

DESIGN, ACCESS AND HERITAGE STATEMENT

IVY HOUSE, PRIORY STREET, CORSHAM, WILTSHIRE, SN13 0AR

August 2026



1.0 Introduction

This Design, Access and Heritage Statement has been prepared to accompany an application for Listed Building Consent for alterations to Ivy House, Priory Street, Corsham, Wiltshire, SN13 0AR. Ivy House is listed at Grade II* (List Entry 1022106) and lies within the Corsham Conservation Area.

The proposals comprise two principal elements: (i) the lime rendering of an existing rubble stone elevation which is currently in a poor state of repair; and (ii) the conversion of an existing, dilapidated wood store into a usable boot room.

This statement has been prepared with reference to the National Planning Policy Framework, the Planning Practice Guidance on the historic environment, Historic England's Good Practice Advice in Planning Notes, and the statutory duties contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. It sets out the site's context and planning history, assesses the significance of the listed building and the specific elements of fabric affected.

This statement should be read alongside the accompanying drawings.

2.0 Site Description and Context

Ivy House is a substantial early 18th-century town house of ashlar Bath stone construction under hipped, stone-tiled roofs, occupying a prominent position on Priory Street in the historic centre of Corsham.

The listing describes a Baroque composition: the principal east front presents a three-window range with a two-storey pedimented centrepiece breaking through the cornice into a parapet, framed by fluted Roman Doric and Ionic pilasters, with 12-pane sashes under segmental heads and keystone architraves.

The south elevation displays large chimney gables and blind segmental-arched surrounds. The original square-plan range was subsequently extended by two parallel ranges to the north, reflecting organic over the 18th and 19th centuries.

The wider curtilage includes Ivy House Stables, a Grade II coach house and stables of rubble stone with ashlar dressings. A summerhouse and garden walls to the east of the garden are separately listed at Grade II.

Asset	Grade	List Entry No.	Date First Listed
Ivy House	II*	1022106	20 December 1960
Ivy House Stables	II	1363946	1 August 1986
Summerhouse and garden walls to garden east of Ivy House	II	1283661	1 August 1986

Corsham is a historic Bath-stone town whose townscape of high-quality 17th- to 19th-century buildings reflects its former prosperity as a centre of the wool and, later, Bath stone quarrying trades. The town centre, including Priory Street, is designated as a Conservation Area in recognition of this group value and the quality and consistency of its historic built fabric.

Priory Street itself is characterised by a strong building line, high stone boundary walls, and a mix of listed and unlisted buildings of complementary scale and materiality, of which Ivy House and is a key positive contributors.

The proposed works relate solely to the single-storey wood store and the new entrance façade of the main house.

3.0 Relevant Planning History

Ref: PL/2025/02824 & PL/2025/03187

Date: 26/06/25

Type: Householder Planning Permission & Listed Buildings Consent

Description: Internal alterations to adapt the early twentieth century alterations including the 1930's stairs, the adaptation of the existing access to the west side of the house, and associated landscaping to the stable yard and west garden. The reinstatement of the missing iron railings. The construction of a new greenhouse. The demolition of the unsightly modern garage block and the repair of the eighteenth century garden bothy.

Decision: Approve with Conditions

Ref: PL/2025/00599 & PL/2025/00934

Date: 28/03/2025

Type: Householder Planning Permission & Listed Buildings Consent

Description: General repairs to the roof, guttering, stonework and external joinery.

Decision: Approve with Conditions

Ref: PL/2024/04289 & PL/2024/04750

Date: 29/10/2024

Type: Householder Planning Permission & Listed Buildings Consent

Description: Proposed alterations and landscaping works

Decision: Withdrawn

Ref: PL/2023/04041

Date: 14/8/2023

Type: Listed Buildings Consent

Description: Essential widespread repairs to stonework to the south Priory Street frontage of Ivy House, with associated repairs to the dormer window and old cast-metal rainwater goods.

