# HERITAGE/DESIGN AND ACCESS STATEMENT

**TO ACCOMPANY A LISTED BUILDING CONSENT**
**FOR**
**WORKS ASSOCIATED**
**WITH**
**RENOVATION**
**AND ALTERATIONS**

**AT**
**BAYNTUN COTTAGE**
**18 HORSEPOOL**
**BROMHAM**

**FOR**

**MR C KITE**

**NJK/2303/E1**

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## 1.0 INTRODUCTION

1.1 This Heritage/Design and Access Statement is to accompany a Listed Building Consent Application for works at 18 Horsepool Bromham.

1.2 The Application is for minor renovations and alterations to improve insulation and to ensure longevity.

1.3 This Statement describes the site, its surroundings and the proposals as submitted in the accompanying information. Following this description is an explanation of the reasons why the design has been prepared in this form and the context within the Planning Policy framework in which it sits.

## 2.0 LISTING STATEMENT

2.1 *House, early and mid C19, red brick with slate roofs, 2 storeys. Two sections, original 3-window range to left has west end stack, cambered head 16-pane sashes, raised band, dentilled eaves and 6- panel door in gabled porch. Slightly taller one-window addition to right has similar band and eaves, ground floor tripartite sash, 4- 16-4 panes, and 16-pane sash above, both with cambered heads.*

## 3.0 PLANNING HISTORY OF THE SITE

- K/42507 – Replacement garage 2002
- K/42730/L & K42731 – Replacement lean-to 2002

## 4.0 PLANNING POLICY

4.1 The proposal will be governed by guidance within the National Planning Policy Framework (NPPF), and the Wiltshire Core Strategy.

4.2 ***National Planning Policy Framework (NPPF)***
This document provides the national context in terms of Planning and is produced by Central Government. The pertinent sections of the document for this proposal are:

7 - with regards to design

4.3 ***Wiltshire Core Strategy (WCS)***
Core Policies (CP) Relevant to the proposal;
CP58 – Ensuring the Conservation of the Historic Environment

## 5.0 THE PROPOSAL/JUSTIFICATION

5.1 The applicants have recently moved into the above property with their young family and wish to carry out the minor alterations proposed to enable the house to function to their needs without causing any adverse impact on the heritage asset.

5.2 The works proposed will remove previous asbestos lining to interior walls, increase thermal insulation and generally improve existing fabric.

## 6.0 THE WORKS

The works include minor internal alterations as follows:

1. **External walls - to be insulated internally.**
    a. remove asbestos cladding and battens.
    b. prepare walls by removing any loose plaster.
    c. fit timber battens on DPC
    d. 60-80mm Celotex
    e. Vapour barrier
    f. 50x25mm battens
    g. 12.5mm plasterboard & skim
2. **GF raised timber floors – to be insulated.**
    a. Carefully remove floorboards.
    b. Make good floor structure as required.
    c. Ensure air vents are clear and rodent proof.
    d. Insulate floors with Actis Hybris 100-150mm depending on void.
    e. Install vapour barrier.
    f. Relay existing floorboards.
3. **Utility / Plant room**
    a. Form new insulated solid floor construction.
    b. Form plant area for new heating system
        i. Oiler boiler TBC or
        ii. Air source heating system
        iii. Mains pressure hot water cylinder
4. **Kitchen**
    a. Form new drainage run and make good floor.
    b. Vaulted ceiling.
        i. Remove flat ceiling joists and insulate sloping lean-to roof.
        ii. Add 2x rooflights.
5. **GF Cloakroom**
    a. Install new WC & basin.
    b. Form new drainage run terminated with air admittance valve.
    c. Open up existing high-level window.
    d. Install extract ventilation through ceiling void – details TBC.
6. **GF drawing room**
    a. Investigate raising the soffit height of the existing contemporary fireplace.
7. **GF dining room**
    a. Remove existing AGA.
    b. Reduce masonry nibs to fireplace reveal.
8. **GF hallway**
    a. Adjust cupboard door and architrave as required by insulation lining.

9. **FF master bedroom**
    a. Add new ensuite.
        i. Form studwork partition
        ii. Form new single light casement window opening.
        iii. Form new drainage run to link into existing soil stack.
10. **FF family bathroom**
    a. New sanitaryware layout
11. **FF roof void**
    a. Increase thickness of insulation to flat ceiling
12. **FF Landing**
    a. Existing studwork partition relocated to form slightly wider landing.
    b. Increase dangerously low handrail height by increasing the height of the balustrading.

## 7.0 DESIGN AND ACCESS STATEMENT

7.1 ***Use of Site***
Unchanged.

7.2 ***Amount of Development***
Minor alterations only, no additional development.

7.3 ***Access***
No change.

7.4 ***Layout of the Development***
No change.

7.5 ***Scale of Development***
No change.

7.6 ***Landscaping of the Development***
No change.

7.7 ***Appearance of the Development***
Addition of single casement window to rear and traditional pattern conservation roof lights externally to the rear. Minor internal alterations only as detailed.

