Hadfield+Noblin

Hadfield+Noblin Architects - The Old Brushworks - 56 Pickwick Road - SN13 9BX - Corsham

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**20:012 Enlargement of the existing opening between the kitchen and the breakfast room at "Falstaff", a Grade II listed building, 39 Marshfield Road, Chippenham, SN15 1JT.**

# DESIGN & ACCESS STATEMENT

## Falstaff Villas

39 Marshfield Road is the right-hand property of a pair of Grade II Listed semi-detached four-bedroom dwellings known as Falstaff Villas situated to the north side of the main access road into the town-centre of Chippenham from the West. Verona Villas to the East repeats the form. Both pairs of houses are Victorian and are believed to date back to 1890. There are small formal front gardens with low walls and elaborate pillars, and to the rear are long south facing gardens, the ends of which, over time, have been developed with dwellings accessed from Park Field. The property was Listed in 1978 and refers with specific interest the front façade attached walls and gate piers.

## The Listing

GVII

Pair of semi-detached houses. c1870. Squared limestone rubble with freestone dressings to the facade, English-bond brick to the rest; hipped slate roofs and axial ashlar ridge stacks with plinths and cornices. Double-depth plans. EXTERIOR: the pair is symmetrical; each house is 2-window range. Plate glass sash windows to the 1st floor have moulded architraves dying into the eaves cornice and continuous sill band. The central paired doors are set in stone Tuscan doorcases which have a shared dentilled pediment with a carved tympanum and urn finial. To the sides are canted bays with cornices and blocking courses. INTERIOR: not inspected. SUBSIDIARY FEATURES: the front gardens are enclosed by low rubblestone walls with chamfered capping articulated by large piers with dentilled cornices and pyramidal caps.

## The Proposal

The proposed application is to make a larger space in the ground-floor of the rear range by enlarging the existing doorway which connects the Breakfast Room and Kitchen to create a larger family dining-kitchen area. What is believed to be the original dining room is used as a Study and provides essential quiet space for schoolwork and home working, particularly during Covid 19.

Also, the dining room separated from the kitchen has become an obsolete configuration.

The existing kitchen – probably the original scullery is very small which results in a very compact layout.

The enlargement of the opening will allow the introduction of a central island, which will extend from the kitchen into the breakfast room, where it is reduced in height to become a dining table.

The rear range is subservient to the frontage part of the building the rooms within which are characterised high ceilings, cornices, arches on corbel brackets. By contrast the rooms in the rear range are plain with lower ceilings and shallower plain skirtings. The architectural treatment to enlarge the opening will define the wall with side projecting piers and down stand set below the existing ceiling.

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