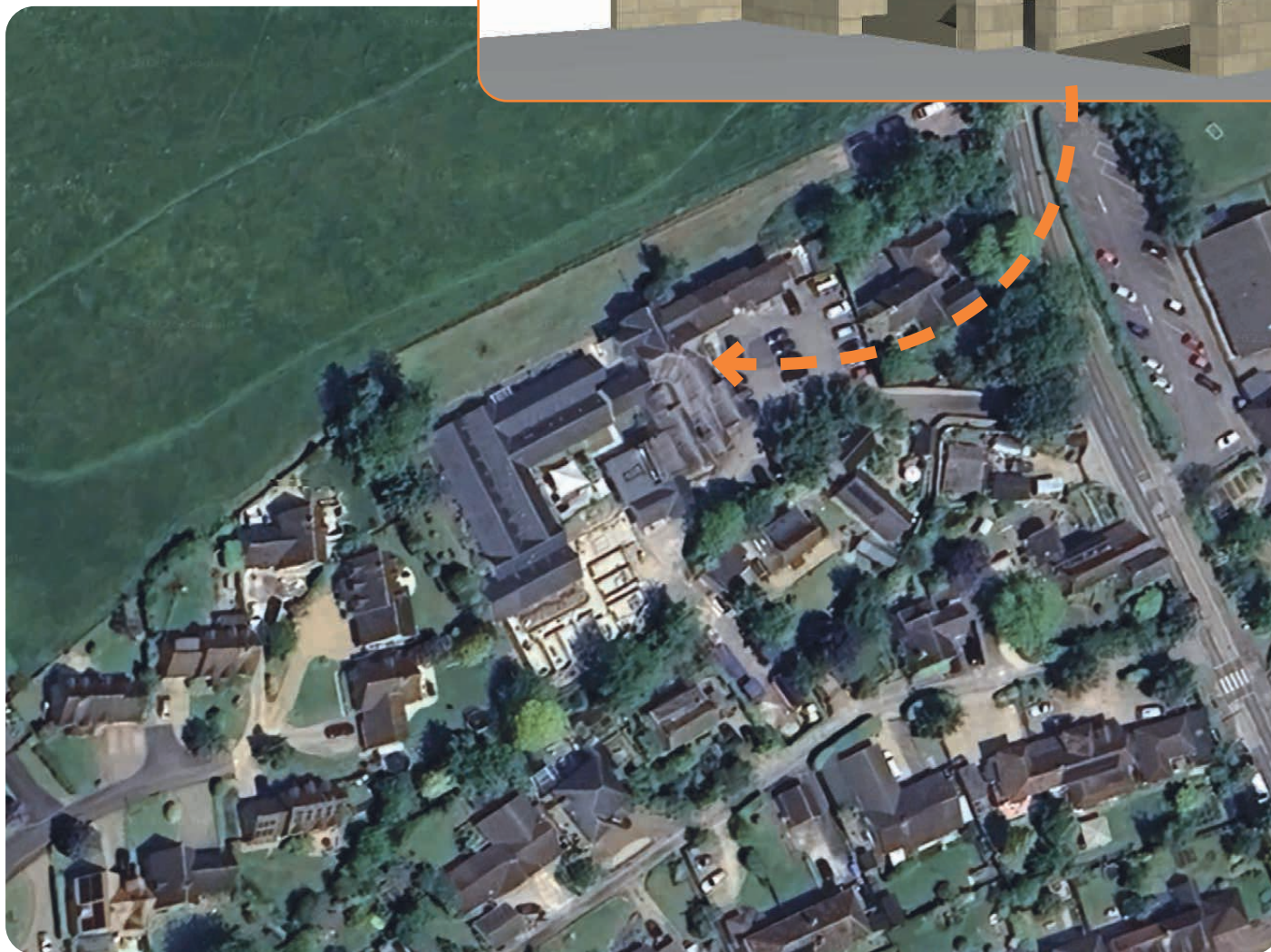




Design & Access Statement

Mavern House Care Home,
Corsham Rd, Shaw, Melksham
SN12 8EH

Job: 2595 | Issued for Comment | Revision 02 | August 2026

noma | architects

Summary

Mavern House Care Home is a long-established residential facility located in Shaw, near Melksham. The main building, originally a mid-19th century vicarage, has been extended and modernised over the past 50 years. It is not listed and does not lie within a conservation area.

The home specialises in dementia care, alongside long-term, short-term, and respite support, and is recognised for its warm and compassionate environment.

This application seeks approval on proposals for two single-storey extensions, a new fire escape, and internal alterations, which will:

- Create a new reception area and improve access to the main entrance,
- Restore the original stone façade through essential maintenance,
- Provide additional en-suite bedrooms and upgrade existing resident facilities,
- Enhance staff and service areas to support day-to-day operations,
- Improve the overall function, accessibility, and appearance of the home,
- Improve the safety of the property.

Located in the heart of Wiltshire, Mavern House remains a vibrant and welcoming place to live. These proposed works will ensure it continues to meet the needs of current and future residents, while strengthening its role within the local community.

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Introduction

Noma Architects have been appointed by Welford Healthcare to prepare a full planning application. With extensive experience across the healthcare, medical, residential, and heritage sectors, Noma Architects have been commissioned to produce all drawings and supporting documentation required for this submission.

