

DESIGN AND ACCESS STATEMENT

FOR

Restoration of a Garden Retaining Wall and Courtyard

at

Kingston House, 13 The Causeway
Chippenham, Wiltshire
SN15 3BT

March 2026

4677-D&A

Rev. A – Issue for comment 26.03.26

Rev. B – Details updated 29.04.26

Rev. C – Issued for Listed Building Consent 29.05.26

1.0 Introduction

In September 2024, MLDE were consulted by Mr. L. Mujegu with regard to a service trench being dug to the front of Kingston House, Chippenham. This came following previous works to the wall in 2018 which were required after the settlement of a low-level retaining wall occurred. Underpinning has previously been carried out below one of the corner piers and, as proven by a recent set of level survey measures, the historic stone wall is now in a stable condition. Full details of previous works to the wall can be provided upon request (MLDE references 2705 and 4343)

This application focuses on two separate items, both of which are contained within the front garden/courtyard area of the property. The first section of work requiring a Listed Building Consent application to be granted is the replacement of a short section of red brick masonry retaining wall adjacent to the pathway between this and the neighbouring properties. It is intended to restore this wall to its original limestone stone appearance now that surrounding ground and front wall have stabilised.

The second item requiring consent is the repair and redecoration of the raised courtyard to the front of the house. This area is currently laid in gravel with an underlying membrane and has fallen into disrepair in places. The intention is to lay regularised traditional sandstone flag paving across this space to tidy and unify the space.

The primary goal for this package of works is to restore some of the original features of the property and realign the visual qualities of the building with both its own Listing and the characteristics of the Chippenham Conservation Area.

Recent Listed Building Consent applications for this property include:

- April 2014 (14/05380/LBC) – Cleaning and restoration of the exterior of the property focusing on the lower level boundary wall
- November 2018 (18/07419/LBC) – Underpinning and foundation works to the north west front garden wall

These may be used as both reference and precedent for works that have previously been carried out to the retaining wall in question.

A series of record images from the property has also been included at the end of this document for reference.

2.0 Significance of the setting

The property in question sits within the Chippenham Conservation Area and was individually listed in June 1978 as Grade II, highlighting its significance in the local setting. The 19th Century, two storey property is constructed in Bathstone ashlar with a symmetrical frontage and slate roof. A moderately sized Tuscan portico sits at the centre of the frontage, with a short flight of stone steps rising through the an ornate iron gate and raised front garden to the entrance.

Both the front garden terrace and surrounding wall are singled out in the details of the listing for their importance. The listing states that "the front garden is enclosed by a squared and coursed limestone rubble wall with piers to the centre and corners; these have cornices and shallow pyramidal caps". There is no mention of brickwork at the time when the listing was entered in June of 1978.

Particular note of Nos. 9-13 is made in the conservation area character appraisal. Many of the other properties along The Causeway sit directly adjacent to the roadside creating a more intimate, enclosed sense of place. However, this short row of detached properties is set back considerably and features a raised front garden behind a boundary wall at street level, suggesting a grander status.

The palette of materials along The Causeway is extremely typical of the period in which many of these properties were built, as well as the area in which they are situated. Unpainted Bathstone ashlar has been used in many cases, with rubble stone walls found in some of the earlier or less significant properties. Slate tiles are generally found across the various roof planes, with little in the way of clay tile. The same can be said for clay brick masonry in the construction of the primary fabric. One of the few exceptions of this appears to be the gable end of No. 13, Kingston House, which is constructed in historic masonry with Bathstone accents throughout.

While this gable masonry appears to be original to the construction, it is partially concealed from the street along the narrow roadside pavement. The short retaining wall section is evidently not original, constructed in modern bricks within the previous decades and is extremely visible from any point on the street.

3.0 Proposed permanent works

The works to be carried out are as detailed in MLDE drawings 4677-001, 4677-002, and 4677-004. The aim for this package of works is to restore the garden retaining wall to its original form of a coursed limestone retaining wall. In order to achieve a cohesive aesthetic, while creating a structurally adequate retaining wall capable of supporting the soil pressure of the raised garden, it will be necessary to enhance the internal structure of the wall. The face of the wall will be aesthetically matched to the existing fabric, with embedded stainless steel wall ties and concrete backfill incorporated to provide resistance to overturning.

The works will broadly progress as outlined below. This may be subject to variation once the full extent of site constraints is understood.

