

Design, Access & Heritage Statement
for
1 The Mews, Newman Road, Devizes SN10 5LU

1. Features on the existing site

The property has a Grade II listing, being a curtilage building to the old Wiltshire County Mental Hospital, a separate and older Bath stone building situated approximately half a mile away, on Thomas Wyatt Road.

'The Mews' is a more recent building, built of more standard construction. It previously contained medical wards for the main hospital. As part of the conversion of the Mews (circa 2005), it is apparent from photos of the interior of the houses (as seen on Rightmove sold house prices website) that extensive renovations to the interior layout of the building took place.

2. Details of access issues

The internal alterations have no adverse impact on access or circulation. Access to the living room is gained through the kitchen, a typical route in residential houses.

3. Details of the works

1 The Mews is a three-bedroom residential dwelling created during the 2005 conversion. The ground floor layout established at conversion comprised a kitchen/diner, living room, linked via an internal door and with separate hallway access (via an internal hallway corridor) and downstairs WC (See Photos 2-5) accessed from the generously proportioned hallway (See Photo 1).

Currently, the property features a single full bathroom situated on the first floor. The proposed plan involves reconfiguring the downstairs WC and its adjacent access hallway corridor (see Image 2) into a second full bathroom. This alteration optimises the ground floor footprint and delivers enhanced living convenience suitable for a three-bedroom property.

Neither the hallway nor the ground-floor WC contains visible historic or original elements. The dividing wall between the WC and the hall consists of modern construction dating from the 2005 conversion, as do the existing internal doors & sanitaryware fixtures. Additionally, modern tiling is present on the floors in both areas.

Under the proposed scope of work, to create adequate space for a full bathroom, the wall and door accessing the WC from the hallway would be removed. The existing doorway leading from the hallway into the living room will be blocked up with appropriate insulation. A new doorway will be created (recycling one of the removed doors) along the internal corridor to provide access to the newly created bathroom. (See photo 1, Image 1 & 2). The proposed modifications to both doorways will be fully reversible, ensuring they can be easily restored to their current layout in the future if required.

The existing sink and toilet will be replaced with new fixtures retained in their current locations, and a quadrant shower unit will be installed. The existing floor tiles will be replaced with new tiling. All aspects of the proposed works will comply with current electrical and plumbing regulations and will be executed by fully certified, qualified tradespeople.

The alterations are entirely contained within the interior of No. 1 The Mews and do not affect external elevations, the surrounding setting, or neighboring properties. Informal conversations with Mews neighbours has been met with support for the work.

Photo 1: Interior hallway with access to the living room & downstairs WC



Photos 2-5 Current downstairs WC





Image 1: Photo showing proposed changes



Image 2: Floor plan showing proposed changes (not to scale) For scale drawing refer to separate floor plans attached to application

Proposed conversion of existing portion of hallway & downstairs toilet into full bathroom at 1 The Mews, SN10 5LU

- Current floor is tiles (modern addition). To be replaced with new tiles. If original flooring underneath (currently unknown), care will be taken to prevent damage during removal of existing tile & installation of new tiles