Decision: Approve with Conditions

Ref: PL/2022/03962

Date: 05/8/2022

Type: Householder planning permission

Description: Demolition of existing garage, Construction of new garage with granny annex over. Single storey extension to front of existing House

Decision: Approve with Conditions

N/10/03630/FUL

Date: 13/12/2010

Type: Full planning permission

Description: Demolition of Existing Detached Single Garage and Erection of New Detached Double Garage

Decision: Approve with Conditions

Recent relevant planning history relates to general repairs to the building's stonework, roof and rainwater goods. Permission for more substantial renovations was granted approval in June 2025. These alterations included the removal of many 20th century internal additions.

Most relevant to this application is permission for the adaptation of the existing access on the west side of the house for use as a main entrance to the house. The original principal entrance is directly on Priory Street. However, due to the modern pattern of visitors arriving by car, approval was granted for an existing side entrance to be elevated to a main entrance, with an opening moved to the centre of the façade and the introduction of a stone portico.

4.0 Legislative and Policy Context

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision-maker, in considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest which it possesses. Section 66 imposes an equivalent duty in respect of planning decisions affecting a listed building or its setting.

The National Planning Policy Framework requires that heritage assets be conserved in a manner appropriate to their significance and that great weight be given to the conservation of a designated heritage asset, with the weight increasing according to the asset's importance. Any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification, and substantial harm to, or loss of, a Grade II* listed building should be exceptional. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, the NPPF requires that harm to

be weighed against the public benefits of the proposal, including, where appropriate, securing the asset's optimum viable use.

Regard has also been had to Historic England's Good Practice Advice in Planning Note 2 (Managing Significance in Decision-Taking in the Historic Environment) and to Historic England's published guidance on the retrofit and repair of traditional buildings, which underlines the importance of breathable, moisture-permeable materials and techniques compatible with solid stone construction.

At the local level, the Wiltshire Core Strategy sets out a strategic commitment to conserving and, where possible, enhancing the historic environment, and the Council's conservation area guidance for Corsham identifies the retention and sympathetic repair of traditional building fabric as central to maintaining the character of the town centre.

5.0 Assessment of Heritage Significance

5.1 Overall significance of Ivy House

Ivy House derives its Grade II* significance principally from its architectural and artistic interest as a well-preserved early 18th-century town house. This interest is concentrated in the ashlar-fronted principal ranges: the pedimented, pilastered east front with its rich classical detailing, the chimney gables and blind arcading of the south elevation, and the surviving high-quality interior joinery and plasterwork, including the stair hall.

The building also holds historic significance as an illustration of the prosperity in the early 18th century, and communal significance as a well-known and positive contributor to the character of Priory Street and the wider Conservation Area.

5.2 Significance of the elements affected by the proposals

a) Rubble stone entrance elevation. This façade forms part of a 19th Century extension to the original 18th Century house. This part of the house was significantly altered internally in the 20th century, with the addition of modern staircase and partitions. This area is currently undergoing renovations to reposition the entrance door and transform the space internally into a spacious entrance hall, as permitted by the local authority in June 2025. Rubble construction of this type is typical of secondary and rear elevations of high-status 18th-century houses in this region, where visible ashlar was reserved for the principal public faces of a building for reasons of cost and status, with less formal walling used to the rear and service elevations. This elevation is not identified in the list description as contributing to the special interest of the building, and its significance is assessed as moderate: it holds evidential value as a legible example of vernacular walling technique and forms part of the wider historic fabric of the house, but as a later addition that has been heavily modified, it does not embody the architectural or artistic qualities that underpin the Grade II* designation. The elevation is currently in poor structural and visual condition, which itself diminishes its contribution to significance.

b) Wood store. The wood store is a small, single-storey addition of rubble construction, ancillary to the principal house. It is not identified in the statutory list description, does not form part of the architecturally composed elevations of Ivy House, It is partly covered by a stone hip and partly by

polycarbonate sheeting, which appears to be an emergency measure. The store is currently derelict: internally overgrown with self-seeded vegetation, and with roof beams affected by rot. Its heritage significance is assessed as low, deriving principally from group value with the listed house and as a modest surviving element of the historic service curtilage, rather than from any individual architectural or historic distinction. Its current dilapidated condition represents a form of ongoing harm to the setting and curtilage of the listed building through neglect, and its continued deterioration, left unaddressed, risks total loss of this element of historic fabric.

