

1893 : 7 Badcox, Frome

Design Access and Heritage Statement

April 2024

Revision: -

7 Badcox, Frome Design Access and Heritage Statement

Client:

Project Number: 1893

Revision	Description	Prepared by	Approved by	Date
-	Planning Issue	RW	TP	09.04.2024

This document has been prepared in accordance with Orme Limited standard operating procedures. It remains confidential and the copyright of Orme Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited

Enquiries to: Orme Ltd, Mill Farm Barns, Tuckers Lane, Baltonsborough, Glastonbury, BA6 8RH

Email: info@orme-architecture.com

Telephone: 01458 445 100

Contents

1 - Introduction

1.1 Introduction p.4

2 –Context

2.1 Context p.5

2.2 Building Appraisal p.5

3 – Structural Survey and Conversion Method Statement

3.1 Structural Survey and Conversion Method Statement p.6

5 – Photos

5.1 Internal Photos p.7

6 – Conclusion

6.1 Conclusion p.8

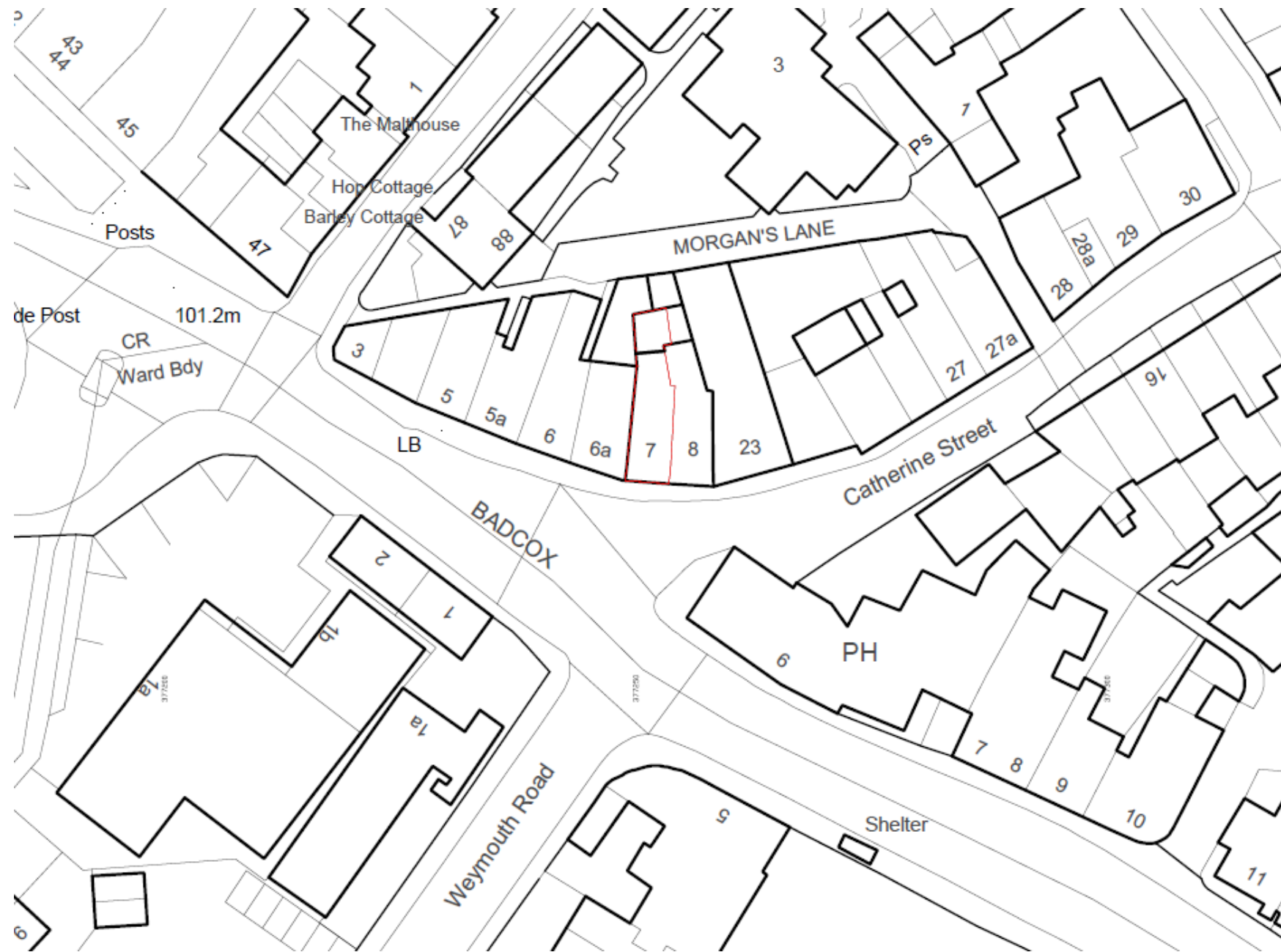


Fig 1: Location plan showing the red line boundary

1 - Introduction

1.1 - Introduction

This Design Access and Heritage Statement, and the associated drawings and information, seek to support a listed building application to form a new opening between Numbers 6A and 7 Badcox to allow for more seating.

No external works to the listed building are proposed.

All works will be carried out to a similar standard as previous development at 6a Badcox Street and 23 Catherine Street.



Fig 2 : External elevation of 6A and 7 Badcox – No external changes proposed (photo taken from the corner of Weymouth Road and Badcox

2

2.1 - Context

The site lies in the historic shopping district of Frome Town Centre, on Badcox Street, a two-way traffic road consisting of residential housing as well as local shops, takeaways and a pub. The site lies at the top of Catherine Street just off Christchurch Street West and Broadway. Number 7 Badcox Street is within a conservation area and is adjacent to 6A Badcox which is Grade II listed.

