

Design, Access & Heritage Statement

Alterations to kitchen and knock through.



Prepared by:

AB

Checked by:

AB

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1.0 Introduction

- 1.1 - AB Architectural Design Ltd have been instructed by Mrs R. Hughes to prepare and present an application for alterations to the existing kitchen and dining room of the Wheelwrights House, 63 High St., Chapmanslade, BA13 4AN to improve the layout and flow for modern living.
- 1.2 - The property within the Site's redline boundary is Grade II Listed.
- 1.3 - This statement has been prepared to understand the Heritage value of the existing property, the design of the existing property and the proposed designs and material choices.
- 1.4 - This statement has been commissioned to accompany the listed building application for the alterations to Wheelwrights House, 63 High St., Chapmanslade by Mrs R. Hughes.



FIG 01 - Site Photo 01 (View of Wheelwrights House - Part of 65 & 63 High St., Chapmanslade)



FIG 02 - Site Photo 02

Existing wall to see knock through (As viewed from dining room)



FIG 03 - Site Photo - 03

Existing kitchen (Cabinets on right removed to allow for knock through)



FIG 04 - Site Photo 04

Existing kitchen door to be removed and blocked up (As viewed from hallway)

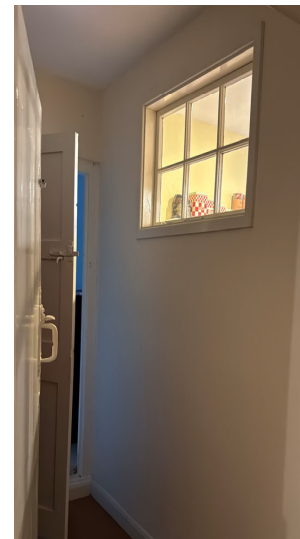


FIG 05 - Site Photo 05

Existing plasterboard partition to be removed (As viewed from hallway)

2.0 Background

2.1 - Wheelwrights House, 63 High St., Chapmanslade, Wiltshire, BA13 4AN is Grade II Listed under list entry number 1364277 along with 65 High St,

The property built early to late C18. In an English brick bond with chamfered stone quoins and stone plinth under a tiled roof with gable end brick stack chimneys

2.2 - Details of listing:

Statutory Address: WHEELWRIGHTS HOUSE, 63 HIGH STREET along with NO 65 WITH FRONT WALLS AND GATE PIERS, 65 HIGH STREET.

District: Wiltshire (Unitary Authority)

Parish: Chapmanslade

National Grid Reference: ST 82726 47860

GV II

CHAPMANSLADE HIGH STREET ST 8247 (north side) 12/50 Nos 63 (The Wheelwrights House) and 65 with front walls and 11.9.68 gate piers GV II Two semi-detached houses. Early to late C18. English bond brick with chamfered stone quoins and stone plinth, tiled roof, gable end brick stacks. Two-storey, 6-window. Each house has door with 6 fielded panels in chamfered stone case with flat stone hood on brackets, two 12-pane sashes in beaded architraves to left and right of door to No 63, up concrete steps. C20 window to cellar to right. First floor has five 12-pane sashes in beaded architraves to right, one 3-light cyma-mullioned casement over door to No 65, to left of straight joint with quoins. Three gabled dormers to attic with 6-pane windows. Left return has two 3-light cyma-mullioned casements to ground floor and 2-light casement with sash to one light to first floor, 2-light casement to attic dormer of rear wing. Rear parallel range. C20 garages attached to rear not of special interest. Rendered flanking walls attached to front with weathered stone coping and brick gate piers with moulded stone cappings and tall finials. No 63 was formerly the Wheelwrights Arms Inn.

Listing NGR: ST8272647860

2.3 - The existing kitchen and walls were constructed with the following materials

Walls:

- Timber frame with plasterboard and plaster skim finish
- Blockwork/ Brickwork with cement render and plaster finish

Floors:

- Concrete floor



FIG 06 - Existing plasterboard wall as viewed from existing kitchen



FIG 07 - Existing kitchen (Installed mid 90's)



FIG 8 - Existing cornice as viewed from dining room. To be reinstated/ made good following works

3.0 Historic Impact

3.1 - The proposed works have taken account of the historic layout which have little or no impact on the original historic fabric of the building and enhance / appearance.