7.8 ***Flood Risk Assessment***
N/A

## 8.0 IMPACT OF DEVELOPMENT ON ADJOINING NEIGHBOURS

8.1 The location of the new window and roof lights to the rear of the property will not affect or impinge on neighbour amenity.

## 9.0 CONCLUSIONS

9.1 The minor alterations as detailed will remove an asbestos health hazard, increase insulation levels and generally improve the living standards of the property which will help to secure the longevity of this historic asset for continued generations of the family use and should be supported by the Local Authority.

**End of Report**

**APPENDICES:**

A Listing Statement
B Existing Photos
C Location plan (see separate document)
D Survey drawings (see separate document)
E Proposal drawings (see separate document)

# APPENDIX A

Listing Statement

# BAYNTUN COTTAGE

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1200660**

Date first listed: **03-Apr-1987**

List Entry Name: **BAYNTUN COTTAGE**

Statutory Address 1: **BAYNTUN COTTAGE, 18, HORSEPOOL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries *(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)*

Corrections and minor amendments *(https://historicengland.org.uk/listing/the-list/minor-amendments/)*

## Location

Statutory Address: **BAYNTUN COTTAGE, 18, HORSEPOOL**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **Bromham**

National Grid Reference: **ST 96664 65532**

## Details

ST 9665 BROMHAM HORSEPOOL

10/44 No 18 (Bayntun Cottage)

GV II

House, early and mid C19, red brick with slate roofs, 2 storeys. Two sections, original 3-window range to left has west end stack, cambered head 16-pane sashes, raised band, dentilled eaves and 6- panel door in gabled porch. Slightly taller one-window addition to right has similar band and eaves, ground floor tripartite sash, 4- 16-4 panes, and 16-pane sash above, both with cambered heads.

Listing NGR: ST9666465532

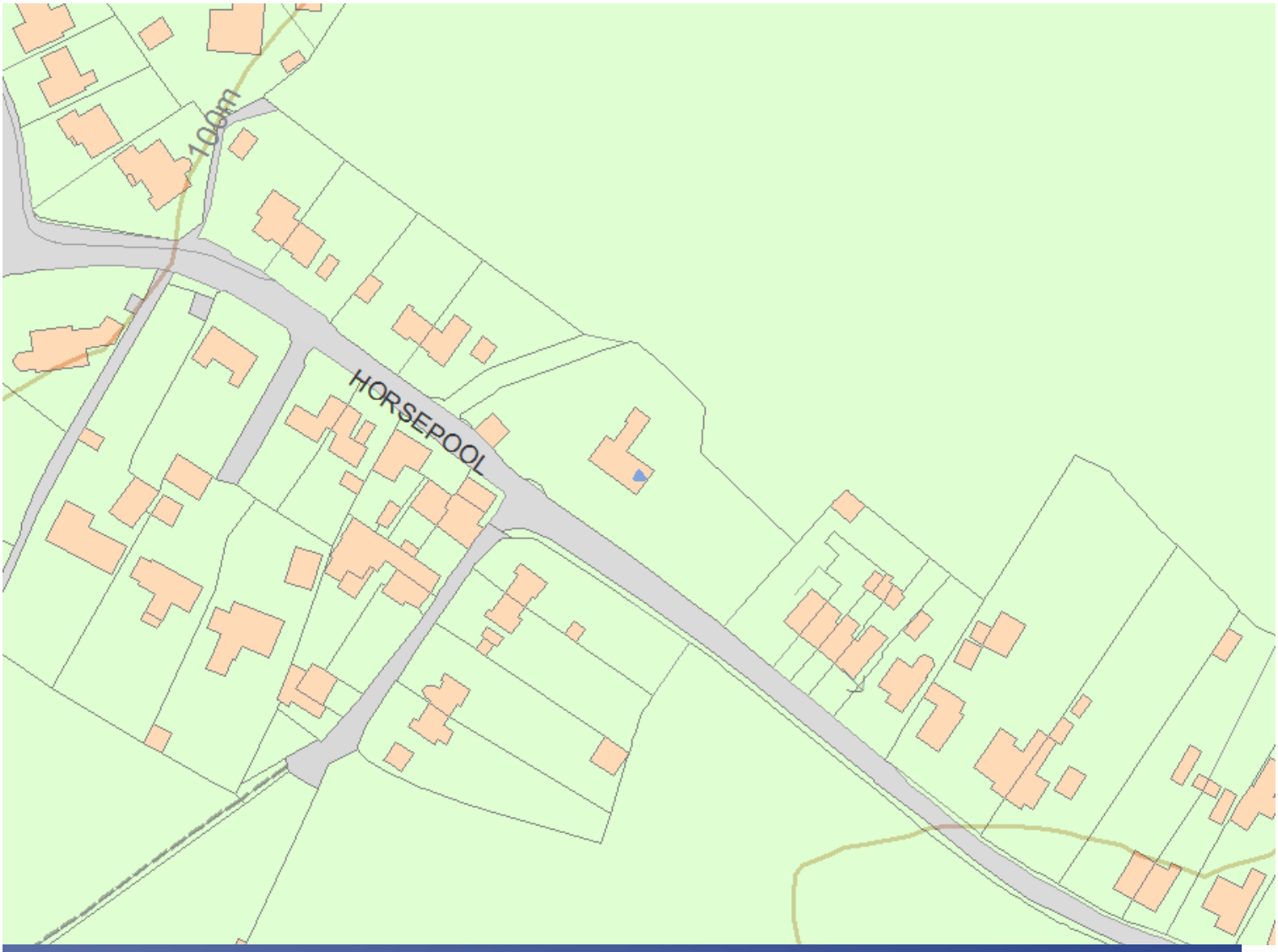
## Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: **311194**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.




