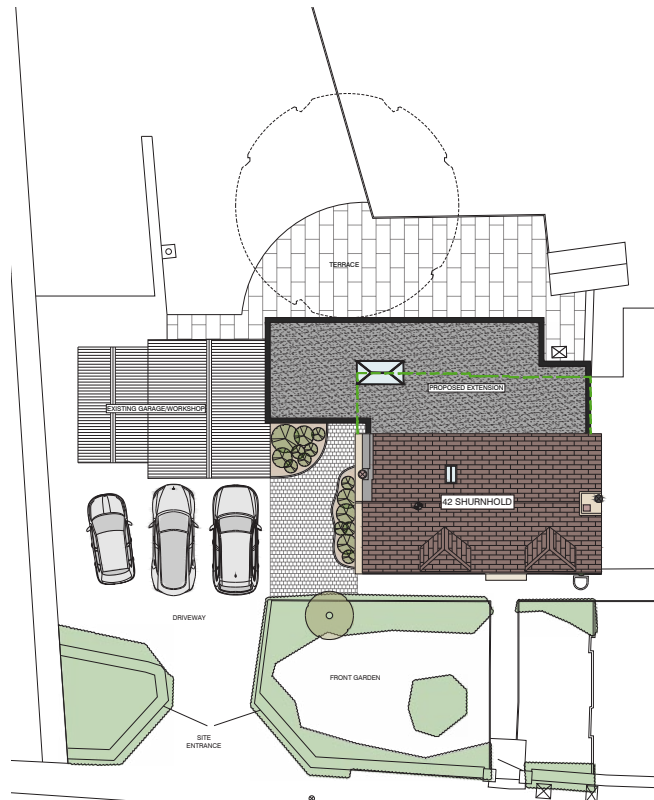
### **Construction of the Extension:**

The revised extension adopts a simple contemporary design, clearly distinguishing the new work from the listed cottage. It will be stepped back from the main house so that the original footprint and rear elevation remain legible.

The flat roof will sit below the historic eaves, with horizontal timber detailing and limited rubble stone elements used to complement the material character of the cottage. Floor-to-ceiling glazing will be provided to the rear and side elevations, creating a visually lightweight addition and improving the connection with the garden. The glazed section visible from the frontage will allow views through the structure rather than presenting a solid built form.

### **Internal Arrangement:**

The extension will provide a new kitchen, and family living space, together with the associated bathroom, utility and storage accommodation. The principal entrance, dining room, hallway, staircase, living room and bedrooms will remain within the historic cottage, which will continue to be the dominant element of the dwelling.



### **Exposure of Historic Wall:**

The original rear wall of the cottage will have the modern plaster carefully removed by hand, cleaned, repointed with lime mortar and left exposed within the extension.

