

Design, Access & Heritage Statement

Alterations to kitchen and knock through.



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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 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

Rear of existing fireplace wall to see knock through as viewed from utility



FIG 03 - Site Photo - 03

Existing kitchen fireplace to see knock through.

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

2.4 - A previous listed building application was submitted under reference PL/2025/09774 and was refused on the following grounds:

The proposed new opening between the dining room and the kitchen would entail the removal of a significant amount of the existing wall. It has not been demonstrated that this is not historic fabric, and indeed, even if it were not, the loss of a significant amount of wall would erode the floorplan of the listed building which is considered to contribute to its interest.

The new opening would clearly be read as a modern opening, and as such, would erode the formal 'polite' character of the existing dining room and compromise the decorative frieze. The formal character of the room would be further eroded by virtue of the height differential between the kitchen and dining room (requiring a step up into the kitchen) and the merging of ancillary 'back of house' functions with a formal reception room.

The perceived harm, although less than substantial, is not outweighed by any public benefits, including securing the heritage asset's optimum viable use.

2.5 - Following the refusal as outlined in 2.4 an Historic Buildings Study was conducted by Wiltshire Buildings Record which now forms part of this application which suggests that the part of the building we we're proposing to remove under this application forms part of a later 18th century addition from the original 17th century house.

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 utility area to allow for a more open layout.

There is one structural alteration which is the knock through between the kitchen and utility area to remove an existing fireplace being proposed. The remaining existing building fabric will remain untouched. In terms of reading the building in the future there will be a down stand between the kitchen and utility area left in place to show the original layout.

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.

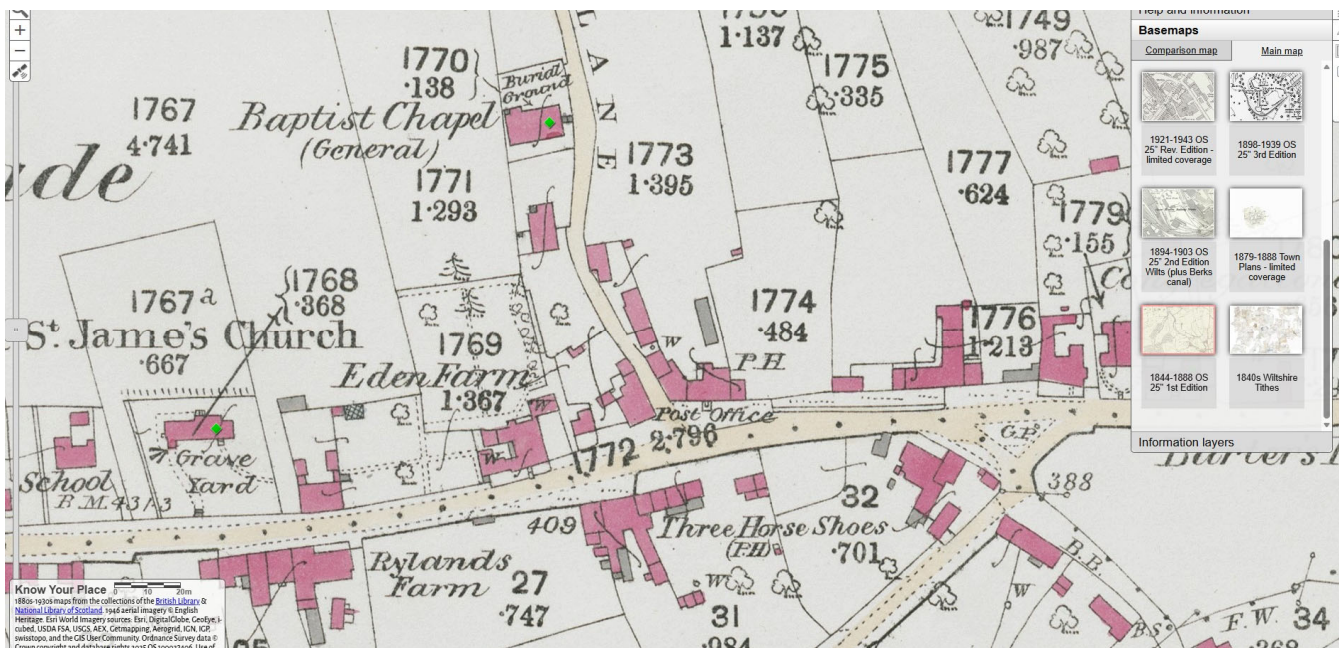


FIG 04- Chapmanslade High St., Site Plan 1844

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



FIG 5- Chapmanslade High St. Site Plan 1840 Tithe map.

