

HERITAGE, DESIGN and ACCESS STATEMENT in connection with Single storey extension to attached building to provide shower room facilities for person confined to a wheelchair and associated works at:

The Old Vicarage Lower Road Charlton All Saints 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 A338. The approach is over a right of way [DOWN 46] leading to the drive area. The property is not in a Conservation Area

History of the Property-----

The Vicarage first appears on historical map of 1884-1888, the illustration being similar to the present footprint but with access drive further to the South and formal gardens along Lower Road [note the small building adjacent on the North East side [HIST 1].

A map of 1894-1903 shows a slight change in the footprint and formal gardens reduced with access as previous map, the adjacent building is still shown with a smaller structure to the south and with another structure further North against the boundary [HIST 2].

Although no evidence exists of the use on the 1894-1903 maps, opinion can be expressed that this building could have been housing for animals. In the conversion of 2001 the doorways became windows, the small 'arrow slit' style windows are still evident, now glazed on the inside, which would have provided ventilation, it is also noted the roof pitch is steep for a general purpose use.

To the East side of the building a narrow contained walled area suggests a possible for manure holding. A 'step over' access to the garden the purpose of which is unexplained.

The Old Vicarage is a Grade II listed building built between 1860-1862 to a design by renowned William Butterfield [1814-1900]. The building of the Vicarage was sponsored by the Nelson family [Trafalgar House] for whom Butterfield's design for the Standlynch Church rebuild [1859-66] was used and a bowling green shelter in Trafalgar Park which unfortunately no longer exists. The shelter was built using sawn timber cladding with a clay tile hipped roof¹.

The internal layout and surfaces are basically original although alterations and extensions have been carried out. Notably between 2001-5 a three-window bay single storey was added to the main south east elevation and a gable to the upper floor, both in the style of Butterfield used on other parsonages, as well as some internal alterations to door locations and openings on the upper floor. A Victorian style Amdega conservatory was also added linking the main house to a Victorian outbuilding converted concurrently to an office.

The Proposal-----

The applicant's present property is alongside the A338 where traffic noise has become intolerable and the facilities for a disabled member of the family requires re-planning but with limited scope for improvement inside or outside the property. The Old Vicarage was purchased in November 2025 being capable of accommodating the requirements, away from traffic noise whilst remaining in the locality.

The Applicants' 30-year-old son has been a wheelchair user from teenage years. The former office has been identified on the ground floor as his bedroom. He requires a wheelchair accessible shower and toilet facilities adjacent to his bedroom to support complex medical issues, hence the proposal to build an en-suite extension to the bedroom [present office].

A review of the ground floor accommodation concludes that it is not practical to designate a room for sleeping which is adjacent to existing facilities or where facilities of required proportions could be provided for a disabled person without both significant disruptions to the remainder of the property and detracting from the internal character of the property.

Access to the property is also problematic with the main entrance on the West side having two significant steps into the hall and would require a ramp out of keeping with the property. Immediately inside there is an offset from the door to the Hall which would be very difficult for a wheelchair user. In addition, the back entrance on the North side has both a step down and the step up in combination with a turn, impossible for a wheelchair. Once inside, the ground floor is on the level.

The proposal is to reinstate a door on the North side of the office with access from the drive via the iron gates over a paved pathway. This will offer independent level wheelchair access to the ground floor.

The room selected as the ground floor bedroom is in the present 'Office' which was converted in 2001 and linked into the general use areas with insertion of French doors and construction of the Conservatory. The shower room will be an extension onto the bedroom of approximately 5 sq.m in the present location of the oil tank.

The intention is to relocate the oil tank, present position not complying with OFTEC regulations, to a position closer to the drive near the boundary wall to meet full compliance.

Due to the differing use of the buildings it is noted brick coursing is not at the same level between the outbuilding and the house and that the brickwork on the house is in the style of William Butterfield.