## Map

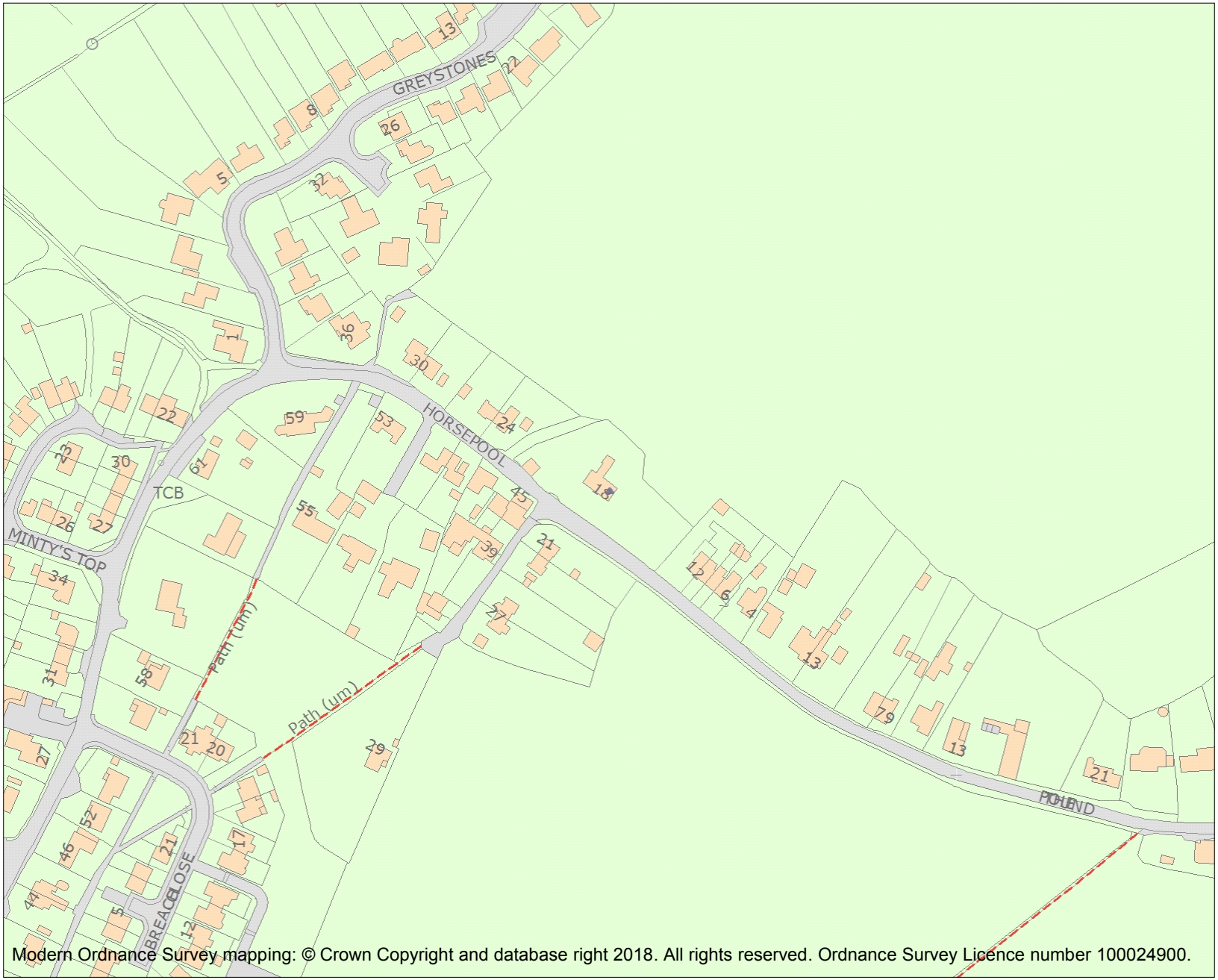
This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 12-Sep-2023 at 10:38:25.

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**End of official list entry**




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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

**Name:** BAYNTUN COTTAGE

| | |
|---|---|
| **Heritage Category:** | Listing |
| **List Entry No :** | 1200660 |
| **Grade:** | II |

County:

District: Wiltshire

Parish: Bromham

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

| | |
|---|---|
| **List Entry NGR:** | ST 96664 65532 |
| **Map Scale:** | 1:2500 |
| **Print Date:** | 13 September 2023 |

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# APPENDIX B

Existing Photographs



































































