

DESIGN & ACCESS STATEMENT

INTRODUCTION

This Design and Access Statement has been prepared in support of a retrospective Listed Building Consent application relating to works undertaken at 77 St Edith's Marsh, Bromham.

The application seeks retrospective permission for internal alterations comprising the installation of a structural steel beam undertaken in 2013 and electrical works undertaken in 2014 to secure the continued safe occupation and maintenance of the property.

The works were carried out to address structural and safety concerns whilst retaining the character and functionality of the dwelling.

SITE CONTEXT

77 St Edith's Marsh is a Grade II Listed Building included on the National Heritage List for England under List Entry Number 1200688. The late 18th Century house has been recognised for its special architectural and historic interest externally and forms an important part of the historic environment of Bromham and St Edith's Marsh.

The property occupies a rural setting and is characterised by traditional materials and detailing, including red brick elevations, a slate roof and brick chimney stacks. The dwelling retains a simple vernacular form that contributes positively to the character of the surrounding area.

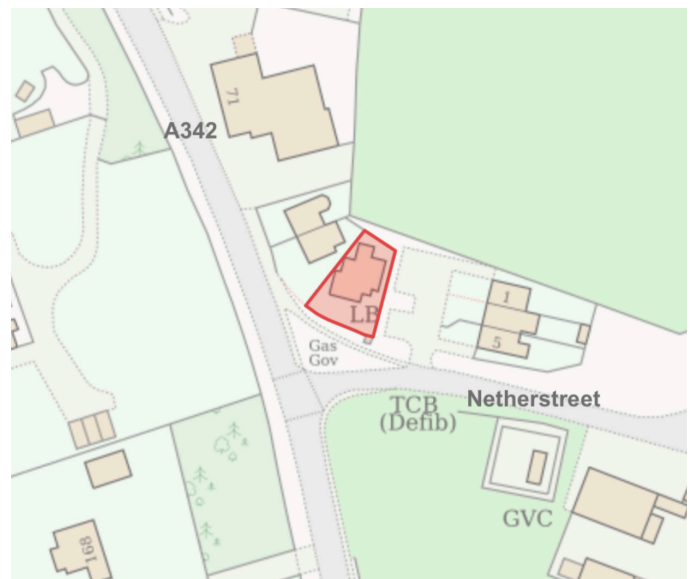
Internally, the property retains exposed timber beams and other traditional features which contribute to its historic character and architectural interest.

Works have been developed with careful regard to the heritage significance of the building, seeking to preserve its historic character whilst ensuring its continued safe occupation and maintenance.

PLANNING CONSIDERATIONS

The proposal represents a modest internal intervention within an existing residential property. The works did not alter the scale, form or external appearance of the building and have had no adverse impact upon neighbouring properties, visual amenity, highway safety or the wider character of the area.

The proposal accords with the relevant provisions of the National Planning Policy Framework and the adopted Wiltshire Local Plan by preserving the character and significance of the heritage asset and supporting the continued beneficial use and long-term maintenance of the property.



SITE LOCATION PLAN



SATELLITE IMAGE

DESIGN

DESIGN PRINCIPLES

The works were undertaken in accordance with the principles of minimal intervention, with the objective of preserving the original historic building fabric.

The primary purpose of the structural works was to address concerns regarding the integrity of the existing structure and to ensure the long-term safety and continued use of the dwelling. It is understood that an intermediate timber post, which historically supported the principal beam, had been removed prior to the current ownership. Rather than replacing existing historic structural elements, the intervention was designed to provide supplementary support alongside the original structure, thereby minimising the extent of alteration and retaining the original historic timber beam.

AMOUNT

The development consists solely of internal works comprising:

- Installation of new steel channel bolted to existing timber beam and enclosed within a hollowed out oak beam (2013).
- Electrical upgrade works, including partial rewiring and replacement of existing consumer unit (2014).

Works did not have any impact externally or on the footprint of the building.

SCALE

There has been no increase in the height, massing or volume of the property and no alteration to the established form of the dwelling. The structural steel has been installed alongside the existing beam. Electrical works were undertaken in a like for like location.

LAYOUT

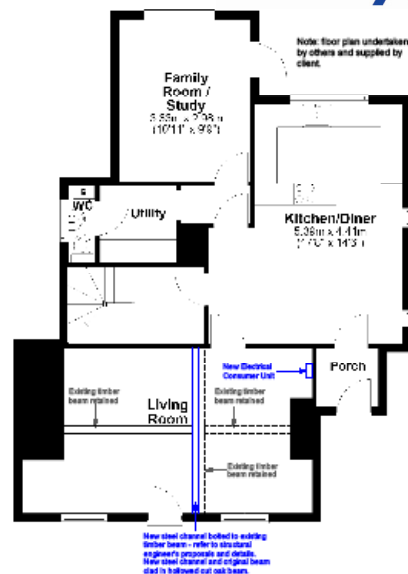
The existing internal layout remains unchanged. The works have enabled the continued use of the accommodation without requiring significant alterations to established room arrangements or circulation patterns.

APPEARANCE

The proposal has no material impact on the external appearance of the building.

Internally, the new steel beam is bolted to the existing beam, with both beams enclosed within a hollowed out oak beam to in keep with the historic character of the property.

The electrical works were all undertaken in like for like location and so have had no impact on appearance.



EXISTING FLOOR PLAN

Existing oak beam retained.

Existing oak beam retained.

2014 installation of new steel beam adjacent to existing oak beam, cased in oak.



PHOTO: BEAM THROUGH LIVING ROOM



PHOTO: BEAM INSTALLATION - viewed beneath floorboards from above

ACCESS

VEHICULAR ACCESS

Existing vehicular access arrangements remain unchanged. The property continues to be served by its established access and parking arrangements.

PEDESTRIAN ACCESS

Pedestrian access to the property remains unchanged and no modifications are proposed to entrances or external circulation routes.

The works have improved the safe occupation of the property through structural reinforcement and improvements to electrical installations. The development therefore contributes positively to the ongoing maintenance and safe use of the dwelling.

CONCLUSION

The works at 77 St Edith's Marsh comprise limited internal alterations undertaken to secure the long-term stability, safety and continued use of the property.

The works have been carefully undertaken to minimise visual impact, retain the character of the building and preserve the established appearance of the property. No external alterations have occurred, the existing access arrangements remain unchanged, and the proposal has no adverse effects on the character of the area.

The works have resulted in less than substantial harm to the significance of the listed building and have secured its long-term conservation through structural stabilisation and improved safety.



PHOTO: front entrance.



PHOTO: rear of property.



PHOTO: living room.



PHOTO: installed structure (viewed from First Floor floor)