The 'office' is in 225 bonded brick under a plain tiled full hipped roof exposed rafter feet, windows are timber cottage pattern with cross glazing bars manufactured to suite original door widths

Work to the existing building would in summary be:-

- 1 Remove the West window in the North elevation including wall below to form a door opening allowing to cut tooth and bond the new reveals to match including the 'pig' cut

brick to maintain bond, and insert a purpose made glazed external door with rebated frame. The height of the door will be restricted to a clearance to the gutter.

- 2 To form a new opening in the West wall to access the shower room allowing for the inner section of the reveal to be splayed to give maximum turning area the opening would be closed with a sliding door.
- 3 To form an opening in the East elevation to accommodate a window same as the window removed, possibly salvaging the removed window, replace scaling brickwork using salvaged bricks.
- 4 To remove the free standing brick wall forming 'compound' to below ground level ,to give light and outlook from the above window.

Work to form the extension would be based on a concrete floor, Insulated timber frame with a full hipped roof but with the ridge lower than the existing and to over sail onto the existing. On the conservatory side a small flat area will be formed to drain in and give access to the boundary gutter for maintenance this also achieves subservience to the existing.

Externally the wall cladding will be in horizontal sawn feather edged boarding above a brick plinth

Salvaged tiles from the 'over sail 'can be reused on the North side including bonnet hips if possible any short fall made up of second hand tiles of matching colour and texture.

A conservation pattern roof light will be inserted in the South roof slope.

The concept is therefore to achieve an extension that complements the two buildings, not in competition with either and noting the use of timber cladding and plain tiles was a material favoured by Butterfield on outbuildings, and provides the facility required.

Tree ---- It is necessary to acknowledge the proximity of a Scot's Pine tree that will be to the North West of the extension and the applicants have sought professional advice on the tree. The report is attached. It is noted the RPA extends under the House and the building subject to the application and has filtrated into the underground soil drains. The applicant is prepared to plant a replacement tree[s]to compensate if the tree is removed.

There is concern on the proximity of this tree to The Vicarage and Field House due to its height. It is currently damaging pipework to the septic tank but its close proximity and overbearing height is a threat to both The Old Vicarage and Field House.

Impact of Proposal--- Consideration has been given to the impact of the extension in relation to The Old Vicarage and its status. The case for wheelchair access and use has been established and the proposed solution is the least detrimental to the setting, appearance and setting of the present buildings, positioned at the rear [North side] of the property and mostly obscured from public view by the boundary wall, therefore having minimal impact on the setting and the external appearance complementary to the adjacent buildings with a change in wall finish and one used by Butterfield referenced earlier. The outcome will be a house more suited for intergenerational living and the proposed solution least detrimental to the setting, appearance or structure of the present buildings. The footprint of the extension, approximately 5sq.m is the minimum required for wheelchair use. The external appearance will be complementary and not in competition with the adjacent buildings.

In summary, the impact of the proposal is considered satisfactory in this location, size and appearance and not detrimental to The Old Vicarage or the surrounding area.

