DESIGN & ACCESS STATEMENT v2

Project ref: 0078

Proposal: Internal alterations to create new flats.

Site address: 16 High Street
Warminster
Wiltshire
BA12 9AE



Hazelcliff Ltd
34 Lodge Hill
Chapmanslade
Wiltshire
BA13 4AR

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Local Authority:

HAZELCLIFF

Wiltshire Council.

Location:

The site is comprised of a commercial unit at ground floor level (Bonbon Chic) and a single residential dwelling over the first floor at this address with a loft space over the living areas. Access to the shop, and separately the flats, is via doorways from the pavement of the High Street. The flat is accessed up two flights of stairs.

The site is adjacent and opposite to many commercial units with residential areas at first floor level in this part of the town and sits within the Warminster Conservation Area.

Heritage:

The site itself is a Grade II listed building within the Warminster Conservation Area and it is accepted that any development should respect the special qualities and historic context of the area.

Details of the listing are as follows:

Heritage Category: Listed Building
Grade: II
List Entry Number: 1194032
Date first listed: 31-Mar-1978.
Statutory Address: 14-18, HIGH STREET

WARMINSTER HIGH STREET 1. 5411 (North Side) Nos 14 to 18 (even) ST 8745 SW 6/236

II GV

2. Early C19 front of painted brick with stone coping in 2 builds; Nos 14 and 16 2 storeys, No 18 3 storeys, over basements, but cope and ridge height continuous. Tiled roof hipped to right, one brick ridge chimney. Nos 14 and 16 2 first floor windows (with stone lintels and keys). Early C20 shop front altered to allow entrance from right and entrance to house left, framed by 3 panelled pilaster strips. No 18: One range of windows, late glazed sashes on 1st and 2nd floors, and in casement on the ground floor. Round headed doorway to left. Listing NGR: ST8737645133 Many of the historic buildings have been redesigned, altered and configured, to reflect the needs of their operators.

Proposal:

This proposal is to sub-divide the existing residential unit and create two flats by a considered redesign of the first-floor area to provide usable living space. To provide suitable access points, it is proposed that each flat will have a dedicated entry point via a common landing at the head of the staircase.

To optimise the available space, a section of the existing staircase is proposed to be relocated with a portion of the existing floor removed to provide the necessary head-height. This area to be removed is comprised of an existing stringer with more modern infill joists running laterally over the staircase - see photos 56 to 59 (inclusive) in the photo record.

It is proposed to remove some of the modern infill joists to provide the necessary headroom to the relocated staircase whilst the original stringer will be kept in situ.

To create the necessary spatial requirements for each flat, it is proposed to remove some of the existing partition walls and doors and erect new walls and provide door positions commensurate with the revised room layouts.

The existing commercial unit will be reconfigured and the existing storeroom will be converted to a further flat with dedicated access from the rear of the unit.

Design:

The new internal walls will create additional living spaces for the new flats. The reconfiguration will liberate more usable space within the existing building and allow a more efficient, improved layout. These new walls will be constructed so as to abut existing historical structural elements to ensure that they are preserved.

The existing loft space contains timber structural members in a layout typical of its time, it is proposed to retain these heritage elements.

To address overlooking concerns, the ground floor windows with views over the neighbouring garden will be obscured with a film to limit the view through.

Amount:

This development will allow for the internal remodelling of the site within the existing building.

Layout:

The new internal walls and doors will provide improved use of the existing space within the building so as to provide additional residential space.

Scale:

The building is extant, the new/replacement internal walls and doors are designed to be empathetic in size and scale to the existing installations.

Landscaping:

Not applicable to this application.

Appearance:

The building is extant, the installations and alterations proposed are considered to be empathetic to the needs of residential dwellings and also that they will integrate into the internal space whilst retaining the historic fabric of the building.

Access:

The access points from the High Street and rear will remain the same, new internal doors will provide dedicated access to each dwelling.

Conclusion:

This site has been identified for investment and the works proposed will improve the use of the dwelling whilst retaining the heritage elements of the existing building.

Photo record.