### **Minor Internal Works:**

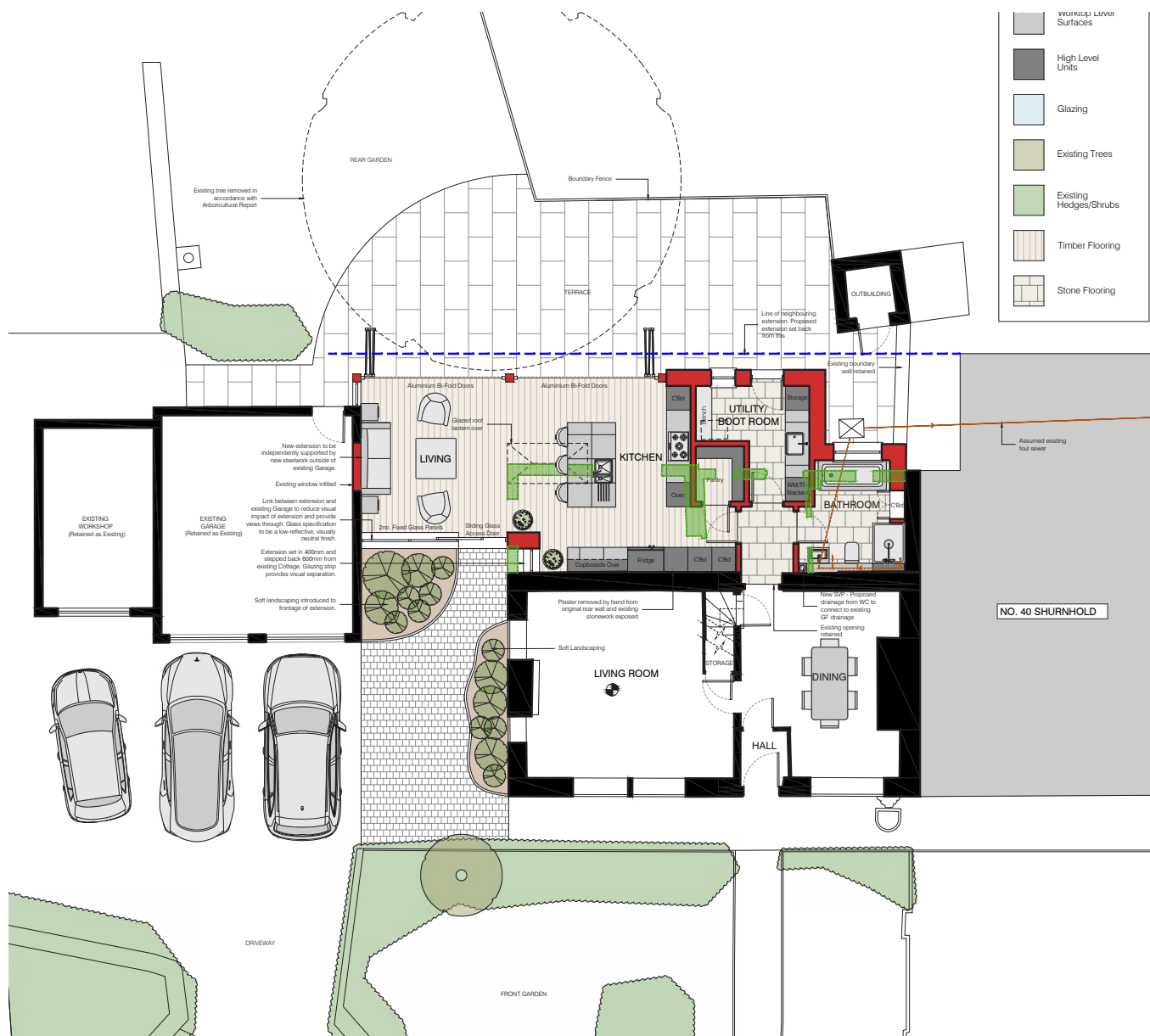
At first floor, a compact WC is proposed adjoining the landing, lit and ventilated by a small conservation rooflight set flush or near-flush with the rear roof slope. The existing purlin will be retained. The rooflight will be positioned to minimise intervention in the existing rafters; any unavoidable trimming will be limited to the minimum necessary and agreed with Wiltshire Council before installation.

### **Roof Repairs:**

The existing roof covering will be carefully removed, with all sound natural stone tiles retained and reused wherever practicable. The precise quantity of recoverable material cannot be established until the roof is stripped, and efforts to source suitable matching stone are continuing.

The drawings therefore identify a replacement roof covering, with the final material and specification to be submitted to and approved in writing by Wiltshire Council before installation. Any roof upgrade will use a breathable construction appropriate to the traditional building.

## 4 | DESCRIPTION OF PROPOSED WORKS



### **Layout, Scale and Footprint:**

The internal arrangement has been developed to provide a practical kitchen and family space with improved circulation, storage and access to the garden. The depth of the extension is required to accommodate these uses without compromising their functionality but is set back from the neighbouring ground floor extension of No.40.

