



**Moxhams House,
17 Woolley Street,
Bradford on Avon,
BA15 1AD**

Design, Access and Heritage Statement

April 2021



BATH CONSERVATION ARCHITECTS

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1.0 INTRODUCTION

1.1

The handsome, polite facade of Moxham's House faces directly onto Woolley Street at the centre of the historic market town of Bradford on Avon. The house is a fine example of a 17th century merchants house with an elegant front section added in the 18th century. Internally the house contains fine eighteenth century fireplaces, wall panelling and extensive period joinery.

A side entrance takes the visitor through to an inner courtyard laid with stone setts, with a fine eighteenth century stone seat, probably a remnant from the buildings use as an antique shop. A second covered passageway houses a stone lined well and what is described as the Clerk's counting house. The rear courtyard beyond is formed by a storey height retaining wall with a recessed fish pool and central fountain. This area is understood to have been the old wool store. To the east is a games room which was formerly the mule or donkey stable and the south side houses the principal kitchen. The courtyard is laid with stone setts with a central stone channel.

Immediately above the rear courtyard the area has been laid out as a terrace with pre-cast concrete paving slabs and a modern swimming pool.

This rear section of the building was adapted in the 1990s when the roof to the kitchen was rebuilt and the flat roof over the donkey stall installed.

The swimming pool building to the upper terrace was rebuilt and new iron railings and an external steel staircase introduced.

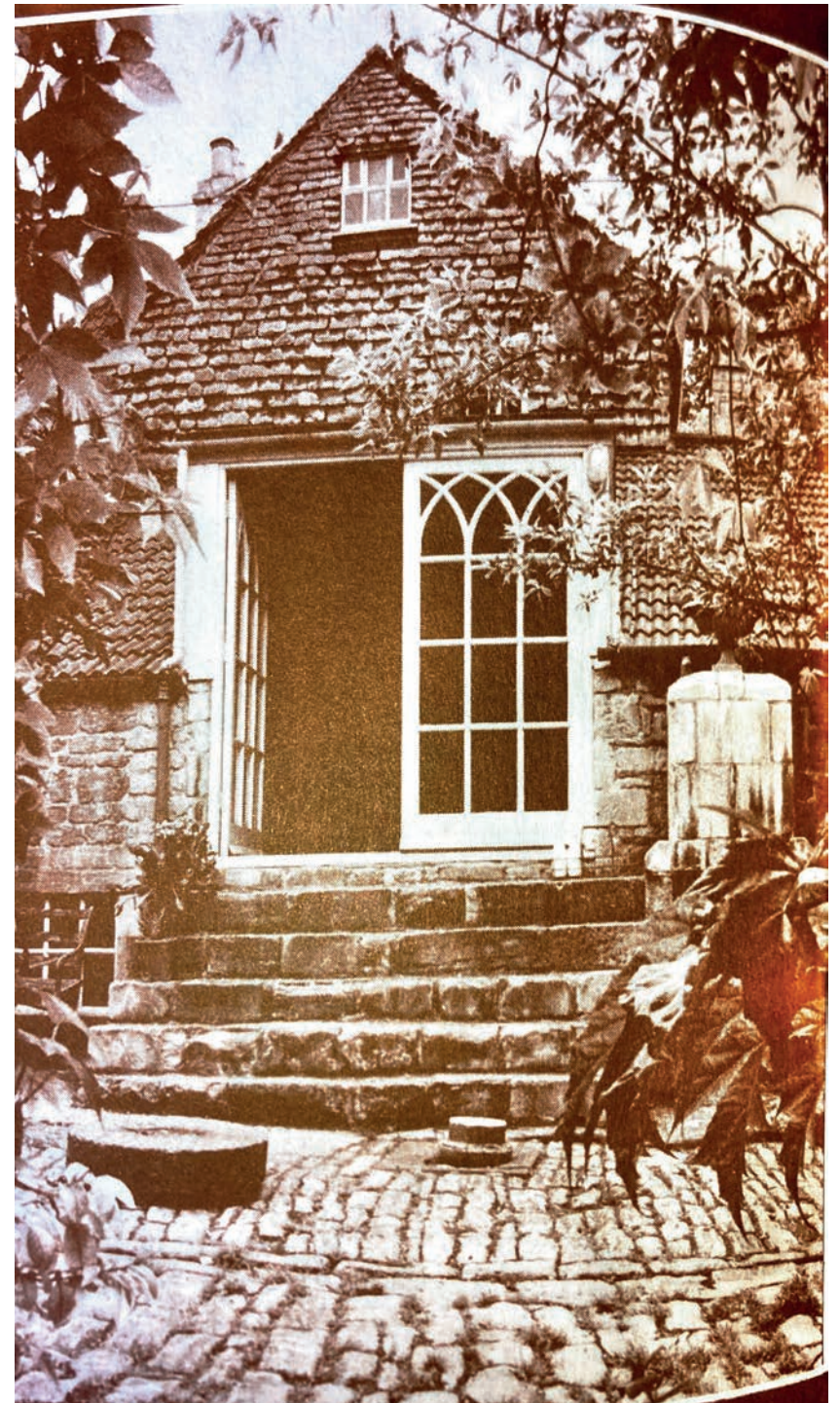
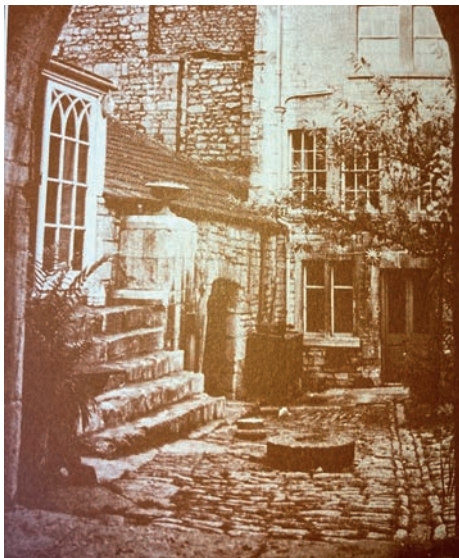
The 1990s work relied heavily on a Gothic arched glazing motif to the window and door heads. Although this motif pre-dated the 1990s work it was, as can be seen by the earlier photographs, only used sparingly. It's wholesale introduction in the 1990s has led this to dominate the rear section of the house.

