

PROPOSED DEMOLITION OF MODERN REAR EXTENSION AND ALTERATIONS AND REPAIRS TO NORTH FACING FRONT ELEVATION

22/24 MARKET PLACE, WARMINSTER, WILTSHIRE. BA12 9AN

HPH LTD, 6 KINGSMEAD SQUARE, BATH. BA1 2AB

DESIGN AND ACCESS STATEMENT



INTRODUCTION

The applicants, HPH Ltd, 6 Kingsmead Square, Bath, have recently purchased a number of adjacent buildings in the Market Place in Warminster.

The properties comprise of 20, 22, 24, 26 and 28 Market Place and occupy a block between the former Barclays Bank entrance and Chinns Court.

Properties 20, 22 and 24 are currently Listed Grade II and a copy of their Listing at Historic England is attached to this application. Properties 26 and 27 are relatively new buildings which replaced a demolished garage and two shops.

Properties 20, 26 and 28 Market Place are in good condition and will be let as commercial business premises.

However properties 22 and 24 have been empty for some time and extend backwards towards the car park and adjacent to Chinns Court. They currently comprise of commercial premises on the ground floor and a mixture of storage and residential on the first floor together with a former brewery building with access onto Chinns Court.

The rear of both 22 and 24 currently have a small shared rear courtyard which extends through a narrow access into a large garden area which extends to approximately 450 square metres with an access onto the car park.

Provisionally, the applicant would like to maintain the current ground floor commercial use of both properties together with the former brewery and possibly extend this use to the first floor. However, in order to possibly make use of the rear courtyard and garden, the relatively modern extension to the rear of 24 will need to be taken down and the original end gable reconstructed. This will then allow for the courtyard to be enlarged thus providing increased natural light and providing an improved visual and pedestrian access into the large garden.

The following Design and Access Statement will demonstrate how these works will be carried out together with the relevant information required for a Listed Building Application. This Design and Access Statement is fully supported by the attached Heritage Statement prepared by Michael Heaton MCifA IHBC, 12 Victoria Road, Warminster, Wiltshire. BA12 8HE

This application covers Phase I of the development to allow for the existing commercial premises to be reinstated and opens up the courtyard and garden for future possibilities.

Properties 22 and 24 are in a bad state of repair and will require considerable repair and restoration works following the preparation of a detailed structural engineers report and a Phase II Listed Building Application.

A full Ecological Appraisal of the building and grounds has also been carried out which will individually identify the section of the building to be demolished and any mitigation required.

LISTED BUILDING APPLICATION

A Full Planning and Listed Building Application will be submitted supported by the following information :-

Application Forms

Drawings - H/01 – Existing Ground and First Floor Plans.
H/02 – Existing North, South and West Elevations.
H/03 – Proposed Ground and First Floor Plans.
H/04 – Proposed North, South and West Elevations.
H/05 – Site and Location Plans.
H/06 – Window Details 1
H/07 – Window Details 2
H/08 – Window Details 3

Design and Access Statement.

Heritage Statement.

Historic England Listing.

Ecology Appraisal.

Structural Appraisal.

DEMOLITIONS

These works will be carried out in strict accordance with current Health and Safety regulations and requirements and will be registered accordingly. The existing corrugated roof requires identification and if found to be asbestos will need to be disposed of by a qualified contractor.

At this stage only minimal exposure of the building has been carried out and therefore the methodology may change according to circumstances.

Rear Extension

It would appear that, relatively recently, steel beams were installed at first floor level under the original gable end and the wall below demolished and cleared away. A three sided extension was then constructed with a single storey shallow pitched roof and roof light over supported on lateral beams. Therefore part of the original gable end wall remains.

The proposal is to carefully remove the existing shallow pitched roof (asbestos ?) including lateral beams and clear away. Identify any ties into the existing structure and carefully take down the three walls and clear away debris. Allow to identify original position of gable wall and carefully excavate through the floor to expose the original foundation. If found to be unsuitable allow to excavate further to a depth approved by engineer and Building Control and form a trench fill concrete foundation 600mm wide.

Determine width of remaining gable and construct a new cavity wall comprising of two skins of 100mm concrete blockwork with a suitable cavity filled with full fill celotex insulation. Build in reinforced concrete lintels over door and window openings and install three windows and door in accordance with attached details. Finish externally to match existing with two coats of external render.

With structural engineers guidance and approval provide temporary support to remaining section of gable wall above, remove steel beams and construct remaining section of wall to underside of original gable.

Make good to floor and ceilings internally and lay a matching cobbled stone finish to increased courtyard.

Building to be demolished



Shop Windows (North Elevation)

The facade's of 22 and 24 are a combination of modern and historic timber shop windows with 24 being a relatively modern style of framing with a large expanse of glass while 22 retains a more traditional style of window framing with square head and cill blocks with round/half round turned sections between on a standard style cill.

As above, it is difficult to determine the condition of the framing without investigating further. The Heritage Consultant has identified an historic passage running between the two properties which has been lost to years of alterations and re-modelling. Therefore it is proposed to reinstate the historical position and construct a new section of party wall terminating behind the front window. This new wall will be masked with a purpose made recessed timber panel with astragal beading. The framing to 24 will be adapted to make the abutment to the masking panel using like modern sections. However the framing to 22 will be reconstructed between the masking panel and the corner incorporating both an abutment and intermediate matching frames to match existing and as illustrated on window details 1 and 2.

The existing modern hardwood pair of doors will be retained in its present form.

The internal metal post and beam supporting the first floor masonry will also be retained in its present form.



ACCESS

The current pedestrian access doors off the market place will be retained in their present form. Access to carry out the building works will not be through the buildings to avoid any further damage. The current access off the adjacent car park will be used by the contractors for the clearing of debris and the delivery and storage of materials.

FLOOD RISK

Please see attached ' flood map for planning ' provided by the Environment Agency which states that the application site is in flood zone 1 with a low probability of flooding.

ECOLOGY

A specialist Ecology consultant has been appointed and has carried out a detailed survey of the site and the full report is expected imminently. However we have been advised that as the building to be demolished does not have a tiled roof there is no likelihood of bats or birds.