St Olaves

Planning and Listed Building Application
Design and Access statement - Proposed ground floor refurbishment and repairs.
August 2023



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First Issue: 300823

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1. INTRODUCTION

This document has been prepared by Simon Morray-Jones Architects and sets out the Listed Building application submission for the proposals at St Olaves, 19 Woolley Street, Bradford on Avon, BA15 1AD.

In addition to Simon Morray-Jones Architects, the following consultants have been commissioned to prepare key information in support of developing the proposals for the future planning application.

Design Team:

• Historical consultant - Andrew Foyle

The following drawings have been prepared in support of this application.

Existing

EX01 - Location Plan
EX02 - Existing Site plan
EX04A - Existing GF plan

Proposed

PL200 - Existing Ground floor plan condition drawing.
PL201 - Proposed Refurbishment and alteration drawing.

This document and the drawings above are to be read in conjunction with the following design team reports;

- Andrew Foyle - Heritage Significance Statement, St Olave's, 19 Wooley Street, Bradford on Avon, Wiltshire, BA15 1AD. 17th June 2022.

2. SITE AND HERITAGE CONTEXT

St Olaves is a Grade 2* Georgian domestic property located in the heart of Bradford on Avon and within the Bradford on Avon conservation area.

The dwelling is a large prominent building located on the North side of Wooley Street with a pedestrial path passing on front of the main reception room windows.

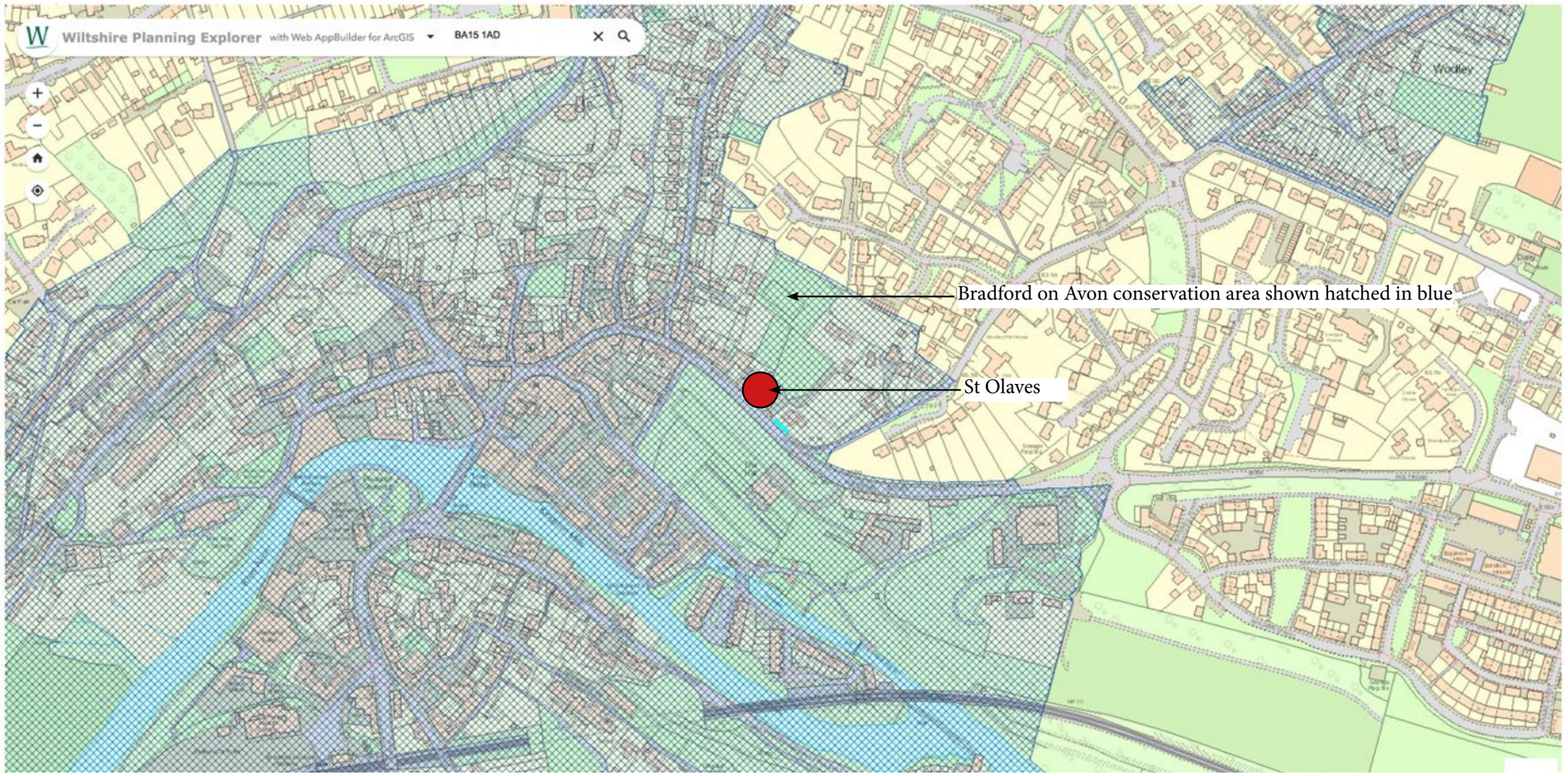
The dwelling sits within a wider landscaped garden, roughly 0.5 acres, which rises sharply to the North to a various terraces leading to a lawn garden.