Photo 01 – Front elevation



Photo 02 – Street scene



Photo 03 – Street scene



Photo 04 – lobby



Photo 05 – lobby



Photo 06 – lobby



Photo 07 - lobby



Photo 08 - lobby



Photo 09 – staircase 1



Photo 09 – landing 1



Photo 10 - staircase 1 detail



Photo 11 - staircase 1 detail

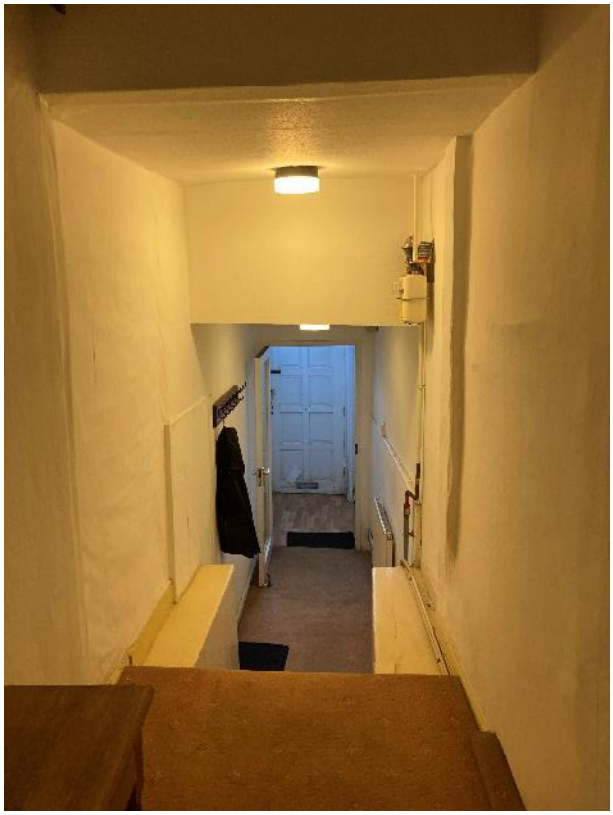


Photo 12 – reverse



Photo 13 – ceiling over landing 1

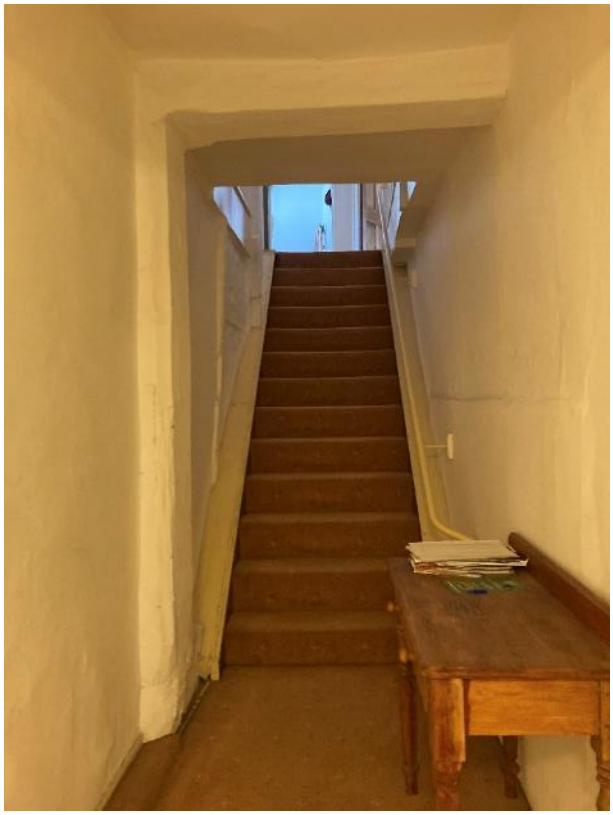


Photo 14 – staircase 2



Photo 15 – top of staircase 2



Photo 16 – top of staircase 2 detail



Photo 17 – top of staircase 2 detail

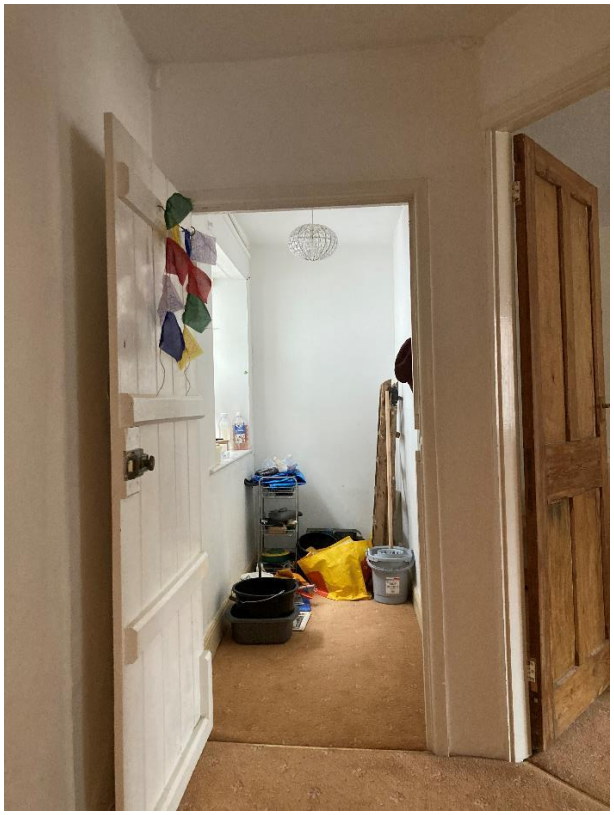


Photo 18 – storage room



Photo 19 – bedroom access



Photo 20 – bedroom walls



Photo 21 – threshold detail



Photo 22 – bedroom interior

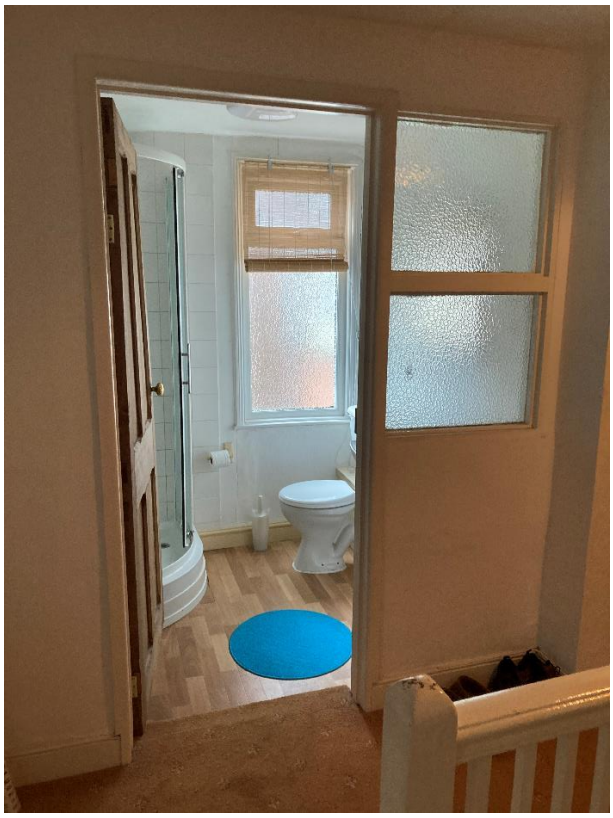


Photo 23 – bathroom access



Photo 24 - bathroom



Photo 25 - landing



Photo 26 - landing



Photo 27 - landing



Photo 28 – landing wall



Photo 29 – landing wall



Photo 30 - kitchen