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

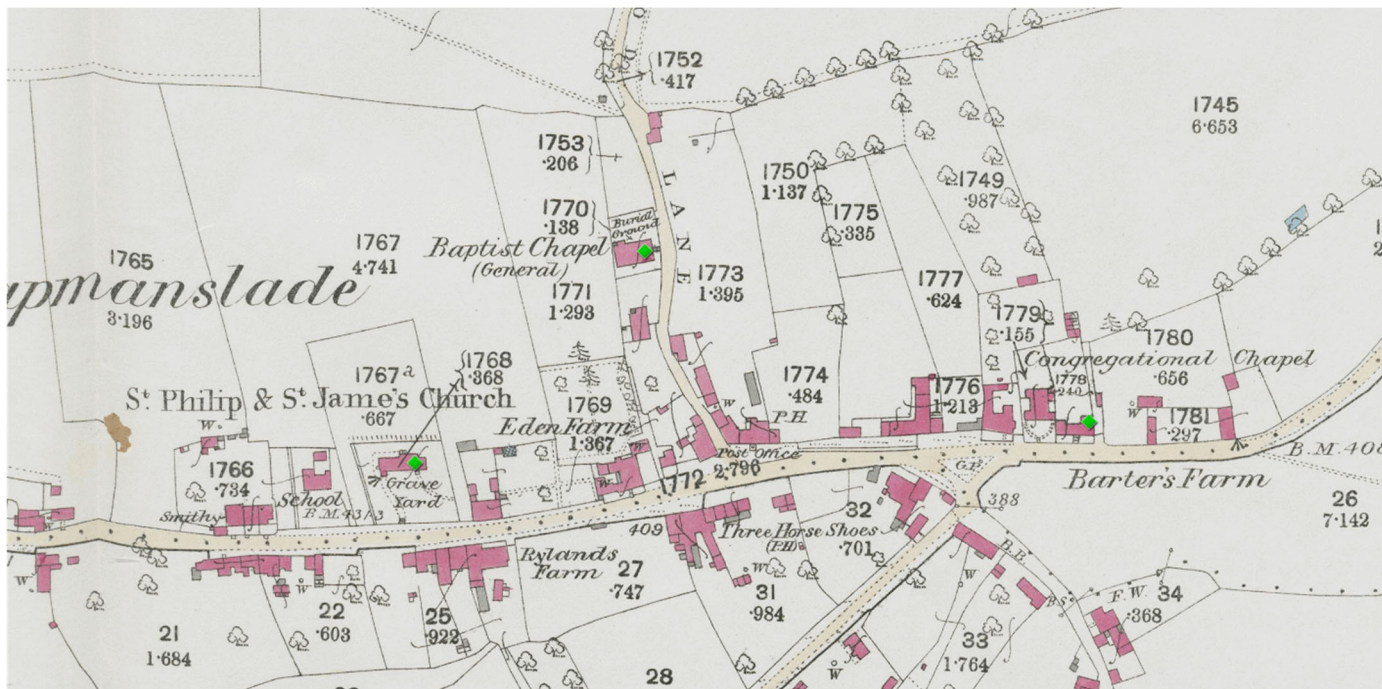


FIG 6- Chapmanslade High St. Site Plan 1844 to 1888

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

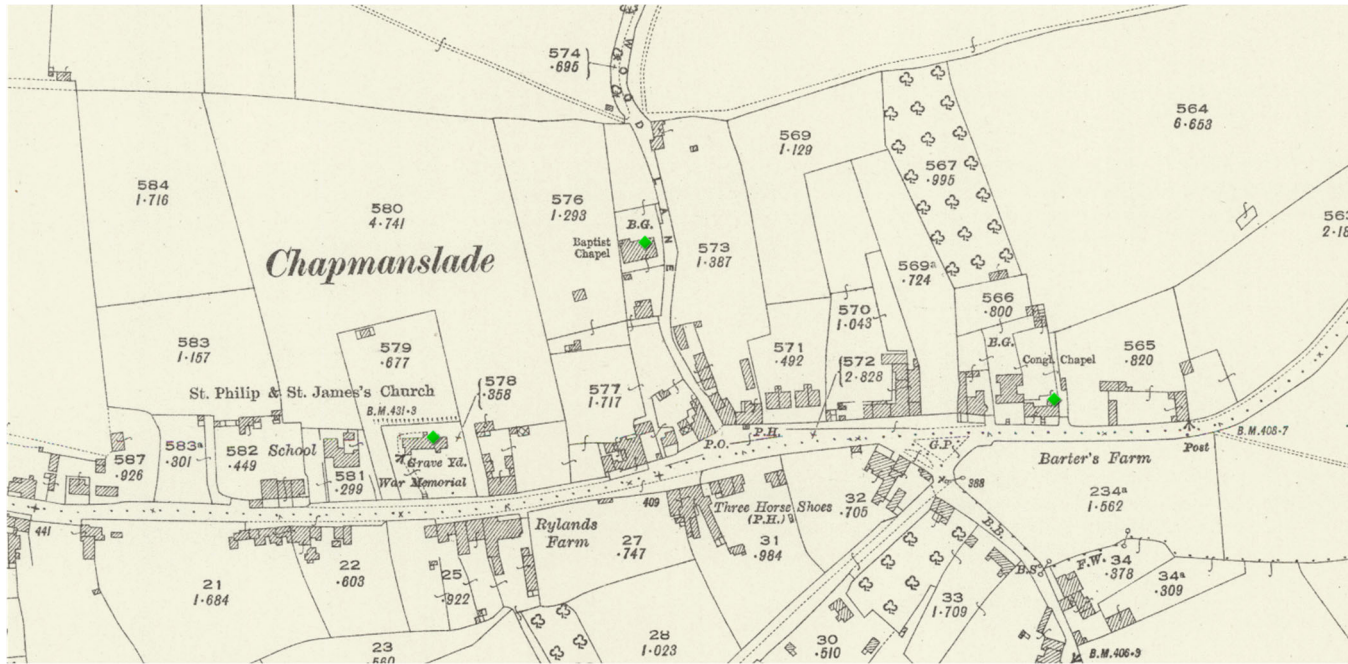


FIG 7 – Chapmanslade High St. Site Plan 1898 to 1939
(Know Your Place - Wiltshire (bristol.gov.uk))



