

Design & Access statement

This is the required design and access statement for listed building consent applications. This is because this historic designation is valued as a 'heritage asset' and the Council has a duty to manage any changes proposed to them.

A design and access statement must explain the design principles and concepts that have been applied to the proposal. It must also demonstrate how the proposed developments context has influenced the design. The DAS must explain the applicant's approach to access and how relevant Local Plan policies have been considered, any consultation undertaken and the outcome of this.

Impact

Explain the impact the proposed works will have on special architecture or historic importance of the landscape or setting. Where any part of the building is to be removed or altered, explain the significance of that part and why it is considered necessary to replace or remove it.

The proposal is to introduce new materials to a partition wall in the roof void of the west range of Dyrham House. The aim of the proposal is to provide fire stopping capabilities to the roof void around an existing partition wall, which will complete a compartmentation line from the structure below.

This will improve the fire stopping capabilities in this section of the building enclosing a staircase that is used by visitors and is part of a main escape route. These works are advised by a fire risk assessment completed by a fire safety officer.

The existing partition wall and roof void are significant sections of the building with rubble stone walling pointed in lime and large beams supporting the ceilings below and roof trusses above. The battens and slates within this section of the roof void were replaced in 2015 as part of large-scale re-roofing works.

The proposed materials will be timber framed with fire rated boarding secured to this, this will be positioned over the existing compartmentation wall and secured with as minimal points as possible into the stone and mortar. The space between the board and existing structure will be filled with a suitable sealing product, this product will stick to the structure and will have intumescent capabilities ensuring there is no route for fire or smoke through the structure. Following both fire risk assessment guidance and building regulations the intention is to install a woven fire-resistant material to the rafters either side of the compartment wall. This is to reduce the risk of the fire being deflected from the compartment wall onto the immediately adjoining materials.

The works would impact the building by adding new materials to the space, however this is not a habited area, as a result there would be little impact on the usual experience of the building. The intention would be to make the installation as reversible as possible, so that if a more suitable solution is found in the future the current proposed could be removed with little damage/impact on the existing structure.

The new materials will look and feel modern, they are not pastiche and will not aim to replicate in any way the existing structure. This will give a clear definition between historic and modern. The works are necessary to create a compartmentation line from the spaces

below and to follow this up to the underside of the roofline. Without this the existing staircase escape route is exposed as an unprotected route.

The installation of a fire rated door to the existing opening within the compartment wall will be an addition and therefore will impact on the experience of the space. This however will not overly adversely affect the space as a view through the roof space will still be possible through the bat letterbox style opening with an intumescent triggered hatch which will be situated within the door.

Removal of asbestos containing doors (and one access hatch) within the roof void and upper floor will have a positive impact, removing non-significant items which contain hazardous materials and replacing these with more suitable doors that have a more predictable fire stopping capability.

Design

Explain the principles behind the design, of the proposal, what is the aim of the design? Demonstrate how the design relates to the building, through layout, placement, sizing's, setting, style, and design details. What elements have been taken into consideration within the design, and how has the existing structure or landscape influenced these?

The design follows an existing precedent set when the roof works were undertaken in 2015 around other partition walls. The fire stopping installed at this point (in other areas of the roof) entailed a fireproof material being installed either side of the partition wall on the horizontal plane, in line with the existing roof slope. The existing is installed between the rafters and the battens as this was possible whilst the roof works were being done. The proposed is to install a similar product to the underside of the rafters without disturbing the existing roof coverings. This would be attached directly to modern rafters (where these have been replaced previously) and or the modern battens, with as fewer fixings as possible to the historic roof members. Minimal fixings would be used on the main roof trusses.

The further precedent for fire stopping within the roof void has been to build up the partition walls to the underside of the roof coverings. This would be difficult to reverse and could make it complicated to determine which section is historic material and which is modern materials for future understanding of the building.

What materials are proposed and how do these relate to the existing?

Firefly TM Phoenix is the woven fabric which will be used to cover a section of the adjoining internal roof slopes to either side of the compartment wall. A similar material has been used around other compartment walls

The fire rated boarding and timber framing and fire stopping sealant that is intended to be used to fire stop the upper section of the wall. These will be new materials; the timber frame will match the new timbers seen in the roof space for the re-roof project in 2015.

The door replacements will comprise of flush fire doors to the roof void areas, and an access hatch.

Are any landscaping features being removed or altered as part of the works?

No landscaping features are being removed or altered as part of the works.

Consultation

Have any previous applications been made? If so, provide reference numbers and their outcome.

No previous applications have been made in relation to these works. There are other works ongoing at Dyrham House the reference number for which is: P19/19822/LB

Has the local planning authority been consulted for any pre-planning advice in any form? If reference numbers are known, please provide details.

No pre-planning advice has been sort for this application.

Have you consulted any of your neighbours or any other interested parties about your proposals? If so, please give details.

N/A

Access

What changes to the existing access arrangements to the property are proposed and will these facilitate access for less abled users?

A door will be installed in the main compartmentation wall that is being altered as part of these works.

Some doors are due to be replaced as part of this application, however these are like for like in style and will not alter the access methods.

The main access in and around the building will not be altered as part of these works.