

# Battleaxes, Bristol Road, Wraxall, BS48 1LQ

## Materials and Finishes Report





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## Battleaxes Materials and Finishes Report

March 2023

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## BATTLEAXES - MATERIALS AND FINISHES REPORT

Project: 2105 - Battleaxes

Location: Bristol Road, Wraxall, BS48 1LQ  
P2

Issue date: 1 March 2023

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# 05

## Listed Building Consent checklist

### Battleaxes

#### EXISTING

- **External walls:** Stone masonry
  - The external walls of the building are constructed of stone masonry, featuring coursed rubble with freestone dressings and irregular quoins. Some of the first-floor walls are accentuated with mock timber framing, adding a decorative element to the building's facade.
  - However, extensions to the original building have rendered walls, deviating from the original stonework. Additionally, the porch on the south elevation of the building displays timber columns, adding a touch of warmth to the overall design.
- **Roof covering:** Plain Clay Roof Tiles – Natural Red
  - The building features plain tiled roofs throughout its structure. Its central section comprises of two coped gables with finials, with the left gable displaying a chequerboard pattern. An off-centre gabled projecting porch with clasping buttresses also adds to its architectural design.
  - Additionally, a twentieth-century extension connects the inn to the former club hall via a porch with a hipped roof. The hall itself displays a half pyramidal roof with a cast-iron finial. The north-west gable end is constructed of stone, adding to the structural integrity of the Inn. Furthermore, there is an external roof glazing on the south-east corner contributes to the overall aesthetic appeal of the building.
- **Chimney:** Stone masonry with clay chimney pots.
- **Windows:** Single Glazed Timber Frame – Painted White
  - The building comprises of single glazed timber frame throughout. The ground floor of the building features a single light casement and cross windows, while the first floor showcases two and five-light windows. The right window is accented with a plain architrave and is surmounted by a flat gable adorned with pinnacles.
  - Adjacent to the porch on the right-hand side, a two-light casement window with shouldered heads adds to the overall architectural design. The hall windows are outfitted with ashlar surrounds and shouldered heads, showcasing the attention to detail in the building's construction. Moreover, the north-west gable features a two-light Geometrical style window, elevating the overall aesthetic of the building.
- **External doors:** Timber - Painted
  - The porch is adorned with panelled doors, which are encased within a hollow-chamfered and pointed surround and are further accompanied by a hoodmould. Adjacent to this structure, situated towards the right, is a one-story entrance wing, featuring a plank door that is ensconced within an ashlar surround, complete with a cusped head and buttress on either side.
- **Ceilings:** Plasterboard suspended ceiling
  - Gothic-styled roof woodwork on the central bay of the hall.
  - Exposed timber beams.
- **Internal walls:** Painted plasterboard on most of the walls.
- **Floors:** Timber mostly (including staircase to first floor).
- **Internal doors:** Timber.
- **Rainwater goods:** Cast iron.
- **Boundary treatments (e.g. fences, walls):** Stone. Ashlar and rubble stacks.
- **Vehicle access and hard standing:** Asphalt. Tarmac hard surfacing. Minimal garden planting.
- **Lighting:** Feature pendant lights in most of the building. Spotlights in certain places.

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## Listed Building Consent checklist