FIG 8 - 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 utility area to improve the layout of the property for the owners.

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)02E- Existing & Proposed plans

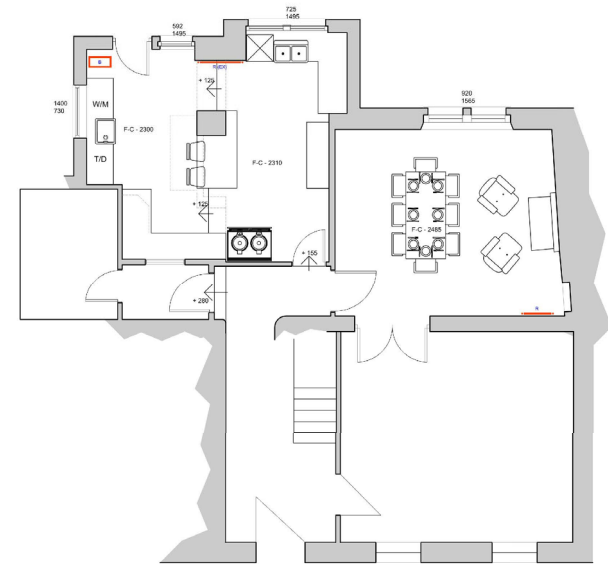


FIG 09– Extract of Proposed plans

(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 10 - Wheelwrights House

