

Design and Access Statement



Revision 02– 14/09/2026

Project Address
Melbourne House
Devizes
SN10 2AB

Proposed Development

This application for planning permission and listed building consent comprises:

- i. Alterations to non-original fabric to create a more sympathetic connection between the original house and the two-storey modern wing.
- ii. Minor internal alterations to stud partition walls and existing openings on the ground floor of the original house to improve the internal layout.
- iii. Minor alterations to internal partition walls within the two-storey modern wing and replacement of windows
- iv. The construction of a new garage building to the west of the site, with solar panels installed on the roof



Photo - Melbourne House, looking north-east.

Introduction

Melbourne House is a Grade II listed residential property (List Entry Number: 1251770). The original three-storey ashlar house is believed to date from c.1840. It has two original single-storey extensions to the east and west elevations, together with a modern single-storey addition to the east and a modern brick two-storey modern wing, forming an L-shaped plan.

The property has recently come under new ownership, and the applicants wish to undertake a series of modest improvements to secure the long-term future of the building through necessary repairs and sensitive restoration. The proposals also seek to better accommodate the needs of the applicants' family and provide more comfortable living arrangements for their elderly relatives, while ensuring that the special architectural and historic interest of the listed building is preserved.

The Surroundings

Melbourne House is situated in the north-west of Devizes, Wiltshire, within an established residential area

The house occupies the north-east corner of a generous plot, with the garden extending southwards to the Kennet & Avon Canal. The property is set back from the public highway and is accessed via a private driveway from the north.

The site is bounded by neighbouring residential properties to the east, including rear gardens, a garage and a shared driveway. To the west, the site adjoins a private access road serving a car park and the Devizes Quaker Meeting house.

The southern boundary is defined by mature planting along the Kennet & Avon Canal, providing a well-screened and attractive setting. The surrounding area is predominantly residential in character, comprising a mix of detached and semi-detached dwellings.



Google Satellite View

Existing Building

Melbourne House is a Grade II listed residential property (List Entry Number: 1251770) located in Devizes, Wiltshire.

The main house comprises seven distinct building volumes, forming an L-shaped plan:

- ① **Original Main House** – A c.1840 double-fronted, three-storey house with a hipped slate roof and a small octagonal stair light at the centre.
- ② **Later West Extension** – Early single-storey extension to the west side of the main house with a hipped slate roof.
- ③ **Later East Extension** – Early single-storey extension to the east side of the main house with a hipped slate roof.
- ④ **North-East Pitched Roof Section** – A modern section of pitched-roof abutting the original single-storey extension's roof and the north boundary wall.
- ⑤ **Infill Link** – A modern single-storey infill extension linking the main house to the two-storey modern wing.
- ⑥ **Catslide Projection** – An unoriginal catslide roof projection over the modern single-storey extension, continuing from the roof slope of the original east extension (Element 3).
- ⑦ **Two-Storey Modern Wing** – A brick two-storey modern wing perpendicular to the original main house.



Bird's eye view of site outlined with red line – showing the various volumes of the residential property.

Outline Proposal – Exterior

The main proposals impacting the external appearance of the property relate to the modern single-storey infill link extension (Elements 4 5 6) that connects the two-storey modern wing (7) to the original house (1)

The proposal seeks to create a lighter, more visually sympathetic connection between the original house and the two-storey modern wing. This would be achieved by rationalising the layout of the link extension and introducing a glazed screen with a lead trimmed roof, creating a more appropriate lightweight transitional element that enhances the overall appearance of the building while allowing the original historic fabric to remain visually prominent.

The proposed external works to the two-storey modern wing (Element 7) are limited to replacing the existing windows with timber-appearance white upvc windows (such as Residence 9 or similar) incorporating glazing bars, to more closely relate to the original house.



View from the courtyard

(from left to right)

- 1 Original main house.
- 3 Early single-storey extension with an arched window head.
- 5 Entrance to the single-storey infill extension
- 7 Brick two-storey modern wing



Existing window to first floor of two-storey modern wing

Outline Proposal – Exterior

The proposal for the existing modern extension (Element 5) within the north-east corner has been simplified to improve its maintainability, performance and overall visual appearance.

The proposal retains the hipped slate roof of the original extension (Element 3), whilst replacing the existing catslide roof (Element 6), with a simplified flat lead roof that abuts the original extension below the stone cornice. The section of stone cornice that was previously removed to accommodate the catslide roof would be reinstated.

