Planning and Listed Building Applications

‘Riverside’, 51A High Street, Marlborough

Design and access statement incorporating statement of heritage significance and schedule of proposed works

Ref; 2123 /02_601A

May 2023

This statement accompanies an application for detailed planning and listed building consent and is to be read in conjunction with the following drawings;

Milton Architects’ drawings;

2123 / 03_001 Location plan
03_002 Existing site plan
03_003 Existing basement level plan

2123 / 03_101A Proposed site plan
03_102A Proposed basement level plan
03_103A Proposed elevations & study roof plan

1. Introduction

The applicant is applying for consent for an outbuilding in the rear garden to provide a separate study and WC.

No significant demolition is proposed.

The Old Rectory is Grade II listed, as are the flint boundary walls along the High Street frontage. The application property, called 'Riverside' or 51A High Street and the Coach House are considered to be curtilage listed.

2. Affected parts

The part of the building that is pertinent to this application is the rear garden.

3. Planning policy

Wiltshire Core Strategy

- **Core Policy 14**; Marlborough Community Area
- **Core Policy 57**; Ensuring high quality design and place shaping
- **Core Policy 58**; Ensuring the Conservation of the Historic Environment

Kennet Local Plan PD1

National Policy Framework Section 12 Paragraph 131

National Planning Practice Guidance 'Conserving and enhancing the historic environment' Paragraph 013

4. Assessment of heritage significance

For clarity we refer to the north-west street frontage as 'the front', the north-east courtyard frontage as 'the side' and the south-east garden frontage as 'the rear'.

The flint walls to the front of the plot provide continuity of the street frontage between no. 51 High Street and The Old Rectory and are a dominant and unusual visual element in the street scene due to their form, height and material. They therefore make a distinctive contribution to the character of this part of the conservation area and the setting of the adjacent listed buildings.

The existing house was subject to extensive remodelling and extension works, completed in 2019, including a contemporary zinc clad extension.

Pedestrian access can be gained directly from the street through a door on the front façade or via the side entrance added more recently, off the adjacent courtyard.

Vehicular access is via the main gateway into the shared courtyard and two parking spaces are available.

The site is effectively level from the front to the rear of the house, but the ground drops to the lower garden to the south-east. Due to the arrangement of levels within the house the ground floor is elevated above the rear garden.

The rear of the house has the best aspect looking out as the ground falls away, providing long-distance views across the Kennet valley to Savernake Forest beyond.

The side of the house overlooks the shared courtyard and the Coach House.

We would assess the heritage significance of the building as being to do with its historic association with the Old Rectory 'host' building and evidence of its on-going development over time. We would additionally assess the heritage significance of the extended part of the building as being to do with it's contribution to the diverse character of the street scene in this part of Marlborough.

5. Proposals

The garden study is proposed to be built up to the existing garden wall and as such will not have a significant visual impact. It would be almost entirely hidden from view from the shared courtyard space.

Zinc is proposed to be used for the study facades together with buff brickwork, both to match the existing house. Aluminium framed windows and doors would provide views of the garden. A canopy would overhang two sides of the study to offer solar shading and provide shelter on entry and exit.

The proposed garden study is similar in size and scale to a previously approved structure in the same position. The outline of the previously approved study is shown dashed on the plans submitted.

6. Assessment of impact on the heritage assets and conservation area

6.1. The flint boundary wall

The proposals are well away from the Listed front flint wall. There will be no physical or visual impact on the flint wall. We have assessed the heritage significance of the wall to be about its materiality, its function and its visual contribution to the conservation area, the streetscene and setting of the adjacent listed buildings. We therefore conclude that there will be no harm to its significance as a result of the proposed development.

6.2. The remainder of the site

The materials and form of the garden study have been carefully considered to complement the existing building. Materials have been selected to continue the architectural language of the previous modern extensions. They can therefore be seen as a further development in the history of the property, in much the same way as the historic additions.

We have assessed the heritage significance of the building to be about its historic association with the Old Rectory and evidence of its on-going development over time, rather than any particular architectural qualities it may have, and we therefore conclude that the proposed development will reinforce this quality.

6.3. The setting of the adjacent listed buildings

The proposals would not be visible from the street and should therefore only be considered in relation to the setting of the rear of the Old Rectory.

The new study in the garden will be visible from certain angles but these are limited.

The location of the proposed study, and the scale and appearance of the proposals are complimentary to the host building. We therefore conclude that there will be no adverse impact on the setting of The Old Rectory from the proposals.

6.4. The conservation area

The proposals cannot be seen from the street and will therefore have no impact on the character of the conservation area.

7. Access

Vehicular and pedestrian access arrangements to the property remain unchanged from the existing.