Bar Lotte (6A Badcox) as well as 23 Catherine Street (Bistro Lotte) are thriving local businesses that are looking to connect to 7 Badcox through a new opening to open up the space. This will further support the established businesses.

2.2 - Building appraisal

7 Badcox is not listed however 6A that is adjacent is Grade II listed, described as being circa 1830s.

Details of listing: 3 storeys painted ashlar dentil cornice. Parapet with moulded coping, 2 panels, and slightly pedimented central feature. 2 windows each, glazing bar sashes, with architraves on 2nd floor, brackets to hoods on 1st floor. 2 modern shop-fronts.

The surrounding buildings are a variety of sizes, ages and styles, the majority of which are independent retailers and restaurants with some residential accommodation above. Opposite the development site there is a pub and on street parking. Further up Catherine Street towards Catherine Hill there are many residential buildings. The front and rear façade of both 6A and 7 Badcox will not be altered as the works proposed are internal.

3

3.1 – Structural Survey and Conversion Method Statement

The minimal structural works proposed will require a 2-3 steel beams to be installed located within the false ceiling zone to form one large opening between the two buildings. The steels will be concealed in to match the ceiling finishes. A structural engineer will be instructed to design and specify the beams that will be used.



Fig 3 : Proposed Plan

5.1 – Internal Photos



Fig 4: 6A Badcox

The opening will be made in the wall where the modern timber panelling is located.



Fig 6 : 7 Badcox

Opening in wall. Additional seating for 6A.