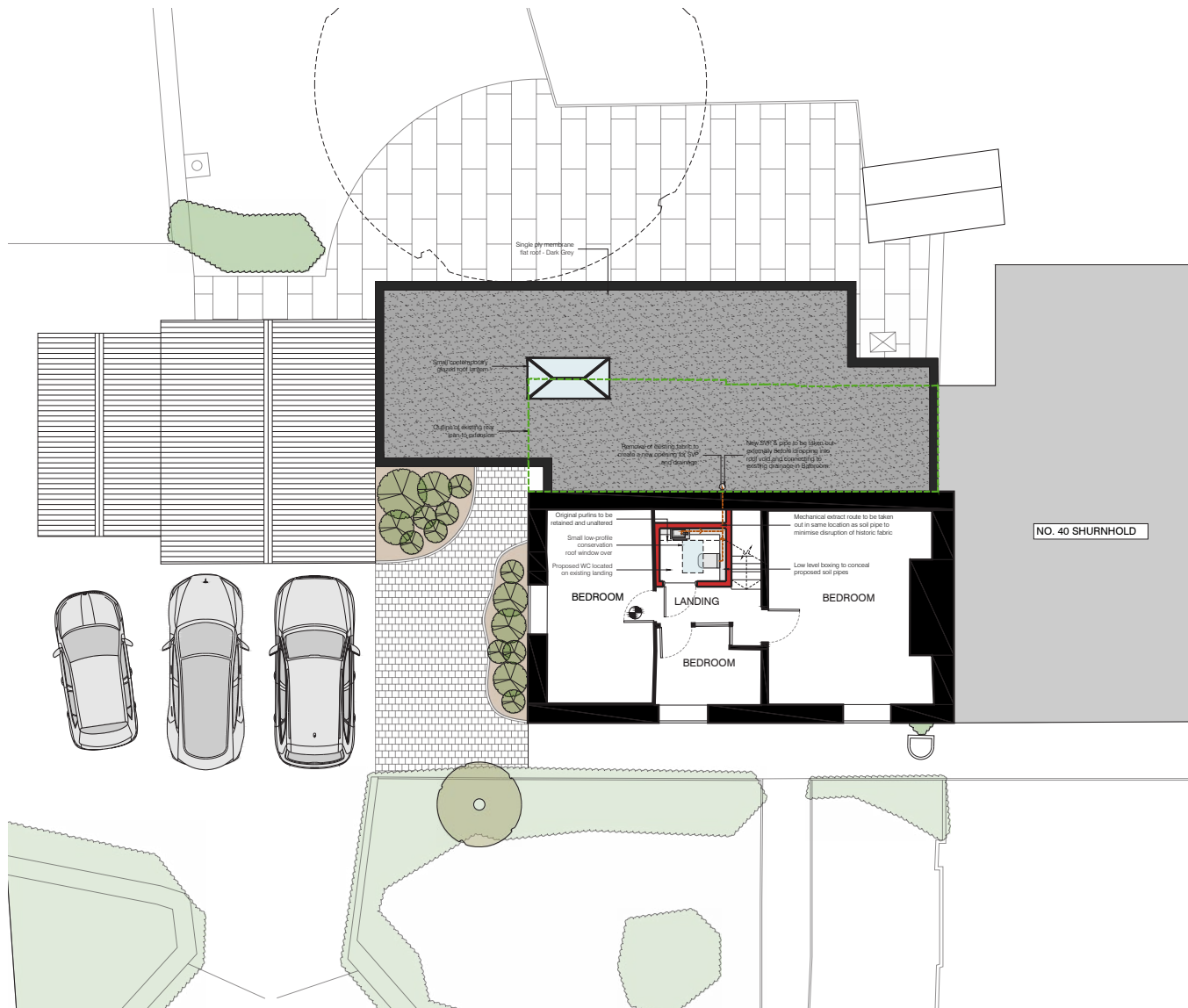
Although the footprint is substantial, much of the extension replaces the existing lean-to. Its visual impact is reduced by the low flat roof, stepped-back junction with the cottage and extensive glazing. The original dwelling will continue to contain the entrance, dining, principal living room, staircase, bedrooms and first-floor circulation and will therefore remain the main element of the property.

### **Glazing and Privacy:**

The proposed glazing will have a low-reflectance, visually neutral appearance, without mirrored or strongly reflective finishes. The final glass specification and framing details will be agreed by condition. Privacy will be managed through the internal arrangement and existing and proposed landscaping, avoiding reliance on visually prominent curtains or netting to the section visible from the frontage. Final glazing and framing details will be agreed by condition.



## 4 | DESCRIPTION OF PROPOSED WORKS



### **First-floor WC:**

A compact WC is proposed within an existing underused area adjoining the first-floor landing. The existing timber purlin will remain in place, and the small conservation rooflight will be positioned to minimise disturbance to the rafters and stone roof covering.

The WC enclosure will use lightweight construction, with services routed discreetly and a localised waste connection formed through the rear wall to connect with the existing drainage arrangement. Further details are provided within the accompanying method statement.

### **Sustainability:**

The extension will meet the applicable Building Regulations standards, while any roof upgrade will use a breathable construction appropriate to the traditional building.

### **Scale and Floor Area:**

The extension remains proportionate to the dwelling and does not overwhelm the historic rear elevation. Its low height, flat roof, stepped-back position and extensive glazing reduce its apparent mass and allow the listed cottage to remain visually dominant.

The existing garage and established planting will also help screen the extension from neighbouring properties and wider views.

## 5 | DESIGN EVOLUTION AND RESPONSE TO PRE-APPLICATION ADVICE

The original applications proposed a more traditional orangery-style extension. Following concerns raised by Wiltshire Council's Conservation Team, the applications were withdrawn to allow an alternative approach to be considered.