Document Issue

Date	Rev	Prepared	Checked	Purpose of issue
25-0829	01	AW	SD	Pre-app Planning Application
26-0813	02	AW	SD	Full Planning Application

1.0 Context

1.1 Location and Context

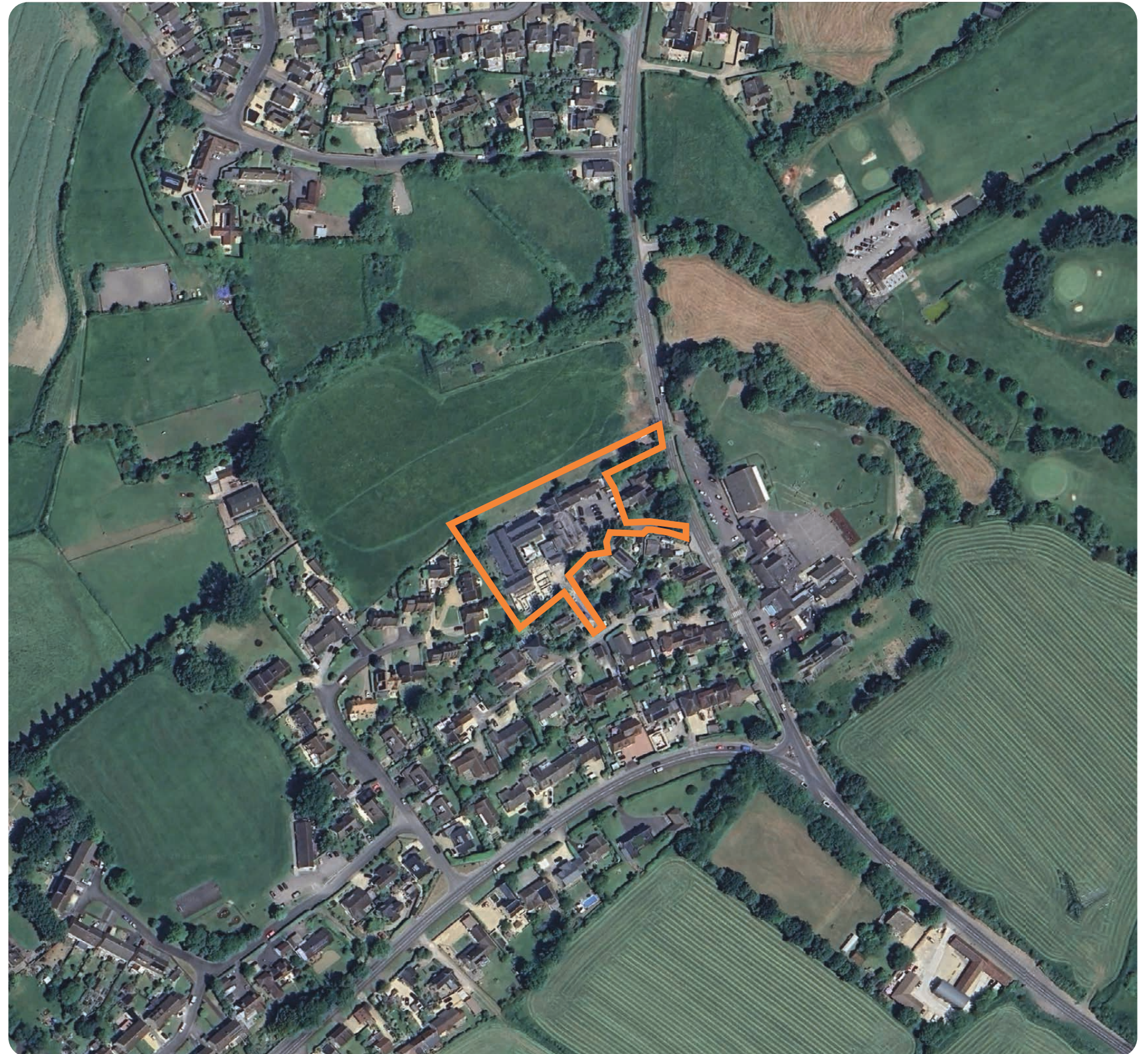
Mavern House Care Home is located in the village of Shaw, on the northern outskirts of Melksham, within the administrative area of Wiltshire Council. The site lies on Corsham Road (A365), a well-connected route linking Melksham with the neighbouring town of Corsham, approximately 5 miles to the north-west.

The surrounding area is predominantly residential and semi-rural in character, comprising a mix of detached dwellings, open fields, and established landscaping, which contribute to a green and spacious setting. The site is not located within a Green Belt.

Shaw is a small village offering local amenities, including a primary school and church, while a wider range of services and public transport connections are available in nearby Melksham. Although the site lies outside a Conservation Area and the building is not listed, the proposals have been carefully developed with regard to the existing building and the local context—taking into account scale, massing, and landscape setting—to ensure a sympathetic and appropriate form of development.

The care home occupies a generous plot set back from the main road and is accessed via a private driveway. The site is enclosed by mature trees and hedgerows, providing privacy and visual separation from both the road and neighbouring properties. The existing building is substantial, partly two storeys in height, with a large single-storey extension to the rear and a two-storey extension to the north-east adjacent to the car-park. These additions have evolved over time to support the building's efficient operation as a residential care facility for the elderly.

The proposal has been informed by the established use of the site, its surrounding environment, and relevant planning policy. It seeks to make efficient use of previously developed land while enhancing care provision and respecting the character of the area.



Mavern House - Google Maps

1.2 Surrounding Context

The site occupies a transitional location between Melksham and the open countryside, with surrounding development comprising mainly detached, two-storey dwellings on generous plots set within mature landscaping. Local character is defined by traditional materials such as limestone, slate, and terracotta, with native hedgerows, stone walls, and established trees reinforcing the rural edge setting. Mavern House is set within extensive grounds, set back from the main road. Mature vegetation and the neighbouring meadow provide a sense of enclosure and help to soften the building's visual impact. The proposed development has been designed to retain and enhance these qualities, ensuring a sympathetic and well-integrated response to its context.