Access to the dwelling is through a pair of wooden gates through to a rear tarmac courtyard and covered parking area. A very large rubble stone retaining wall separates the parking area and the garden.

The driveway is shared with 19a Woolley Street, which was built in 1975 on previous garden space owned by St Olaves.

St Olaves was orginally built circa. 1650 -1700 and was approx. half the size of the current building with the prominent Georgian frontage added circa 1730-1750.

The house was used as a doctors surgury along with a domestic dwelling for a number of years and was converted formally as an office between 1984 and 2006, where it was changed back to a residential dwelling in 2007. The alterations required to change the house into a formal office has caused various amounts of damage to the historic fabric, which this application is proposing to remedy.



3. RELEVANT PLANNING HISTORY:

08/01/1976 - W/76/00031/HIS - Erection of double garage, amended access forecourt and drive - Approve with Conditions

26/04/1976 - W/76/00224/HIS - Erection of detached house, (approval of matters reserved) - Approve with Conditions

11/09/1984 - W/84/00957/FUL - Change of use to office - Approve with Conditions

05/07/1988 - W/88/00883/LBC - Fire escape landing and folding ladder at rear - Approved

21/02/2005 - W/05/00306/FUL - Change of use from office to residential - Withdrawn

17/08/2005 - W/05/01836/EUD - Certificate of lawfulness for use of building as a dwelling house - Refused

13/02/2005 - W/05/02978/EUD - Certificate of lawfulness for residential and office use - Withdrawn

11/09/2006 - W/06/02207/FUL - Change of use from residential/office to single unit of residential accommodation/a dwelling house - Approved

09/01/2007 - W/06/03489/LBC - Miscellaneous alteration to works relating to proposed ground floor kitchen and first floor bathroom area - Approve with Conditions

22/08/2007 - W/07/02113/FUL - Shelter for parked cars - Approve with Conditions

22/08/2007 - W/07/02114/LBC - Internal and external alterations plus shelter for parked cars - Approve with Conditions

26/06/2008 - W/08/01336/LBC - Installation of new pair of automated hardwood gates to driveway entrance - Withdrawn

06/06/2008 - W/08/01411/FUL - Installation of new pair of automated hardwood gates to driveway entrance - Withdrawn

22/05/2009 - W/09/01171/TCA - Works to trees - Approved

06/08/2009 - W/08/02043/LBC - Installation of new pair of automated metal gates to driveway entrance - Withdrawn

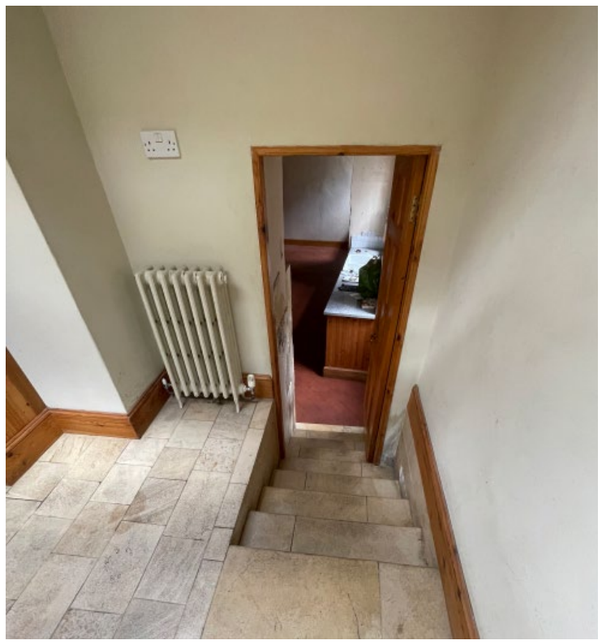
01/09/2008 - W/08/02046/FUL - Installation of new pair of automated metal gates to driveway entrance - Withdrawn

08/01/2010 - W/09/03342/FUL - Installation of automated oak entrance gates to existing driveway - Installation of automated oak entrance gates to existing driveway

08/01/2010 - W/09/03343/LBC - Installation of automated oak entrance gates to existing driveway - Approve with Conditions

25/07/2023 - PL/2023/01539 & PL/2023/01539 - Internal alterations and refurbishment works, proposed
demolition of an existing lean to within the rear courtyard with proposed new pitched roof workshop and 3 bay garage built into the existing bank. New courtyard cobble surface, gates and rubble stone wall.