3.2 - The layout of Wheelwrights House would remain as existing and would only see a single change to knock through the wall between the kitchen and dining room to allow for a more modern layout.

There is one structural alteration which is the knock through between the kitchen and dining rooms being proposed and the only other alterations are to remove later/ modern alterations previously carried out and without affecting the historic building fabric. The remaining existing building fabric will remain untouched.

3.3 - Historic massing (Mapping information)

The following is review of the observations taken when looking at the morphology of the site / property context over time.

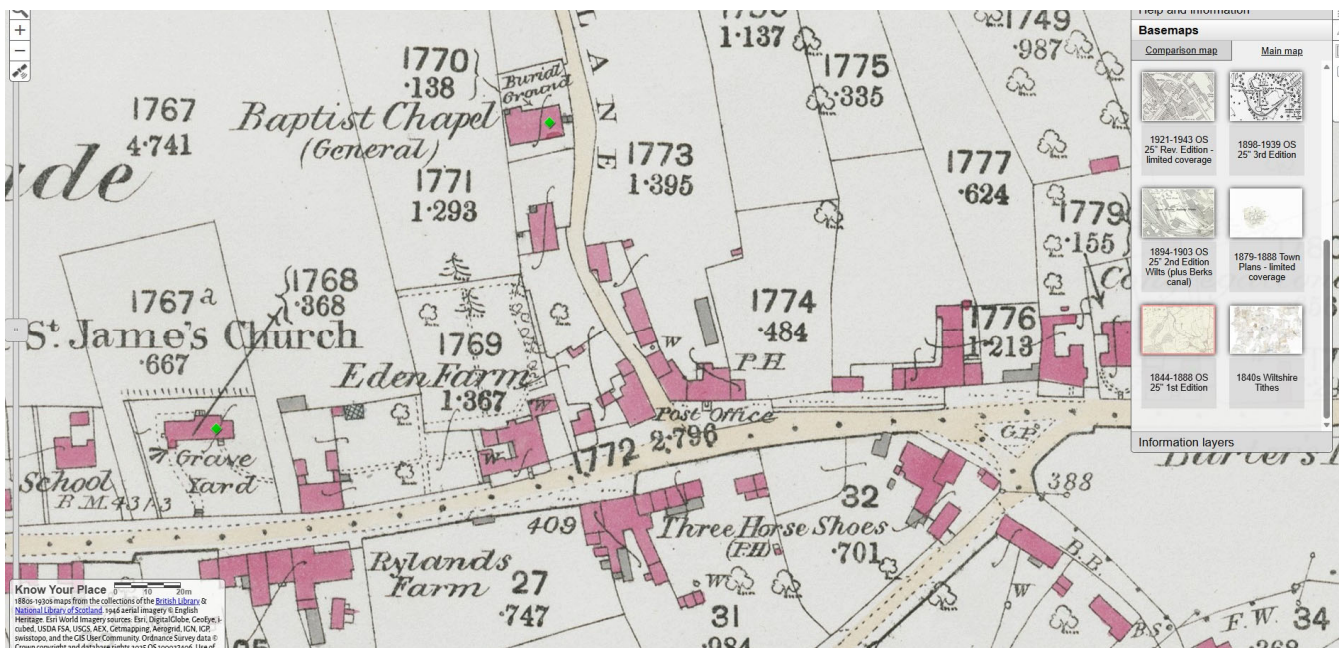


FIG 09 - Chapmanslade High St., Site Plan 1844

(Know Your Place - Wiltshire (bristol.gov.uk))



FIG 10 - Chapmanslade High St. Site Plan 1840 Tithe map.