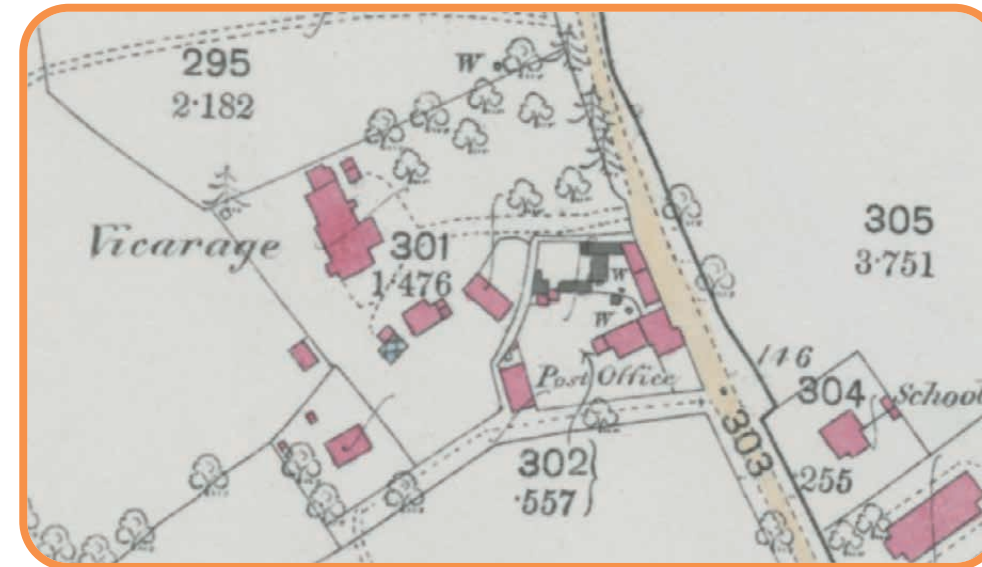


1.3 Historic Context

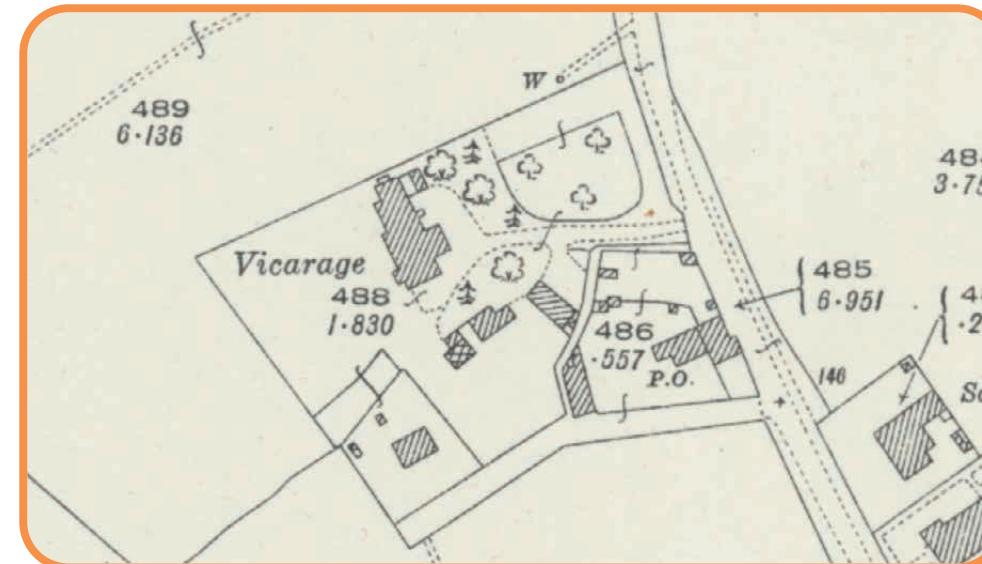
The property first appears on historic maps dating from 1844. Records indicate that, until relatively recently, there were minimal changes to the site's use, layout, scale of development, or overall character. More substantial development occurred in the early 2000s, with the addition of both single-storey and first-floor extensions around the original building.

The earliest maps depict a single structure, representing the original building and its principal entrance. This application seeks to reinstate that entrance, complemented by carefully considered modern interventions that highlight the building's historic character and features while ensuring its continued functionality as a contemporary care home.

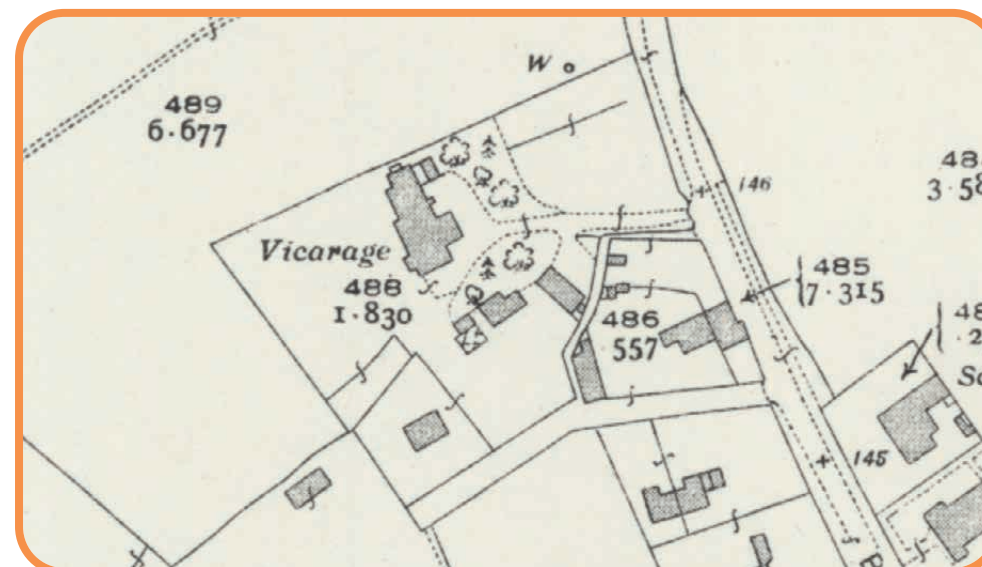
Mavern House was originally constructed in dressed stone with a slate roof, reflecting a strong period identity. Over time, successive extensions have diminished the clarity and cohesion of the original design. The current proposals aim to restore this sense of unity by enhancing the front façade and introducing a contemporary reception area, creating a more balanced, harmonious, and integrated frontage.