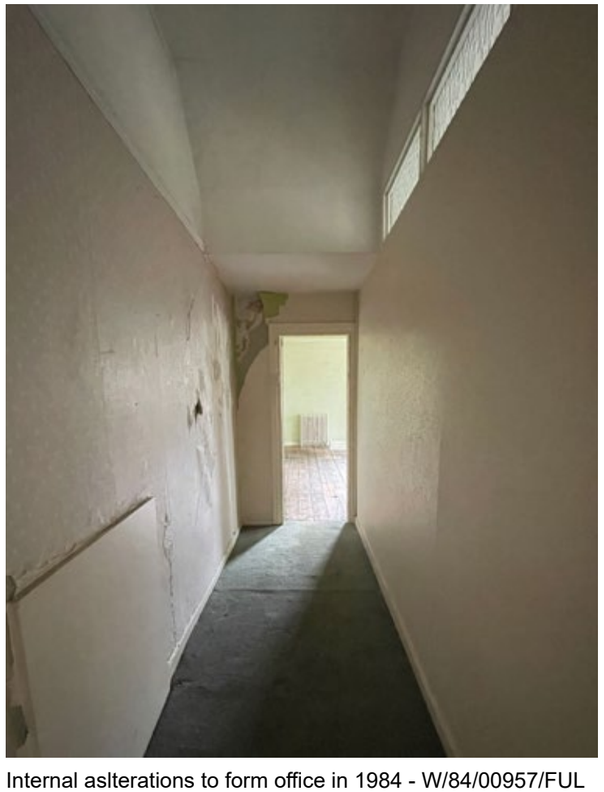
25/07/2023 - PL/2023/04249 - Proposed new roof lantern and flat lead roof to the rear of the building over the existing staircase.



Opening through gable wall unknown. Steps altered - W/07/02114/LBC



Car shelter built in 2007 -W/07/02113/FUL



Internal aslterations to form office in 1984 - W/84/00957/FUL



Side garage built in 1976 - W/76/00031/HIS



4. PROPOSED ALTERATIONS

The current owners have now lived in the property for some time and have noticed that the floor in the Entrance Hall, Hall and kitchen are very damp and water pools on the surface.

Inconjunction with the approved works within PL/2023/01364 and PL/2023/01539 it is proposed make further alterations to the existing fabric. These include ;

1. Repair the existing floor within the hall with new and recalimed natural materials to match.

Existing

The existing floor is arranged as a cabochon diamond pattern with natural Bathstone tiles and slate diamond cabochons. The floor has had several inappropriate repairs and alterations in the past and concrete has been used to infill excessive wear to the Bathstone tiles. The entrance area also used to have an enclosed internal porch / lobby, which appears to have had an impact on the original layout of the floor as the pattern has been altered to suit the new walls. The outline of the lobby can also be seen on the ceiling above, which was subsequently removed during the works within approval 07/02113/FUL.

This lobby was only removed in 2006 and it is therefore presumed that this altertion was carried out when the house was used as an office or shop.

The existing floor has areas of concrete infill, which is mostly to the base of the steps and towards the cellar. This is presumed to be from foot traffic as the Stone tiles are soft and this wear appears also towards the kitchen. The extent of the concrete affects apprxoimately 15-20 floor tiles in varying scope. Some of the tiles have been removed entirely and replaced with 50mm concrete with the stone edges marked in the concrete to replicate the pattern. The much harder slate cobochon's are all intact with no signs of wear. The concrete infill is not breathable and shows the damp, which is either through rising damp or condensation. Pools of water can be seen on the concrete during the day and if there has been heavy downpours. The natural stone surrounding the concrete does not show any signs of damp as its assumed the natural materials allow the moisture to vent through the materials and are not trapped.

A black mastic / tar has also been used within the joints between the tiles, which is unsightly and inappropriate for the natural stone. Presumably the ground water running under the building may have shown in this area through the joints and this was an attempt to manage the damp.

Proposed

PL/2023/01364 and PL/2023/01539 include for land drains to the rear courtyard, which will hopefully reduce the damp to the rear wall and below the floor, however further improvements to the floor would be beneficial. These proposals include for removing all inappropriate changes including all the concrete infill, mastic / tar seals and the lobby floor alterations.