The charming arrangement of the rear courtyard is a result of the historic commercial nature of this part of the building. The introduction of Gothic glazing has had a powerful and negative impact on the setting and appearance of this part of the listed building

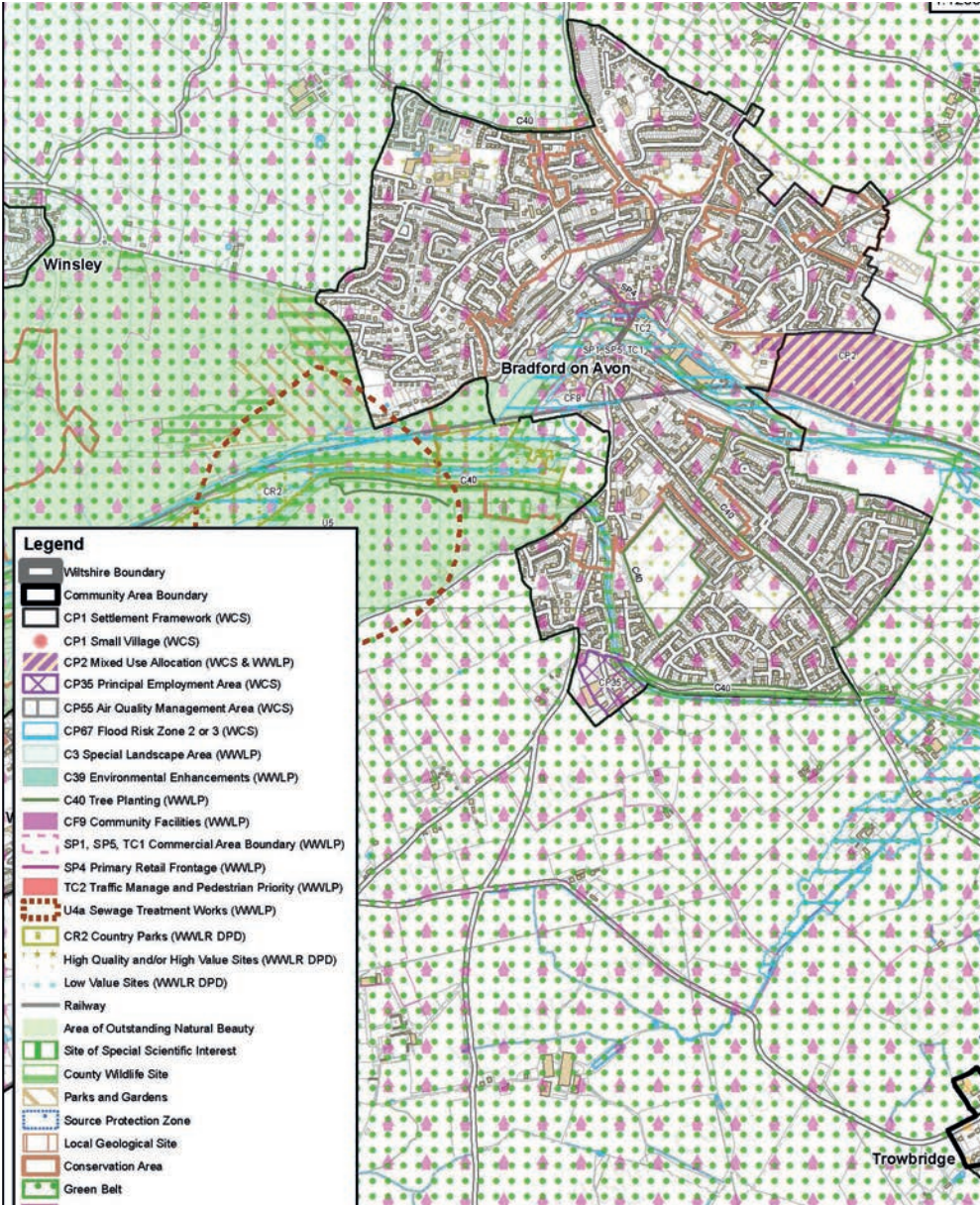


Above : the rear wall of the kitchen build in the 1990's

Right : two sepia photographs from the 1970's showing the back of the house before the kitchen roof was raised and the modern steelwork introduced



Conservation area.



Above : Extract from the Wiltshire Council conservation area map showing the location of the site, and nearby listed buildings.

