

HERITAGE, DESIGN and ACCESS STATEMENT in connection with formation of opening in internal wall at

The Old Vicarage Lower Road Charlton All Saints Salisbury SP5 3HQ for

Mr & Mrs S Carter.

Clarification--- Heritage England listing refers to the building as Charlton All Saints Vicarage. The documentation refers to the Postal Address.

Location--- The property is located in the hamlet of Charlton All Saints approximately 6.5 Km south of Salisbury on the East side of the A 338. The approach is over a short length of Right of Way reference Down46 leading from Charlton All Saints to the River Avon.

The Property--- The Old Vicarage is a large detached 2 storey dwelling and is Grade II built between 1860-1862 and designed by William Butterfield [1814-1900]. Internal layout and surfaces are basically as original but with various alterations and extensions. Externally variegated brick banding is character of the Architects style.

The Proposal – The application relates to a section of 225 wide brick internal wall between the Kitchen and Dining Room. The applicants wish to link the two rooms by forming an opening approximately 1700mm in width.

From the Kitchen side the wall surface is plastered and from investigation to resolve a damp penetration issue it is found the lower section of the wall is plastered in hard plaster possibly as part of a damp proofing solution. The ceiling in the Kitchen is higher than in the Dining Room and supported on 2 cross beams clad in timber with pencil detail to bottom edges, At the wall the beams are supported on original curved stone haunch brackets . The width of the opening is determined by relating to the outside edge of the ceiling beams.

From the Dining Room side the face of the wall common with kitchen is plastered with picture rail and coving. The ceiling level is lower than the Kitchen but possibly with a secondary ceiling.

The height of the opening will relate to the height of the door from Hall to Dining Room, which will remain, allowing for timber lining to reveals and head, with architrave to match those to the entrance door. All surfaces will be made good including hardwood saddle at floor level to join with the stone floor in the kitchen.

Considerations ----- Careful consideration has been given to the impact of removing this section of wall on the importance of the building, there are no features on either of the wall faces

The resultant effect will be to link the use of the two rooms to give better living arrangements in the modern fashion and give better views to and access to the garden.

Although a conservatory is attached at the rear it is not suitable for all year round use. There is no alternative suitable 'dining' solution that would be less damaging to the building.

It is considered the proposal will have no detrimental impact on the status of the building

Photographs

1 --- Two photographs from the Kitchen

2 --- Two photographs from the Dining Room

[the dresser is in the approximate position of the opening]



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