The existing pitched roof (Element 4), to the north boundary wall, which currently forms an awkward junction with the adjacent early addition of hipped roof of the original extension (Element 3), would also be replaced with a flat, lead colour GRP roof, revealing the original roof form of the original extension.

Roof lanterns are proposed within the flat roof to replace the existing rooflights. The lanterns would not project above the height of the existing rear boundary wall, ensuring they remain discreet when viewed from outside the site.



View from top of flat roof looking north.

- ① Original main house;
- ③ Early single-storey extension showing original hipped roof with catslide addition.
- ④ A modern section of pitched-roof abutting the original single-storey extension's roof and the north boundary wall.
- ⑤ Flat roof of Link element with existing mono pitched roof to rear north side of boundary wall.
- ⑥ Non-original catslide roof over the modern single-storey extension, continuing from the roof slope of the original east extension.

Outline Proposal – Interior

In addition to the external works described above, a number of modest internal alterations are proposed to improve the layout, accessibility, and functionality of the property, while retaining the character and significance of the existing building.

2 Main House – Ground Floor Only

Proposal:

Minor removal and replacement of stud partition walls within the rear central area of the ground floor.

Description and Justification:

It is understood that the rear part of the house, which receives very limited natural light from the rear elevation (apart from a small bathroom window at first-floor level and a small ground-floor window opening into the enclosed space above the cellar entrance), was historically used as accommodation for domestic staff, including a maid and cook.

The existing stud wall arrangement currently conceals a fine kitchen fireplace, which is believed to have originally housed a range. The proposed reconfiguration would open up the area around the fireplace, allowing this historic feature to become more prominent within the room.

The alteration would also improve the penetration and distribution of natural light into this part of the house, enhancing the overall quality, functionality, and amenity of the space.

3 Early East Extension

Proposal:

Widening of the existing opening to the east.

Description and Justification:

The existing opening would be widened to improve circulation and create longer views through the house, while retaining the original room proportions and preserving the existing corning.

5 Infill Link

Proposal:

Internal reconfiguration associated with the removal of the existing dog-leg external wall and its replacement with a lightweight metal-framed glazed screen and glazed doors.

Minor removal of existing columns and wall nibs are proposed to create a more open internal arrangement.

Description and Justification:

This alteration is important in improving access to the main house for an elderly relative with impaired mobility and perception. The proposed changes would provide a clearer and more legible connection between the spaces, improving inclusivity, orientation, and ease of movement.

The existing dog-leg arrangement and supporting pillar can create confusion and a sense of separation or isolation. The proposed reconfiguration would provide a more direct, accessible, and welcoming route into the main house, while maintaining a lightweight and sympathetic intervention.

7 Two-Storey Modern Wing

Proposal:

Removal of the ground-floor partition wall to create a larger living room.

Description and Justification:

The removal of the partition wall would improve the functionality and flexibility of the living accommodation, creating a more generous and better-connected living space.



Existing kitchen area in the modern extension to the north-east section of the plan.



Existing drawing room in main house

Garage

Planning permission (Ref. K/55369/LBC) was granted in 2006 for the construction of a two-storey annex outbuilding. The current proposal seeks to provide a smaller-scale garage building, designed to accommodate vehicle parking, storage, roof-mounted solar panels, and associated battery storage.

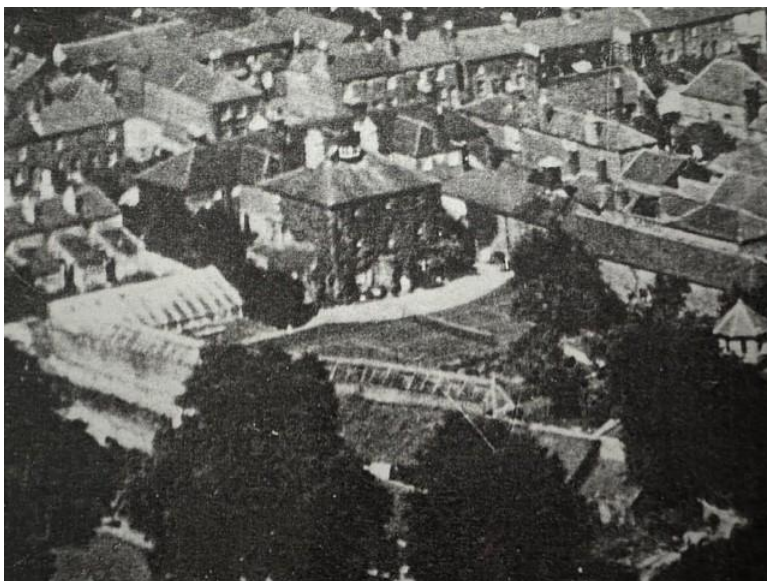
The proposed garage is significantly smaller and less bulky than the scheme approved under the 2006 planning permission. The proposed building would incorporate the following features:

- Natural timber cladding, left untreated to weather naturally over time.
- A slate roof to complement and match the host building.
- Roof-integrated solar panels integrated into the roof slope.
- Painted timber doors and windows.