Flood Zone



Above : Extract from the environment Agency's interactive flood map showing the location of the site, away from any flood risk areas

2.0 LISTING DESCRIPTION

No 17 (Moxhams) [Formerly listed as No 10]

ST 8260 2/70 18.4.52. II* GV

2.C18. Ashlar. 3 storeys. 5 windows, sashes, glazing bars, moulded architrave surrounds; central window on 1st floor and all windows on ground floor have cambered heads and keystones. Plain string at 1st floor level, moulded string at 2nd floor level with segmental pediment on acanthus-leaf enriched brackets over centre window. Heavily moulded crowning cornice on modillions, with plain parapet over. Central doorway with keystone, panelled door. Stone doorcase with fluted Roman Doric pilasters, triglyphed frieze with rose motifs in metopes, triangular pediment. There is a 1 window wing to left of main facade with a sash window in plain reveals on 1st and 2nd floor. On ground floor is semi-circular-headed opening with keystone and imposts. Wooden door (modern). Plain pilaster at division of wing and main facade and at right-hand side angle. Small fore-courts one each side of door, low ashlar walls ramped to house front with moulded copings and bevelled surface panels. 3 steps (semi-circular) up to door.

No 1 to 21 (odd) together with gatepiers and walls at No 21 form a group.

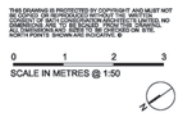
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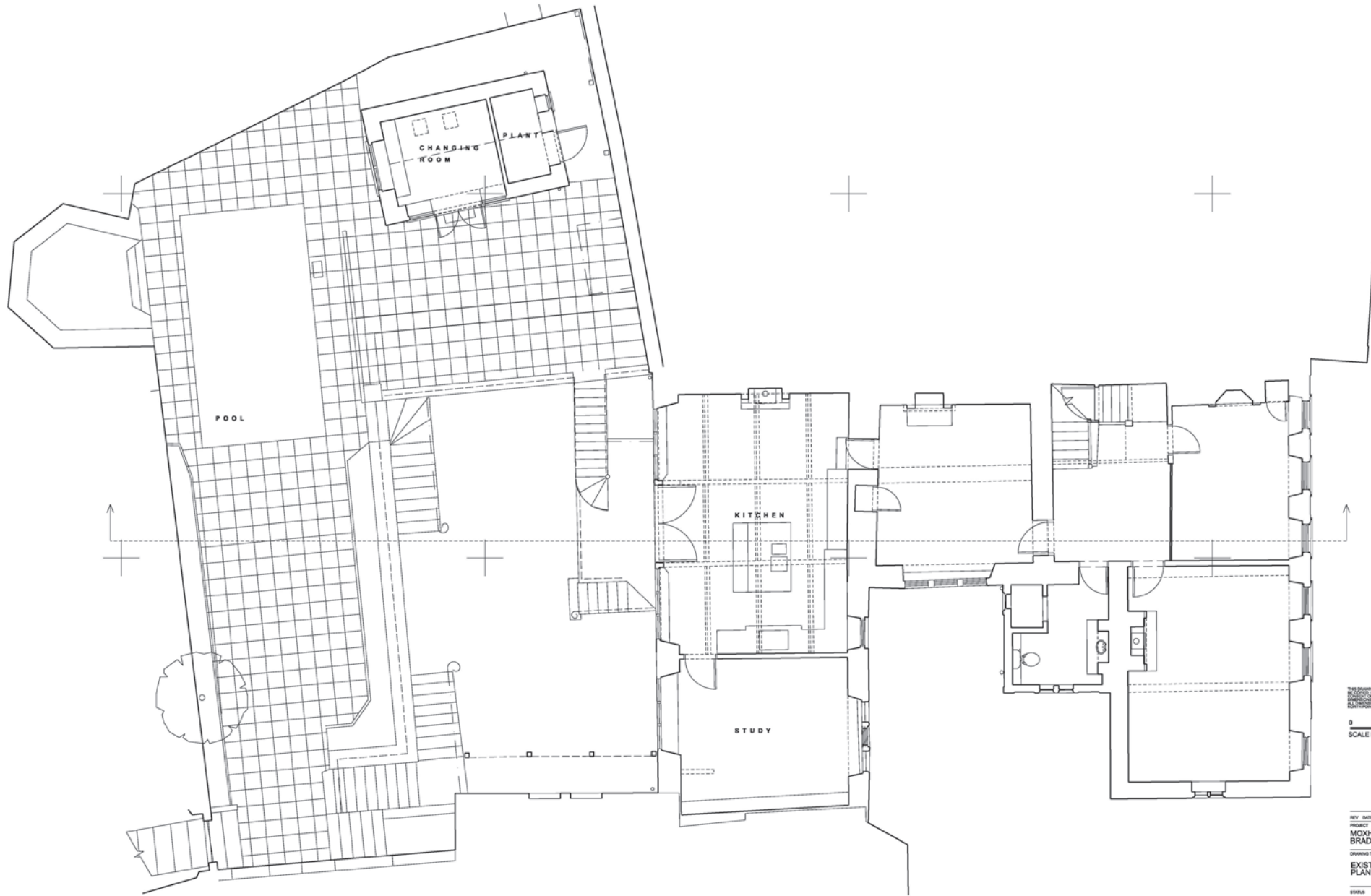
3.0 PLANNING HISTORY