6.0 Proposal Overview

6.1 Use

The wood store is currently redundant and unusable owing to its dilapidated condition. It will be brought back into active, beneficial ancillary domestic use as a boot room, securing the long-term future of this element of the historic curtilage.

6.2 Layout

The internal layout of the wood store is reconfigured to provide a functional boot room, with a new internal door inserted between the adjoining WC and the boot room to improve everyday domestic circulation between these ancillary spaces. This is a minor, reversible internal alteration affecting fabric of architectural significance.

6.3 Scale

There is no increase in the footprint of the principal dwelling. The wood store retains its existing footprint and overall massing. The new stone parapet represents a modest addition of limited height, designed to be proportionate to the scale of the existing outbuilding.

6.4 Materials & Appearance

Entrance Elevation: The proposal involves the addition of a lime render treatment to the existing rubble elevation, lined out to imitate ashlar coursing. This will elevate the appearance of the new entrance façade and draw visual unity between this elevation and the adjacent facades on the original house.

Wood store: The new lead roof covering replaces an incongruous modern material with one that is traditional, durable, and appropriate to the significance of the wider group. The new parapet is designed with reference to, and detailed to match, the existing bay window on the west elevation of the house, ensuring the addition reads as a considered and legible extension of the building's established architectural vocabulary rather than as an incongruous addition. The doors and window will be replaced with traditional timber-framed items to match the character of the house.

6.5 Access

The proposals do not affect public access to or around the site. The principal entrance and approach to Ivy House are unaffected. Works are confined to private domestic accommodation and do not raise matters of inclusive access beyond those applicable to the existing dwelling.

6.6 Ecology

Self-seeded vegetation currently growing within the interior of the wood store will be cleared as part of the conversion works. Given the presence of vegetation and the dilapidated, undisturbed nature of the structure, a precautionary ecological check for roosting bats and nesting birds is recommended prior to the commencement of works, to be secured by condition if considered necessary by the local planning authority.

7.0 Description of Proposed Works

7.1 Lime render to rubble stone elevation

The existing rubble stonework is in poor repair, with visible crumbling mortar, evidence of open joints and loss of historic pointing. The treatment of this façade needs to be addressed to prevent inevitable moisture ingress. Please see Appendix 2 for photographic evidence.

It is proposed to render the elevation in a breathable natural hydraulic lime render, struck with fine lines at regular intervals to imitate ashlar block coursing consistent with the coursing pattern of the principal elevations.

A breathable, moisture-permeable lime specification is proposed specifically to avoid the damp-trapping and consequent stone decay associated with cement-based renders on solid stone walls, and to allow the wall to continue to manage moisture as originally intended.

Similar works are currently underway to a portion of the west façade as permitted under application ref: PL/2025/00599 & PL/2025/00934. To ensure a high level of visual continuity, the proposed works will involve the same product and methodology as approved for the west façade. A copy of the method statement has been appended to this document (See Appendix 1).

7.2 Conversion of wood store to boot room

Conversion of the existing dilapidated wood store to a habitable boot room will involve the following works:

- **New insulated floor structure:** There is currently no floor structure within the wood store, just a drop from the door threshold to the earth below – now overtaken with vegetation. A new floor structure will be installed. Following investigation of the existing foundations, the structural engineer has determined that a lowered concrete slab will be suitable to allow insulation to be introduced. The slab will form 100mm of concrete on a damp-proof membrane, a layer of sand blinding and granular sub-base. The insulation will be installed above the slab with a new screed and finished in traditional flagstones to match the rest of the ground floor.
- **Internal wall insulation:** The walls will be insulated internally with breathable products to avoid trapping moisture. Rigid wood fibre insulation board (e.g. Steico Therm) will be fixed directly to the prepared wall face. This will be finished with a breathable lime plaster and breathable paint.
- **Replacement of rotten rafters:** The existing roof rafters have been affected by rot and will be replaced with new timber D30 Grade oak beams, sized by the structural engineer.