Historic Map: 1844 - 1888



Historic Map: 1898 - 1939



Historic Map: 1921 - 1943

1.4 Exterior Photos



1. Existing Front Elevation - Not currently used as main entrance



2. Existing Front Side Elevation



3. Side Elevation - Existing Main Entrance



Key Plan

1.5 Further Exterior Photos



Front Elevation



Front Elevation



Front Elevation



Front and Side Elevation



Front and Side Elevation



Rear (north) Elevation



Rear (north) Elevation

1.6 Planning & Building History

The application history documented online by Wiltshire Council Local Authority includes the previous applications:

Ref. No: W/74/00241/HIS - Approve with Conditions
Erection of two storey extension

Ref. No: W/74/00241/HIS - Approve with Conditions
Erection of two storey extension

Ref. No: W/79/01326/HIS - Approve with Conditions
Extension to provide 10 single bedrooms, 2 bathrooms, 3 W.C's sluice, staffroom, kitchen office and patients sitting room

Ref. No: W/02/01202/FUL - Refuse

Ground floor extension to southeast, ground and first floor extensions to north and conversion of existing dwelling into nursing accommodation

Ref. No: W/03/01455/FUL - Approve with Conditions

Alterations and extensions to existing nursing home, ground floor extension to south east, ground and first floor extensions to north, conversion of existing dwelling into nursing accommodation

Ref. No: W/05/00523/FUL - Approve with Conditions

Single storey extension to existing accommodation block together with first floor extension for bedroom and bathroom

Ref. No: W/12/01311/FUL - Approve with Conditions

Proposed single storey extension to the existing dementia specialist care unit, single storey conservatory extensions, and installation of solar and PV panels

