Battleaxes, Bristol Road, Wraxall, BS48 1LQ **Design and Access Statement**

Part 3 of 6





Dattleaxes Refurbishment Existing Building Refurbishment







The proposed refurbishment of The Battleaxes takes place as part of the works and will enhance the heritage asset and its contribution to sustainable communities, local character and distinctiveness.

The existing buildings are in disrepair and we will need to make significant investment in order to maintain them for the future. The following pages describe our approach to the regeneration of The Battleaxes.

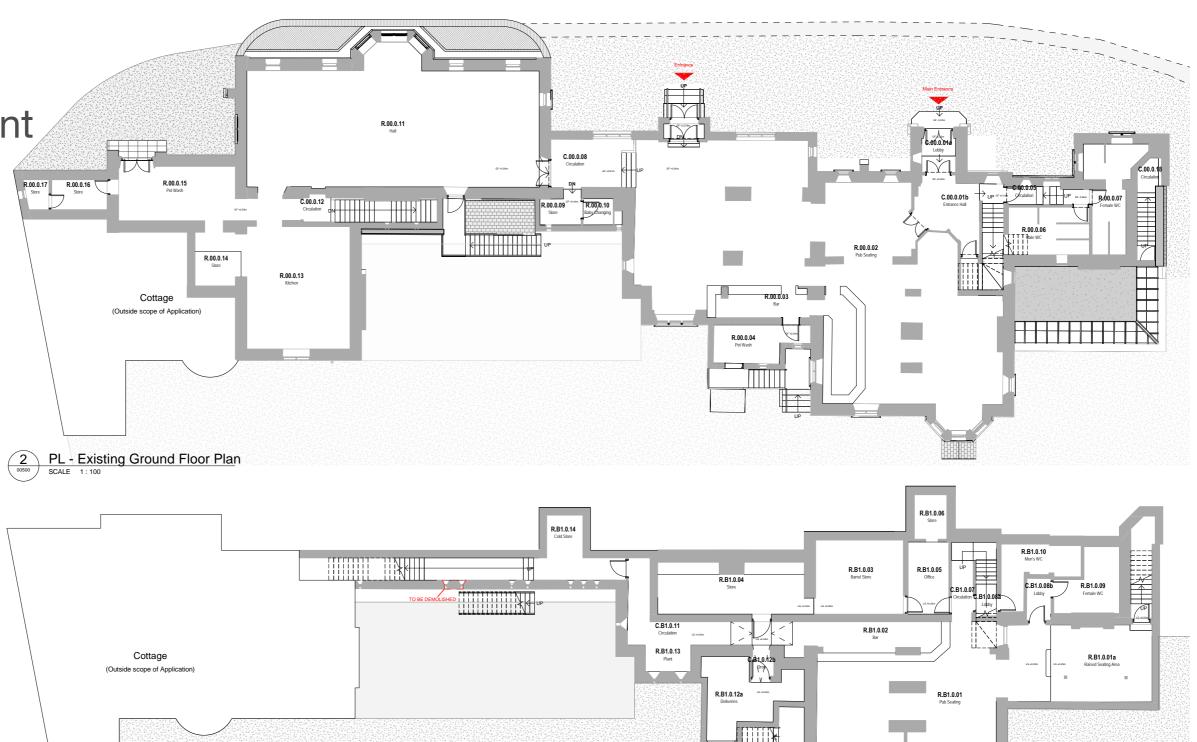


Precedent images



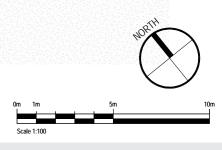
09 Battleaxes Refurbishment

Existing plans



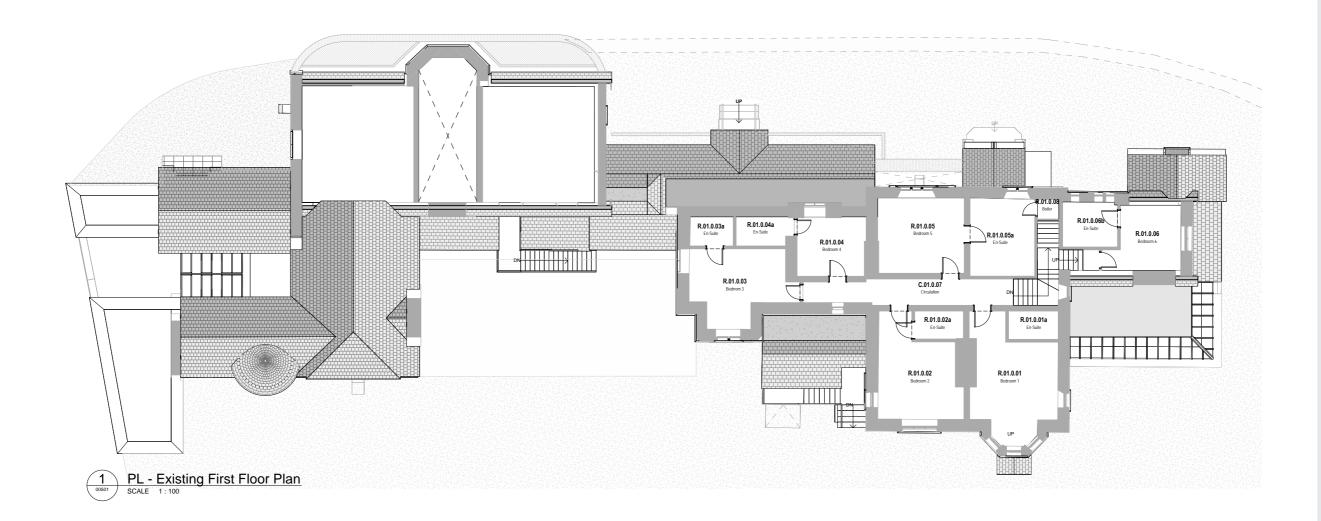
1 PL - Existing Lower Ground Floor Plan
SCALE 1:100



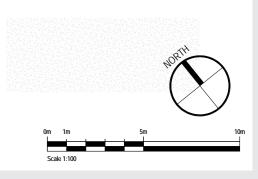


09 Battleaxes Refurbishment

Existing plans



We plan to maintain the existing use of the first floor which contains a suite of bedrooms with integral ensuite bathrooms. This area will be refurbished which will provide useful overnight accommodation to those visiting Wraxall.