- **W/07/03854/TCA** Moxhams House, 17 Woolley Street, Bradford On Avon, Wiltshire, To deadwood, crown thin and crown reduce a Mulberry tree Decision notice 10/01/2008
- **W/00/01459/LBC** Moxhams House, 17 Woolley Street, Bradford-on-Avon, Wiltshire, Construction of gazebo and natural stone retaining wall for garden terracing Decision notice 30/10/2000
- **W/00/01317/FUL** Moxhams House, 17 Woolley Street, Bradford-on-Avon, Wiltshire, The sloping site to be terraced by excavation, the new higher level to be held in place by a stone retaining wall, construction of an open sided tiled gazebo in green oak Decision notice 30/10/2000
- **W/99/00305/LBC** Moxhams House, 17 Woolley Street, Bradford-on-Avon, Wiltshire, Replacement of existing changing/plant room and replacement of mono pitched roof over garden store with paved terrace. Decision notice 17/05/1999
- **W/99/00304/FUL** Moxhams House, 17 Woolley Street, Bradford-on-Avon, Wiltshire, Replacement of existing changing/plant room and replacement of mono-pitched roof over garden store with paved terrace. Decision notice 28/04/1999
- **W/98/00317/FUL** Moxhams House, 17 Woolley Street, Bradford-on-Avon, Wiltshire, Erection of Oak timber screen with woven willow panels. Decision notice 11/05/1998
- **W/98/00315/LBC** 15 And 17, Woolley Street, Bradford On Avon, Wiltshire Rear doorway blocked in natural stone decorative balustrade added to top of steps by doorway fill in gap between doorway and garden boundary wall block in opening below steps. Decision notice 08/04/1998
- **W/98/00316/FUL** 15 And 17, Woolley Street, Bradford On Avon, Wiltshire Erection of decorative rails attached to No 15 and filling in small gap on boundary wall between Nos 15 and 17 Decision notice 03/03/1998
- **08/04/1998W/91/00281/LBC** Moxhams House, 17 Woolley Street, Bradford-on-Avon, Wiltshire, Modification of existing steps to form an external terrace and steps Decision notice 21/05/1991

Left: view of the rear of the house showing the upper terrace level



REV	DATE	NOTES	INT.
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Moxhams House, 17 Woolley Street, Bradford on Avon, BA15 1AD





5.0 ARCHITECTURAL AND HISTORIC SIGNIFICANCE

The house, is an important example of a wealthy eighteenth century merchants house and offices. It was a place of work and commerce as well as a private house. This mixed use can still be seen in its current form and each element has its own equal architectural and historic significance. The proposals here centre on alterations to the late 20th century alterations and seek to remove some of the fussy gentrification introduced at that time

The sections of the building include the kitchen rebuild with a higher roof in the 1990's, the mule/ donkey stable, much altered in the 1990's and the pool building again a modern structure less than 30 years old. The importance and significance of these modern elements is, therefore, seriously reduced .

6.0 A DESCRIPTION OF THE PROPOSALS

The proposals centre on the need to rationalise the internal layout of the building and to create a family home suitable for 21st century living. The kitchen acts as the principal living space and the aim is to improve the look and feel here and repair the relationship of the interior with the courtyard and terrace. Taking each area in turn, we propose the following -

Lower ground floor. The aim of the scheme here is to adapt the rear section of the building to provide a separate annex for family members. This requires the opening out the rear room to form a new kitchen/dining area and the installation of a small shower room. This includes the removal of a modern plasterboard partition and the adaptation of a modern Casement window facing the central courtyard to let more light into this part of the house

Ground floor level. The work here centres on the opening up of the kitchen by removing a modern partition and the adaptation of the kitchen fenestration. This is currently laid out with repetitive Gothic arched headed detailing which is overbearing and inappropriate to this part of the house. The intention is to introduce three new sash windows and a rebated/recessed section of steel frame glazing which will be painted a dark grey colour.

Externally the intrusive modern steel staircase and modern steel railings are to be removed and the raised stone platform reduced in scale. The aim here is to link the kitchen with the courtyard and avoid obvious visual barriers. The original donkey store is to be refurbished and the leaking flat roof above adapted to ensure that this stays watertight. The new raised planting area and walk on glass roof-light would help to improve privacy and allow more light into existing building. The roof-light would be formed by creating a new aperture within the existing concrete beam and block floor.