### Battleaxes

#### PROPOSED

- **External walls:** The proposal seeks to repair and restore the external building fabric back to its original form. Naturally sourced stone will be used where missing or defective in order to match in and marry with the existing.
- **Roof covering:** Existing tiled roof structure to be retained. Remedial works to include replacement of defective or missing tiles and areas of structural instability to made good.
  - To defective flat roof areas, the removal of the existing coverings and replacement with new 3-layer built up felt coverings.
- **Chimney:** Existing chimneys to be retained. Disused chimneys will be capped with appropriate ventilated cowl. Remedial works to include replacement of defective flaunching, repointing of masonry, repair to lead flashings and mortar crown, replacement of clay pots as required and structural repairs.
- **Windows:** The existing windows are to be retained throughout to preserve character and heritage.
  - Internal secondary glazing to be applied throughout to improve thermal performance and draft proofing.
  - Decayed timber window frames and casements will be cut out and replaced or repaired using Repair-care (or similar approved) resin depending on state of decay. This is to ensure that as much of the existing window can be retained as possible.
- **External doors:** To remain as existing with additional draft profiling to frames and jambs.
- **Ceilings:** As part of the proposed works, the existing ceilings will generally be retained throughout.
  - In the Large Hall, the existing non-original bulkhead ceiling at the western end will be demolished and removed to reveal the full extent of the decorative arched window. This approach is intended to restore the original architectural features of the building and enhance its visual appeal.
- **Internal walls:** The proposed construction of all new internal walls will involve the use of studwork, which will sit independently of the existing building fabric, ensuring integration is light touch and reversible.
  - Any partitioning in the new kitchen areas will be stripped out and removed as part of the proposal.
- **Floors:** Retained as existing.
  - Where existing vinyl coverings are to be removed (kitchen) ply under layer to be replaced and prepared to receive new carpet finish.
- **Internal doors:** As part of the proposed works, all existing fire doors will be replaced where necessary to ensure compliance with statutory regulations. The replacement doors will have a like-for-like appearance to maintain consistency in the building's design.
  - However, all remaining internal doors will be retained and will not be subject to replacement. This approach is aimed at minimizing the impact of the proposed works on the overall aesthetic appeal of the building.
- **Rainwater goods:** The existing rainwater goods that are functional will be retained. Any defective pipework will be replaced with cast iron that is painted black to match the existing. This measure is aimed at ensuring a uniform and aesthetically pleasing appearance of the rainwater goods.
- **Boundary treatments (e.g. fences, walls):** The proposed work entails the reconstruction of all collapsed boundary walls using natural pennant stone that matches and blends seamlessly with the existing Wraxall stone.
  - Precast reconstituted natural stone slips will be installed on reinforced concrete retaining walls to demarcate the upper and lower terraces.
  - To the south of the site, a close-boarded timber fence measuring 1.8m in height is to be erected along the border. The fence will be supported by hardwood posts that will be set in concrete footings for added stability and durability.
- **Vehicle access and hard standing:** The overall hard landscaping will be reduced in scope to allow for more soft landscaping. The proposal includes the use of two types of tarmac suitable for general vehicle use and car parking, which will be distinguishable by colour, yet to be confirmed.
  - A new pedestrian block paving is planned to be formed in front of The Terrace and Mews housing types to create an identifiable residential area. The paving will be made of concrete with a natural granite finish in cream or buff colour to blend in with the surrounding environment. All proposed pedestrian sandstone flag paving will be laid in stretcher bond with mixed sizes and colours.
  - The proposal involves transforming rear Battleaxes space into a garden with associated planting, including a shared lawn and ornamental garden that will feature variations of native trees, hedges, grasses, ferns, perennials, and shrubs along the south elevation. Additionally, raised planting beds and trees will be implemented along the north elevation.
  - To facilitate ease of access, self-binding compacted gravel paths in a buff colour will be installed throughout the garden. Furthermore, new grass seeding, and additional trees will be strategically placed to enhance the overall aesthetic appeal and natural ambiance of the space.
- **Lighting:** The proposal includes the replacement of all pendant and suspended lighting with LED fittings.

# 05

## Listed Building Consent checklist Office Extension

### PROPOSED

- **External walls:** The proposed office extensions will predominantly be constructed using a glass and aluminium curtain wall system. The main south-facing elevation will feature a complete glass façade, with integral aluminium bris-soleil. The composition is intended to stand independently from and highlight the features of the original listed building.
  - The two side elevations will be subservient to the existing Battleaxes, sitting separately from the fabric. These will be clad in a terracotta rainscreen system with stack-bonded tiles in a light colour to match the brickwork of the near-by terrace houses. Cladding is supported by a structural steel frame system. This design approach is aimed at ensuring that the extension is subservient to the existing building whilst maintaining its own, modern individuality.
- **Roof covering:** The proposed flat roof to the office extensions will comprise of a high performing single ply warm deck structure supported by rectangular profiled glulam beams. The thin profiled overhang will sit below the existing eaves level of the Battleaxes to avoid obscuring it's architectural features.
  - The flat roof surface will be covered in an array of photovoltaic panels and include roof light glazing maximise natural lighting below.
- **Chimney:** N/A
- **Windows:** Windows will be formed using curtain wall system, with thin profiled aluminium frames. All glazing profiles will be split equally and unified in a consistent rectangular profile. Colour: Dark Grey.
  - Fixed brise soleil will be attached to the south and east facing elevations to prevent overheating.
- **External doors:** Lower Ground Floor entrance to Extension to be glazed, double swing door with aluminium frame.
  - Colour: Dark Grey.
- **Ceilings:** The ceiling is to consist of suspended slatted timber panels to enhance the acoustic performance of the office space. The unfinished glulam supporting beams will be exposed between the timber panels.
- **Internal walls:** All new internal walls are to be metal studwork, faced with plasterboard and a skim finish.
  - The curtain walling steel structure is to be left exposed. Steel handrailing to be formed around the balcony.
- **Floors:**
  - The main supporting ground floor structure is to be formed with concrete. The exact specification will be confirmed following structural assessment and design.
  - The mezzanine and balcony will consist of a steel framed structure. All workspace areas are to be finished with carpet and sanitary spaces with linoleum.
- **Internal doors:**
  - Timber door for WC.
  - Timber door with vision panel for meeting room and connecting the extension to the main building.
- **Rainwater goods:** PPC Aluminium pipes.
- **Boundary treatments (e.g. fences, walls):** N/A
- **Vehicle access and hard standing:** As above
- **Lighting:** The Office Extension is design to be south facing, open planned and with a double height ceiling to maximise natural lighting. Brise Soleil will be strategically positioned on the south and east elevations to mitigate the effects of solar heat gain during the summer months, whilst maximising heat intake during the winter.
  - All new internal lighting to be consist of low energy LED bulbs. All fixtures to the office and meeting room space are to be suspended from the ceilings. Lighting the WC are to be recessed spot lighting.



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