22 Silver Street

Bradford-on-Avon, Wiltshire

Design, Access & Heritage Statement
to include Statement of Impact



fig.1. The principal elevation of the property as viewed from the front



fig.2. The rear of the property showing the ungaingly windows and flues



fig.3. Evidence exists at first floor level of a former opening

Introduction

Pizzeria Amici is a small restaurant at No. 22 Silver Street, Bradford-on-Avon. The building in which it is housed is a terraced cottage of C17th origin but with many later C18th features. This application seeks to make minor alterations to the building along with change of use to return the structure to a single dwelling house. The property has a fairly typical plan form for a building of the era, with evidence of the original cross passage at ground floor level, with a single room on each side. First floor level reads less well with later partitions now proposed for removal. This will allow an original fireplace to be re-exposed. It appears from the roof space that the building was not originally built against at attic height, as there is a redundant south-west facing window in the attic space. The building was used as a chip shop by the previous occupiers, with owners accommodation above. The current owner uses the ground floor as a pizza restaurant, with the first floor left vacant.

Proposals

The current owner tried over a five year period (2013 - 2018) to sell the property with its current commercial use. None of the three agents involved in the process could find a buyer, and paperwork to verify this is available on request. As such, it is considered that options for sale in its current form have been exhausted making the current change of use to residential acceptable. Proposals for the conversion seek to re-instate the missing sash windows where a shop front has been built in 1939, rebuild internal partition walls on their historic line, and replace all the later uPVC windows at the rear of the property with timber casements. The glazing bar for the new windows has been matched to the historic windows at the front. There are currently a number of rather ungainly restaurant related stainless steel flues and vents which will be removed as part of the works. A series of new extracts will serve the kitchen and bathrooms as required under current building regulations, and these placed towards the rear of the property to preserve the streetscape.

Impact & Loss of Fabric

Very little historic fabric is still evident in the property today. At ground floor level there are a pair of historic sash windows to the front of the building, and little else. Flooring and skirting boards are all later replacements, and there are no other historic doors, architraves or other joinery details. The first floor partitions appear to be lathe and plaster, but the doors and architraves are all later replacements. There is evidence of an opening between the two smaller existing rooms, and this will be re-opened to provide passage to a new bathroom. There is a single C19th door remaining to the attic, and the staircase which rises from the first floor is likely to be of the same period. The existing attic space is not proposed for conversion as part of these works. The proposals do not result in the loss of any significant historic fabric, and many missing details will be re-instated. The new sashes at the front of the property, and new casements at the rear will improve the character and setting of this attractive grade listed building. Access is unchaned by these proposals.