

HERITAGE STATEMENT

Listed Building Consent - Replacement Conservatory Roof

Property	401 The Spa, Bowerhill, Melksham, Wiltshire, SN12 6QL
Proposal	Replacement of existing polycarbonate conservatory roof with a Guardian Warm Roof insulated roofing system, finished externally in Grey Tapco synthetic slate.
Designation	Grade II listed - 401 and 402 The Spa (Historic England List Entry 1021772)
Planning Portal ref.	PP-15228753

Prepared by: ADH Installations Ltd (Agent) | 16 September 2026

1. Purpose and scope

This Heritage Statement has been prepared in support of an application for Listed Building Consent at 401 The Spa, Bowerhill, Melksham. The proposed works comprise the replacement of the existing translucent polycarbonate conservatory roof with a lightweight insulated Guardian Warm Roof system, externally finished with Grey Tapco synthetic slate tiles. The existing roof height and general profile are to be retained.

2. Designated heritage asset and significance

401 The Spa forms part of the Grade II listed pair known as 401 and 402 The Spa. Historic England records the building as an early nineteenth-century pair of attached houses and identifies it as part of the Melksham spa development of around 1815. The listed building is characterised by its formal ashlar front and sides, rendered rear, hipped Welsh slate roof, multi-storey proportions and surviving historic architectural detailing.

The heritage significance of 401 The Spa therefore lies principally in the architectural and historic interest of the original early nineteenth-century building, its surviving fabric and detailing, and its relationship with the wider historic Spa development and setting.

3. Planning background and existing conservatory

Wiltshire Council pre-application advice dated 3 September 2026 (reference ENQ/2026/01716) records that the conservatory is a modern addition, approved in 1987, and now forms part of the listed building. The Council advised that the proposed roof replacement would not require planning permission provided the height and profile remain the same, but that Listed Building Consent is required because the change to the roof would alter the appearance of the listed building and has the potential to affect its special interest.

The existing conservatory has a lightweight translucent polycarbonate roof. It is a later addition and is visually distinct from the traditional materials and appearance of the principal listed building. No alteration to the conservatory footprint is proposed.

4. Proposed works

The existing polycarbonate roof covering will be removed and replaced with a Guardian Warm Roof insulated lightweight roofing system. The proposed works will:

- retain the existing conservatory footprint;
- retain the existing roof height and general roof profile;
- finish the roof externally with Grey Tapco synthetic slate tiles;
- use associated flashings, trims and rainwater goods in a complementary dark colour; and
- form an insulated internal ceiling finished with plasterboard and a smooth painted plaster finish.

No extension of the building is proposed. The works are confined to the existing conservatory roof and do not propose alteration to the principal historic roof of the listed building.

5. Assessment of heritage impact

The proposal will change the external appearance of the conservatory roof from translucent polycarbonate to a solid, dark slate-effect finish. This is a visible alteration and is therefore capable of affecting the appearance and significance of the listed building.

However, the affected roof forms part of a late twentieth-century conservatory addition rather than the principal early nineteenth-century building. The proposal does not alter the conservatory footprint and retains its existing height and general roof profile. The extent of physical change is therefore localised to the later addition.

The dark slate-effect finish is intended to provide a quieter and more traditional roof appearance than the existing translucent polycarbonate while remaining distinguishable from the historic Welsh slate roof of the principal building. The proposal avoids intervention in the principal historic roof and preserves the overall scale and form of the existing conservatory.

On this basis, the works are considered to have a limited effect on the heritage significance of the listed building. The principal historic fabric, architectural composition and special interest of 401 and 402 The Spa will remain legible and substantially unchanged.

6. Measures to avoid or minimise impact

The proposal has been designed to minimise its effect on the significance of the listed building by:

- retaining the existing conservatory footprint;
- retaining the existing roof height and general profile;
- restricting the works to the later conservatory addition;
- avoiding unnecessary alteration to the historic fabric of the principal dwelling;
- using a restrained dark slate-effect roof finish intended to complement the listed building; and
- keeping associated flashings, trims and rainwater goods visually subdued.

7. Conclusion

The proposed works represent a limited alteration to a later conservatory addition. The principal architectural and historic significance of the listed building will remain intact. By retaining the existing conservatory footprint, roof height and general profile, and by confining the works to the modern conservatory roof, the proposal seeks to preserve the special architectural and historic interest of 401 and 402 The Spa while improving the thermal performance and usability of the existing conservatory.

8. Sources consulted

1. Historic England, National Heritage List for England: 401 and 402 The Spa, Grade II, List Entry 1021772.
2. Wiltshire Council pre-application response, 3 September 2026, reference ENQ/2026/01716.
3. Wiltshire Council Local Validation Checklist (1 September 2025), Listed Building Consent requirements.

Document note: This statement is proportionate to the scale of the proposed works and should be read alongside the submitted drawings, photographs and product information.