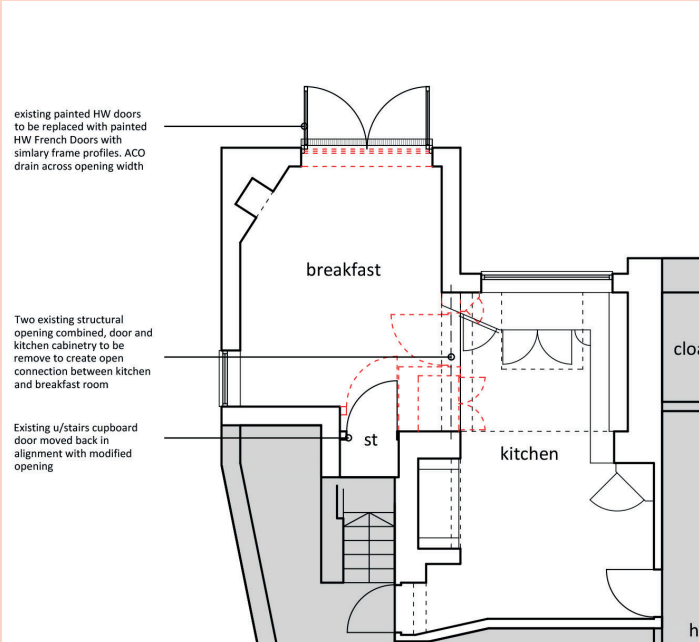




DESIGN, ACCESS AND HERITAGE STATEMENT

in support of a

Listed Building Planning Application

for works at

Thurles, Ham Green, Holt

prepared by

Atelier 17 Ltd

Rev -

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2.0	Existing Property
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This document should be read in conjunction with the following information:

Application Forms Drawings:	
A17 25 28 S01 -	Location Plan
A17 25 28 S02 -	Existing Block Plan
A17 25 28 S03 -	Existing Floor Plan / Room Elevations / Rear Elevation
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Design, Access and Heritage Statement

1.0 INTRODUCTION

This document has been prepared by Atelier 17 Ltd on behalf of the family owners of the site and is to provide supporting information to assist in the determination of a Listed Building Application for alterations to the existing property.

Applicant

Mr and Mrs Jotcham

Date

August 2025

Location

The application site is located in Holt, a village north of the Market Town of Trowbridge and east of Bradford On Avon. The site itself is located close to, and to the east of the historic centre of the village know as Ham Green and is located adjacent St Catherines Church. Due to the surrounding screening woodland to the west and north, the site has a very rural character depiste its village location.

Site

Thurles, Ham Green, Holt, Trowbridge, BA14 6PZ

Proposal

Internal alterations to open up the connection between the kitchen and breakfasat room and removal of existing window and replacement with French Doors.

Primary Constraints

The dwelling is Grade II Listed and is located in Holt Conservation Area, but is not situated in any designated SSSI, Greenbelt or AONB. Depsite the area being heavily tree-lined, there are no TPO’s which effect the site.



2.0 EXISTING PROPERTY

‘Thurles’ is a Grade II-listed detached property set in relatively large landscaped grounds and despite being adjacent to St Catherine’s Church, it feels relatively isolated from the rest of the built fabric of the village. The property dates back to the early C19. Its oldest elements are defined by rubble wall construction under a clay tiles roof, 1.5 storeys tall. The earliest part of the building comprises of the central entry and two main rooms either side with a stair up to first floor accommodation forming the southern volume facing the highway. This was extended to the rear forming an ‘L’ footprint in the middle of the C19. Later additions were located to the west and include a single storey volume used as a utility, two storey volume forming the current breakfast room and office over and lastly the more modern late C20 infill forming the kitchen.

The key elements of the building which relate to the proposals are the later additions and are illustrated on drawing A17 25 28 S03 and in the photographs adjacent.

3.0 PROPOSED ALTERATIONS & IMPACT ON SIGNIFICANCE

This application seeks to:

- Remove an existing modern window from the modern two storey extension, reduce the cill level and install painted HW French Doors.

Whilst the dwelling sits in generous grounds, the connection between the internal and external spaces is very limited. In addition, the breakfast room feels very isolated from the rest of the interior spaces as a result of the long term piecemeal development of the building limiting its functionality. This location of the proposed French Doors not only helps overcome the connectivity to the gardens but also does so in



a location where not only is the fabricate and volume entirely modern, it is also furthest away from the oldest historic elements of the existing building.

- Remove the modern doorway and relevant kitchen cabinets in the modern kitchen extension, remove modern walling and reconfigure the two existing openings into a single opening (with no replacement doors or cabinetry).

These proposals create a better connection between the kitchen and breakfast room. The only other option for creating a connected preparation and eating space would be to connect to the formal dining room. However, this would require the creation of a new

opening is the oldest fabric of the building and would confuse the simplicity of the earliest plan form and ultimately is not considered appropriate.

Creating the open connection will also work in tandem with the objectives of the proposed French doors.

The existing building plan is entirely cellular as one might expect given the age of the property and its piecemeal development. However, the requirement for connected cooking and eating spaces is now common place. We consider that the proposals not only are in the most logical location, they also avoid more intrusive works which might occur if the kitchen, for example, was moved to one of the large spaces.

It also avoids any impact on original and / or early additions.

Balancing re purposing of existing buildings to accommodate modern occupation and maintaining the historic significant of assets requires careful consideration and balance. However, in this regard the impact on the significance of the asset is extremely limited, if indeed, there is any impact at all.

We there consider the proposals accord with all local and national policies and week seek Approval for them.

Atelier 17 Ltd
August 2025



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