Ref. No: PL/2021/04856 - Closed, Decision 03/08/2021

New Conservatory to an existing bedroom

Ref. No: PL/2021/09201 - Closed, Decision 27/10/2021

Variation of condition 6 to application W/12/01311

Ref. No: PL/2021/10081 - Closed, Decision 14/04/2022

Proposed single storey extension

Ref. No: PL/2022/05928 - Decision 30/10/2022 Proposed

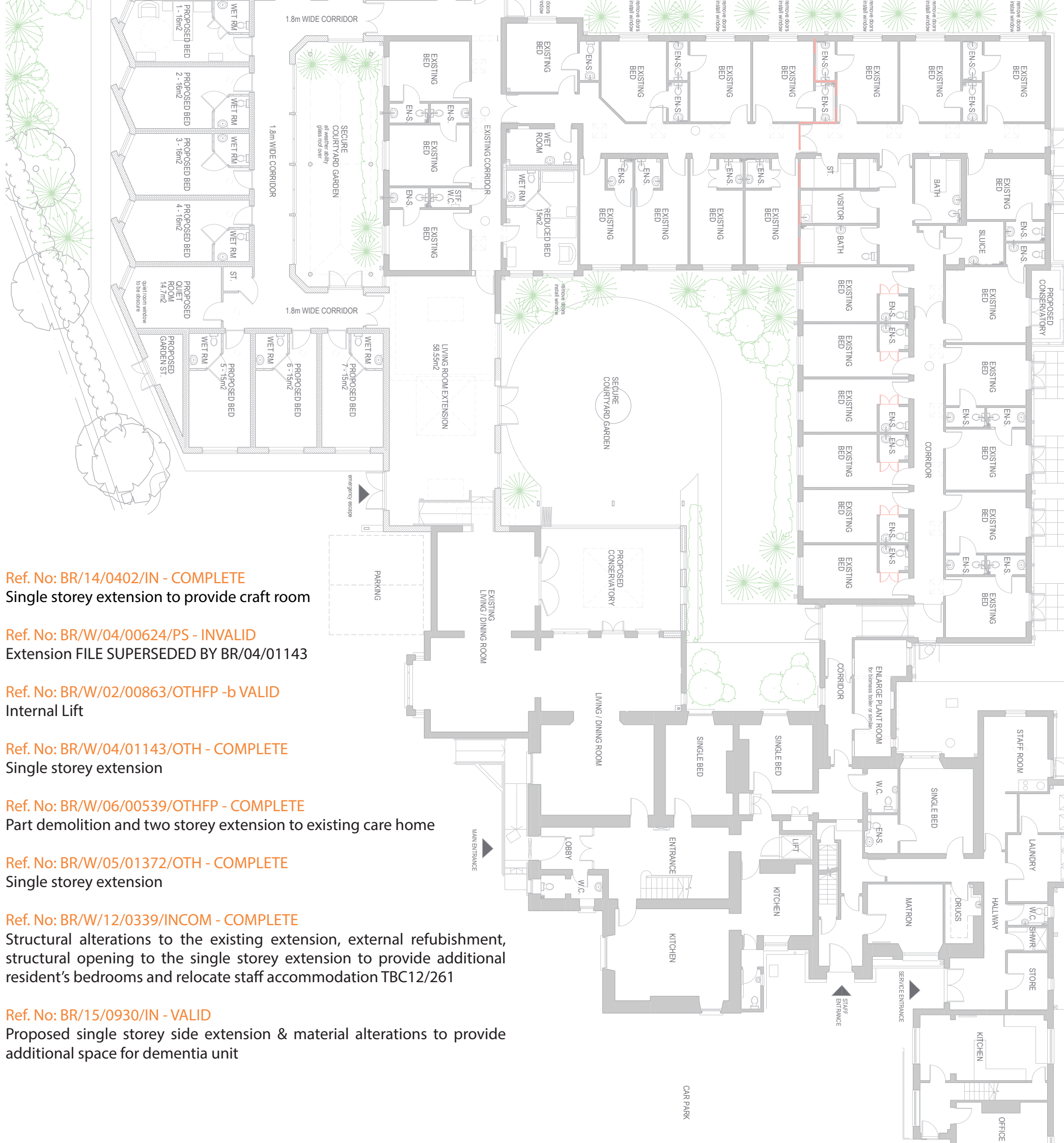
Extension to the Boiler Room

Ref. No: PL/2022/09005 - Closed, Decision 29/11/2022

Discharge of Condition 3 on PL/2021/10081

Ref. No: PL/2023/10724 - Recommendation Made, Decision 07/03/2024

Variation of condition 2 of PL/2021/10081



Ref. No: BR/14/0402/IN - COMPLETE

Single storey extension to provide craft room

Ref. No: BR/W/04/00624/PS - INVALID

Extension FILE SUPERSEDED BY BR/04/01143

Ref. No: BR/W/02/00863/OTHFP -b VALID

Internal Lift

Ref. No: BR/W/04/01143/OTH - COMPLETE

Single storey extension

Ref. No: BR/W/06/00539/OTHFP - COMPLETE

Part demolition and two storey extension to existing care home

Ref. No: BR/W/05/01372/OTH - COMPLETE

Single storey extension

Ref. No: BR/W/12/0339/INCOM - COMPLETE

Structural alterations to the existing extension, external refurbishment, structural opening to the single storey extension to provide additional resident's bedrooms and relocate staff accommodation TBC12/261

Ref. No: BR/15/0930/IN - VALID

Proposed single storey side extension & material alterations to provide additional space for dementia unit

1.7 Existing Opportunities & Constraints



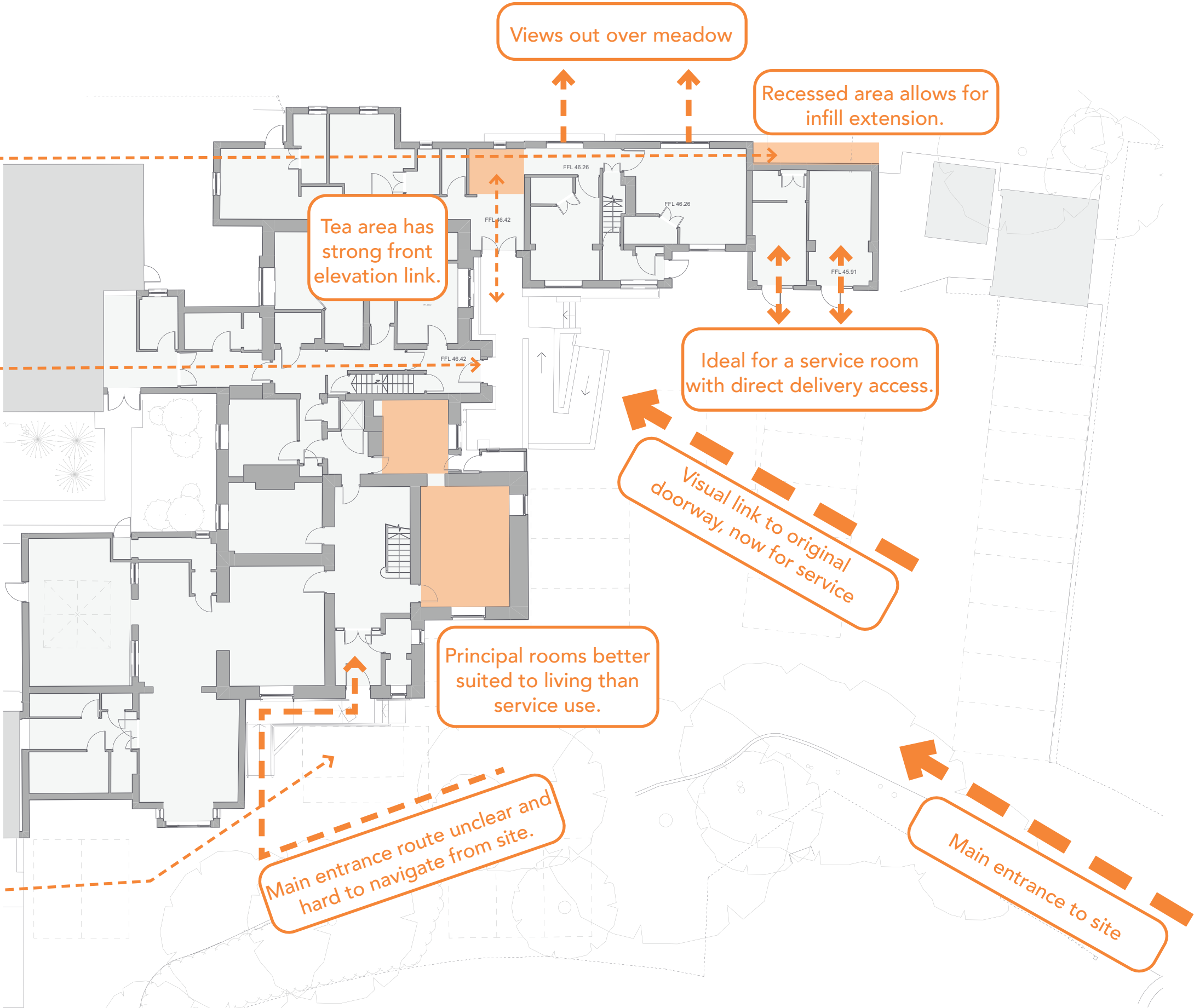
Rear recess providing good opportunity for infill extension



The former main entrance, now a service entrance beside the parking area, is well placed and of suitable historic character to resume its role as the building's principal entrance.

