

DESIGN AND ACCESS STATEMENT

401 The Spa

Bowerhill, Melksham, Wiltshire, SN12 6QL

Document reference	401SPA-06
Application	Listed Building Consent
Proposal	Replacement of existing polycarbonate conservatory roof with a Guardian Warm Roof insulated roofing system finished in Grey Tapco Slate
Applicant	Simon Wicks
Agent	ADH Installations Ltd
Date	16 September 2026

Prepared in support of the Listed Building Consent application to Wiltshire Council.

1. Purpose of this Statement

This Design and Access Statement accompanies the application for Listed Building Consent at 401 The Spa, Bowerhill, Melksham. It explains the design approach adopted for the proposed replacement conservatory roof and confirms how access matters have been considered.

2. Existing Site and Building

401 The Spa forms part of a Grade II listed building. The application relates only to the roof of an existing conservatory attached to the dwelling. The conservatory is a later addition to the listed building and currently has a translucent polycarbonate roof.

No change is proposed to the use of the property, the footprint of the conservatory, the existing access arrangements or the surrounding site layout.

3. Proposed Development

The proposal is to remove the existing polycarbonate conservatory roof covering and install a Guardian Warm Roof insulated lightweight roofing system, externally finished in Grey Tapco synthetic slate.

- The existing conservatory footprint will remain unchanged.
- The existing roof height and general roof profile will be retained.
- No extension or additional floor area is proposed.
- Associated flashings, trims and rainwater goods will use a complementary dark finish.
- Internally, the new roof will incorporate insulation and a plasterboard ceiling with a smooth painted plaster finish.

4. Design Principles

The design approach is deliberately restrained. Rather than changing the size or form of the conservatory, the proposal replaces the modern translucent roof covering within the established envelope.

The Grey Tapco Slate finish has been selected to provide a subdued, slate-like external appearance that is more sympathetic to the character of the listed building than the existing polycarbonate covering. Retention of the existing height and roof profile limits the visual effect of the alteration.

The proposal is therefore intended to improve the appearance and thermal performance of the existing conservatory while avoiding unnecessary change to the listed building.

5. Scale, Layout and Appearance

There is no change to the scale or layout of the conservatory. Its footprint, relationship to the dwelling and overall roof form remain as existing. The principal external change is the replacement of the translucent polycarbonate roof covering with a solid Grey Tapco Slate finish.

The proposal does not alter the principal historic roof, principal elevations or original plan form of the listed building.

6. Heritage Context

The design has been developed with regard to the special architectural and historic interest of the listed building. The conservatory is a later addition, and the proposed works are confined to that later element.

The proposal retains the existing conservatory form and minimises intervention into historic fabric. The heritage effects of the works are considered in greater detail in the accompanying Heritage Statement (401SPA-05).

7. Access

The proposal does not alter pedestrian or vehicular access to the property. Existing entrances, paths, parking arrangements and thresholds remain unchanged.

The works do not introduce any new access barriers and do not affect the way occupants or visitors enter or move through the property. Construction access will use the existing domestic access arrangements.

8. Conclusion

The proposal is a limited alteration to an existing later conservatory. The design retains the established footprint, height and general roof profile while replacing the existing polycarbonate covering with a more visually subdued insulated roof system.

There is no change to the use, layout or access arrangements of the property. The proposal has been designed to minimise its effect on the special interest of the listed building and to provide a sympathetic and practical upgrade to the existing conservatory.

9. Supporting Documents

- 401SPA-05 - Heritage Statement.
- Existing and proposed plans and elevations submitted with the application.
- Guardian Warm Roof / Tapco Slate product information.
- Wiltshire Council pre-application response ENQ/2026/01716 dated 3 September 2026.