(Know Your Place - Wiltshire (bristol.gov.uk))

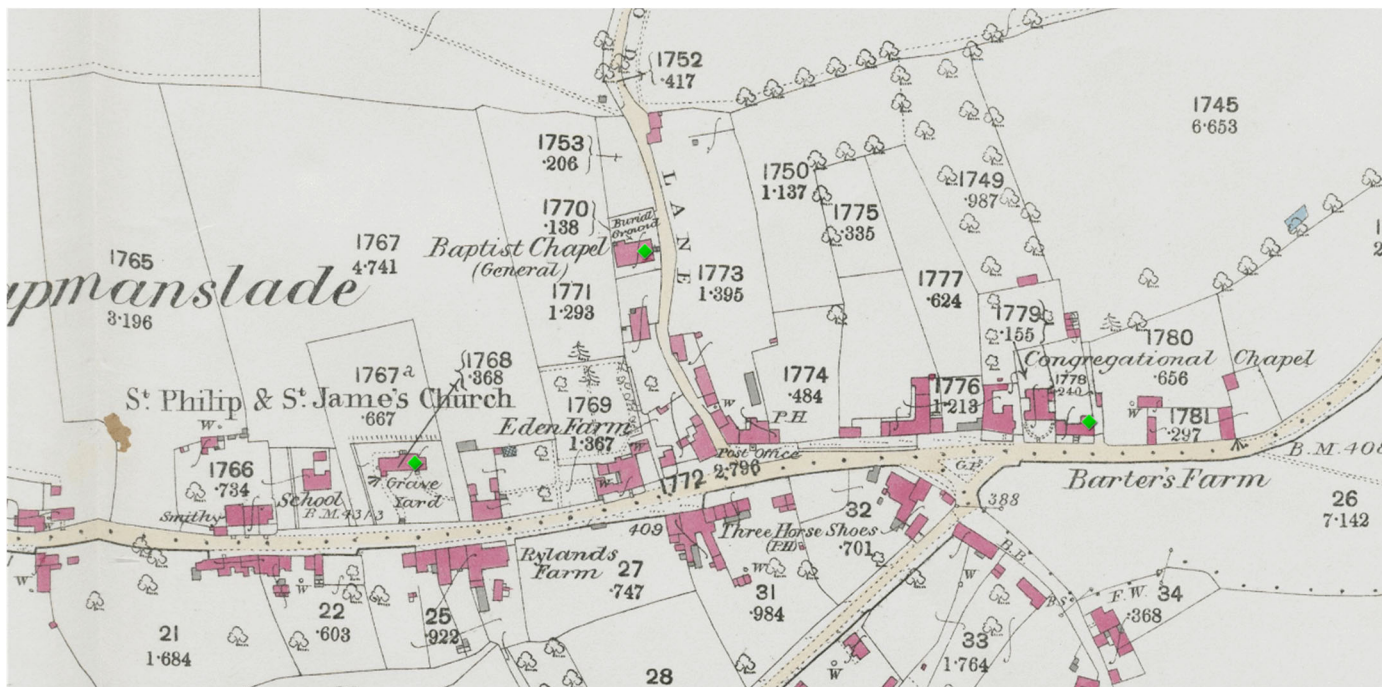


FIG 11 - Chapmanslade High St. Site Plan 1844 to 1888

(Know Your Place - Wiltshire (bristol.gov.uk))

