

# HERITAGE, DESIGN & ACCESS STATEMENT

for

6 Salter Street, Berkeley, GL13 9DB

April 2023



6 Salter Street is a family home, located in Berkeley and within the Berkeley Conservation Area. The front elevation fronts straight on to Salter Street, with rear access and parking from Marybrook Street.

Berkeley was first designated as a conservation area in February 1975. No boundary changes have been made since its original designation. The conservation area does not have an adopted Conservation Area Statement.

The property is Grade II listed, list entry number 1222053 and first listed 9<sup>th</sup> September 1985. It is listed with the neighbouring property 8 Salter Street. The listing description is as follows:

‘Pair of houses. Early C19. Brick, slate roof, 3 brick stacks, on stone plinth with stone dressings. Single main range, 2 storeys. 3 windows each, 16/12/16-pane sashes, all with keystones and voussoirs. Each house with central round-headed door with keystone and imposts and plain stone architrave, and decorative radial fanlight. No 6 has plain single flush panel door, No 8 has half-glazed C20 door.’

The property has a number of other listed properties within a 50m radius and these are 9, 11, 20 Salter Street, Union Chapel, Berkeley Town Hall, 13 and 16 Market Place and the former Berkeley Hospital building.

## Description of Proposed Development

The applicant purchased the property in February 2018. This application has been made to gain consent to:

1. replace the existing ground floor rear extensions with a new single storey rear extension
2. reinstate a wall between the front reception room and room to the rear elevation, creating a utility room and WC with a door providing direct access to the rear garden

The purpose of this statement is to describe the existing state of the building, the alterations proposed, and the effect of this on the significance of the heritage asset.

The ground floor extension seeks to provide the additional family living accommodation required by the applicant, whilst being sympathetic and respectful to the existing property both internally and externally. The alterations will also improve the energy efficiency of the property.

Altering the thermal performance of older buildings must be well considered to ensure any interventions do not result in damage to the existing property. Detailing to avoid the risk of condensation is critical. It is also important to plan responsibly when improving the thermal



## The Proposals

The aim of the proposed work is to develop the property for the applicant without impacting on the historic asset.

The proposals will create a kitchen/diner, utility and WC at ground floor and replace the existing windows to the front of the property. The proposed layout will add no additional habitable rooms to the existing property.



View of the rear elevation of the property

The proposed single storey extension will replace an existing lean to 'L shaped' mono pitch extension and will create a large kitchen/diner space with a view across the garden. A small existing outhouse will also need to be demolished (which was once an external WC). The existing openings in the original rear wall (a window and arched opening) will increase to form one opening. The existing opening under the staircase to the existing extension will be blocked up, with a recess created and exposed brickwork to the new extension to show where this opening once was. The existing door between the dining room to the front and kitchen will be blocked up.

It is proposed that the extension will have a flat roof, with a parapet wall and 2 no. hoppers and downpipes. The height of the parapet wall will be lower than the highest point of the existing extensions mono pitch roof. Currently the property is lacking a connection from the inside to the rear garden which this extension will now provide. The new extension will be a light grey/buff



brick, with dark framed glazed windows and doors. A new set of sliding/folding doors are included in the design.



View of the single brick thick wall construction forming part of the extension



View of the doorway into the kitchen from the dining room and the archway in the kitchen to the extension

It is the intention that the proposed extension will be constructed to achieve a high level of energy and thermal performance, with the walls, floor and roof insulated beyond current Building Regulations requirements. All new glazing will be double glazed as a minimum.

An existing wall will be constructed in the living room and a door way reinstated to the hall. This will return the living room to its originally intended proportions. The room to the rear will be repurposed as a utility with WC. A new glazed door is proposed to the rear, replacing an existing window. The original head detail will be retained, but the cill dropped.

The existing vehicular and pedestrian access to the property will remain unaltered.

## Impact on the Heritage Asset

The proposed alterations have been assessed with regards to the impact on the heritage asset itself, on those Listed Buildings in the immediate setting and the Conservation Area setting.

The rear extension and alterations will not be visible from the front elevation of the property. It is believed that it is the front elevations of these properties that contribute to the Conservation Area setting. The view of these properties to the rear is substantially blocked by a large, steel framed, car garage. Flat roofed 2 storey additions to neighbouring properties also clutter the rear view. The proposed alterations will not be visible internally from any other listed building. The photograph taken from Marybrook Street below shows the limited visibility of this elevation from the public footpath. For these reasons it is believed the alterations are not detrimental to the Conservation Area setting or character of the neighbouring Listed Buildings.



*View of the rear elevation of the property from the public footpath*

The new rear ground floor extension will result in some loss of fabric due to the removal of part of the existing rear wall. An existing opening under the staircase will also be blocked up. However, this is in an area that has been subject to change over the years, and the existing extensions prevent these openings contributing to the rear elevation. The existing extensions are dated and of poor design and construction (in some areas only a single skin of brickwork) and their replacement will be an improvement to the elevation, whilst also improving the energy efficiency of the building. The change to the rear window to create a door to the proposed utility will require some loss in fabric, but it is the intention the header detail is retained. Furthermore, the proposals seek to reinstate internal walls and a door and return existing rooms to their original intended proportions. These new infills will be finished in a lime plaster and coving and skirting reinstated.

The proposed alterations are sensitively designed with the choice of construction materials both internally and externally carefully considered.

For the reasons listed above it is believed the significance of the historic building is not compromised.

## Conclusion

The purpose of this statement is to describe the proposed works to this listed property.

It is believed the proposals are not detrimental to the character of the Listed Building as although there is some loss of historic fabric, the changes will ensure the preservation of the existing building. The proposal brings the positive benefit of bringing the property into good repair and improves energy performance.

It is believed the ground floor extension design will enhance the overall appearance and significance of the heritage asset. The proposed alterations support the contribution the property makes to its setting, enhancing the appearance and significance of its heritage asset without degrading its significance.