

35 Wilfrid Rd, BA16 0EU

Application No 2023/0421/HSE (Substantially revised Vs March Submission)

Proposal Summary

Partial Demolition of internal walls, and internal alterations. Creation of additional bedroom in roof space and placement of conservation windows in roof space.

Outside features and fabric of building to continue to be maintained in original as built condition.

The purpose of this property is a family home, which the proposed works are in-keeping with.

Documents

Site location plan and drawings with the application

1. Site location plan.
2. Photo of street facades including houses adjacent to no 35 Wilfrid Rd
3. Architect's measured scale drawing for existing building.
4. Architect's drawing for proposed alterations ground floor, first floor and currently void roof- space
5. Surveyor's drawings and calculations for partial demolition of walls between lounge and dining and kitchen and dining room at rear of property respectively.
6. Surveyor's drawings and calculations for structural requirements to convert roof space into one additional bedroom or study room.
7. Photo of type of conservation windows to be placed in roof space (as used by houses opposite near to Greenbank pool.

35 Wilfrid Rd

Design and Access Statement

Applicant & Agent

Ms Daisy Taylor is the applicant and my Father, Mr. Donald Taylor will act as my agent in planning and building matters. His email is dontaylor.uk@gmail.com and phone number 07940 537 534

Introduction

The proposed works are all internal and in-keeping with works that other households in Wilfrid Road have undertaken in the past. Building Works control and approval will be required should planning permission be granted.

We had attempted to seek a preliminary review but this was rejected on 19th January 2023 and we were advised to seek a 'Lawful Development Certificate for a proposed use or development. Communication issues meant that documents sent by the council in March went erroneously to an incorrect email address. For this reason, we request the council expedite this fully revised and professionally prepared application, which is guided by the helpful assistance of Mr.Hargreaves in April.

Historical Background

Number 35 is a mid-terrace property on Wilfrid Rd and is one of the larger 3 bedroom properties, formerly artisan dwellings for Clarks' workers in Street. These would have been built for skilled artisan/foreman level workers. The adjacent 2 bedroomed houses would have been for less skilled workers' families.

The building is designated with a Grade II listing, English Heritage listing 1176243, first listed in 1986.

No 35 Wilfrid Rd lies within Lawson Terrace, built in 1891 by William Reynolds for William Clark. The front façade is of particular historical interest and is made of blue Lias stone and Ham stone mullioned windows, sashes and double Roman tiles. These details contribute to the buildings architectural value.

Historical evolution and characteristics: Many of the houses in Wilfrid Rd have been subject to internal alterations, including opening up walls on the ground floor at one time or another over, it is assumed, the last 50 years. In addition outside toilets have been converted to storage and the toilet space moved to the other side of the wall to the traditional 'cold room' or larder area.

The proposal comprises adaptations that would not have a detrimental impact on the architectural values and would enhance the well-being and domestic convenience of its inhabitants.

Proposed Works

Ground Floor

- I. Open up the space between the front lounge room and the back dining room by knocking through the existing non-structural wall.
- II. Knock through between the dining room and kitchen wall at rear to allow for more convenient cooking and dining without going through two doors and the passageway. The current entrance door to the kitchen would be closed up to allow for more kitchen units. Beverages have advised that this would require steel beam structural support (and additionally building regulations approval).

Nguyen Architects and Beveridge's provide drawings and calculations to facilitate this. These may be compared to the as existing layout for the property provided by the former. We have observed there are a good number of precedents for this in Wilfrid Road on the council's website.

Discrete adaptation of original outside entry toilet to an internal one with wash hand basin

- III. Back rear extension move the toilet from the existing outside unit to the other side of the wall – that is accessible from inside the house. Sewerage drainage would require minor re-routing of less than one metre. Within the rear extension annex a small wash hand basin would also be added. There is already a door entrance to this space. The old toilet would revert to garden furniture and tools storage. There appear to be a number of precedents for this.

Transformation of roof space – See Nguyen 'As proposed' and Beveridge's outline structural requirements.

- IV. Roof Space transformed into additional bedroom(s). The intended new stairway access to the roof space from the first floor landing is shown on the As Proposed Drawing. An outline structural plan from Beveridge's, Chartered Engineers of Street, is attached and can be fully worked up if the principle is agreed. Natural lighting would be provided through the discrete use of conservation windows discretely located and agreed in advance with the planning department and confirmed by building regulations control. An example is shown from roof spaces at the rear of 'even number' households in Wilfrid Rd close to Greenbank Pool.

The current roof space is poorly insulated and has the lowest energy efficiency category of G. We do not believe there is any intrinsic heritage value to the void space and the way the roof is currently constructed without any form of insulation underneath the tiles. This represents a massive loss of energy and is unnecessary contribution to greenhouse gases, albeit very marginal.

General alterations and repairs

V. Kitchen

To be fully upgraded in conjunction with Howdens and in-keeping with the historical heritage of the building and comparable houses in the street.

VI. Central Heating and hot water

We will need to replace the aged and very inefficient immersion heater/boiler and assume there would be no objection to a conventional combi boiler replacement?

We considering the installation of a **heat pump at the rear of the property**. but this would require two air condition type units being placed outside the back window of the dining room. Nobody sees this as there is no public throughfare at the rear of the property, just the shared carpark for the householders. Might this be acceptable?

Failing this we would propose to install a standard combi boiler.

- VII. **Bathroom equipment:** We assume there would be no objections to updating the bathroom with modern facilities. There is sufficient space to allow for a partitioned on suite bathroom from the rear main bedroom as proposed and designed on the as proposed plan.
- VIII. Upgrading of **electrical wiring throughout and fuse box** to meet current regulatory standard requirements.
- IX. Other miscellaneous maintenance and repairs in keeping with character of building e.g. repainting of front entry doors and drainpipes as per original red/red ochre, white window frames etc.

Don Taylor



On behalf of Daisy Taylor

8th May 2023