The revised scheme was subsequently developed through pre-application discussions with the Planning and Conservation Officers. The traditional orangery detailing has been removed and replaced with a simpler contemporary extension comprising a low flat roof, horizontal timber detailing, limited rubble stonework and extensive floor-to-ceiling glazing. The extension has also been stepped back from the historic cottage so that the original footprint and rear elevation remain clearly legible. Its low height and lightweight appearance ensure that it remains subordinate to the listed building while providing the additional accommodation required by the occupants. The images below offer a visual of the proposals but materiality, position, scale etc should all be assessed using the formal drawing package.

The Pre-Application feedback received from Wiltshire Council has confirmed that the revised design is acceptable in principle and is considered proportionate to the main building. The formal submission provides further information addressing the depth and footprint of the extension, the proposed glazing, its relationship with No.40, the first-floor WC and rooflight, and the refurbishment of the main roof. The proposals have therefore been amended directly in response to the pre-application advice, while retaining a clear distinction between the historic cottage and the contemporary addition. Further information as requested as part of the Pre-Application response has been provided as part of this formal resubmission.



### **Demolition of the Rear Lean-to:**

The existing lean-to is a later addition of limited architectural or historic interest. Its careful removal will reveal the original rear wall, allow necessary repairs and remove fabric affected by dampness and deterioration.

### **Attachment of New Structure:**

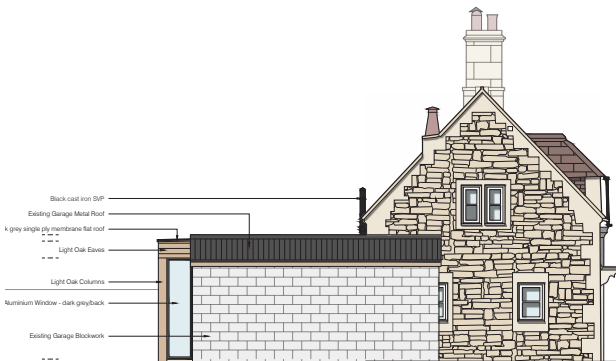
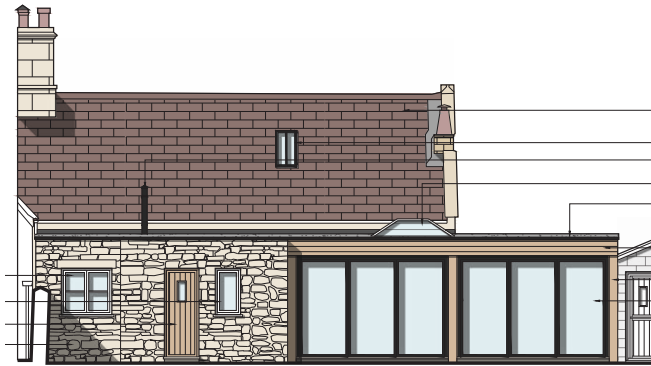
The extension will connect to the cottage principally through existing openings, limiting intervention in the historic masonry. It will be stepped back from the original building so that the form and footprint of the listed cottage remain clearly legible. The localised penetration required for the first-floor WC drainage will be formed carefully and kept to the minimum practical size.

### **Scale and Massing:**

The extension will remain single storey, with its flat roof positioned below the historic eaves. Its low horizontal form and extensive glazing reduce its apparent mass and ensure that it remains subordinate to the listed cottage. Although the proposed footprint is larger than the existing lean-to, the extension will not overwhelm the rear elevation or compete with the historic roofscape.

### **Context of Previous Adaptations:**

The list entry acknowledges nineteenth- and twentieth-century additions to the rear of the cottages. The more substantial extensions at No.40 also form part of the evolved physical context of the listed pair.



These additions are not relied upon as a direct precedent, but demonstrate that the rear elevations have historically accommodated change. The revised extension has been designed on its own merits as a simple and clearly contemporary addition.

### **Setting and Views:**

The extension will be located principally to the rear and substantially screened from Bath Road by the historic cottage and existing site features. Limited views will remain possible from the frontage, but its stepped-back position, restrained materials and visually lightweight glazing will minimise its prominence. Its single-storey form will not appear overbearing to No.40 or surrounding properties and will not result in unacceptable overlooking, overshadowing or loss of privacy.

The WC, rooflight and main roof works will minimise intervention in significant fabric. The existing purlin will be retained, any unavoidable rafter trimming agreed before installation, and sound natural stone tiles reused wherever practicable. The final replacement covering will be approved by the Local Planning Authority having regard to its appearance, durability, weight and compatibility with the existing roof structure.

