



Your Ref

Our Ref

Date

5953/DN

24TH August 2026

DESIGN, ACCESS AND HERITAGE STATEMENT FOR PROPOSED DRIVE AND INTERNAL ALTERATIONS AT 44 BRISTOL STREET, MALMESBURY, WILTSHIRE, SN16 OAX

1. Property Description

No. 44 Bristol Street forms part of a pair of historic houses with No. 42, dating from the early to mid-19th century. The buildings are constructed in coursed limestone rubble with brick gable stacks and a stone slate roof. The properties have a double-depth plan with integral outshuts and ancillary extensions to each end.

The Historic England listing describes the pair as comprising two-storey, single-window ranges, with segmental-arched heads to the left-hand doorways, four-panel flush doors, rare first-floor 2/2-pane horizontal sliding sashes and later 20th-century casement windows at ground-floor level. The right-hand side incorporates a gable outshut, while the left-hand range includes a rear outshut and a wide former shop window. The interior of the building was not inspected as part of the Historic England listing.

The property is positioned on Bristol Street within the historic settlement of Malmesbury and occupies a long, sloping garden extending to the rear. The existing property does not benefit from private off-street parking, with occupants currently reliant upon public parking within the surrounding area.

The proposed works have been carefully considered in the context of the building's historic and architectural interest. The works are limited in scope and are intended to improve the functionality of the existing dwelling while avoiding unnecessary alteration to its historic character and fabric.

2. Proposed Works

The proposal comprises two principal elements.

Firstly, it is proposed to repurpose an existing small bedroom at first-floor level to provide a bathroom for the family. The current arrangement requires occupants to leave the second and first-floor bedrooms, descend the staircase and pass through several rooms, including the snug, living room, kitchen and pantry, before reaching the existing bathroom. The existing bathroom is located within a single-storey rear extension and is therefore a considerable distance from the bedrooms. This arrangement also provides limited privacy when guests are present within the property.

The proposed first-floor bathroom would provide a more practical and appropriate arrangement for the existing household without increasing the size or scale of the building. The works are confined to the internal layout of the existing first-floor accommodation and do not require an extension or alteration to the external envelope of the listed building.

Secondly, it is proposed to create a new vehicular access and parking area at the lower end of the property's rear garden. The property currently has no private parking provision and the occupants are required to use public parking in the surrounding area of Malmesbury. The proposed access would provide two parking spaces together with a small area of additional space to accommodate stone steps leading from the parking area up through the sloping garden to the existing stone steps leading towards the main house.

The new access and parking arrangement would provide a practical improvement to the property's accessibility while retaining the existing garden's overall character and allowing access to the dwelling via the established length of the garden.

3. Amount and Scale

The proposed works are limited in both amount and scale.

The conversion of the existing first-floor bedroom to a bathroom does not result in any increase in the overall footprint, height or volume of the building. There is no proposed extension to the listed building as part of these works.

The proposed driveway, parking area and associated stone steps would have a combined area of approximately 47m². The works are located towards the lower end of the existing rear garden and would therefore be physically separated from the principal historic elevation of the property.

The scale of the proposed external works has been kept to the minimum necessary to provide two parking spaces and safe pedestrian access to the dwelling.

4. Layout

The internal layout of the dwelling would remain substantially unchanged. The only alteration to the accommodation is the change of use of the existing small first-floor bedroom to form a family bathroom. The works utilise the existing room rather than introducing additional accommodation or extending the building. the drainage pipe will be included within this space and be boxed in on the same wall as the chimney breast both first and ground floor. no removal of existing fabric.

The new bathroom will be positioned within the existing first-floor footprint and will improve the functionality of the dwelling by providing sanitary accommodation in closer proximity to the bedrooms. This will reduce the need for occupants to circulate through the principal living accommodation to reach the existing bathroom.

Externally, the proposal introduces a new vehicular access and two parking spaces at the lower end of the rear garden. The parking area has been positioned to make use of the existing length and slope of the garden, with a flight of stone steps providing pedestrian access upwards towards the house.

The proposed layout has been designed to provide a practical means of accessing the property while limiting the extent of intervention within the garden and maintaining a clear visual relationship between the garden and the existing historic building.

5. Materials and Appearance

The proposed external works will be designed to sit comfortably within the existing setting and to reflect the material character of the property and its surroundings.

The walls for the new driveway and access will be constructed in natural stone to match, or closely complement, the existing stonework associated with the property. This will ensure that the new works read as a sympathetic addition to the existing garden setting.

The proposed stone steps will similarly be constructed using natural stone to provide a cohesive appearance with the new boundary and access works.

Internally, the new bathroom will utilise a combination of plasterboard finishes and tiled surfaces appropriate to a domestic bathroom. Any necessary boxing to conceal the foul drainage will be formed in plasterboard and finished to integrate with the surrounding internal surfaces. These works are entirely internal and will not materially affect the external appearance or architectural character of the listed building.

Overall, the proposal seeks to provide modest improvements to the property's functionality and accessibility while respecting the historic and architectural character of the listed building. The works have been deliberately limited in scale and designed to avoid unnecessary alteration to the historic fabric, with the new external works using natural stone to complement the existing property and its surroundings. Historical impact is minimal.