- New internal door between the WC and boot room: a minor, reversible insertion within an existing ancillary space, required for practical domestic circulation, affecting no historic fabric of note.
- Replacement external door and window: the existing door and window and rotten lintels are to be replaced on a like-for-like basis, matching the design, proportions, materials and finish of the existing openings, necessitated by their current disrepair. The only exception to this is the removal of the rusted timber stable shutter and the addition of traditional glazing bars to the window.
- New lead roof covering to replace the existing polycarbonate sheeting: this removes a modern, incongruous and structurally failing covering and replaces it with a traditional lead roof appropriate to the significance of the site and consistent with the character of roofing found elsewhere within the historic curtilage.
- New stone parapet: detailed to match the existing bay window on the west elevation of the original house. This replaces the existing stone parapet which is currently weathering into disrepair.

8.0 Heritage Impact Assessment and Justification

The proposed works are considered to result in no harm, or at most a very low degree of less than substantial harm, to the significance of Ivy House as a designated heritage asset.

The works are confined to elements of the site that are subordinate to, and do not form part of, the principal architectural composition for which the building was designated at Grade II*: a rear rubble elevation and a dilapidated ancillary store. No intervention is proposed to the ashlar-fronted principal elevations, the pedimented centrepiece, the classical detailing of the east front, or any of the significant interior spaces including the stair hall, all of which remain wholly unaffected by this application.

Weighed against any residual, low-level harm arising from the visual change to the rubble elevation, the proposals deliver clear and substantial heritage benefits. The wood store is currently derelict and deteriorating, with rotten timbers and vegetation actively taking over the interior. The proposed works ensure this area of the building will be rejuvenated, preventing further decay and returning it to active beneficial use. The replacement of the existing polycarbonate roof with a traditional lead covering constitutes a heritage enhancement to the heritage asset.

The proposed lime render treatment for the new entrance facade will materially improve the long-term condition and moisture performance of the stone elevation.

The proposed ashlar-imitation render detailing and the parapet detailing matched to the existing bay window are both designed with direct reference to the architectural vocabulary of the listed building, ensuring the works read as a considered and legible solution. All proposed replacement elements (door, window, roof beams) are like-for-like, and the render and insulation specifications have been selected specifically for their compatibility with the historic solid stone construction.

On this basis, it is considered that any residual harm is at the very lowest end of the less than substantial harm spectrum and is clearly and demonstrably outweighed by the public and heritage benefits identified above.

9.0 Conclusion

This statement has assessed the significance of Ivy House, a Grade II* listed building, and of the specific elements of fabric affected by the current proposals.

The proposals are confined to a secondary rubble stone elevation and a dilapidated ancillary store, neither of which contributes to the principal architectural and artistic interest for which the building was designated. The works employ traditional, breathable and, where practicable, reversible materials and techniques appropriate to the special interest of the asset. They are detailed with direct reference to the existing architectural vocabulary of the house, and secure the long-term repair and beneficial use of fabric that is currently at risk through neglect and disrepair.

For the reasons set out above, it is deemed that the proposals preserve the special architectural and historic interest of Ivy House and its setting and deliver clear heritage benefits.

APPENDIX 1: LIME RENDER METHOD STATEMENT

To ensure visual continuity, the application of lime render will follow the same methodology prepared by Bath Conservation Architects for the same treatment on a portion of the west façade. This methodology was approved by the local planning authority as part of Listed Building Application **PL/2025/00934**.

1.04 Masonry repair.

The extent of the masonry repair work is to be determined as the render is removed. This will all be carried out in lime mortar and stone. The underlying stonework will be reviewed and recorded (photographed) on completion of render removal.

All loose pointing that needs to be removed is to be carefully raked out by hand. Hacksaw blades may need to be used to clean out thin or narrow joints. Slightly wider joints will be cleaned out with flat chisels. A brush will be used to remove mortar dust. In the case where repointing is required, this will be carried out using an appropriate lime based mortar, which shall be firmly packed into all of the joints, filled from back to front to ensure no voids. The joints shall be then raked to provide an adequate key for the new render. A method statement for repointing accompanies this report. Any issues that arise during the trial areas will be discussed and subsequent action agreed with the Architect, and Local Authority Conservation Officer.