Overall, the proposals are considered to result in a neutral impact upon the significance of Nos.40 and 42 Shurnhold. The historic cottages will remain visually dominant, while the works will support their continued repair, use and conservation.

### **Repair and Conservation:**

The existing lean-to is affected by dampness and structural deterioration. Its removal will allow the original rear wall to be inspected, repaired and, where appropriate, revealed.

The main roof refurbishment will address slipping and deteriorating stone tiles, defective fixings and failed weathering details. Sound natural stone tiles will be retained and reused wherever practicable. As the availability of sufficient matching replacement stone cannot presently be confirmed, the final replacement covering will be agreed with the Local Planning Authority before installation. Any approved covering will be considered alongside its appearance, durability, weight and compatibility with the existing roof structure.

### **Modern Living Conditions:**

The extension will provide a practical kitchen and family space, together with improved bathroom, utility and storage accommodation. The first-floor WC will improve the day-to-day usability of the cottage without requiring more substantial alterations elsewhere within the listed building.

### **Sustainability and Energy Efficiency:**

The extension will meet applicable Building Regulations standards for thermal performance and ventilation. Any improvement to the historic roof will use a breathable construction appropriate

to the traditional building, balancing improved energy performance with the need to protect existing fabric.

### **Social and Economic Benefits:**

The proposals will allow the cottage to continue functioning as a practical family home and support its long-term occupation and maintenance.

The works will also provide opportunities to use appropriate local materials and experienced conservation trades.

### **Heritage Interpretation and Understanding:**

The removal of the existing lean-to will allow the original rear wall and the historic form of the cottage to be better understood and be carefully exposed to appreciate its appearance. The clearly contemporary design of the extension will distinguish new work from historic fabric, allowing the development of the building to remain legible.

### **Continuity and Stewardship:**

The proposals combine necessary repair with carefully considered improvements to the accommodation.

By supporting the continued residential use of the cottage, the works will encourage its long-term maintenance and conservation while retaining the historic building as the principal element of the property.



Internal Original Wall (Currently Covered)



Damp Issues



Ageing Services



### **Architectural Approach:**

The revised design seeks to create a clear distinction between new and old while maintaining a sympathetic relationship with the listed cottage. Core Policy 57 of the Wiltshire Core Strategy requires development to respond positively to existing built form, scale, massing and rooflines.

In response, the extension is kept to a single storey with a low flat roof positioned below the historic eaves. Its stepped-back arrangement allows the original footprint and form of the cottage to remain clearly legible and ensures that the listed building continues to be the dominant architectural element.

The design adopts a simple contemporary language rather than attempting to reproduce the detailing of the eighteenth-century cottage. Extensive floor-to-ceiling glazing gives the extension a visually lightweight appearance and improves the connection between the house and garden. The glazed section visible from the frontage will allow views through the structure rather than presenting a solid addition alongside the historic building.

### **Material Palette and Craftsmanship:**

Core Policy 57 also emphasises the use of high-quality materials and finishes. The extension will therefore use a restrained palette of timber, glazing and limited rubble stonework.

Horizontal timber detailing will reinforce the low form of the extension, while rubble stone elements will reference the texture and character of the cottage without imitating its historic detailing. The glazing will have a clear and visually neutral appearance, without mirrored or strongly reflective finishes.

The final finish of the timber, glazing specification and large-scale details will be agreed by condition and developed alongside the Building Regulations drawings. Materials will be selected to provide a durable and high-quality addition appropriate to the listed setting.

### **Scale, Massing and Siting:**

The extension will replace the defective rear lean-to and span between the cottage and the existing detached garage. Its position makes effective use of the established space between the buildings while retaining the principal rear garden.

Although the proposed footprint is larger than the existing lean-to, its apparent mass is reduced by the low flat roof, stepped-back junction and extensive glazing. The extension remains below the historic eaves and will not compete with the

principal roof form or overwhelm the rear elevation.

The proposed depth is required to provide a functional kitchen and family space together with the associated bathroom, utility and storage.

The historic cottage will continue to contain the principal entrance, dining room, living room, staircase and bedroom accommodation and will therefore remain the main element of the dwelling.

### **Access:**

There will be no change to the existing vehicular access or parking arrangements. Pedestrian access will remain through the principal front entrance.

The revised ground-floor layout will improve circulation between the historic cottage, new extension and rear garden. Door widths, thresholds and internal routes will be developed in accordance with the applicable Building Regulations, while having regard to the constraints and significance of the listed building.

