

Heritage Statement



Repairs and alterations

10 Market Place, Shepton Mallet
Interim Spaces

1959 Rev A



1.0 Historic and Special Importance of the Buildings

The Listing is as follows:

20108: No 10, Market Place, Shepton Mallet

Grid Reference ST 619 436 (361912,143638)

Civil Parish Shepton Mallet

LISTED BUILDING Grade II : 10, MARKET PLACE List entry 1173365

Details

House and Shop. Circa 1600. Timber-framed, lath and plaster front, slate roof, coped verge, brick stack. 3-storeys and attic, 2-bays. Late C19 shop front, central glazed and recessed door. Dentil and moulded cornice over ground floor on scrolled brackets. Rectangular oriel bay to first floor, with glazing bars. Wood casement windows to second floor. {1}

1959 10 Market Place, Shepton Mallet



Somerset HER: No 10, Market Place, Shepton Mallet. HER Image 17009. Photo: Somerset County Council [1983]



2015 (Historic England)



2018

Historic mapping



Tithe map

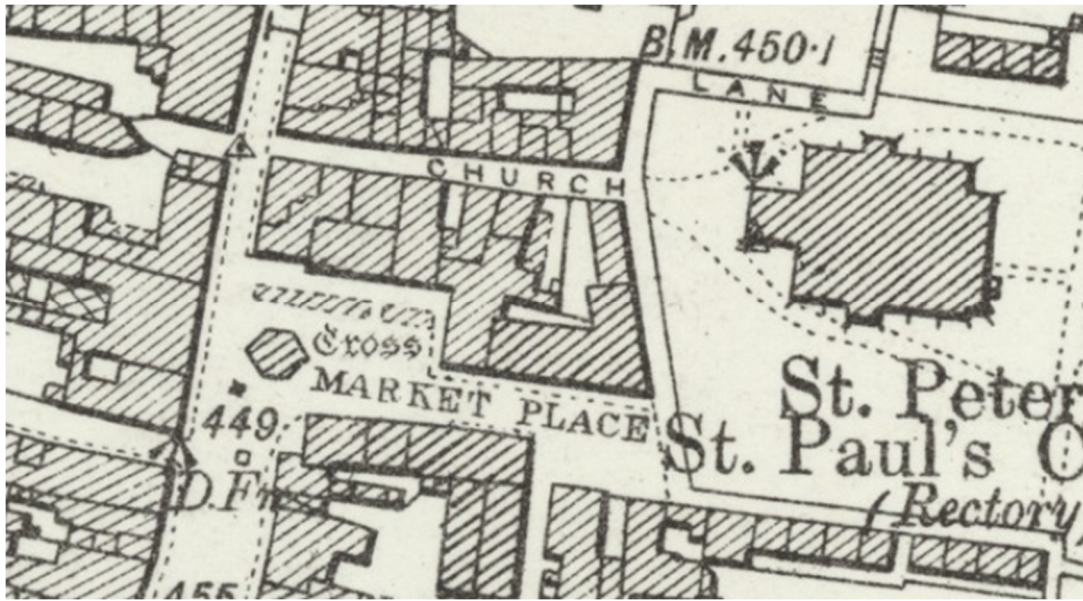


1888

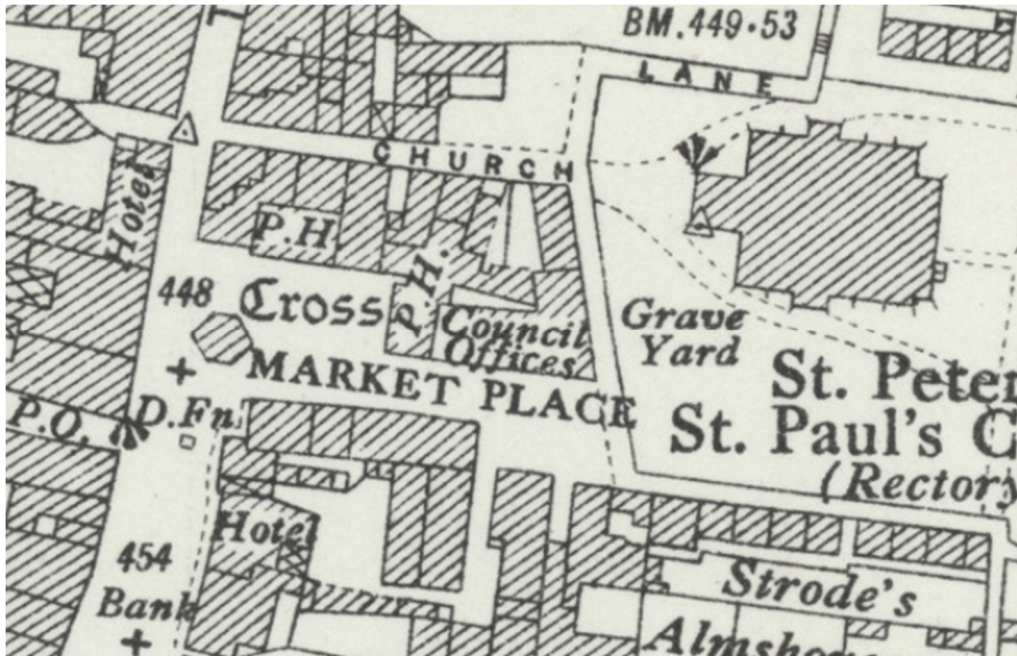


1888

1959 10 Market Place, Shepton Mallet



1904



1904 – 1940



modern

2.0 Justification of the Listing.

10 Market Place sits within Shepton Mallet's historic market square. Timber frame construction is not run-of-the-mill for the area, so the timber frame front is of note. Internally, detail has been lost but there are some items of note including the fireplaces including the rediscovered cast iron range on the ground floor, and the rediscovered window opening, also on the ground floor. The existence of a cellar is also not run-of-the-mill locally, so this too is of note. The historic shop front is intact and in good condition generally.