1.05 Lime render.

The following specification is taken from the guidance published by Ty-Mawr Lime Ltd of Brecon

Building Material.	Site Type	Suggested Base Coat	Suggested Top Coat – please note the top coat should not be stronger than the base coat
Soft Stone, Brick.	Internal	Fat Lime x 2 coats	Fat Lime x 1 coat
	External	NHL 3.5 / NHL 2 x 2 coats	Fat Lime x 1 coat or NHL 3.5/NHL 2 x 1 coat
Hard Stone Hard Engineering Brick	Internal	Fat Lime x 2 coats NHL 3.5 / NHL 2 x 2 coats,	Fat Lime x 1 coat

	External	NHL 3.5 / NHL 2 x 2 coats	NHL 3.5 / NHL 2 x 1 coat
Concrete Blocks.	Internal	NHL 3.5 / NHL 2 x 2 coats	Fat Lime x 1 coat
	External	NHL 3.5 / NHL 2 x 2 coats	NHL 3.5 / NHL 2 x 1 coat

The majority of the masonry base at Ivy House will fall into the soft stone/ brick category but this should be determined on site as each area of masonry is exposed.

- 1.06** A conventional cement mixer can be used although for larger projects a roll pan or paddle mixer is preferable. Lime mortars mixed in drum mixers can be prone to balling but use of particular mixing techniques can reduce this. Switch the mixer on and dampen down the inside of the drum as this will help to reduce the amount of dust and prevent the lime from sticking too much. Switch the mixer off before adding two thirds of the water and half of the sand followed by all of the lime. Switch the mixer on, allow the water to thoroughly disperse throughout the mix (15-20 minutes) before adding the rest of the sand and more water if required. You will have to experiment for the first mix as the quantity of water will vary with sand moisture content – but be CAUTIOUS, for a 3:1 mix, initially add 6 litres of water, 30 litres of sand and then 20 litres of lime, mix, then add the remaining 30 litres of sand and adjust the water.

Add hair or synthetic fibre (approx 1.5kg per tonne) to improve the strength and durability of the render, tease it in towards the end of the mixing and use the mix within 2 hours. Surface preparation - The main points are to ensure there is a good keying surface for the render, the wall should be structurally sound and in good overall condition.

Remove any loose material. The walls should be clean and free of vegetation.

Dampen the surface to prevent rapid suction of water from the plaster/render, usually a mist spray will suffice but on very porous walls several applications of water the previous day and in the hour or two before rendering may be required using a hose.

Where evident, salts should be brushed from the surface and cleaned away from the structure, do not wash down as this will cause the salts to retract into the building. If there are large voids in the wall these should be filled first, this is called “dubbing out”.

1.07 Application

After damping the surface, the plaster/render can be laid on using the normal technique in two coats of approx. 8-10mm. The first coat should be left to stiffen up and then a float used to compress the render over the whole area. Applying the second coat too early (i.e. before the material has stiffened) can weaken the render. The result may be voids deep in the render which make the render vulnerable to frost damage. Within an hour or two, the surface of the first coat should be scratched over using a suitable wire comb.

Once the first coat has hardened enough a similar technique is used for the second. The time interval between the two will vary depending upon the temperature. As little as 24 hours in warm conditions but several days if cool during this time, it may need damping down if drying too quickly.

If a top coat is required, the mix will be different, it is usually a weaker mix than the background mixes, (refer to specification table) proceed as above, it should be ‘floated up’ as the surface stiffens, in a similar way to the previous coats.

1.08 After care

The plaster/render must be kept moist for several days to a week after application of the final coat. Water will tend to drain down from the top of the work and therefore particular attention must be given to spraying the upper sections. Remember water is essential for the hydraulic set. It is important while maintaining the moisture to prevent rapid drying from wind and bright sunlight. Covering the work with damp hessian is the best procedure.