Attachments

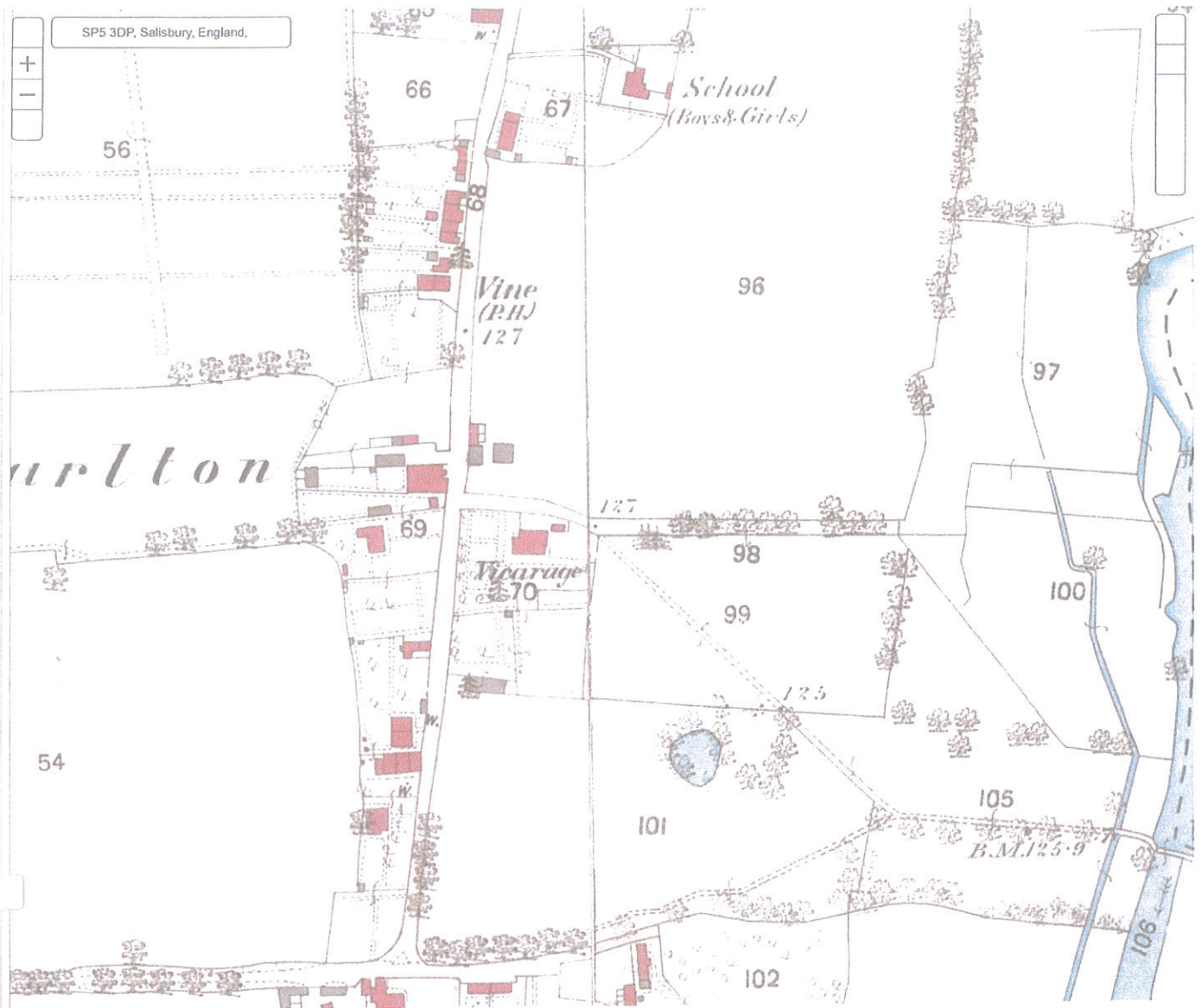
HIST 1 Historical map of 1884-1888

HIST 2 Historical map of 1894-1903

Photographs

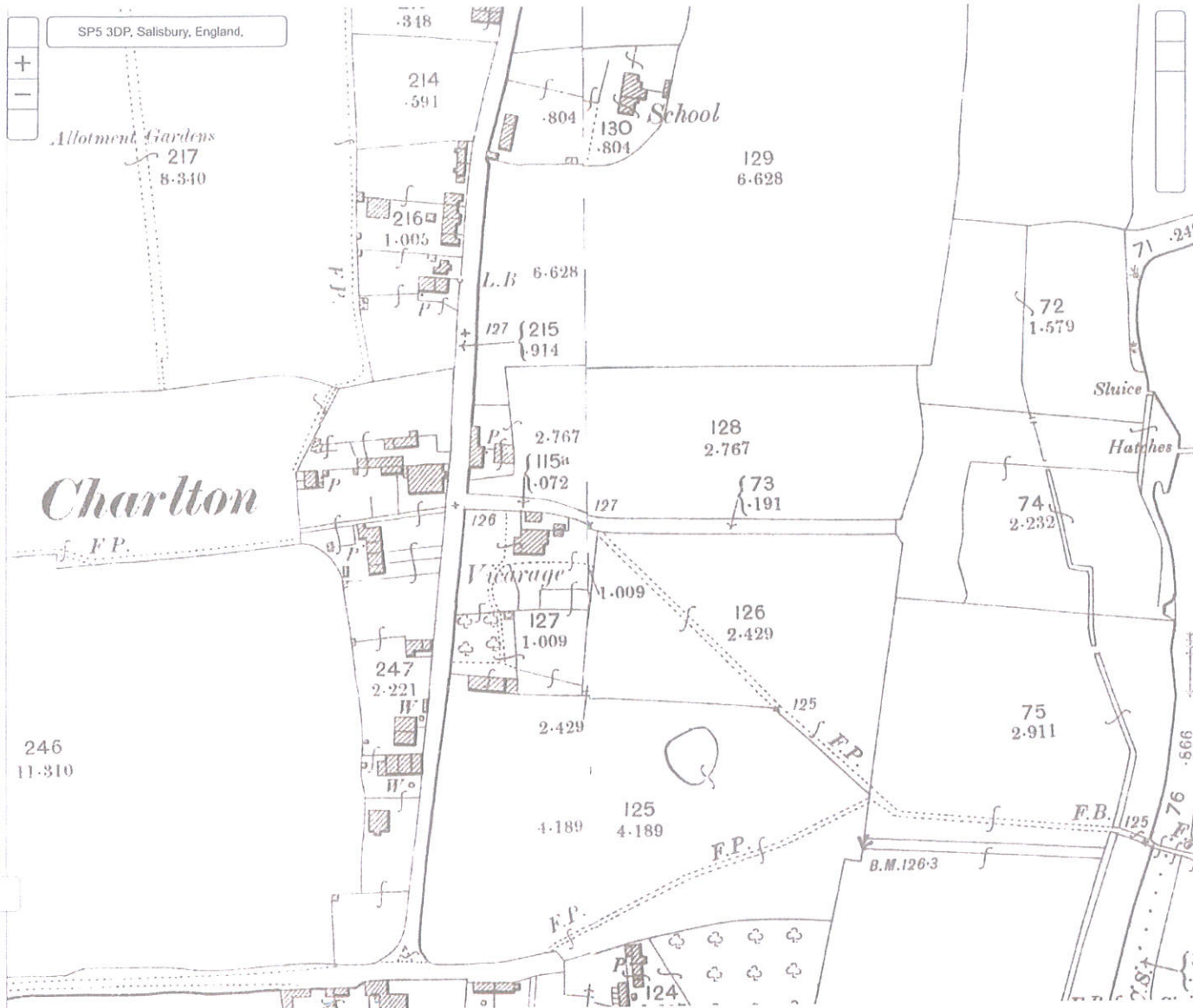
- 1 On DOWN 46 looking towards the building
- 2 On DOWN 46 camera at higher level showing North elevation of building
- 3 In drive looking through gates to new location of oil tank on the left
- 4 View of present oil tank position, site of extension
- 5 North Elevation of building remove cottage pattern window, to be replaced with door stitch brick bonding to reveal
- 6 View of East wall where window to be inserted not scaling brick
- 7 View of 'arrow slit' window [possible original ventilation]
- 8 View of wall to be removed to compound on East elevation note step over
- 9 Interior view of wall where access door to shower room located
- 10 Interior view of 'arrow slit' window to be retained.
- 11 View of window in North elevation to be replaced by door [window possibly reused]

ⁱ Paul Thompson, William Butterfield Victorian Architect, p489 M.I.T Press



1884 - 1888.