There is clear evidence that there was an attic floor level at one time, with an associated stair, but the floor and stair are now gone, leaving a large volume of space over the second floor plan.

3.0 The Buildings' Setting

10 Market Place sits within Shepton Mallet's historic market square, so this is an historic, urban setting, terraced alongside other historic buildings. 10 Market Place contributes to the historic market square as one of a group of historic buildings.

4.0 Justification and Specification

4.1 External Work

- 4.1.1 **Render colour** – the render is currently painted pink, with modern paint. The render itself is a modern cement render. It is proposed to re-paint the render with masonry paint from Rose of Jericho, colour 'Kings Yellow'.
- 4.1.2 **Chimney** – Half of the southern chimney serves number 10. It currently has no pots. It is proposed to re-flaunch it and fit 3 buff canon chimney pots, 450mm.



- 4.1.3 **Gutters and downpipes** – on the front elevation these cast iron gutters and downpipes are currently painted white on the front elevation:



- 4.1.4 It is proposed to overhaul and re-paint these battleship grey (RAL 7046) The gutters and downpipes (and soil stack) to the lower section of the rear elevation are currently plastic. It is proposed to replace these with new Alumasc Heritage aluminium gutters and downpipes also painted battleship grey, RAL 7046.



The remaining gutters and downpipes above are currently cast iron and painted white. It is proposed to redecorate these in RAL 7046.



- 4.1.5 See photo above – replace outer timber lintel over ground floor rear window with a new oak lintel.
- 4.1.6 Leadwork – it is proposed to replace the leadwork over the shop front and also over the canopy on the bay window as this sloping towards the building and is a poor state of repair and slopes back towards the building



canopy to bay window as existing



New leadwork being fitted over the shop front

4.2 Internal Work

- 4.2.1 **Cellar** – The discovery of a trap door and associated fixed ladder during flooring renewal work lead to the re-discovery of the cellar. It is generally in good condition. Vents to the front and the fireplace have ensured adequate ventilation. The walls are rubblestone and consent is sought to limewash them in order to retain the breathability of the cellar walls (Buxton putty and water)
- 4.2.2 **Cellar** – the cellar does not have a ceiling and consent is sought to install metal supports to the ends of three of the ground floor floor joists as these have rotted.
- 4.2.3 **Cellar** – it is proposed to fix fire resistant boarding to the underside of the ground floor joists to give 1 hour fire protection. It is not anticipated that the cellar will be used, but this will isolate it from the ground floor, just in case.
- 4.2.4 **Ground floor** – Remove modern stud partitions. Where the rubblestone party wall is revealed it is proposed to apply two coats of limewash (Buxton putty and water) in order to retain the breathability of the wall. The removal of these studs will restore the room to better historic proportions.



- 4.2.5 **Ground Floor** – during the work, an historic fireplace was discovered, fitted with a cast iron range. This was behind plasterboard. It is proposed to retain this all in situ. The existence of this fireplace along with that at the bottom of the stairs on the ground floor indicate that at some time, the ground floor is likely to have been split into two rooms.



Fireplace and range along with cellar trap door in front



Prior to the work taking place photo showing the position of the range fireplace, stud partition, historic window and trap door to cellar.

- 4.2.6 **Ground Floor** - The existing floorboards are proposed to be lightly sanded, then oiled with OSMO oil.
- 4.2.7 **Ground Floor** – historic window opening re-discovered behind plasterboard. It is proposed to re-open this. There is no window or window frame existing currently and it is not proposed to reinstate this. A cill and a small amount of joinery is proposed to be fitted, the profiles of which are all to match that on the window on the first floor.







4.2.8 **Ground Floor** - east wall (adjacent to newly discovered window) to be finished with soft distemper (Rose of Jericho 'Venetian white')

4.2.9 **First Floor** – The floorboards are then to be lightly sanded and finished with OSMO oil.



4.2.10 **Second Floor** – it is proposed to reapply limewash in the same colour as existing:

4.2.11



As existing paint colour shown above



As proposed, Rose of Jericho limewash 'ivory 08'

- 4.2.12 **Second Floor** – it is proposed to keep the existing floor boards in situ and fit electric mat underfloor heating over the top, underneath the final floor finish. Care is to be taken to ensure that the flooring build-up doesn't affect the top riser of the stair (the top riser should be the same height as all the other risers)

(Note that this specification is not sufficiently detailed to be used for pricing purposes on site and is produced for the purposes of Listed Building Consent only)

Design and Access Statement

1.0 Context

10 Market Place sits within Shepton Mallet's historic market square, so this is an historic, urban setting, terraced alongside other historic buildings. 10 Market Place contributes to the historic market square as one of a group of historic buildings.

2.0 Amount

One campaign of repair work and minor alterations

3.0 Layout

The layout of the building will remain unchanged with the exception of the removal of a partition on the ground floor

4.0 Scale and Appearance

There are no significant external alterations proposed. It is proposed to change the colour of the render to a more historically sympathetic colour.

5.0 Landscaping

There is no external space within the curtilage

6.0 Access

Access will remain as existing.

CJ Architects LLP

January 2024