

DESIGN, ACCESS AND HERITAGE STATEMENT

Alterations to outbuilding

at

Bridgewalk House
Brixton Deverill
Wiltshire
BA12 7EJ



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This document accompanies a Listed Building and planning application to extend an existing outbuilding at a domestic dwelling.

The applicants have lived at Bridgewalk House since 2012 and obtained Listed Building consent (13/0400/LBC) to add a bedroom and bathroom to the adjacent barn but this has proved impractical.

While rewiring another outbuilding submitted here, traces of a Roman villa were found and, following excavation, part of the site was declared a Scheduled Ancient Monument in 2018.

This application seeks to add two bedrooms and a bathroom to the property to cope with a growing family and for guests. It seeks to do so discretely, without compromising the principal dwelling.

Following a written preapplication to the conservation officer, amendments were made to the proposal limiting the removal of historic fabric to a single internal opening between the existing building and the extension.

An additional application has been made to Historic England with respect to the Scheduled Ancient Monument.

Examination of the surrounding buildings yields a rich palette of materials shown below.

The house is mainly render and rubble stone with natural slate roofs but the outbuildings have been built on an *ad hoc* basis out of brick, cob and clunch render and a variety of local stones with slate, pantiles and plain clay tiled roofs.

The aim is to extend a single storey southwards. Walls are to be lime rendered with stone and brick infill respecting the patterns already established; if possible, oyster shells are to be added to the mix, in recognition of the archaeology below ground and nearby.

Part of the garden wall and stones from the opening up of the southern wall are to be reused in the structure.

The new roof is to be supported internally by timber trusses and the ceiling exposed. Plain clay tiles are proposed laid at a marginally lower pitch than the pantiles to allow the extension's ridge to remain below that of the barn. These have been used elsewhere on the property's outbuildings.

An existing gable window is to be replaced with a set of French windows opening onto a paved terrace (traces of an existing concrete hard standing are evident here). Other fenestration in painted hardwood reflects the casements and doors on the main house. Three additional conservation roof lights are also proposed.

A stainless steel or enamel flue is to be added to the southern pantiled roof slope to vent the living area wood burning stove.



Figure 1 Plain clay tiled roof on adjacent outbuilding





Figure 3 Decorative brick and rubble gable



Figure 4 Lime coursed plain brick: brick choice to be approved



Figure 5 Brick and rubble garden wall to be reused i



Figure 6 End gable window to be replaced by French windows: with evident Blocking



Figure 7 Concrete hard standing to be replaced with natural stone

ST 86182 38849

BRIXTON DEVERILL BRIXTON DEVERILL VILLAGE ST 83 NE (west side) 5/47

Bridgewalk House, (formerly listed as Riversdale) 11.9.68 II

Detached house. C18 and mid C19. Rendered rubble stone, Welsh slate roof, rendered brick stacks with toothed capping. Consists of C18 cottage to rear, enlarged by range to front and reroofed mid C19. Two-storey, 3-windowed front. Central 6-panelled double doors with margin-pane transom light and flat wooden hood, either side is flush 16-pane sash in moulded architrave with keystone. First floor has three flush 16-pane sashes in moulded architraves with keystones. Right return has 2-light casement to first floor, attached to le and right returns are single storey C19 additions with 16-pane sash. Rear has planked door to le of centre in gabled timber porch, 3-light casement to either side and 2-light casement to right, first floor has two 2-light casements. Interior has flagstone floors to rear range, front range has 6-panelled doors in moulded architraves, panelled shutters and reveals to windows, plain classical fireplaces. Attached outhouses to rear have pantiled roofs and planked doors.

Listing NGR: ST8618238849