10 Proposed Extension Proposed plans

Licensed Cafe/Bar

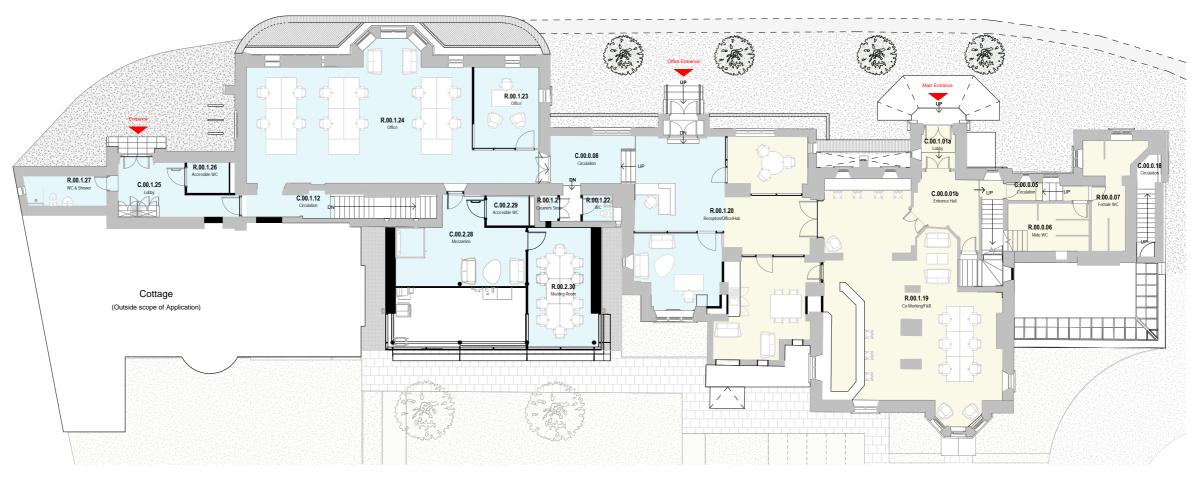
Office space

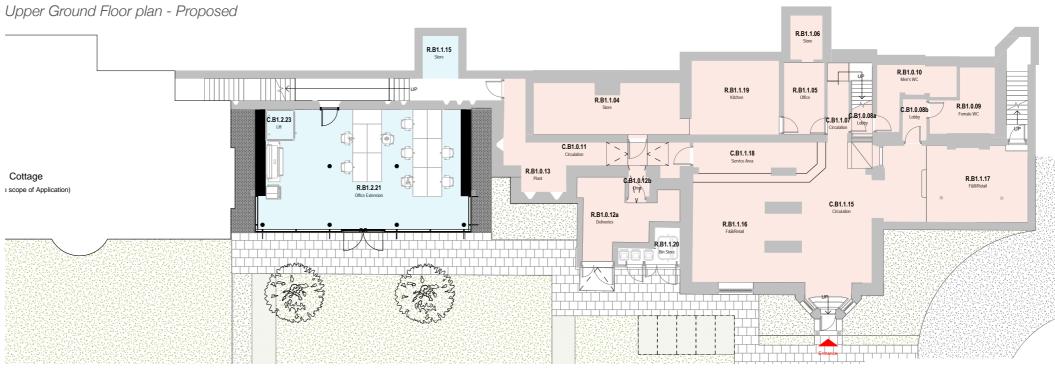
Licensed Workspace/Hub

The new extension will be fully accessible, having its main entrance on the south side. Within the ground floor a lift will serve the mezzanine level as well as the upper ground floor level of the main building.

Accessible parking spaces will be located close to this entrance to allow wheelchair uses an easy access to the building.

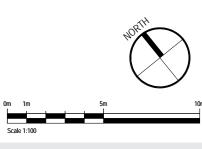
The mezzanine will include individual desks and an enclosed meeting room.





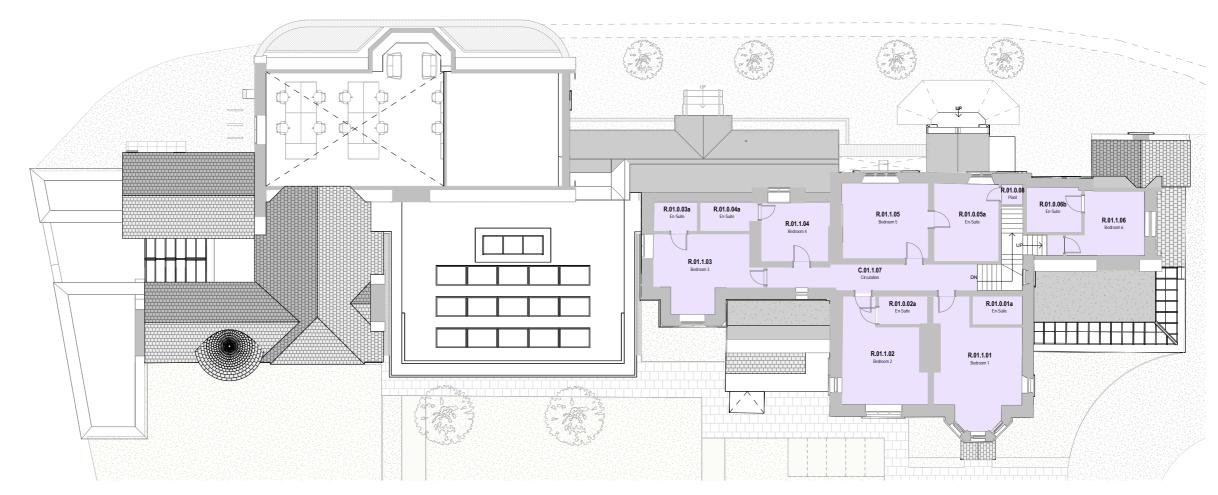
Lower Ground Floor plan - Proposed

The Battleaxes building, proposed layout.



