Improvements to boundary wall, entrance wall and gates

Abbotsbury, 164 Westbury Leigh, Westbury, BA13 3SH

Design and access statement

The proposed works are intended to address some practical aspects of living in the property but in particular are intended to improve the look and feel of the vehicle access, the related boundaries and the side boundary with The Spur development.

The design of the walls uses eccentric foundations to ensure that the walls can be built at the boundary ensuring no impact on the neighbouring properties or the pavement. The design details showing the reinforcement of the foundation are included on the proposed elevations and details file.

The height of the stone wall adjacent to the road is not increased under the proposed rebuild and is less than 1 metre in height. The height of the stone walls either side of the entrance is not being increased under the proposed rebuild. None of the stone pillars or stone walls proposed at the boundaries to the property away from the road frontage is greater than 2 metres in height.

The new drive surface will assist in negotiating the steep slope of the drive whilst providing a more attractive and traditional look, in keeping with the listed status of the property. This will also reduce the chance of small pieces of shingle being carried on vehicle wheels/washed down onto the pavement where these could form a hazard for pedestrians.

The proposed changes to the entrance with removal of soil and increased splay will assist with visibility and ease of access for traffic entering and leaving the property. This will also provide greater visibility of pedestrians approaching from The Spur end of Westbury Leigh.

Heritage Impact Assessment

Abbotsbury is a grade II listed building (dwelling).

The listing detail is as follow:

> Early C19. 2 storeys with hipped slate roof. Front to road ashlar with plinth, band over ground floor, moulded cornice and parapet. 2 windows on 1st floor, 3 on ground floor, glazing bar sashes in segmental headed arches with panels below. Blocked opening on ground floor to left of centre. Return front to left of coursed and dressed rubble with ashlar quoins and quoined dressings. 3 1st floor glazing bar sashes. Central door under C20 verandah with corrugated iron lean-to cover. The wall to South-West gains height with the slope ie about 7 to 10 ft over about 17 yds. Rubble, with entrance adjacent to house with cast iron overthrow to ledged door.

The proposed works will improve the standard of the boundary walls and gates, reusing existing stone as far as possible, supplemented by new closely matching stone, and reinstating original features such as the wrought iron railings to create a more harmonious whole.

The wrought metal replacement gates will complement the renovated wrought iron railings and also the existing listed iron overthrow to the pedestrian gate.

The new gate pillars will be made of ashlar stone to match the ends of the listed garden wall. The pier caps will be carved from stone to match those on the listed wall. This will ensure the additional pillars interact well with the rest of the listed property.

The rebuilt walls will match in style the other garden walls of the property which all together act to complement and enhance the main listed house.

The widening of the drive and addition of the granite cobbles to the entrance will add a more gracious and traditional feel to the entrance which will be more in keeping with the listed building status.

The reinstatement of the railings on top of formal walls will provide boundaries which are in keeping with the listed property itself and other houses of similar standing in Westbury Leigh such as Leigh House as well as a number of other close-by Westbury Leigh properties (such as 123, 125, 127, 159 and 161 to name but a few).