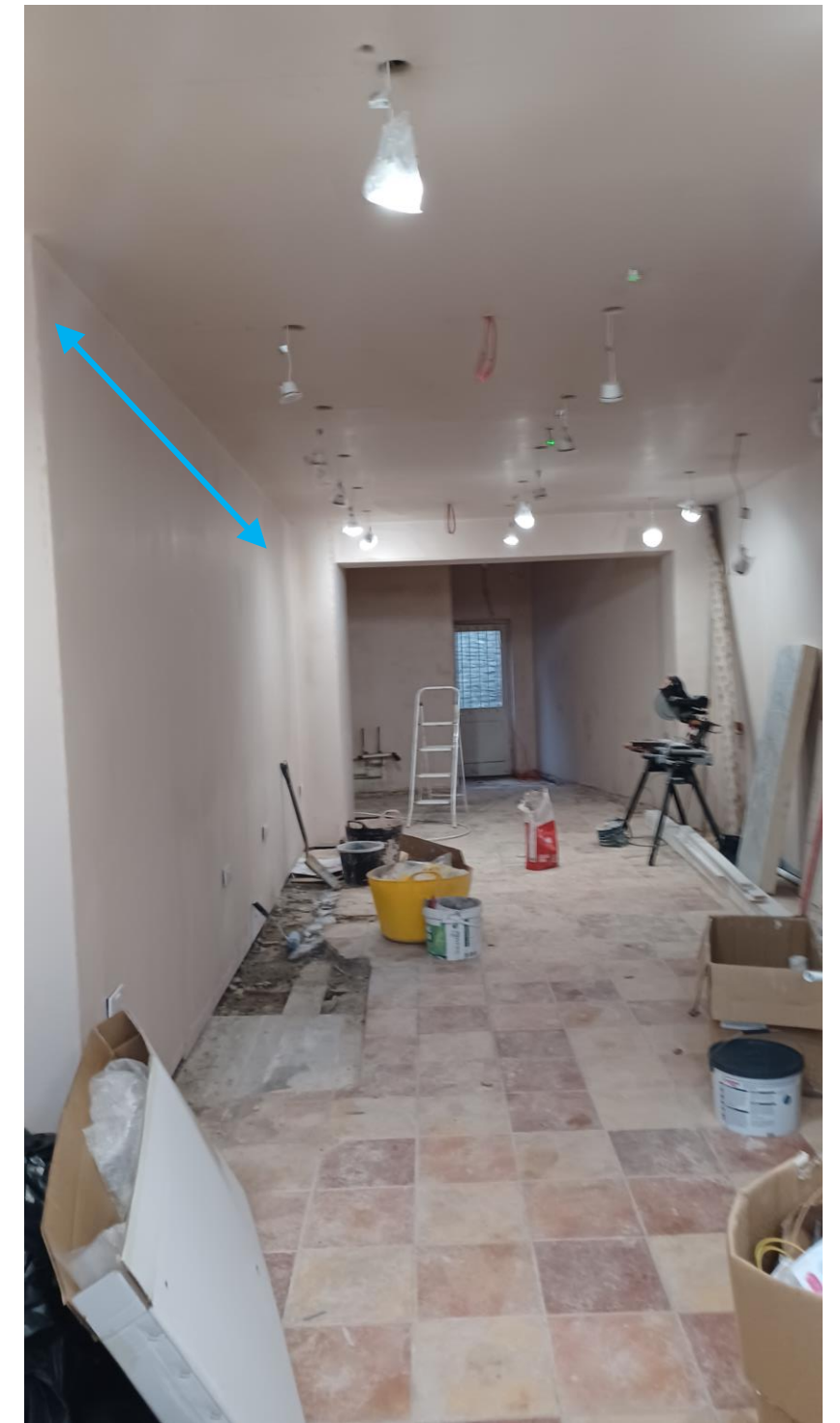


Fig 5 : 7 Badcox

Opening in wall. Additional seating for 6A.

6 – Conclusion

6.1 - Conclusion

- The proposal is an evolution of the building that does not dissolve or eradicate legibility of the previous building footprint.
- Careful consideration has been given to the historic fabric to minimise impact where possible.
- The venue is a private enterprise that serves the public. Public benefit is generated from these proposed improvements removing ‘pinch points’.
- The changes will improve business viability.
- For the reasons stated above we feel the application should be recommended for approval.