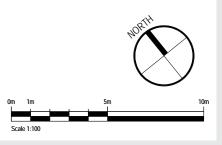
10 Proposed Extension Proposed plans

Overnight Accommodation Retained



First Floor plan - Proposed

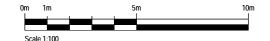
The upper level of the main building remains the same.



10 Proposed Extension South Elevation



The Battleaxes building, proposed South Elevation.



10 Proposed Extension Studio HIVE's New Office Extension

The following drawings include the layouts for the proposed Battleaxes Refurbishment for the development.

As part of the brief we're proposing an energy efficient office extension to the south of the main building.

The new extension will form a single double height space with a Mezzanine which will provide additional office space as well as linking to the upper ground floor of the existing building.

Parking for staff will be allocated within the site, as well as spaces for visitors and other users. EVC (Electric Vehicle Charging) will be available as well as ample cycle storage.

The extension will become the new office for Studio HIVE and Architecture by Studio HIVE.



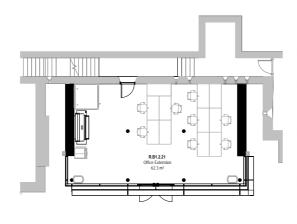
10 Proposed Extension Detailed drawings

The Office Extension is designed to provide both additional office space (for Studio HIVE) as well as to showcase our commitment to sustainable design and energy efficiency. The new building sits in an existing recess between the caretakers cottage and the main building. We have been careful to pull the new structure away from the flanking walls with the north connection having only a minimum effect on the existing building fabric.

Levels are such that the ground floor of the main hall matches through to meet the mezzanine floor of the new office. The mezzanine also contains a tea point, toilets and a glazed meeting room. A lift serves both levels of the new building.

The structure is designed to be low-carbon with glulam (timber) beams forming the main structure; these will also be visible from the outside as our visuals show.

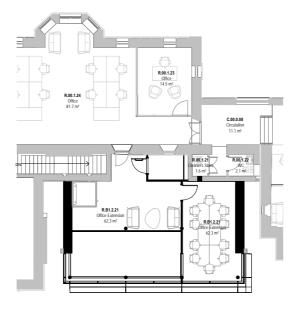
Externally, the galzed curtain wall is protected by external louvres which enhance both the composition of the elevation and reduce solar gain to the office within. The roof carries a large amount of PV.

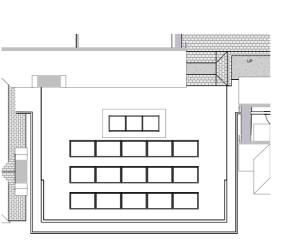


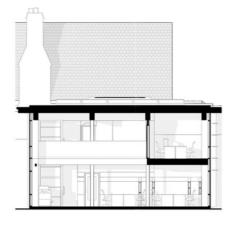




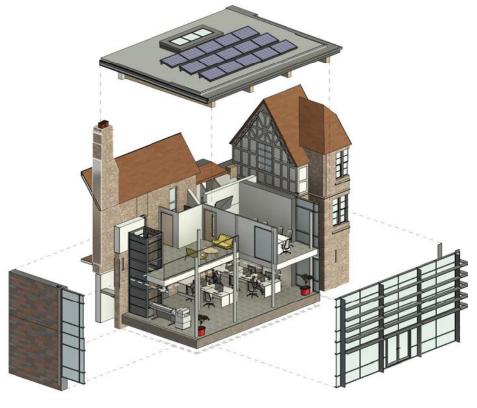












The Office Extension, proposed drawings.