# HERITAGE STATEMENT FOR
# A SINGLE STOREY REAR EXTENSION



## AT 41 HILPERTON ROAD
## TROWBRIDGE WILTSHIRE
## BA14 7JQ

**ASHLEY DESIGN**
**2825 HS**
**JANUARY 2024**

- General
- Site and Context
- Design
- Photo sheets.

**GENERAL**

1.1 This Statement is submitted in support of a Listed Building application for the provision of an infill single storey rear extension.

1.2 The property is the south eastern end of a terrace of three grade II listed dwellings.

**THE SITE AND ITS CONTEXT.**

2.1 41 to 43 Hilperton Road are located on the north east side of the A361 trunk road, approximately 1 kilometre from the centre of Trowbridge. The location is a predominantly residential location.

2.2 The Listing is NGR: ST8651158367 as follows:
(South East Side)
ST 8658 10/38 29.12.50. Nos 41 to 43 (consec)
2.
Early C19 terrace similar to Nos 36-39. 2 storeys, 2 windows each. Bath stone ashlar with plinth, band over ground floor, moulded cornice and blocking course. Corner and dividing pier strips. Glazing bar sash windows with architraves. Round headed doorways with keystones and architraves. 6 panel doors, moulded panels. The lower panels have reeded sides and corner circles. Traceried fanlights. Slate roofs, No 41 double roman tiles; 4 ridge chimneys. Ramped coping to gable ends.

2.3 The listing refers to the north west elevation of the whole terrace and clearly considers its historic contribution to its setting in the street scene.

2.4 The existing rear extensions were extensively rebuilt after in 2005 against listed building consent 04/01813/LBC and planning consent 04/01809/FUL.A garden store was totally demolished and replaced with a smaller extension this house a toilet and utility room. The main extension roof and north east wall were removed together with an internal spine wall. Rebuilt to form the present kitchen the north east wall comprises salvaged natural coursed rubble stone.

2.5 However, the roof was completely replaced and extended using new treated timbers, felt, battens and reclaimed slates. Conservation roof lights were provided to both the kitchen and utility.

**DESIGN**

3.1 It is now proposed to infill between the existing north east wall of the kitchen and the adjoining party wall with 42 Hilperton Road. A section of the north east wall is to be removed to enlarge the kitchen.

3.2 An independent timber lining wall on the party wall side is to be constructed off a cantilevered reinforced concrete slab to ensure there is no effect on the adjoining property. There will be a cavity between the extension and the adjoining property.

3.3 A flat roof with a conservation style lantern light is proposed with a conservation roof window over the existing living room window. The roof is to be clad in slate coloured EPDM single membrane with lead flashings to abutments.

3.3 The door screen to the south east elevation is to be a traditional timber construction with applied glazing bars onto double glazing units. The screen will have a painted finish to match the existing external woodwork.

3.4 No historic fabric is lost in these proposals which will make a significant addition to the property.

## PHOTOS



**REBUILT REAR EXTENSION AS EXISTING**