**National Planning Policy Framework  
(NPPF December 2024, as amended February  
2025)**

Chapter 12

*Achieving well-designed places*

The creation of high-quality, beautiful and sustainable buildings and places is fundamental to the planning process. Development should function well, be visually attractive and respond sympathetically to local character and history.

The revised extension responds through its low single-storey form, stepped-back position, restrained material palette and clearly contemporary design. It provides practical accommodation while allowing the listed cottage to remain visually and functionally dominant.

Chapter 16

*Conserving and enhancing the historic environment*

The significance of affected heritage assets, including the contribution made by their setting, should be described proportionately. This significance should inform the assessment of proposals, and great weight should be given to the conservation of designated heritage assets. Clear and convincing justification should be provided to mitigate for any harm.

This statement identifies the significance of Nos.40 and 42 and assesses the extension, first-floor WC,

rooflight and roof repairs. The works minimise intervention in significant fabric and are assessed as preserving the significance and setting of the listed pair. On this assessment, the balancing exercise is not engaged because no less-than-substantial harm has been identified.

**Wiltshire Core Strategy**

Core Policy 57

*Ensuring High Quality Design and Place Shaping*

Core Policy 57 requires a high standard of design, including for extensions and alterations, and a positive response to local context, built form, height, mass, scale, materials and rooflines.

The extension remains below the historic eaves and is stepped back from the cottage. Its low roof, glazing and restrained use of timber and rubble stone create a subordinate addition that respects the listed building without imitating it.

Core Policy 58

*Ensuring the Conservation of the Historic Environment*

Core Policy 58 requires development to protect, conserve and, where possible, enhance the historic environment. Designated heritage assets and their settings should be conserved in a manner appropriate to their significance.

The proposals retain the principal plan form, historic masonry, roof structure and architectural

relationship between Nos.40 and 42. Removal of the defective lean-to and refurbishment of the main roof, including the reuse of sound natural stone tiles wherever practicable and approval of the final replacement covering by the Local Planning Authority, will support the building's continued conservation and use.

Core Policy 41

*Sustainable Construction and Low-Carbon Energy*

Core Policy 41 encourages extensions and refurbishments to incorporate measures that reduce energy demand.

The extension will meet applicable thermal and ventilation standards. Roof improvements will use a breathable construction appropriate to the historic fabric, retaining sound natural stone tiles and avoiding materials liable to trap moisture.

**Joining Melksham Neighbourhood Plan 2 -  
Policy 20**

Policy 20 addresses locally distinctive, high-quality design. The low, stepped-back contemporary extension, restrained materials and retention of the historic cottage as the dominant element respond positively to this policy.



## 10 | CONCLUSION

The proposals for 42 Shurnhold have been developed through an understanding of the architectural and historic significance of the Grade II listed cottages and in direct response to pre-application discussions with Wiltshire Council.

The Council's pre-application response was supportive of the principle and revised contemporary design approach, subject to the provision of further justification and technical information. The extension and first-floor WC/ rooflight design now submitted remain materially unchanged from those considered at pre-application stage. The submission provides the further information requested, including the agreed approach of reserving the final roof-covering specification for approval by condition.

The defective rear lean-to will be carefully removed and replaced with a simple contemporary single-storey extension. Its low flat roof, stepped-back position, extensive glazing and restrained palette of timber and rubble stone will allow the original cottage to remain visually and functionally dominant. The revised design is clearly distinguishable from the historic building without competing with its scale, materials or roof form.

The first-floor WC and conservation rooflight have been designed to minimise intervention in significant fabric. The existing purlin will be retained, lightweight partitions used and services discreetly routed.

Refurbishment of the main roof will address its deteriorating condition through the retention and reuse of sound natural stone tiles wherever practicable, the introduction of a breathable roof construction and approval of the final replacement covering by the Local Planning Authority before installation.

The proposals will provide practical modern accommodation while supporting the continued occupation, repair and maintenance of the listed building. They are considered to preserve the significance and setting of Nos.40 and 42 Shurnhold and to comply with the relevant provisions of the National Planning Policy Framework, Wiltshire Core Strategy and Joint Melksham Neighbourhood Plan 2.

As the submitted design accords with the approach supported through pre-application consultation and now addresses the matters on which further information was requested, there is no anticipated identified heritage or design reason why planning permission and listed building consent should not therefore be granted.