Photo 31 – kitchen access



Photo 32 – living room



Photo 33 – living room



Photo 34 – living room access



Photo 35 – living room wall



Photo 36 – loft access stairwell



Photo 37 – loft access stairwell



Photo 38 – loftspace



Photo 39 – loftspace



Photo 40 – loftspace



Photo 41 – loftspace



Photo 42 – loftspace



Photo 43 – loftspace



Photo 44 – loftspace



Photo 45 – loftspace



Photo 46 – loftspace



Photo 47 – loftspace



Photo 48 – loftspace



Photo 49 – commercial unit steps



Photo 50 – commercial unit storage



Photo 51 – commercial unit storage



Photo 52 – commercial unit rear access


Photo 53 – commercial unit storage area



Photo 54 – commercial rear storage area



Photo 55 – commercial unit floor



Photo 56 – landing section to be altered



Photo 57 – landing section to be altered (exposed)

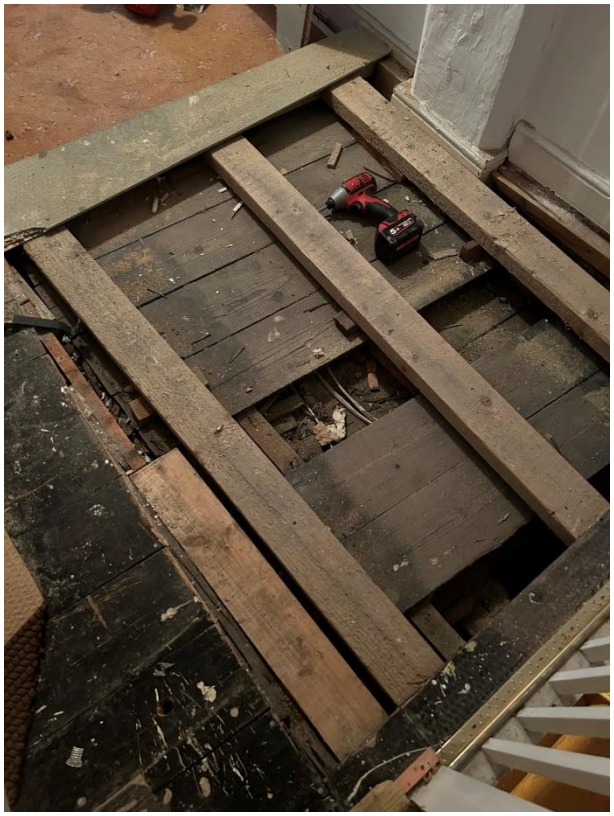


Photo 58 – landing section to be altered (exposed)



Photo 59 – red = existing stringer, blue = infill joists