- The existing perimeter hedge at the upper terrace level will be temporarily partially removed along the northwest boundary of the property. The extent of this should be sufficient to allow for works to be carried out on the wall as required.
- The gravel bed and membrane should be scraped back from the surface of the terrace to reveal the substrate below. Access to the front of the property must be maintained at all times. Provide adequate protection to the existing stonework around the front of the property.
- The existing northwest boundary wall is to be carefully deconstructed between the left-hand pillar and the founding courses of the main house (the extent of the red brick masonry intended for deconstruction is shown on drawing 4667-002 for reference). Temporary propping of the stone corner pillar is thought to be required at this stage, but stability of the works will be reviewed continuously throughout as elements progress. Any soil that is currently contained behind the wall should be battered back to a safe slope angle.
- The extent of existing foundations is to be increased along the length of the northwest wall to the same depth as the previous underpinning carried out below the corner pillar in 2018. Any excavation is to be reviewed by the Engineer prior to pouring of a concrete strip below the existing wall position.
- Reconstruct the northwest boundary retaining wall in coursed limestone to match the front roadside wall of the property (all course heights to range between 200-250mm) laid in Lime mortar NHL3.5, 1:3 Lime:Aggregate ratio. Aggregate to be selected to colour match with existing mortar with final mix determined on site. Mortar joints detailed to match existing wall. The contractor will provide a 0.75 x 0.75m sample panel of masonry prior to the reconstruction of the wall for the purposes of agreeing mortar mix ratios and checking replacement brick units. Fully tooth rebuilt sections into surrounding wall.
- As wall is being constructed, simultaneously cast, low level shuttered no fines concrete support to rear in two 450mm high lifts with stainless steel ties into no fines concrete at alternate courses up back of wall.
- Backfill the remaining excavation once the wall has been constructed with compacted site material and topsoil in area below hedge position.

- Where required, repointing of the existing stone is to be carried out around the full length of the wall to re-establish the mortar joints and beds. All mortar to be colour matched to the existing.
- The upper level terrace is to be reinstated in colour matched staggered stone flags, nominally 400-900mm and around 70mm thick. Dimensions will vary to visually match the existing paving at the property. These will either be base bed bath stone or forest marble. Paving slabs will be laid on a nominal 20-25mm thick NHL 3.5 mortar bed on compacted 100-150mm thick limestone hardcore (MOT Type1 graded to dust), placed on a Lotrak geotextile filter membrane over the full area of prepared substrate
- The existing hedge is to be reinstated around the perimeter of the raised front garden where it is removed to facilitate works. Temporary hoarding will be positioned around the perimeter of the terrace while the hedge becomes re-established to maintain privacy for the occupants of Kingston House.

4.0 Heritage statement and conclusion

The works proposed and detailed within this package will homogenise the exterior visual qualities of Kingston House and restore the features of the original construction. Squared, coursed Bathstone construction is typical of the area and the period in which this house was built, and there is strong evidence to suggest that this wall would have originally been constructed in such a way. A streetscape of tan and sand coloured building materials surrounds this property, with modern, red brick masonry appearing inconsistent with the setting.

The enhancements made to improve the structural robustness of the wall will not be visible when works are complete, yet will help mitigate against any future movement that may occur in the ground around the wall. This will ensure the integrity of the setting for many years to come by removing the out of character masonry section.

It is therefore suggested that this application for the proposed restoration of the historic fabric at Kingston House, 13 The Causeway, Chippenham should gain the Local Planning Authority's approval.

Appendix 1 – Images for Record of Existing Condition

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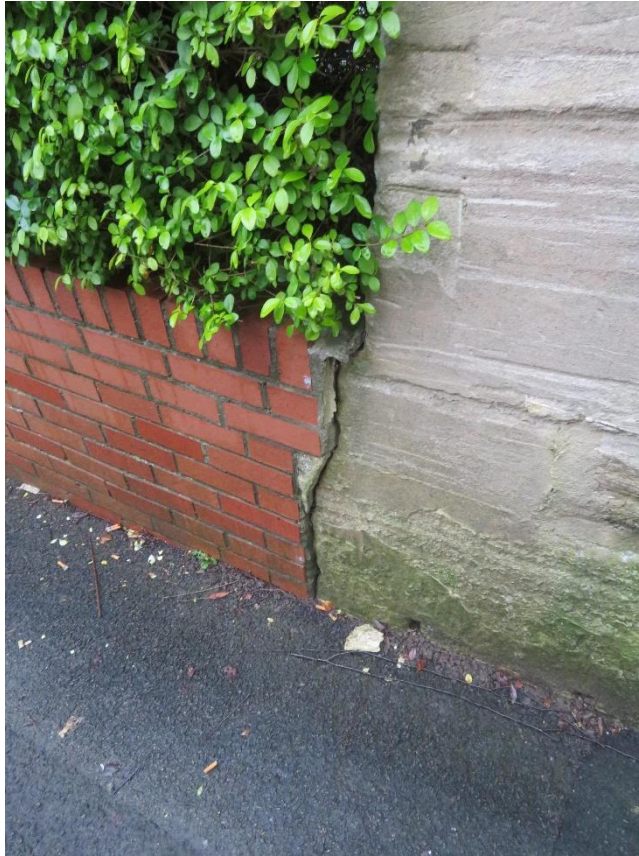
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