Protect from frost - hessian covers or bubble wrap should be used. However a circulation of air must be maintained between the cover and the render. Do not use anti-freeze additives. During daylight hours if warming winter sun is available, covers should be lifted to allow heat to be absorbed and then replaced during late afternoon. Even under these conditions a circulation of air is advisable between covers and masonry.

1.09 Prevention of shrinkage

Shrinkage 'cracking' is a risk with all renders. However on cement renders cracking will allow water behind the render with little ability for it to evaporate out. Lime renders are designed to breathe. Small shrinkage cracks in the scratch coat are okay and will be filled in subsequent coats, nevertheless excessive cracking should not be accepted since it may be an indication of early failure. The causes of shrinkage cracking are:

- too much water in the mix forces particles of sand and lime apart.
- excessive suction from the substrate caused by lack of damping down prior to applying render.
- rapid drying caused by strong sun or drying winds.

If the last two points are assessed as the cause of the shrinkage, consideration should be given as to whether the setting process has been stopped due to lack of water. If only a few days have elapsed then remedial spraying may allow the set to continue.

1.10 Painting of renders and plasters

With lime renders and plasters it is recommended that limewash or a breathable paint is applied. The use of synthetic paints is not recommended since they will prevent subsequent carbonation. Curing of the render takes many months, they should not be painted until carbonation is complete. The final colour of the render at Ivy House will depend on the choice of sand but we recommend that a coloured lime wash is applied once the render has cured

Signed:  DB

Harry Whittaker, Dip. Arch (Oxford) RIBA. AABC

16th January 2025

The quoin detailing on the corner of the entrance façade will remain exposed. This matches the rendering detail on the west façade, currently being implemented. See photo below.



APPENDIX 2: PHOTOGRAPHS



Fig 1 Rubble façade to be lime rendered, adjacent ashlar dressed façade on the right.

Fig 2: New entrance façade
In state of disrepair



Fig 3: New entrance façade with
single storey wood store
beyond



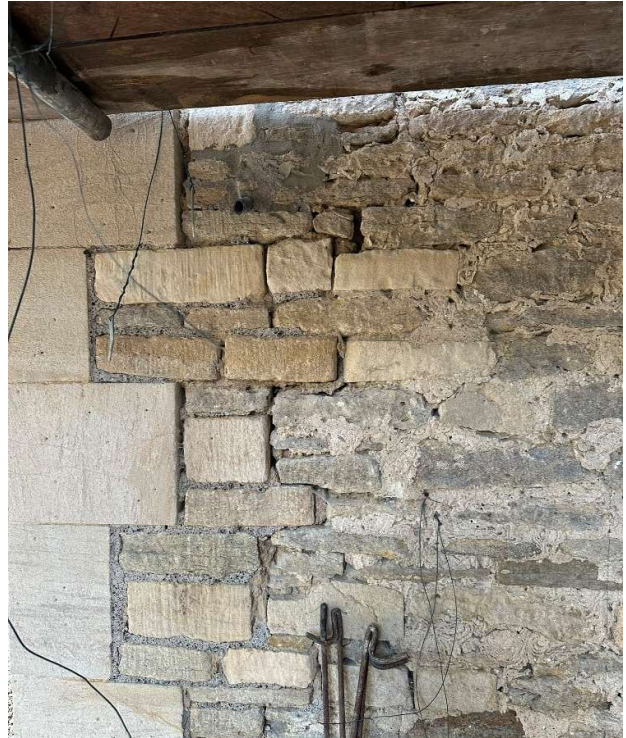


Fig 4: Group of Photos: Rubble stone with open mortar joints and cement repairs



Fig 5: (top) wood store west façade
Fig 6: (above) rotten wood lintel
Fig 7: (left) wood store north facade



Fig 8: Wood store with shutter over window



Fig 9: Internal wood store – rotten rafters and vegetation



Fig 10: Wood store roof and polycarbonate sheeting



Fig 10: Weathered stone parapet to be replaced



Fig 11: Dilapidated wood store interior