HIST 1



HIST 2



PHOTO1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10

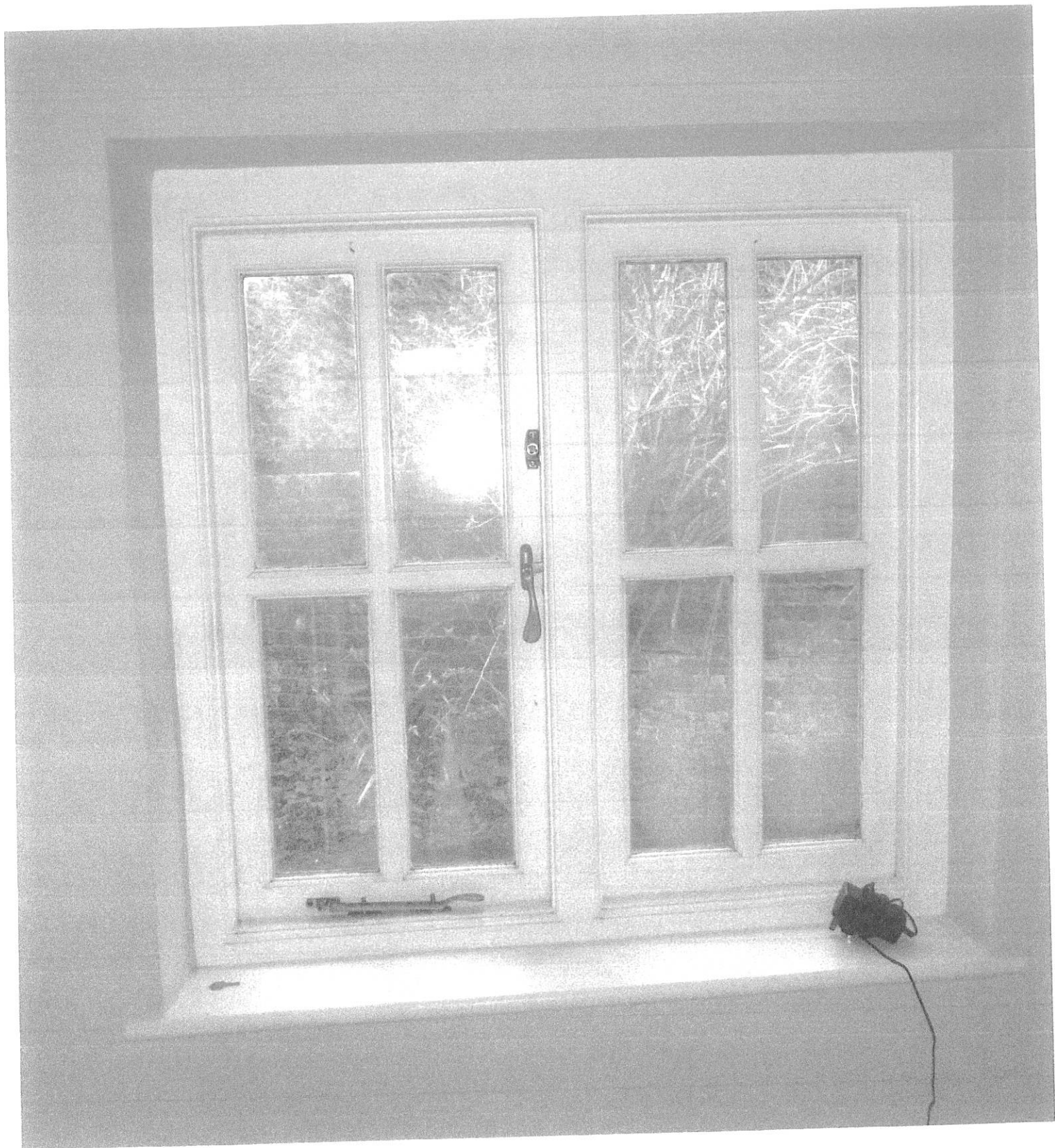


PHOTO 11