25 ST MARGARET'S STREET

25 ST MARGARET'S STREET, BRADFORD-ON-AVON,
WILTSHIRE BA15 1DN

DESIGN, ACCESS AND HISTORIC STATEMENT

SEPT 2023



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1. INTRODUCTION

This statement has been prepared by POB. Architects, on behalf of our client, in support of an application to alter the Grade II listed terraced house at 25 St Margaret's Street.

The house is a four bedroom, two bathroom Victorian townhouse.

This document sets out the sensitive design approach to updating the house for modern family living whilst protecting and enhancing the historic features.

2. HISTORIC ENGLAND LISTING

Heritage Category: Listed Building

Grade: II

List Entry Number: 1364501

Date first listed: 23-Aug-1974

List Entry Name: GARDEN WALL OF NOS 23 TO 26

Statutory Address 1: 23-26, ST MARGARET'S STREET

Statutory Address 2: GARDEN WALL OF NOS 23 TO 26, 23-26, ST MARGARET'S STREET

1. ST MARGARET'S STREET 5411 (East Side)

Nos 23 to 26 (consec) Garden Wall of Nos 23 to 26 (consec) ST 8260 2/285

II GV

2. Small terrace, formerly known as Victoria Terrace. Mid to late C19. 2 storeys plus attic and basement. Ashlar. Pilasters divide the front. Stringcourse. Ground floor partly with banded rustication. Hipped slate roof with 2 wooden dormers, with paired round-headed lights and barge-boards with pinnacles. Dormer roofs have deeply projecting eaves supported by moulded brackets. Sash windows in plain reveals on upper floor, thin glazing bars. Round-headed lights in twos and threes with projecting surrounds on ground-floor. 2 doorways (numbered as Nos 2 and 3) with entablature and pediment with finial over, supported by pilasters flanking the door. 6-panel wooden doors with rectangular fanlights. Garden wall along the street of rusticated blocks supporting openwork balustrade incorporating a circular motif. 4 pairs of gatepiers with entablatures and copings on top. Steps up inside the wall towards the terrace.

Nos 23 to 26 (consec) and garden wall form a group.

The building falls within the Bradford on Avon Conservation Area.

3. DESIGN AND ACCESS

1. GENERAL DESCRIPTION

The Property mid terrace, three storey house with attic and rear garden.

2. USE

The building is a single family occupancy residential property and there is no intended change of use.

3. PROPOSED WORKS

The proposed scope of work includes removing the modern (2007) conservatory and reinstating the original rear elevation at ground floor, replacing the modern dormer to the rear, relocating the kitchen to the garden level and general refurbishment including window refurbishment, replacement electrics and new heating system.

4. APPEARANCE

The rear, timber framed conservatory was replaced in 2007 but is not energy efficient and is underused due to the poor climate control of the space. Our proposal is to remove the conservatory and restore the stone work so that the original rear elevation is reinstated. The existing door/ window to the garden remains in situ and will once again be visible from the garden. At the boundary, the stone dwarf wall will be retained and a timber privacy screen installed to 1.8m. On the other side, the metal railing will be extended (reinstated) towards the back of the house for safety.

The proposed dormer will be replaced with a pitched dormer, more in-keeping with the adjacent dormer shared with no. 26. This will be clad in painted timber with a slate tiled roof. New painted timber windows will be installed.

The (not original) infilled under croft below the conservatory will be re-glazed with a new door and window. A new boiler will be installed with a flue exiting on the side wall of the undercroft.

The house is accessed via a raised ground floor and the garden is also at this level. The principle rooms at the ground floor are generous, light-filled and have good access to both the street and rear garden. Therefore in order to help the house adapt to modern family living, we have proposed moving the kitchen to this floor.

The new kitchen has been designed to appear like pieces of furniture within the space. This will allow the original proportions and features of the room to take precedence.

5. LAYOUT

The position and orientation of the property remains unaffected within the site.

6. LANDSCAPING

There are no trees on or adjacent to the site that would be affected by the proposed works. There is no public space as part of the site.

7. ACCESS

There is no change proposed to the existing on street parking.

8. FLOOD RISK

The property is identified by the Environment Agency as being in Flood Zone 1; low probability of flooding from rivers or sea. There are no changes to the existing flood risk. As the site is smaller than 1 hectare, no flood risk assessment is required.

4. HISTORIC IMPACT ASSESSMENT

The proposal will help to upgrade the house for modern family living to ensure that it is protected for future generations. The approach to design is sensitive to the original features.

External changes are to modern additions only; the conservatory and the rear dormer. The building will be returned to its original plan form at ground floor level.

All original features within the house will remain including the fireplaces, flooring, plasterwork and door and window joinery.

There will be no impact on the street scene as no external changes are proposed to the front of the property.

The proposed work ensures there is no damage to the historic fabric.

5. EXISTING PHOTOS



5.1 Modern rear dormers and timber framed conservatory replaced in 2007.



5.2 Timber framed conservatory.



5.3 Modern infill glazing to rear underctoft.



5.4 Existing door/ window to become visible on the rear elevation.



5.5 Ground floor rear reception room fireplace (to be retained within new kitchen).



5.6 Modern lower ground floor kitchen.



5.7 Poorly insulated infilled undercroft with modern glazing in state of disrepair.



5.8 Modern sanitaryware fittings on first floor to be replaced.



5.9 Modern dormer to be replaced with more traditional glazing pattern.



5.10 Modern sanitaryware fittings on attic floor to be replaced.

6. CONCLUSION

The proposal ensures the property will be protected for the use and enjoyment of future generations. The proposals sensitively protects and enhances the aesthetics and historic features of the house.

There is no loss to historic fabric. There is no change to the street scene.