

DESIGN, HERITAGE AND ACCESS STATEMENT

relating to

**APPLICATION FOR PLANNING PERMISSION
AND LISTED BUILDING CONSENT**

for

ALTERATIONS TO EXISTING REAR EXTENSION AND INTERNAL WORKS

at

54 MARTINS ROAD, KEEVIL, TROWBRIDGE, BA14 6NA

Ref: 3422.STAT

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54 MARTINS ROAD, KEEVIL, TROWBRIDGE, BA14 6NA

Design, Heritage and Access Statement relating to alterations to existing rear extension and internal works

1. SITE ANALYSIS

54 Martins Road is a Listed Grade II dwelling located in the centre of the Village of Keevil, behind the Village Hall.

The property is of an unknown age, the neighbouring Nos. 52 and 53 are indicated to be 18th Century. The original dwelling is a two storey double gabled cottage, constructed from brick and stone, with plain clay tile roof coverings.

There are 2No. single storey extensions, the side extension is constructed from brick with a hipped double roman clay tiled roof. This is believed to have been constructed in the 19th Century and currently houses the Bathroom.

The rear extension appears to be 20th Century and is rendered with a corrugated fibre cement and twinwall polycarbonate roof coverings.

2. DESIGN PRINCIPLE

The perceived requirements may be summarised as follows:

- Addition of wall to rear single storey element, to remove the poorly detailed angled corner wall. Provision of new timber external door.
- New roof construction over kitchen, clad in plain clay tiles. Bitumen felt provided underneath tiles due to low pitch of roof (approx. 19°).
- Provision of 2No. conservation style black metal rooflights and appropriate flashings within new roof.
- Removal of internal wall between Sitting Room and Kitchen, provision of structural support. Removal of DG2 & WG5.
- Removal of timber partition wall in Bathroom.
- Infill of WG1 with matching brick.

3. DESIGN SOLUTION

There is an appropriate awareness of the historic background to the site and of the need to protect the character of the building and setting. The design approach has therefore been towards meeting the functional requirement while respecting the context. The proposal seeks to minimise impact upon the historical elements of the heritage asset. The proposals are therefore intended to improve the appearance of the rear existing extension, whilst not altering the external fabric.

The proposed wall and roof alterations to the existing rear single storey element provide much needed improvement to the rear of the building; removing the unattractive and inappropriate materials of corrugated fibre cement and twinwall polycarbonate. Providing a wall to remove the poorly detailed angled corner, which creates a complicated and incongruous junction between the two single storey elements. The new door will be timber, replacing a uPVC door which appears out of place in the listed building context.

The addition of rooflights provide much needed natural light into the Sitting Room, providing light as the twinwall polycarbonate currently does. The rooflights are of a conservation style to minimise their impact.

The internal wall to be removed between the Kitchen and the Sitting Room is an original wall, the intention is therefore to remove only the area of the wall between DG2 & WG5 and the wall below WG5's sill. Therefore, retaining nibs at either end along with a downstand to retain as much of the original wall as possible and indicate the separation of the original building and the single storey extension structure.

The removal of the internal wall in the Bathroom allows the opening up of the room, the partition is presumably mid-20th century dividing the WC from the rest of the Bathroom; its removal will improve the use of the room and does not affect anything of historical value. The infilling of the window WG1 removes one of 3No. windows from the current single storey element, and much improves the usability of the room.

4. **HERITAGE ASSESSMENT**

The listing details available for the dwelling from Historic England are as follows:

KEEVIL MARTINS ROAD
ST 9257
(off east side)
14/163 No 54
GV II

Cottage at end of row. English bond brick with stone dressings, tiled roof with gable end brick stack to right. Two-storey, 1- window. C20 glazed door to left, 2-light casement with stone architrave to right hand, ground and first floor. Lean-to addition to rear. Included primarily for group value.

The dwelling was listed in 1988.

Considering the nature of the proposed works, it is contended that the effect on the historic fabric is, indeed, appropriately minimal; the works are to the rear and internal areas of the property. The listing indicates that it is included for its value to the terrace which it is in, none of the works affect the terrace appearance, in fact it will improve the external aesthetics to the rear single storey element.

The additional wall and proposed roof provide a much-improved visual appearance to the rear of the property, removing unattractive roofing materials and replacing them with plain clay tiles to match the roof of the original building. The additional external wall also improves the corner detail making these works a positive impact upon the heritage asset.

The rooflights will provide daylight into the Sitting Room and as they are at a relatively low pitch will be barely visible from the ground, they are of a conservation style making them a neutral impact upon the property.

The removal of the wall between the Kitchen and Sitting Room will improve the space, making it a larger open area and easier to use in line with modern day living. The removal of the original wall is unfortunate, but the retention of nibs and a downstand to indicate the original wall's location along with the benefit gained from the larger space makes this a neutral impact upon the heritage asset.

The removal of the Bathroom partition has neutral impact, altering a modern partition.

The infilling of the WG1 allows the insertion of a good size shower into the room, which is currently impossible due to windows or doors being on all four walls. This is an alteration to an extension with matching materials to minimise the visibility of the alteration, the other 2No. windows are retained to minimise the impact upon the room making this a neutral impact.

5. **ACCESS STATEMENT**

The access arrangements will not be changed by the proposal.

6. **CONCLUSION**

The proposals are positive additions, improving the appearance of the rear elevation along with improving the overall use of the property for the applicants. The works to the listed building improve upon poor existing aesthetics and materials, and do not impact upon the individual character of the original building.