DESIGN ACCESS AND HERITAGE STATEMENT
for

Share Farm,
Wardour
SP3 6PL



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This document accompanies a Listed Building application for minor works at Share Farm House, A Grade ii Listed dwelling in Wardour, Wiltshire.

The occupants wish to repair damage to an existing roof and add an attic bathroom. The attic is currently used for storage but is considered to be habitable; it Is accessed by a steep straight timber staircase within stud walling.

The house was extended in 1997 and 2014 (14/11903/FUL) and a wing was added to the north to create a first floor family bathroom and downstairs utility room.

The applicants seek to continue this work using the attic above the extension for a small shower room and WC, enabling the adjacent attic to be used as a more permanent children's bedroom.

The ground floor and south elevations are not affected by the proposal but the first floor to attic staircase, which currently is hidden behind a plank door would be reversed and adapted with kite winders to the top and bottom; two additional steps are proposed to reduce its steepness and provide access to space at the highest point under the ridge.

The attic is lined with a stained softwood wainscot to skillings height and has lath and plaster ceiling at purlin height (1830mm). There is no insulation or felt under the clay tiled roof of the attic although the extension has Rockwool at ceiling level over the existing bathroom.





There is water ingress and mould running from East to West and much of the skilling has delaminated at the western gable.

It is proposed to remove the skillings plaster to allow insulation and to raise the ceiling height by 100-200mm, if feasible structurally.

The modern extension ceiling is to be reinforced to allow for the new shower room. Under eave cupboards are proposed along with additional insulation.

There are two gable windows but the attic is still extremely dark so conservation roof lights from the Clements range are proposed on the north elevation. One of these is to provide an escape onto the northern first floor roof. Up to two smaller roof lights are proposed for the shower room.

Historic Listing Information:

SEMLEY WARDOUR ST 92 NW (west side) 4/193 Share
Farmhouse II Farmhouse. Late C18. Rubble stone, tiled roof with gable end brick stacks. Two-storey, 3-window. Central gabled porch with planked door with 16-pane flush sash either side. First floor has three 16-pane sashes. Attached to right is single storey C19 extension with 2-light casement. Left return has 2-light casement. Lean-to rear extension with planked door and 2-light casements. Interior not accessible.

Grade: II

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