



**R.R.RIMMER**

B.A.,Dip.Arch.,R.I.B.A.

CHARTERED ARCHITECT

24 Whitecourt  
Uley  
Dursley  
Gloucestershire GL11 5TG

Tel: (01453) 861083

Email:rr.rimmer@btinternet.com

**PROPOSED ALTERATIONS AND REFURBISHMENT OF LANCASTER HOUSE,  
BRISTOL ROAD, THORNBURY BS35 3JA (GRADE II LISTED)**

**HERITAGE STATEMENT**

Lancaster House (previously known as the Cedars) Bristol Road, Thornbury is a Grade II listed Buildings. Historic England List Entry Number 1321128 states:

Late C18/early C19, detached house. Rendered. 'Turnerised' slate roof behind parapet and cornice. 2 storey and attic with hipped dormers. 3 windows. C19 casements with mullion and transom. Modern central door. Decorative cast iron veranda with canopy extends full length of ground floor. Large rear wing.

**DESIGN & ACCESS STATEMENT**

**USE:**

Lancaster House, Bristol Road, Thornbury, which is now a private residence, was previously used as living accommodation with offices for the adjoining Caedmon Complex performing arts charity. The property is approached via a shared tarmac drive off Bristol Road which serves both Lancaster House and the Caedmon Complex. The nearest Listed Buildings to this property are Nos. 79-81 High Street and Rosemont House also on High Street.

**LAYOUT & APPEARANCE:**

**External works -**

A new boundary wall with wrought iron fencing will be erected along the access drive to divide Lancaster House from the adjoining complex. The existing small stone store which has an asbestos cement roof will be demolished to form an access path between the new boundary wall and the house. The stone from the store and a low stone wall at the rear of the house, which will also be demolished, will be reclaimed for use in the new boundary wall.



Store to be demolished



Low stone wall to be demolished

A new 2.0m high timber fence will be erected along the rear boundary of the property to divide Lancaster House from the adjoining complex.

Externally to the front of the building there will be no alterations.

At the rear of the building a large modern uPVC window to the kitchen area will be removed and the opening blocked up with rendered finish to match existing.



Rear extension – large uPVC window to be removed

To the rear of the south elevation, facing the garden, a new window will be inserted into the wall of the kitchen. Conservation roof windows will also be inserted in the tiled roof to the kitchen area. The existing window in the breakfast room will be replaced with French windows to allow direct access from the breakfast room to the garden.



Existing window to be replaced with French windows

The existing windows and external doors will be refurbished as necessary to leave them in full working order and secondary double glazing installed as specified.

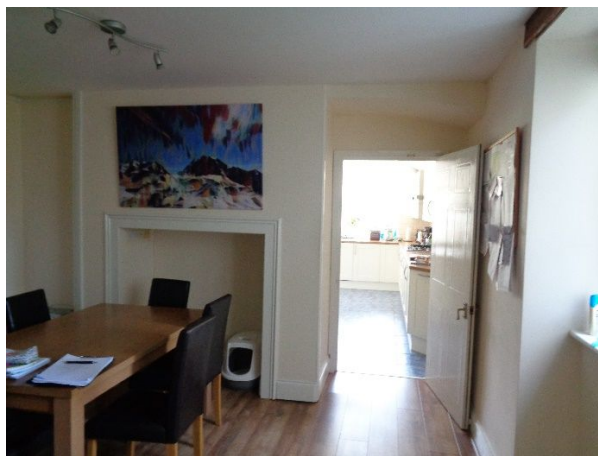
The existing gutters and downpipes will be cleaned out and repaired/replaced as necessary to match existing. Solar panel will be installed on the internal faces of the roof areas adjoining the valley gutters which will not be visible from the adjoining grounds of the house or adjacent properties.

