

MWA 26011/HW/DAS

MATHEWSON WATERS



Proposed single-storey extension at:
1 Walnut House, Eyles Road, Devizes. SN10 5NX

Heritage and Design & Access statement:

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View of the south elevation of the application property, where the proposed single-storey extension is to be introduced.

Introduction:

Mathewson Waters Architects have been instructed by Mr & Mrs Coleman to design a small extension to their house, which would provide a relocated utility & boot room. This would enable the existing kitchen and dining room to be merged into one family space without the current obstruction of the existing utility room partitions.

This application proposal is very similar to the hipped-roof single-storey side extension to the north elevation of no.3 Walnut House, which was granted permission in 2016 and successfully implemented.

The application building:

No.1 Walnut House is part of a substantial and imposing two-storey Edwardian Villa dating from 1904 which is curtilage-listed by virtue of having been one of the detached annexe ward buildings of the grade-II listed former Wiltshire County Asylum.

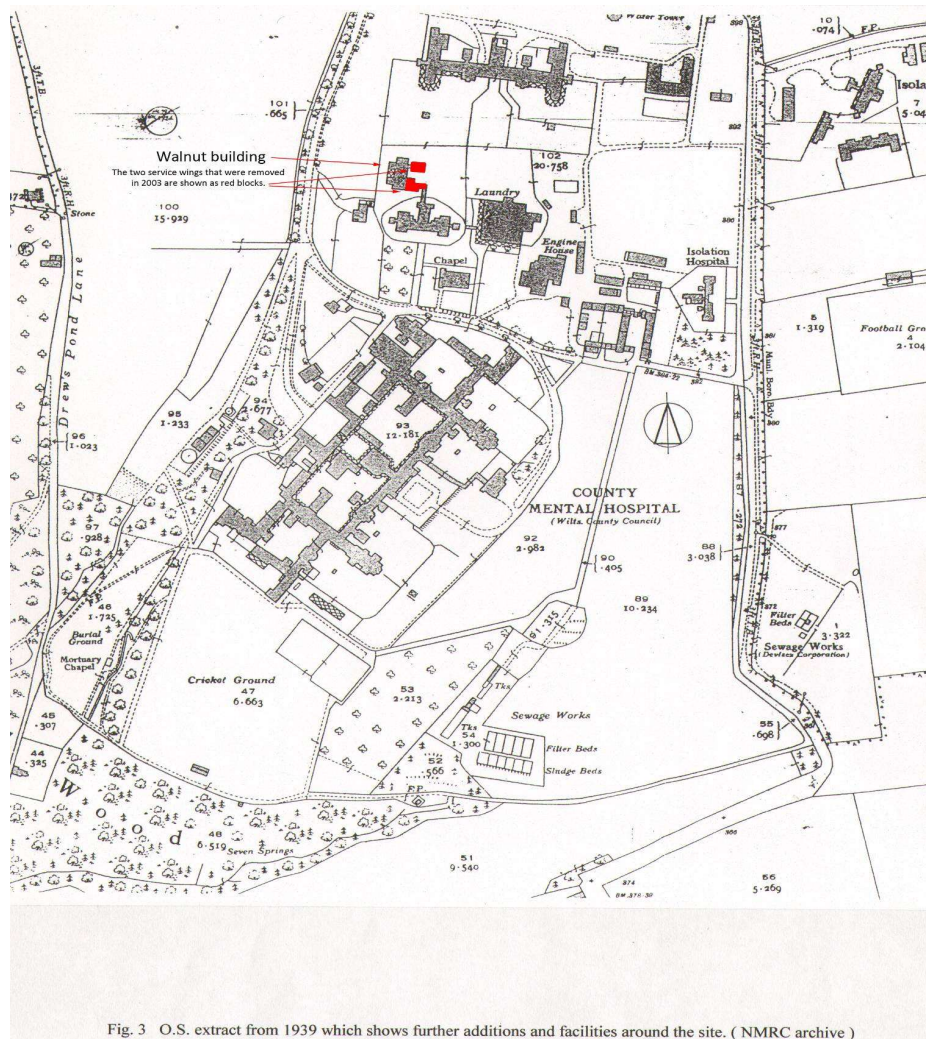
It has been a private dwelling since 2004 when the last phase of residential development on the former hospital site was completed.

Photographs of the building are included in this statement, and these include several photographs of the building during its conversion in 2003, to illustrate the significant changes that were undertaken to the external wall fabric at that time.

As outlined earlier, Walnut building was one of the Villa annexe buildings constructed in the early part of the 20th Century to accommodate increased numbers of patients within the hospital. The building originally had a formal west elevation facing the open space on that side. The east elevation was a service elevation unlike the formal arrangement created by the 2003 conversion. Two WC and washroom blocks were attached to that elevation and formed part of an asymmetrical plan form. This can be seen on the extract from the 1939 OS plan (reproduced below), and the 2001 survey plan (submitted with this application as drawing 15120.03). Part of one of these service elements can also be seen in the photograph included below.

The planning & listed building consent which approved the conversion of Walnut building into 3no. dwellings, included the removal of the two service wings and the alteration to the doors and fenestration in the north, east and south elevations. A non-original formal east elevation was created as part of that approval and it is important that the current application is understood in the context of the significant earlier interventions.





1939 OS extract, with Walnut building and the service elements indicated.
(Copied from the NMRC archives).





2003 view of the application building from the south-east, showing the two service wings (one in place and one demolished). The main elevation was then completely remodelled.





View of the south elevation of the application property, looking towards north-east.

Justification & mitigation:

The proposed extension would enable the kitchen and dining area to become an open plan family space which provides a more successful arrangement without the utility room cutting that space into two smaller rooms, as is the case at present.

That part of the building was originally open-plan prior to the conversion, and this new application would help to better reveal the form and significance of the interior volume created by the unusually high ceiling.

The extension would be introduced without the removal of any original fabric. The external door in the south elevation, which was introduced in 2003, would be retained in its current location.





Existing view of the west elevation. The extension would be hidden from view, behind the hedge on the right of the picture.

Amount of development:

The gross-internal floor area of the proposed extension is: 7.1m².

Scale

The proposed extension is modest in terms of height and would have ridge and eaves heights of 4.6m & 3.1m respectively.

Landscaping

The established mature garden and boundary treatments of the property would remain unaffected by the proposed extension.

Appearance

The extension would be constructed using facing materials that would respect the existing building and its context as part of the group of former hospital buildings close to Walnut House.



Orange-red facing bricks would be used for the plinth, below the main walls of through-colour textured render. Dark grey natural slate would be used for the roof, similar to the existing. Joinery would be traditional painted casements.

The use of textured render for the main parts of the external walls is consistent with render having been used as a facing material on the nearest of the historical hospital buildings...i.e. at Wyvern House, Easedale and the large Annexe.

Access:

There are no access issues in relation to this proposal. Vehicular and pedestrian access would remain unchanged by the implementation of the extension design.

Summary:

The proposed extension is a modest intervention in a building which has previously undergone significant change.

The design of the extension follows traditional principles to ensure that the scheme responds positively to the character of the building and its setting.

The design employs appropriate proportions, materials & detailing to achieve the reasonable amount of additional accommodation, and without harming the character and setting of the curtilage-listed building or any significant historic fabric.

The extension would enable the applicant to enjoy the open plan layout of the kitchen and dining space, which would reveal more of the original volume of that part of the building.

We therefore hope that the application will receive a favourable recommendation following the conclusion of the statutory consultation process.

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For and on behalf of Mathewson Waters Architects LLP

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