

DESIGN & ACCESS STATEMENT



May 2024

10 PROSPECT SQUARE

BA13 3ET

1. Introduction

The following design and access statement supports the listed building consent application to partially reopen one of the chimney breasts in the living area of 10 Prospect Square, replace the current gas fireplace with a newer model and replace the mantelpiece.

10 Prospect Square was listed as a Grade II listed building on 17th December 1976 due to the historical significance of the property. It was listed as a block listing (numbers 7-11 Prospect Square). The properties in the Square were constructed at the bequest of Abraham Laverton in 1869 and feature both terraced and semi-detached properties, as well as alms-houses.

2. Description of the Proposal

The proposal is to reopen the lower part of the chimney breast in the living area of the property to allow a new gas fireplace to be installed, complete with new hearth and mantelpiece.

There are several reasons that this work is desirable:

1. The current fireplace is of an older design (estimated 1980s), therefore its efficiency has evidently reduced over time. Replacement of a newer unit would thus increase energy efficiency.
2. The current fireplace and surround are not original, historic fabrics. They are of 20th century design; thus the historic significance of replacement is limited. As per s.72(1) Planning (Listed Building and Conservation Area) Act 1990, the works will therefore have no detrimental impact upon the historical fabric of the building.
3. Reopening the lower segment of the fireplace creates more of an authentic feel to the property, as the chimneys would have originally been fully opened. This means that the brickwork currently used to block up the chimney is not original brickwork. This will therefore be a sympathetic aesthetic improvement to the listed building.
4. The proposed work should be viewed as a sympathetic enhancement to a listed building, as the materials used will be of higher quality than the ones currently in place. At present, the fireplace is constructed from thin metal (likely steel), and the mantelpiece of wood (likely pine). The proposal seeks to install a cast iron gas fireplace and oak beam mantelpiece.
5. Numerous other properties have reopened the chimney breasts in the living areas, such as No.11 and No.31. The proposed work to this property will result in a finish resembling a woodburning stove similar to those installed in the aforementioned buildings, without having to reopen the entire chimney and alter the fuel source required.
6. The work proposed will not alter the fuel source used to supply the fireplace (i.e. gas).

3. Access

The proposed works will not alter any access arrangements for any neighbouring properties.

In terms of accessing the property itself, access to the front, rear and the side will remain unchanged.

4. Design

The proposal does not involve extension, landscaping or demolition of any original part of the house. The only material alteration to the building is removal of some brickwork installed after the house's construction in order to reopen the lower segment of the chimney, alongside replacing the current fireplace and mantelpiece, both of which are not original fabrics. These proposed works would only be visible to the homeowners of 10 Prospect Square itself.

The chosen mantelpiece will be made from oak, a quality material. The fireplace is a premium product made of cast iron (a long-lasting design) with a matt black finish in order to look like a traditional wood burner.

This therefore aligns with the objectives of Wiltshire Council's Core Strategy Policy CP57, as the proposed materials are of a superior design.

Please refer to the manufacturer's product specification documents provided for further detail.

5. Conclusion

The proposed work to 10 Prospect Square has been meticulously considered by the owners, in order to respect the condition of the building and seek to enhance its present features. Premium materials have been selected in order to both preserve and enhance the building and its thermal properties.

It is important to note that the proposal will not result in the loss of any original historic fabrics, with the current fireplace and surround being installed in the late 20th century. The impact of the works will thus be minor with a traditional finish and thus align with the Council's Core Strategy Policy CP58, with regard to sympathetic improvements of listed buildings.

As per the Planning (Listed Building and Conservation Areas) Act 1990, this proposal should therefore properly be viewed as an enhancement to a listed building.