It is also noted that historic photographs indicate that, during the 1930s, the house was accompanied by a substantial range of outbuildings.



View of garden facing northwest. South elevation of brick two-storey modern wing to the right-hand side of the picture



Historic aerial photograph (1924) of Melbourne House, facing north-east, showing the original outbuildings, which appear to include greenhouses. Source: <https://www.britainfromabove.org.uk/>

Design and Materials

The proposals seek to reinforce the distinction between the original house and the later additions. Replacing the existing solid masonry link with visually lighter glazed screens and doors would create a more sympathetic transition to the recent two-storey modern wing allowing the historic building and the later additions to remain clearly legible while enhancing the overall appearance of the property.

Lead has been selected for the horizontal band above the glazed screen owing to its durability, longevity and compatibility with the historic character of the building.

Glazed roof lanterns are proposed within the new flat roof to introduce additional natural light and increase the sense of space within an area of otherwise restricted ceiling height. Their traditional proportions and detailing have been chosen to complement the character of the property without appearing overly contemporary.

Internally, the exposed steel beams within the modern extension would express the contemporary structural intervention, providing a clear distinction between the historic fabric and the newer modern additions.

The proposed roof alterations would allow the stone string course along the east elevation to be reinstated, restoring the continuity of this original architectural feature.

The existing opening within what was formerly the external wall of the original single-storey extension would be widened to improve circulation and strengthen the relationship between the original house and the later additions. A structural downstand would be retained to mark the position of the original opening, preserving evidence of the building's historic evolution.

Listing Entry

Melbourne House ST 9961 2/303

II

2. Set well back from street, the main front facing west. Access by a drive adjacent to Melbourne Terrace gv. Circa 1840. 3 storeys ashlar on projecting plinth. 1st and 2nd floor block sill courses. Hipped slate roof with overhanging eaves. In the centre of ridge a small octagonal stair light, on lead base, with 2 light casements. Ashlar chimney stacks at ridge ends with moulded stone capping. 3 windows, square on 2nd floor, recessed sashes, later glazing bars. 2 tripartite sash windows on ground floor, no glazing bars, block sills. Central ashlar porch, semi-circular arched entrance with keystone, flanked by thin Doric pilasters on pedestals, cornice and blocking course with moulded coping. Round headed side windows with marginal glazing. Recessed door of 1 light with marginal glazing and round headed centre pane and 2 flush panels below. Semi-circular fanlight. Stone architrave surround. Along sides of house single storey extensions, slightly recessed from front. Half hipped slate roofs with moulded eaves cornice. Round headed window to front and 2 windows to side.

Access

Access to the property would remain as existing

Rubbish Storage and Recycling.

Rubbish and recycling would remain as existing.

Conclusion

The proposed development would enhance the functionality of the property while respecting the character and significance of the original house. The proposals seek to improve the relationship between the original house and the later extensions, creating a more sympathetic and clearly legible distinction between the historic fabric and the modern additions.

The scheme comprises modest and carefully considered alterations that preserve the architectural character of the building, reinstate lost architectural features where appropriate, and improve the quality of the more recent additions. Collectively, these works would ensure that Melbourne House meets the needs of modern family living, support multigenerational living arrangements, and safeguard its special architectural and historic interest for the future, while enabling the sensitive restoration and renewal of a house that is in need of repair and investment, allowing it to enter its next chapter as a well-maintained and sustainable family home.

The applicant has demonstrated a keen interest in the local community. In July 2026 the Applicant invited all neighbours for tea and informed them of the proposal for the single storey garage, the change to the kitchen roof and other works.

The applicant has advised that with regard to the proposed works, they had open discussions with all parties on Farleigh Place, Melbourne Place and Mews. The applicant further advised that at this time, all neighbours have been very supportive of the proposed works and have expressed relief in hearing that the house will not be redeveloped into flats but instead being turned back into family and multi-generational living residence by the applicant.



View from garden of Melbourne House, facing east