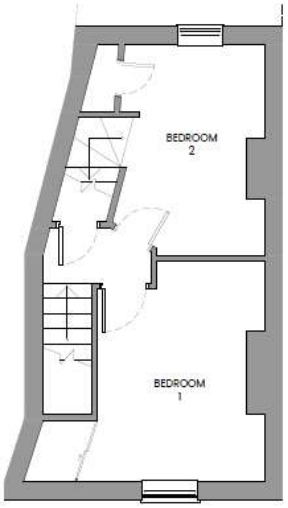
DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT
2 Bridewell Street, Devizes SN10 1NQ

Listing:

2 Bridewell Street is a Grade 2 Listed property within the listings of numbers 1 to 8 Bridewell Street, which are a row of small terraced houses.

Proposed Development or Works:

The proposed works are to change a large, unusable hallway on the first floor rear area of the property into a bathroom.



The area noted as "Bedroom 2" on the plan is unusable as the bedroom as it is the only access to the staircase to the bathroom and bedroom, which is currently on the second floor.

The space can therefore not be used as any usable room as it stands.

It is intended to make better use of this space by creating a bathroom area on the first floor as proposed below and on the plans submitted with this application:



Consultation:

Research has confirmed that neighbouring properties have a very similar layout to the one proposed, with a bathroom utilising this space on the first floor.

No changes to the front of the property are proposed, nor any significant changes internally. The fabric of the building will be remaining as is throughout and this will have no impact on neighbouring properties.

Advice was sought via Wiltshire Council and as per application number ENQ/2023/01088 and a response was that a Listed Building Consent would be required.

Design Components

The bathroom has been designed to sympathetically fit into the space of the currently unutilised room, ensuring the cupboard to the rear of the property and cupboard under the second floor stairs can remain as is.

Plumbing is already available to this room and is boxed in to the rear right hand corner. This will be accessed for the plumbing to this bathroom and all pipework and waste will feed into existing. Extensions of the current plumbing and waste, where required to the sink and bath, will be boxed in so as not to effect the building fabric. An extractor will not be installed as there is a window, so as to not require any disturbance to the external fabric of the building. The vent for the new toilet will be positioned through the felt roof of the utility/leanto.

The panes to the rear window will be obscured with opaque window film with no material changes to the 8 pane sash window.

The new partitions will be vertical timber clad so to be in keeping with the property and the rear partition will be glazed at the top with a small window to

allow in natural light. The current door will be re-used to form the bathroom door.

Historic and special architectural importance of the building

The property listing details:

1. BRIDEWELL STREET 1042 (North West Side) Nos 1 to 8 (consec) SU 0061 4/224 II GV

2. Row of mid C19 2 storey cottages possibly in some cases refacing of earlier structure. Red brick. Gable end slate roof. 2 windows each lst floor, one on ground floor, sashes, some with glazing bars. Recessed doors some of 4 panels with 2 glazed, others modernised.

The installation of this bathroom will not change anything to the front of the property and visually the property will remain the same.