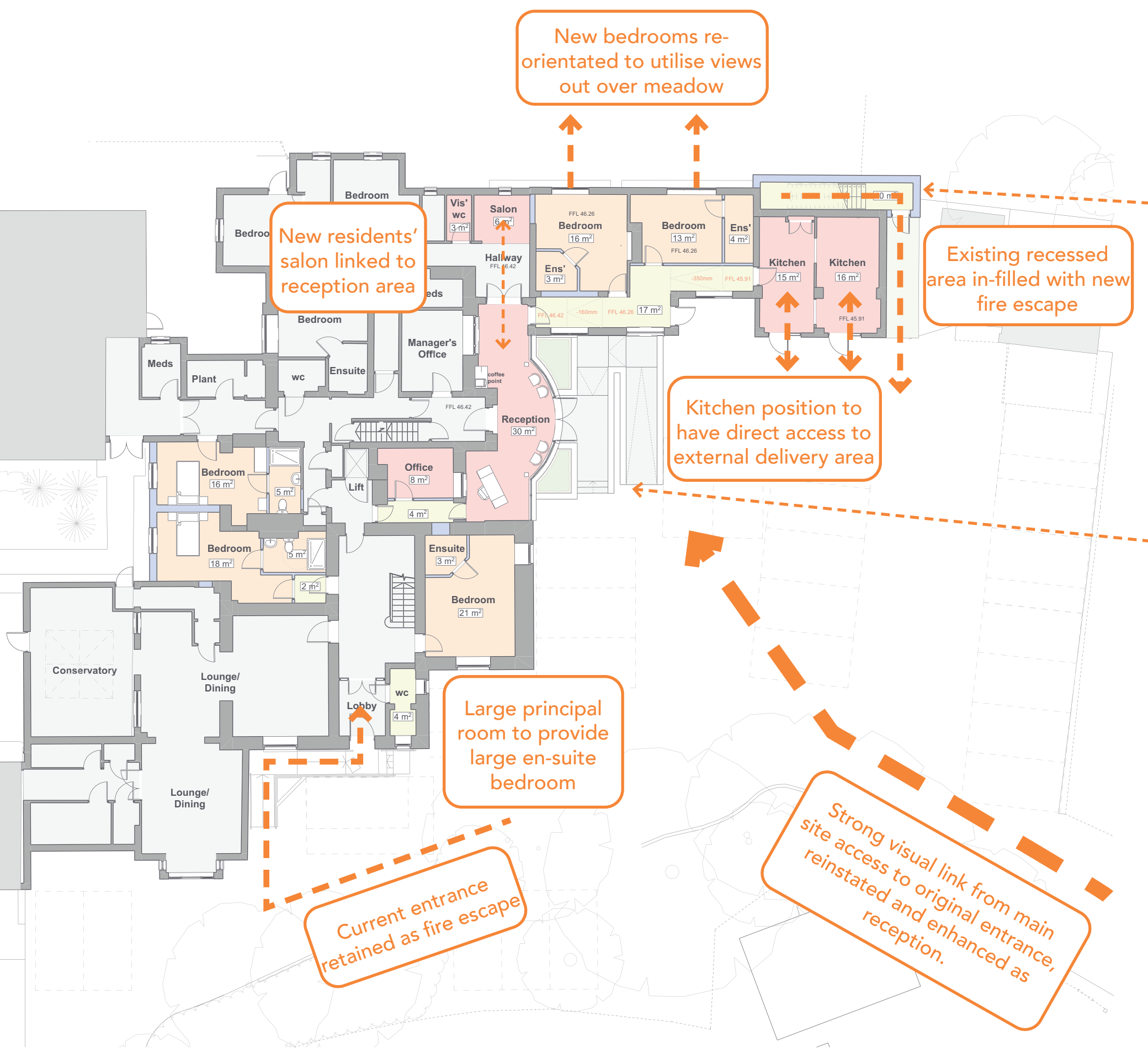


Existing main entrance into the building is currently discretely located out of view from the main car-park disorientating visitors.



2.0 Proposed Design

2.1 Design Strategy



2.2 Layout

Introduction

Mavern House is an established care home (Use Class C2) serving Shaw, Melksham and the surrounding area. This application seeks permission for modest extensions and internal reconfiguration to improve accessibility, facilities and resident well-being.

Proposed Development

The works comprise:

Front extension (single storey): a new reception area forming a legible and welcoming point of arrival, with improved accessibility to the main entrance.

Rear extension (single storey): provision of en-suites to two existing bedrooms.

Internal alterations: reconfigured kitchen and laundry facilities; four additional en-suite bedrooms; improved office space adjacent to the new reception; provision of a new fire escape; and a salon to enhance resident well-being.

Along with additional maintenance to the existing front stonework, these works will allow Mavern House to meet modern care and accommodation standards while enhancing operational efficiency and the experience for visitors and residence.

Layout and Design

The proposal has been carefully designed to integrate with the existing building and site layout. The extensions are predominantly single storey and modest in scale, ensuring continuity with the existing care home and safeguarding the residential character of the area.

The layout prioritises resident well-being, with new bedrooms arranged for privacy, accessibility and ease of circulation. Larger windows provide light and outlook to the landscaped grounds, while communal and support spaces are seamlessly connected to the main house.

This design approach balances functionality with sensitivity to context, consistent with Core Policy 57 (Ensuring High Quality Design and Place Shaping) and the Wiltshire Design Guide SPD (2024).

Policy Context

The site falls within the settlement boundary for Shaw, categorised as a Large Village under the Wiltshire Core Strategy (2015).

The scheme is directly supported by Core Policy 46 (Meeting the

2.3 Policy

Needs of Wiltshire’s Vulnerable and Older People), which encourages the adaptation and expansion of care facilities where they are well located and of high-quality design. The proposals ensure Mavern House continues to meet evolving accommodation and service expectations.

The Joint Melksham Neighbourhood Plan (2021) further supports development that sustains community facilities, reflects local character and enhances inclusivity—all objectives met by this scheme.