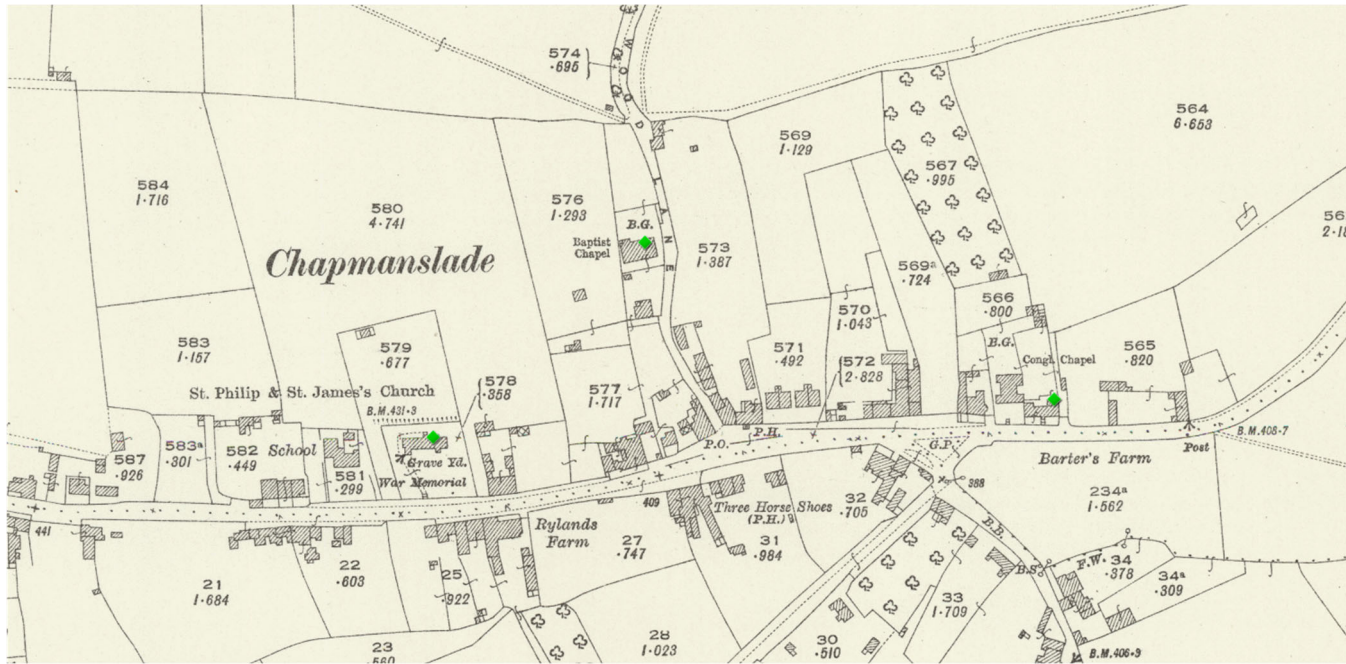


FIG 12– Chapmanslade High St. Site Plan 1898 to 1939

(Know Your Place - Wiltshire (bristol.gov.uk))



FIG 13 - Chapmanslade High St. Site Plan 2019

(Know Your Place - Wiltshire (bristol.gov.uk))

4.0 Proposals

4.1 - The proposals have been designed to knock through the existing kitchen to the dining room to improve the layout of the property for the owners.

The existing fully glazed timber kitchen door is to be removed and the frame left and infilled with timber frame and plasterboard with a skim finish to allow for reopening in the future.

The existing plasterboard partition between the rear hall and current kitchen will be removed to improve the layout.

There will be new studwork partitions installed to improve the current layout around the kitchen.

4.2 - The Proposals are shown on drawing:

4516-AL(1)02# - Existing & Proposed plans

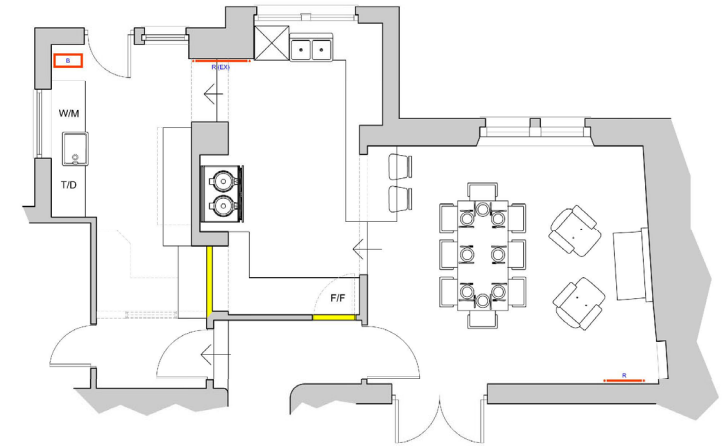


FIG 14 - 4516-AL(1)02# - Proposed plans

(AB Architectural Design - Drawing)

5.0 Materials

5.1 - The materials choices for the alterations have been determined using materials to match the existing building fabric / elements.

Roof:

N/A - As Existing

Walls:

Existing internal blockwork/brickwork to be made good forming opening up. Proposed partitions formed with timber frame and plasterboard with a skim finish.

Floor:

N/A - As Existing.

6.0 Conclusion

- 6.1 - Material selection: The materials have been chosen to respect and reflect the context of the site offering a clear sympathetic alteration to the existing listed house
- 6.2 - Highways and access: The proposal have no impact on the requirements from highway's perspective.
- 6.3 - Summary: Overall the building fits the requirements of the brief set by the client. The design does little to impact the historic fabric of the building and importantly the design represents an enhancement to the existing property.



FIG 15 - Wheelwrights House

