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Wiltshire Council
Development Management
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Manor House, High Street, Winterbourne Stoke, Salisbury, SP3 4SZ
Application for Listed Building Consent for internal alterations

Dear Sir / Madam

On behalf of our client, Miss P Turner, we are pleased to submit an application for Listed Building Consent for internal alterations to Manor House, Winterbourne Stoke, Salisbury, SP3 4SZ.

Application Documents

Submitted electronically to accompany this planning covering letter are the following:

- Application form
- Heritage Statement
- Design and Access Statement (within this letter)
- Existing drawings:
 - Site Location Plan and Block Plan dwg. 4378-01A
 - Existing Ground Floor Plan dwg. 4378-10A
 - Existing First Floor Plan dwg. 4378-11A
 - Existing Second Floor Plan dwg. 4378-12A
- Proposed drawings:
 - Proposed Ground Floor Plan dwg. 4378-13A
 - Proposed First Floor Plan dwg. 4378-14A
 - Proposed Second Floor Plan dwg. 4378-15A
 - Proposed Stair Details dwg. 4378-16A
 - Proposed Partition Plan and Elevation (Bedroom 11) dwg. 4378-17A
 - Demolition Ground Floor Plan dwg. 4378-18A
 - Demolition First Floor Plan dwg. 4378-19A
 - Demolition Second Floor Plan dwg. 4378-20A

Design and Access Statement

Manor House is a Grade II* listed property that is owner occupied. The proposal seeks to improve the dwelling to enable the existing habitable first and second floors to be thermally improved along with some re-modelling and the construction of a staircase from ground to second floor at the southern end of the range.

Currently the thermal performance of the property is poor. It is considered that most of the heat escapes from the roof which consists of lathe and plastered sloping ceilings and open storage to the eaves spaces – neither of which incorporate insulation.

The lathe and plaster has 'lost its key' in numerous places and it is considered that to enable the historic fabric to remain, underlining the sloping ceiling with an insulation backed plasterboard would be an appropriate solution. The underlining of the ceiling would allow the lathe and plaster to remain insitu along with purlins and trusses to remain visible, screwing the insulation backed plasterboard through to the existing rafters. The proposal is consistent with Historic England's Advice Note 18 Adapting Historic Buildings for Energy and Carbon Efficiency.

Access can be carefully formed to the eaves spaces to allow rockwool insulation to be rolled out and the vertical stud work to be insulated from within the eaves space, this retains the skirting and lathe and plaster on the room side of the studs. Simple hatches can be provided for future access (see below for services).

To allow the second floor to be more safely occupied with specific regard to fire safety (escape), the proposal seeks to introduce a secondary flight of stairs, and minor partition changes to form a second floor landing.

At second floor, the introduction of a partition forms 'Bedroom 11' and allows 'Bathroom 4' to be formed. The other proposal at second floor is to provide Bathroom 3 within the existing room. There will be the need to provide hot, cold and drainage services to the proposed Bathroom 3 & 4 on the second floor. Such services can be easily connected from bathrooms at first floor.

There will also be the need to provide space heating via radiators to the second floor. The flow and return pipework can be located within the eaves spaces, surface fixed (not notched) therefore having no impact on the fabric of the heritage asset.

A full description and assessment of the works insofar as they affect the significance of the listed building is contained within the accompanying Heritage Statement. This concludes that the proposed alterations result in the limited loss of historic fabric but will not cause harm to the listed building. The proposals will deliver considerable benefit to the existing building through repairs and the re-use of spaces that are currently underutilised.

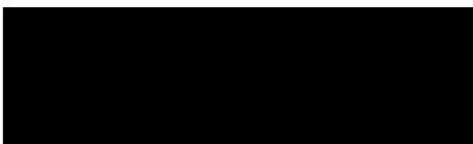
Summary

The proposed development is for internal alterations to the Grade II* listed Manor House, Winterbourne Stoke. It is demonstrated within the submitted Heritage Statement that the proposal will not harm the listed building and will provide benefits in terms of improving energy efficiency and making effective use of the existing floorspace within the building.

The proposed changes are in accordance with the NPPF and Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

We trust that you have sufficient information to register the accompanying application and we look forward to receiving confirmation that the application has been validated in due course.

Yours faithfully



Mrs C E Taylor-Drake

(On behalf of Dolman)

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