## Internal works –

Internally the house will be refurbished to include full rewiring, installation of smoke and heat alarms to current Building Regulation standards, replacement of modern doors with period doors to match as near as possible the original doors, fire proofing of escape route doors from second storey bedrooms in accordance with Building Regulation requirements, installation of a new central heating system, replacement of all existing sanitary fittings, installation of new sanitary fittings in additional en-suite facilities formed in bedroom areas, insulation to the roof areas and general repairs as necessary to the existing fabric to match the original fabric.

Internal alteration works will include –

Forming openings through the existing disused chimney breast between the kitchen and breakfast room (no chimney stack to flues)



Existing chimney breast viewed from breakfast room

Taking out part of disused chimney breast above breakfast area to allow rearrangement of family bathroom



Existing chimney breast in family bathroom

Removal of upper part of plaster and lath stud wall outside family bathroom area to allow additional illumination to back staircase

Removal of sliding doors between bedrooms 2 and 3 to form separate bedrooms



Glazed sliding doors to be removed

Removal of cranked modern stud wall and dividing wall to enlarge bedroom 3



Cranked stud wall between landing and bedroom 3 to be removed

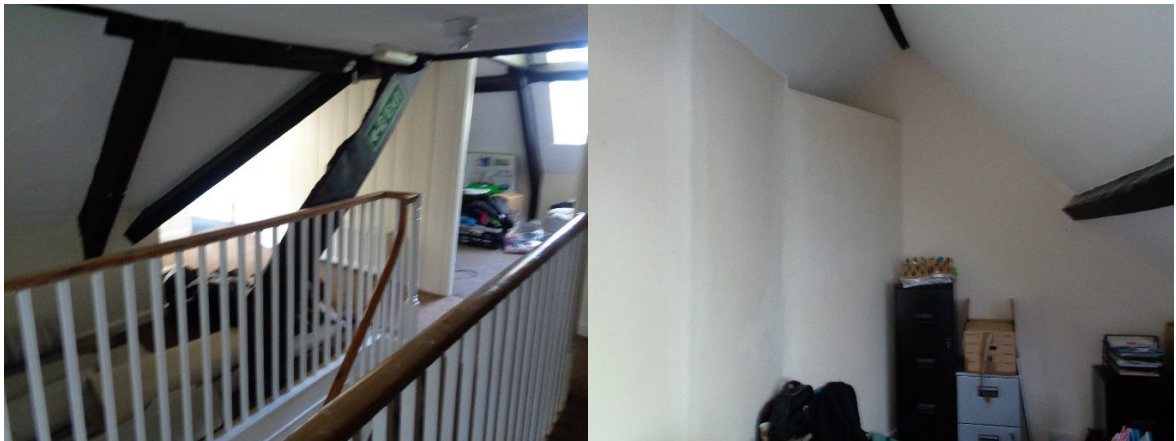


Part removal of side walls to existing bathroom to form larger en-suite bathroom and dressing room to bedroom 1 and additional wc off raised first floor landing



Part of existing bathroom side walls to be removed

Removal of low level ceiling and cranked dividing wall to first floor landing area



Low level ceiling to second floor landing and cranked stud partition wall to be removed

**SCALE:**

The size and main features of the existing building will not be changed.

**ACCESS:**

The existing building is not wheelchair accessible. No modifications will be made to the building make it more accessible as this would be detrimental to the character of this Listed building.

**LOCAL AND NATIONAL POLICIES:**

The proposals are in accordance with the requirements of the National Planning Policy Framework (NPPF) paragraphs 189 - 202. The proposals also comply with the requirements of the following South Gloucestershire Council local policies:

PSP8 – Residential amenity

PSP16 - Parking Standards

PSP17 - Heritage Assets and the Historic Environment

And South Gloucestershire Local Core Strategies -

CS1- High Quality Design

CS4A - Presumption in Favour of Sustainable Development

CS9 - Managing the Environment and Heritage

**CONSULTATIONS:**

The adjoining Caedmon Complex who share the access drive with this property have been consulted about these proposals and have raised no objections.