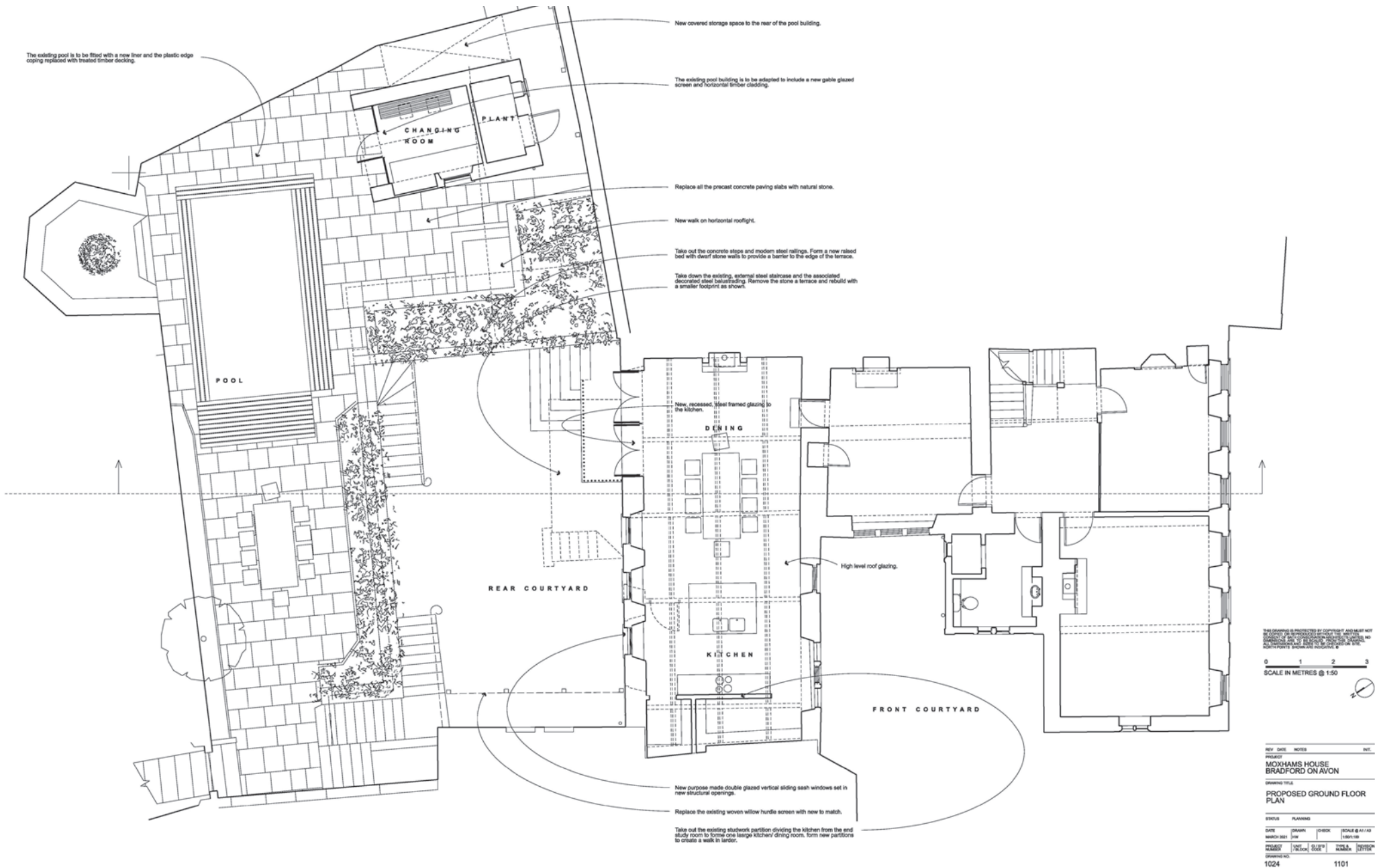
The upper terrace area is laid with concrete paving slabs which are to be replaced in natural stone. The area around the pool is to be improved and the plastic copings to the pool itself covered with timber.

The pool building is a curious 1990s structure which is over fussy in it's detail and architecturally overbearing. As such it clashes with its surroundings. The intention is