Policy Compliance

The proposal accords with relevant national and local planning policies, including:

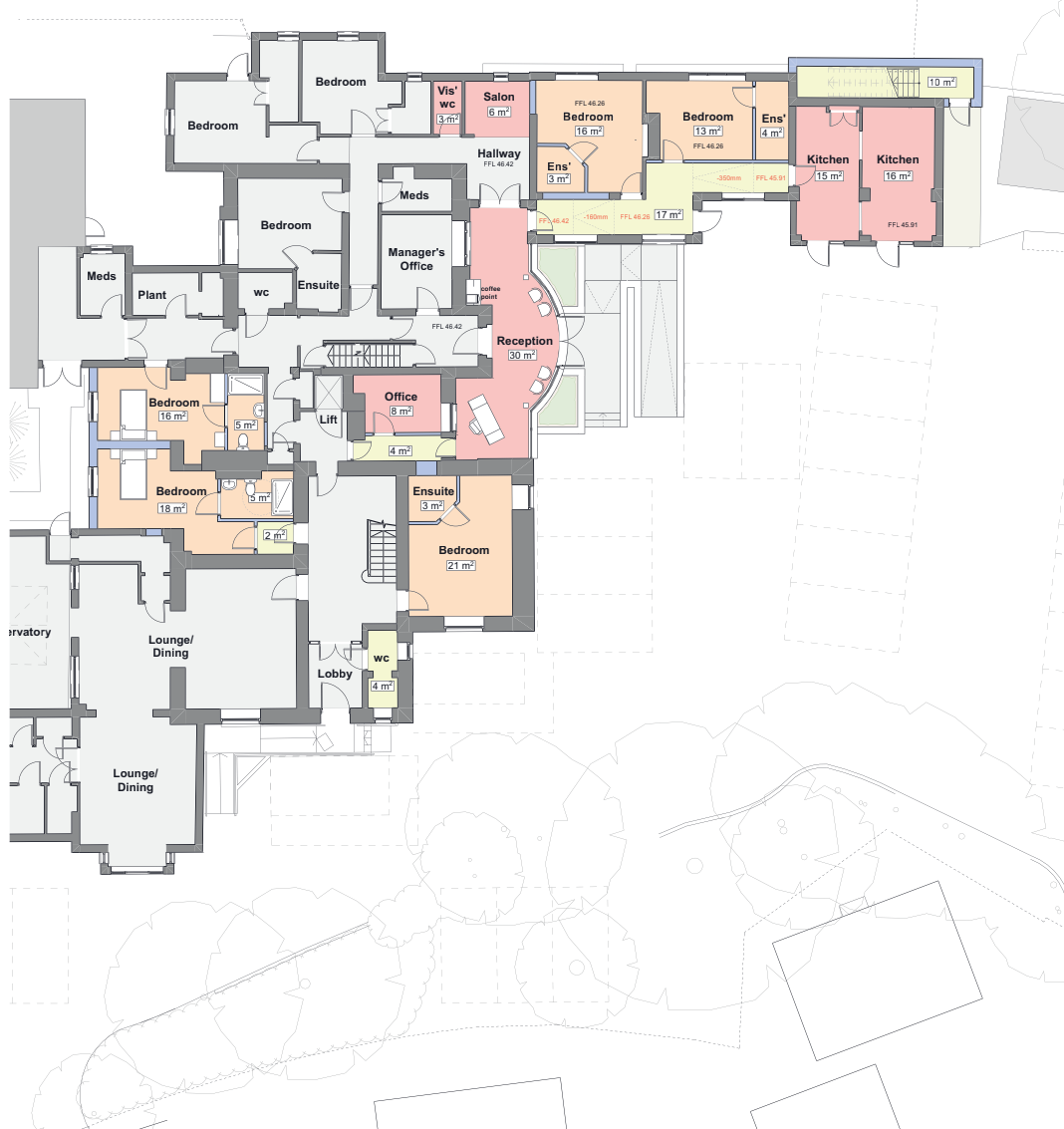
NPPF (2025 update): Delivering well-designed, sustainable, and accessible places; conserving the historic environment; protecting residential amenity.

Wiltshire Core Strategies:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 15 Spatial Strategy for the Melksham Community Area;
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 45 Meeting Wiltshire’s Housing Needs;
- Core Policy 46 Meeting the Needs of Wiltshire’s Vulnerable and Older People;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport and Development
- Core Policy 67 Flood Risk;

Joint Melksham Neighbourhood Plan (2021): Supports development that sustains community facilities, reflects local character, and improves accessibility and inclusivity.

By delivering high-quality design, protecting amenity, and embedding sustainability, the proposed extension to Mavern House represents a considered and policy-compliant enhancement of this important community care facility.



2.4 Appearance

Appearance and Design

The extension has been carefully designed to respect the historic character of Mavern House. Its scale and proportions respond to the existing building, creating a coherent and unified appearance. The new reception highlights the home's historic features while providing a functional space for modern care needs.

Materials are drawn from the established palette, including natural stone and sympathetic render, allowing the extension to read as contemporary yet integrated with the original building. The single-storey rear extension re-purposes existing historic sash windows, ensuring harmony with the original structure, while larger rear openings maximise daylight and strengthen connections with the meadow to the north.

Overall, the design balances operational functionality with a considered architectural response, aligning with Core Policy 57 (Ensuring High Quality Design) of the Wiltshire Core Strategy and the design expectations of the NPPF (2025).

Heritage and Character

Although Shaw is not a conservation area, the proposal has been developed with regard to Core Policy 58 (Ensuring the Conservation of the Historic Environment). No listed buildings are directly affected. The modest scale, sympathetic detailing, and appropriate use of materials safeguard the character of the site and its wider setting. The scheme accords with the heritage principles set out in the NPPF (2025 update) by conserving and enhancing the significance of the historic environment.

Residential Amenity

The infill nature of the modest extensions ensures no adverse impacts on neighbouring properties in terms of overlooking, overshadowing, or overbearing development. Internal alterations will not affect external amenity. The proposal therefore complies with Core Policy 57 and the amenity provisions of the NPPF.