RMH Roofing Ltd Roof COndition Report

ROOF SURVEY TO STONE TILE ROOF SLOPES  
ON SATURDAY, 25TH APRIL 2026

All work carried out off of ladders  
Roof covering - Cotswold stone tiles  
Ridge tiles - Bath stone

Sand and cement fillets to hip sections and  
abutments - this is showing signs of wear and tear  
and is cracked in many places.

Cotswold stone tiles are fixed using galvanized tile  
pegs into lathe battens, with a 1F underslators felt,  
on top of rafters. I could not see if there was any  
insulation inbetween the rafters.

Lathe battens are showing signs of movement  
(slipping) and the nails are showing signs of  
deterioration. Therefore, there are many stone tiles  
slipping out in various places.

The rear roof slope is considerably worse than the  
front roof slope where there are at least 25% of the  
stone tiles that are rotting and spawling.

Chimney stack is showing signs of wear and tear  
and could do with re-pointing.

x2 abutments and coping stone - these appear  
to be in reasonable condition but I would suggest  
that the joints are raked out and re-pointed at  
some stage.

x4 cheeks to front roof slope dormers - these have  
small Cotswold stone tile fixed vertically to the  
sides, with lots of mortar pointing around them.  
Ideally this would be changed for sheet lead to  
match the next door neighbours.

Overall the roof is in very poor condition.  
Therefore, I will price for a complete re-roof,  
re-using existing stone from both sides and  
Marshfield stone tiles to rear roof slope.

This report is included as evidence of the existing  
roof condition and the need for refurbishment.  
The contractor's reference to Marshfield stone  
tiles is not the proposed or approved material  
specification and is superseded by Appendix C.

The final replacement covering will be submitted  
to and approved in writing by the Local Planning  
Authority before installation.

David Webber  
42 Shurnhold  
Bath Road  
MELKSHAM  
Wiltshire  
SN12 8EG

|              |               |
|--------------|---------------|
| Invoice No   | 4921          |
| Invoice Date | 28/04/2026    |
| Property     | Shurnhold, 42 |
| Account Ref  | WEBB004       |

| Description                                                                                                                                                                                               | Unit Price | Net Amt | VAT % | VAT |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|-------|-----|
| ROOF SURVEY TO STONE TILE ROOF SLOPES<br>ON SATURDAY, 25TH APRIL 2026                                                                                                                                     |            |         |       |     |
| All work carried out off of ladders                                                                                                                                                                       |            |         |       |     |
| Roof covering - Cotswold stone tiles<br>Ridge tiles - Bath stone<br>Sand and cement fillets to hip sections and<br>abutments - this is showing signs of wear and tear<br>and is cracked in many places.   |            |         |       |     |
| Cotswold stone tiles are fixed using galvanized tile<br>pegs into lathe battens, with a 1F underslators felt,<br>on top of rafters. I could not see if there was any<br>insulation inbetween the rafters. |            |         |       |     |
| Lathe battens are showing signs of movement<br>(slipping) and the nails are showing signs of<br>deterioration. Therefore, there are many stone tiles<br>slipping out in various places.                   |            |         |       |     |
| The rear roof slope is considerably worse than the<br>front roof slope where there are at least 25% of the<br>stone tiles that are rotting and spawling.                                                  |            |         |       |     |
| Chimney stack is showing signs of wear and tear<br>and could do with re-pointing.<br>x2 abutments and coping stone - these appear to                                                                      |            |         |       |     |

David Webber  
42 Shurnhold  
Bath Road  
MELKSHAM  
Wiltshire  
SN12 8EG

|              |               |
|--------------|---------------|
| Invoice No   | 4921          |
| Invoice Date | 28/04/2026    |
| Property     | Shurnhold, 42 |
| Account Ref  | WEBB004       |

| Description                                                                                                                                                                                                                                       | Unit Price | Net Amt | VAT % | VAT   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|-------|-------|
| be in reasonable condition but I would suggest that<br>the joints are raked out and repointed at some<br>stage.                                                                                                                                   |            |         |       |       |
| x4 cheeks to front roof slope dormers - these have<br>small Cotswold stone tile fixed vertically to the<br>sides, with lots of mortar pointing around them.<br>Ideally this would be changed for sheet lead to<br>match the next door neighbours. |            |         |       |       |
| CONCLUSION<br>Overall the roof is in very poor condition.<br>Therefore, I will price for a complete re-roof,<br>re-using existing stone from both sides and<br>Marshfield stone tiles to rear roof slope.                                         | 175.00     | 175.00  | 20.00 | 35.00 |
| Note<br>If you request RMH Roofing Ltd to do your roof,<br>the price of the survey will be deducted from the                                                                                                                                      | 0.00       | 0.00    | 20.00 | 0.00  |



## 12 | APPENDIX B - FIRST FLOOR WC & ROOFLIGHT METHOD STATEMENT

### **Existing Fabric and Construction Approach**

The precise age and condition of the floorboards, wall linings and concealed roof structure cannot be confirmed without intrusive opening-up works. Before construction begins, the relevant areas will be carefully exposed, photographed and recorded by the contractor. Any fabric found to be historic or significant will be retained wherever practicable.