to soften the impact of this whilst creating a more useful building for the upper terrace area itself.

The modern decorative railings and the cast stone urn are to be removed again improve the appearance of this area

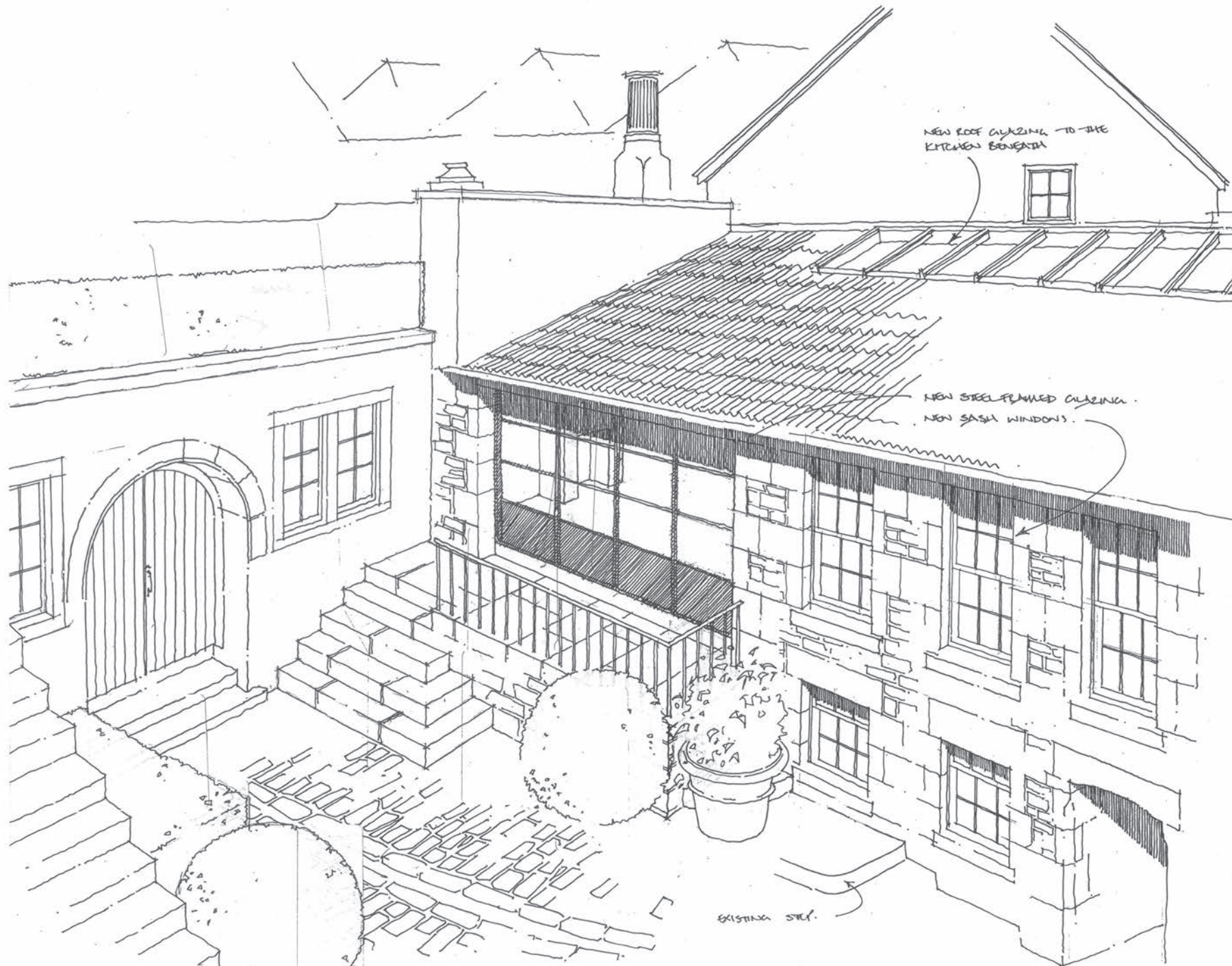
New landscaping is to be introduced with box, rosemary and lavender to soften the visual impact and create a private and tranquil setting to the rear of the house.