2.5 Other

Sustainability

In line with Core Policy 41 (Sustainable Construction and Low Carbon Energy), the development adopts a fabric-first approach. The extension will exceed current Building Regulations requirements for thermal performance through high-performance insulation, energy-efficient glazing, and low-energy heating and lighting systems. This improves the sustainability of the building while also enhancing operational efficiency in care delivery.

Transport and Access

No changes are proposed to the existing parking arrangements. The new reception will improve legibility and circulation, particularly for those with mobility impairments. The modest scale of the proposal will not materially increase traffic, and existing parking remains compliant with current standards.

Biodiversity and Landscape

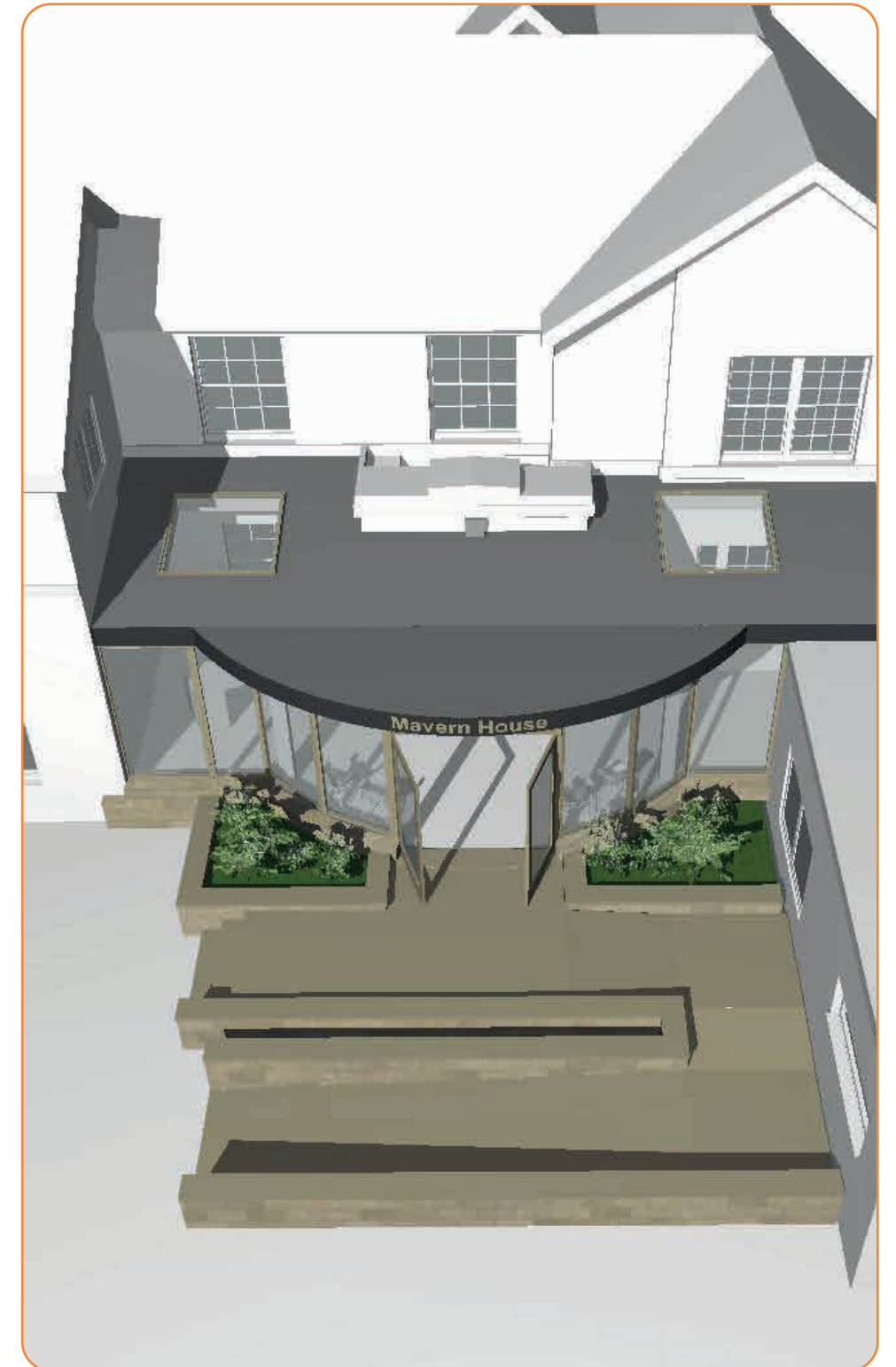
The extensions are modest in footprint and contained within the existing curtilage of the care home. No trees or significant landscaping features are affected. The development accords with Core Policies 50 (Biodiversity) and 52 (Green Infrastructure) by safeguarding ecological features and incorporating opportunities for sensitive planting.

Flood Risk

Environment Agency mapping confirms the site lies outside any designated flood risk area. The development therefore presents no additional risk to the site or surrounding area, and no mitigation measures are required.

Access and Refuse

No alterations are proposed to the existing site access, which will continue to serve residents, staff, and visitors appropriately. The current refuse and recycling storage and collection system will be retained, ensuring continuity of operations in line with local authority requirements.



2.6 Conclusion

The proposed extensions and alterations to Mavern House Care Home constitute a modest, carefully considered scheme that:

- Establishes a clearer, more inclusive point of arrival, enhancing accessibility for residents, staff, and visitors.
- Improves resident accommodation with additional en-suite bedrooms and well-being spaces.
- Delivers operational efficiencies in kitchen, laundry, and office areas to support high-quality care.
- Safeguards neighbour amenity, respects the site's character and landscaped setting, and protects biodiversity.
- Improve the safety and security for the occupants of the property.
- Enhances environmental performance, exceeding current thermal efficiency standards in line with a fabric-first sustainability approach.

The design responds to the scale, proportions, and materials of the existing care home, ensuring a sympathetic, coherent extension that integrates seamlessly with the historic building and its grounds.