All new materials will be natural and breathable and include reclaimed or new Bathstone to match in appearance and texture, laid and pointed with lime mortar to reinstate the breathable nature of the floor. Any tile with extensive damage will be lifted carefully and set aside for re-use as a cut for a smaller repair. New or reclaimed full tiles will then be laid in place. Areas where only a small portion of the tile has been damaged will be repaired with reclaimed stone pieced in.

The lobby area will be reinstated with the existing materials on site. Any new cobochon's required will match the existing.

Reclaimed mateirals will be sourced as an initial approach, however if these cannot be found then new materials will be used.

Impact

The historic alterations / damage appear to have been carried out when the property was used as an office. This was a period of time when numerous unsympathetic repairs and changes were made. The general wear to the tiles is part of the history of the building and this will be maintained to the kitchen door area, however this aspect of the floors history has been lost with the concret infill. The proposals will remove further historic fabric however the balance with reinstating the floor as originally laid out and re-using as much of the existing as possible should balance out this impact.

The overall aesthtic and breathability of the floor will be vastly improved with the damp and pooling water issue removed.

4. PROPOSED ALTERATIONS

Removal of the kitchen floor tiles have been approved within the recent applications PL/2023/01364 and PL/2023/01539.

We would not be able to retain the existing thin concrete mortar bed below the existing tiles and therefore would be down to bear earth. This would then provide an opportunity to excavate further and install a more appropriate sub floor.

2. Install new Limecrete sub floor within the kitchen.

Existing

The existing kitchen floor has a red terracotta tile laid on a very thin bed of cement mortar, which is direclty on the earth. This is also very damp and water pools on the surface of the tiles in various areas. The floor tiles are not original to the dwelling (date of installation unknown).

The hearth to the fireplace on the rear wall has been laid on a thick bed of cement with a DPM. The hearth is a mixture of reclaimed pennant slab and concrete painted to look like the adjacent natural slab. The brick backing to the fireplace opening is also supported on this concrete bed.

The kitchen suffers from the same ground water, which effects the rear wall and below the floor. With the improvements to the ground drains in the courtyard this should be improved, however the installation of a Limecrete floor would provide additional protection and breathability to the new floor finish and proposed kitchen units.

Proposed

Two trial holes were carried out to determine the build up of the tiles and sub floor and also to clarify the depth of the existing footings. The tiles were found to be laid on a thin bed of mortar, however the foundations of the existing walls are lower than the planned depth required for the new Limecrete floor. This requires an approximate additional 200mm excavation within the kitchen to install the new crushed insulation, lime screed and new floor finsihes.

This would require the paving to the rear fireplace to be removed, however these are laid on concrete and are not original.

The fireplace to the East gable has a mixture of natural stone paving and concrete infil. This would be removed and replaced with the limecrete screed and new tile floor finish.

Impact

The removal of the existing tiles and concrete will not remove any historic fabric.

Overall the alterations will remove unsympathetic historic changes and replace with natural materials, which will improve the moisture managmenet through the floor. The inclusion of underfloor heating within the lime screed will also provide a passive background low heat to the floor and up the walls improving the air movement and moisture in the walls.

5. EXISTING PHOTOS

RG-12 & RG-06









5. EXISTING PHOTOS

RG-12 & RG-06













5. EXISTING PHOTOS

RG07





North wall hearth with concrete slab (LH)





East gable hearth with mixture of infill.

6 - APPENDIX

Appendix A - Historic England Listing Descriptions

St Olaves

Listed description

Heritage Category: Listed Building, Grade: II*, List Entry Number: 1185137, Date first listed: 18-Apr-1952
Date of most recent amendment: 23-Aug-1974
Statutory Address 1: ST OLAVES, 19, WOOLLEY STREET

1. WOOLLEY STREET 5411 (North Side)
No 19 (St Olaves) [Formerly listed as No 11] ST 8260 2/71 18.4.52.
II* GV
2. C18. Ashlar. 3 storeys 7 windows, sashes, glazing bars, architrave surrounds. Ground floor and 2nd floor windows have cambered heads and keystones, 1st floor windows square heads with moulded, triangular open pediments over. Moulded string at 1st floor level, moulded cornice and plain parapet. Central doorway with stone doorcase, heavily rusticated with square blocks and triple keystone superimposed on pulvinated frieze. Moulded triangular pediment. Panelled door. Left-hand end elevation (projects from “Moxhams”?) has 3 windows one on each floor, narrow fixed lights with glazing bars, cambered heads and keystones.
No 1 to 21 (odd) together with gatepiers and walls at No 21 form a group.

Listing NGR: ST8286460975