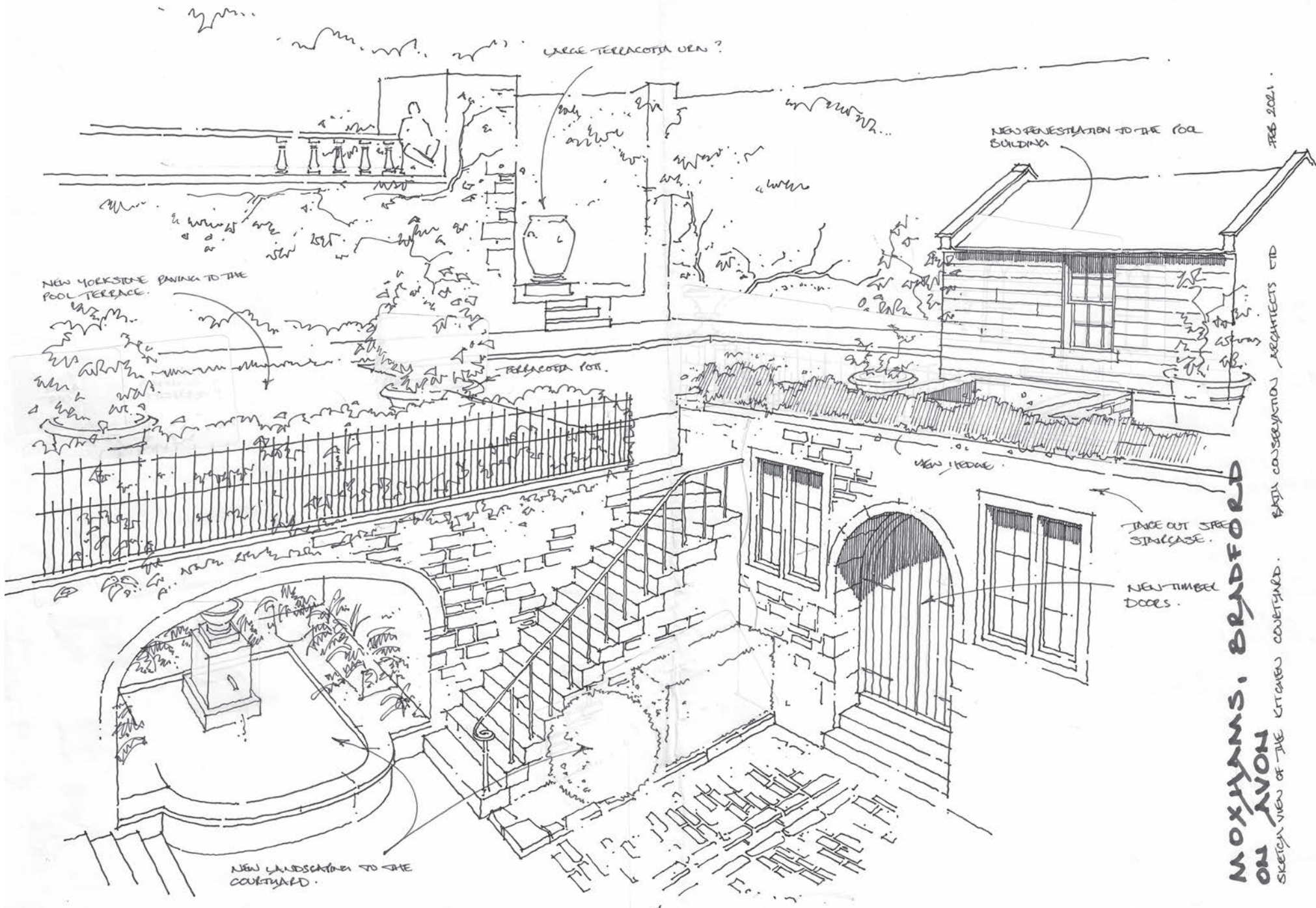
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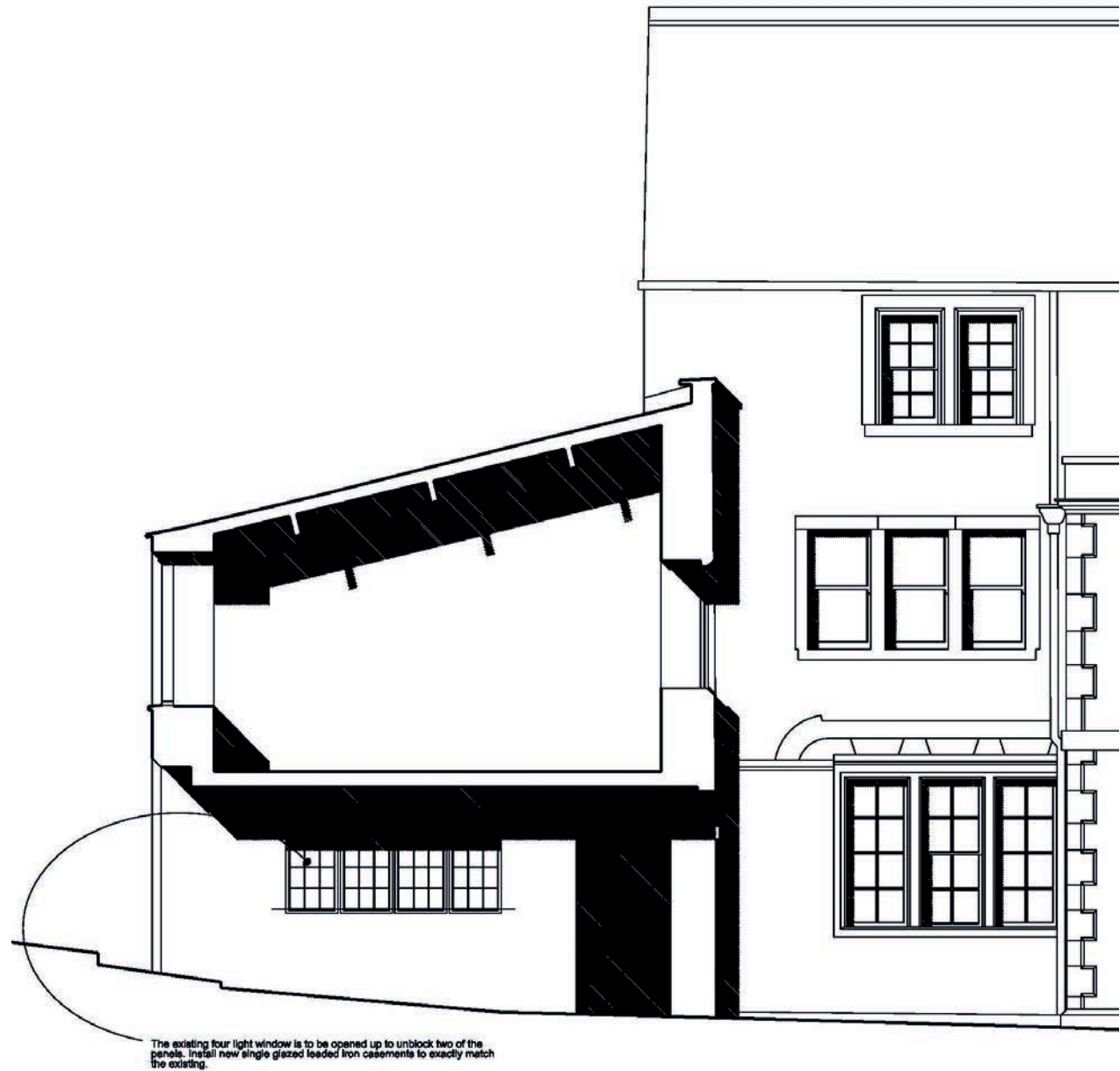