Final fixing and junction details will respond to the fabric revealed and, where required, will be submitted to the Local Planning Authority for approval pursuant to an appropriately worded condition before the relevant works proceed.

### **WC Enclosure and Sanitaryware**

The WC enclosure will be formed using lightweight timber stud partitions, designed to minimise intervention in the existing building and to remain capable of future removal. New walls will incorporate plywood pattressing where required to support sanitaryware and fittings.

The WC pan will be floor-mounted, with the cistern and hand basin supported from the new studwork or purpose-made independent framing. Fixings into historic masonry, roof timbers or lath-and-plaster finishes will be avoided wherever practicable.

Where existing floorboards are found to be historic, they will be retained and protected. Any necessary floor finish or supporting layer will be

installed over the existing floor using a reversible build-up wherever technically practicable.

### **Conservation Rooflight**

The rooflight is required to provide natural light and supplementary natural ventilation to the WC. Mechanical extract ventilation will also be provided in accordance with the applicable Building Regulations and routed discreetly along with the new soil pipe to minimise impact upon historic fabric.

It will be positioned to avoid the existing purlin and minimise intervention in the roof structure. Its final location will be coordinated with the existing rafters and natural stone tile coursing following opening-up.

The existing roof covering will necessarily be locally removed to form the opening. Wherever practicable, the rooflight will be positioned between existing rafters. Should limited trimming of a rafter prove unavoidable, the extent and method of alteration will be kept to the minimum necessary and agreed with the Local Planning Authority before installation.

The rooflight will be a small, low-profile, dark-finished conservation unit installed flush or near-flush with the roof plane. Removed natural stone tiles will be retained for reuse and the surrounding covering carefully made good.

### **Methodology**

- Photograph and record the existing space before work begins.
- Carefully open up the relevant floor, wall and roof areas to establish the existing construction.
- Retain and protect any historic or significant fabric identified.
- Form lightweight timber stud partitions with integral pattressing for sanitaryware.
- Install water supplies and mechanical extract ventilation using discreet routes, with services concealed within new construction or the extension roof void wherever practicable.
- Install a floor-mounted WC and support the basin and cistern from new framing.
- Retain the existing purlin without alteration.
- Position the rooflight to minimise alteration to the rafters and natural stone covering.
- Submit any unavoidable structural trimming detail for approval before proceeding.
- Form the minimum drainage penetration required and connect to the existing system.
- Make good using compatible, heritage-sensitive materials.

The submitted roof survey confirms that the existing natural stone-tiled roof is in poor condition and requires comprehensive refurbishment. Defects include deteriorated battens and fixings, slipping and spalled tiles, failed weathering at junctions, and defective pointing. The rear roof slope is significantly worse than the front, with widespread weathering, biological growth, irregular coursing and displaced tiles.

The works are required to prevent further water ingress and loss of historic fabric. Existing tiles will be carefully removed and graded, with all sound material retained and reused in an appropriate diminishing-course arrangement. The quantity available for reuse cannot be confirmed until the roof is stripped.

Matching natural or reclaimed stone remains the preferred material for any shortfall. The final roof covering, including any proposed alternative where sufficient suitable stone cannot reasonably be sourced, will be submitted to and approved in writing by the Local Planning Authority before installation. The submission will include samples and details of colour, texture, profile, coursing, fixing and roof-loading implications.

Any thermal improvements will use a vapour-open, breathable construction appropriate to the traditional building. Foil-faced insulation and other impermeable materials will not be used.

### **Methodology**

- Record the roof photographically before work begins.
- Carefully remove and grade the existing tiles for reuse.
- Record the quantity and condition of recovered stone.
- Inspect the roof structure and undertake only essential localised repairs.
- Replace defective battens and fixings and install an approved breathable roof build-up.
- Relay retained tiles and install any approved replacement covering in the agreed arrangement.
- Retain and repair serviceable Bath stone ridge tiles.
- Repair roof junctions, chimney details and coping stones using compatible leadwork and lime-based materials.
- Complete all making good and provide a photographic record of the finished works.







