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Design & Heritage Statement – Rev A

Bank House,
Bath Road
Chippenham
SN15 3SA



Above: Bank House, view from street

APPLICATION FOR LISTED BUILDING CONSENT

Bank House, Bath Road, Chippenham SN15 2SA

Introduction

Artel31 have been appointed by Chippenham Borough Lands Charity (CBLC) to submit a Listed Building application to replace and relocate (from basement to ground floor) the existing boiler (including rerouting services and boiler flue), alterations to ground floor WC to house relocated boiler. Add new signage and replace the existing car park sign at the grade 2* listed Bank House. Chippenham:

Proposed works

1. Relocation of existing boiler. The existing boiler, pressure vessel and set is currently located within the basement (image 01). The equipment has come to the end of its life and requires replacing. The existing basement is subject to extreme flooding and the applicant is looking to relocate the above plant to the ground floor.



Image 01, existing basement plant room

To minimise impact upon the historic fabric it is proposed to house the replacement plant within the existing ground floor (male) WC. To accommodate this, it is proposed to remove the existing urinal and WC cubicle. The wash hand basin is to be retained, unaltered. The WC is to be relocated to facilitate the construction of a services cupboard as illustrated on our drawing no. 14.





Image 2, existing WC and Urinal

The WC would be reconnected to its current waste connection (above floor). The services cupboard is to be timber stud construction with double doors for access (located over the existing floor void hatch). The wall location is to be adjacent to the existing window reveal to avoid the window detailing. The existing skirting will be protected and retained with new walls cut around the skirting and new skirting to match the existing profile. The cupboard is to be 2.4m high and enclosed to the top (retaining the current size of the room).

A new balanced flue will be required to the proposed new boiler, and it is proposed to locate this within the side elevation as illustrated on our drawing 16. The flue is to be located within the coursed limestone rubble (between corner quoins and window lintel). In addition, it is required

to alter the gas supply route to the boiler. The gas meter is currently located at low level on the front elevation, and it is proposed to route the new gas supply from the meter at low level (on the mortar line between stone courses) and return it into the floor void below the proposed service cupboard adjacent to the existing RWP. The hot water distribution to connect back to the existing circuits via the below floor void and then at high level within the basement store (alongside other existing services).





Image 3, proposed service routes

2. Internal door alterations.

To facilitate the change to the male WC, it is proposed to replace the glazed panels within door DG15 as illustrated on our drawing no. 17. This will match the adjacent door to the female WC DG14.

In addition, the applicant is looking to improve the passive security of the inner lobby (RG01) as the outer doors remain unlocked during office hours. It is proposed to remove an infill timber panel with glazing so staff within the Office can monitor the Lobby area without needing to unlock the inner office door (DG04) as illustrated on our drawing no. 17.

3. Signage (in response to the pre-app feedback received ENQ/2022/01687)

Sign 1 – Adjacent to the front door. It is proposed to add a new metal sign to the side of the door, ensuring that the fixings are made into the mortar, not the stone. In addition, it is proposed to add a brass push plate to the master leaf to protect the door. Please refer to our drawing no. 18.

Sign 2 – Access ramp. It is proposed to add a new metal sign on the stone pilar, ensuring fixings are made into the mortar, not the stonework. Please refer to our drawing no. 18.

Sign 3 – Car Park. It is proposed to replace the existing car park signage with a new metal sign in the place of the existing sign. Please refer to our drawing no. 19.

Design

The proposed minor works aim to improve the ongoing running and maintenance of the property, as well as enhancing the operation and use of the facility.

Massing

None of the proposed works will affect the footprint or external mass of the current property.

Appearance & Materiality

The minor impact on the external appearance of the property has been carefully designed to avoid the principal elevation, and feature stonework as detailed above. All alterations will be made good to match the adjacent materiality.

Privacy

Externally, there are no new windows proposed to the building. Internally, the alterations to the internal doors will ensure privacy of the existing male WC, as well as enhance passive security of the public lobby.

Access and Parking

Parking for the property is to remain unchanged, notwithstanding the replacement of the associated signage.

Conclusion

The change of use from offices (use Class E) to a dwellinghouse (use Class C3) will have little a positive effect upon the setting of a listed building as studied in Appendix 1 as well as the surrounding properties and the wider conservation area. Due to the nature of immediate adjacent and neighbouring properties also being residential, returning the house to its original use will better reflect the character of the area.

The proposed alterations have been kept to a minimum and have been done to better reflect the historic asset. The proposed works will improve and restore the historic character of the building through the removal of modern additions and the revealing of its original features. None of the proposed work will remove, replace, or impact any of the original, historic fabric and none of the alterations will be visible externally from the conservation area.

Appendix 1

Historic Asset impact Assessment

Introduction:

This appraisal is minor in nature to reflect the level of alterations sought to the historic asset.

Bank House is listed as follows:

> *GV II*
>
> *Offices. c1873. Squared, coursed limestone rubble with freestone dressings, slate roof with central ashlar ridge stack. 2-room central-entry plan with rear wing. EXTERIOR: 2 storeys with attic; symmetrical 3-window range. The moulded stack has a continuous coping above the flues; gabled dormers with wide bracketed eaves and C20 2-light casement windows; wide eaves, swept and bracketed with tie-beam, archbraces, pendants and finial to the bargeboards of the gable ends; chamfered rusticated quoins; rusticated freestone architraves to plate-glass sash windows; the right return has a single-storey canted bay with a hipped freestone roof, one sash window to the 1st floor and an oculus to the apex; C20 steps and ramp to a prostyle portico with a balustraded parapet over square columns, paired to the front; double doors with bolection moulding to small panels. INTERIOR: not inspected but noted as having half-panelled rooms and a marble fireplace. Probably built c1873 and erected as offices to the Nestle's Warehouse and Factory (qv).*

Bank House is an office with its principal elevation facing the Bath Road. The proposed works will support CBLC in improving the services they provide to the people of Chippenham and ensure continued occupation of the property and on-going maintenance is upheld.

Considering the proposed works in the main portion of this statement we have appraised the impact on the asset below:

Impact on the exterior appearance of the office is negligible, with two service penetrations required as described in detail above and illustrated on the relevant drawings including within this submission.

Internally the changes proposed have been carefully designed to minimise any impact upon the historic fabric. Obsolete plant is to be removed and replaced with a new (and significantly more efficient) boiler and relocated from the current flooding risk within the basement, and to facilitate the required ventilation. Re-routed services have been designed to take advantage to existing service routes and floor voids. The existing male WC (not the original fittings) has been redesigned to accommodate the necessary service cupboard avoiding impact upon the historic fabric.

Impact assessment:

Generally, it is concluded that on the balance, the overall impact is positive on the asset, and the slight negative with the need for service penetrations offset with the works ensuring the ongoing viable usage of Bank House as an office going forward.