NORTH ELEVATION - REAR COURTYARD



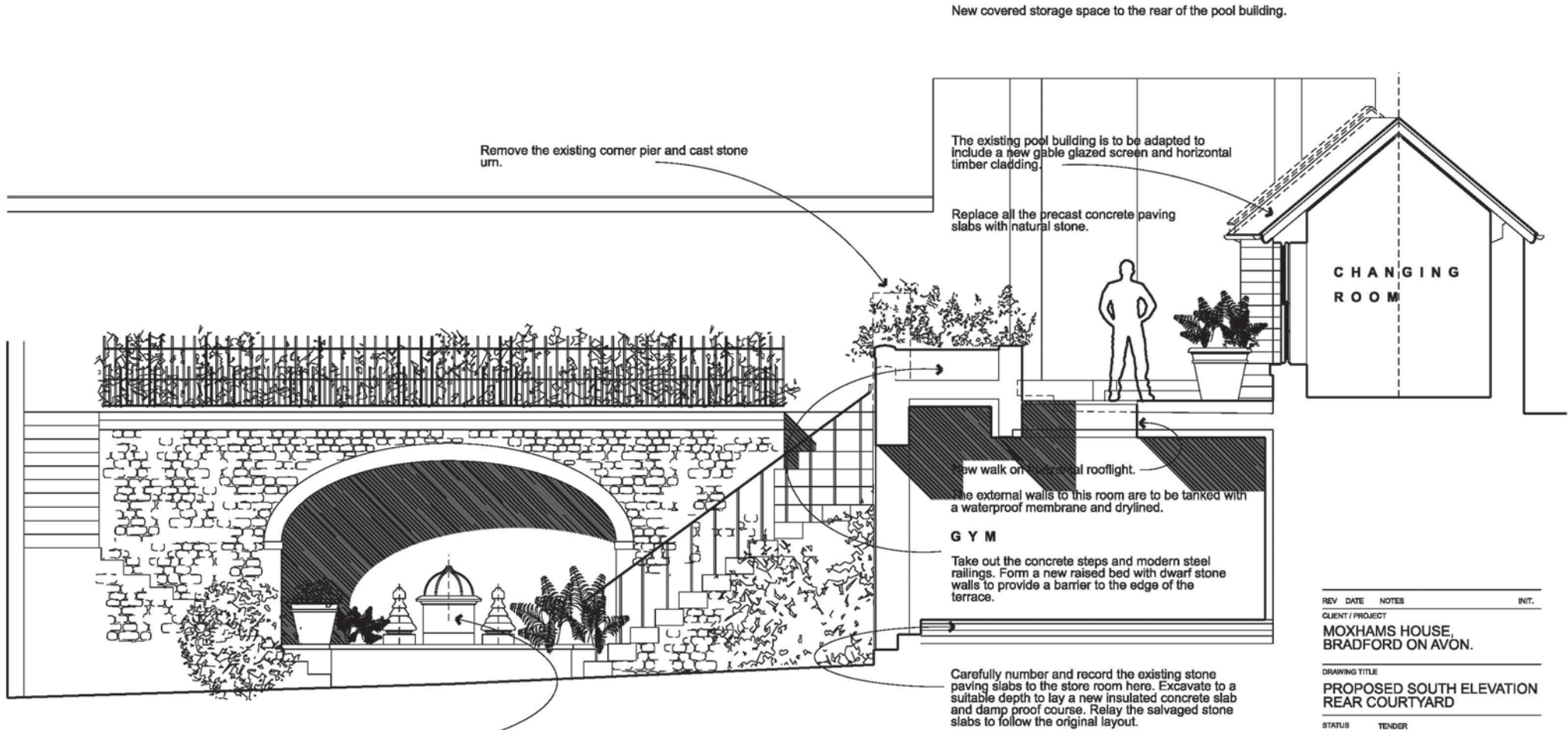




WEST ELEVATION



SOUTH ELEVATION -
FRONT COURTYARD



SOUTH ELEVATION

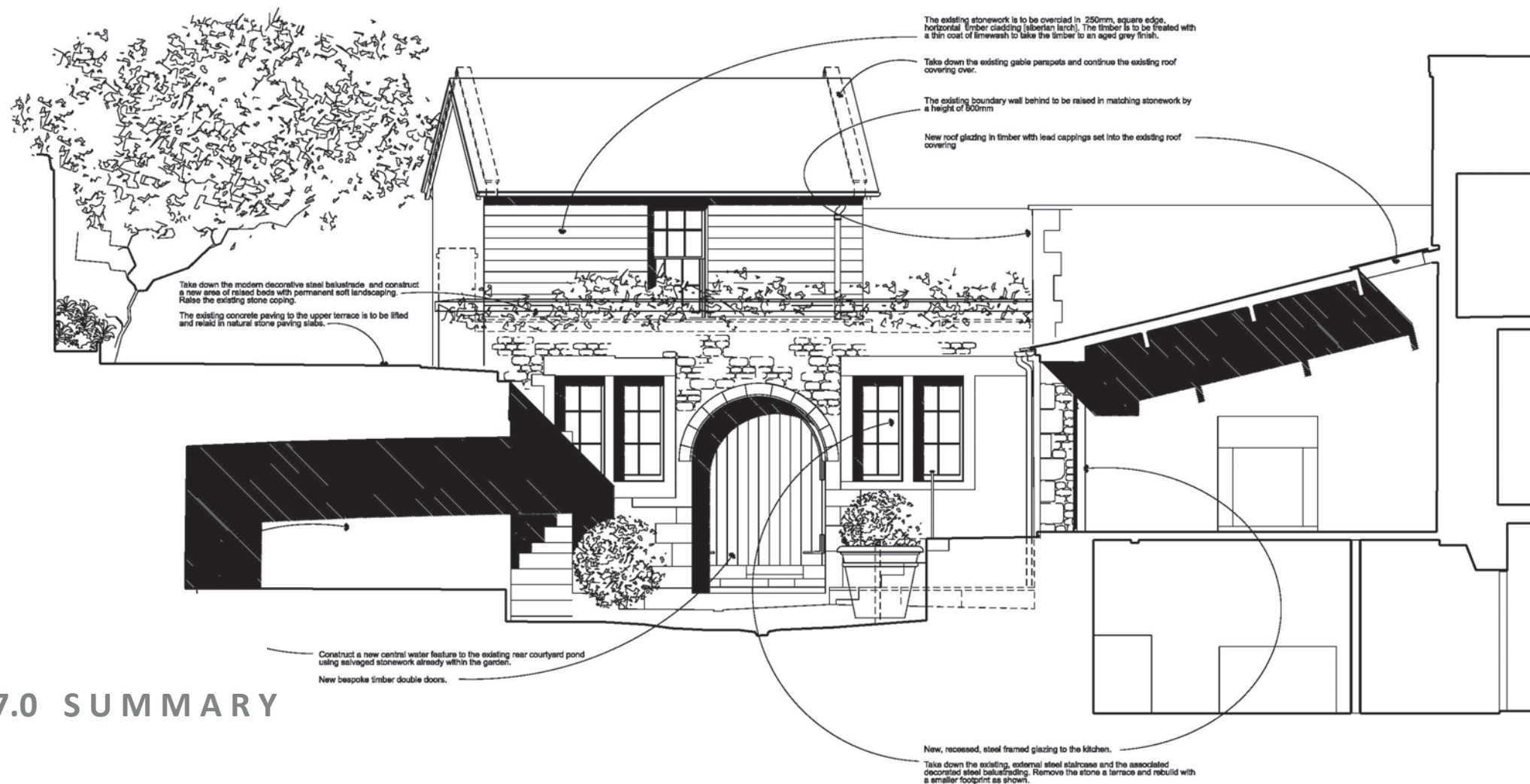
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7.0 SUMMARY

The proposed works set out in this application are the result of a careful analysis of the buildings history, its architectural and landscape significance and the needs of the owners.

The proposals have been prepared to respect and enhance the important elements of the house and create a practical and attractive family home.

There is little or no impact on the Conservation area as the majority of the works are to the rear of the property. The overall height is respected and the new work designed to tie in with the character and scale of the existing.

WEST ELEVATION - REAR COURTYARD