Rock Architectural Design
Hunts Cottage
Hindon Road
Dinton
SP3 5EQ

Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Ref: 41 Upper Woodford – (Ref:2301)

15th May 2023

Dear Sir/Madam,

RE: Householder and Listed Building application for 41 Upper Woodford, Salisbury, Wilts SP4 6NU

Please find enclosed our planning and listed building application. Within this application are the following:-

Drawings:

P01 Location Plan
P02-08 Existing and Proposed Plans and Elevations
P10 Window and Door Details

The Applicant will pay the fee of £206 directly through the planning portal link.

Design

The proposal is to extend the house with a modest utility space to the rear of the property, coming off the existing kitchen. A similar, albeit larger extension has been undertaken some years ago on the neighbouring property Chalke Cottage. It is proposed that the extension would have a reclaimed brick plinth with lime render above, under a reclaimed slate roof. Along with these works it is also proposed to have a new first floor window in the existing bathroom to match the slim double glazed house windows that were replaced in 2017/18 (17/08701/LBC).

Ecology

The proposed development will not cause harm to any wildlife so no ecology survey or report is needed. However, in order to present a proportional, ecological net gain, a sparrow terrace is proposed for the south elevation of the new utility.

Heritage Statement

41 Upper Woodford was listed, along with its neighbour Chalke Cottage in 1988. It is Grade II and has the following description;

'Pair of cottages. Early-mid C19. Rendered cob on flint and brick sill, slate roof. Two storeys, each cottage of 3 bays with single stack on party wall. Entrances between inner and adjacent bays, boarded doors in rustic timber framed porches with flint infilling and pitched tiled roof. Two and 3-light windows with leaded glazing. Service doors to end bays, now kitchens. Stack raised in height with honeycomb brickwork. Roof hipped.'

41 Upper Woodford is not within a conservation area.

The main impact of the proposals is to form two new openings within the cobb wall, one doorway from the kitchen to the new utility and one window in the bathroom wall. Only the window opening will be visible from the main road as the utility extension will be set back from the existing south elevation. The extension has been designed in a sympathetic and subservient manner so as not to detract from the historic nature of the listed building.

The pair of cottages are Grade II listed and have a few historic features but have also undergone a number of changes in recent times. The external appearance has been altered through changed to the render, window and chimneys and the internal layout has been modernised to include bathrooms and a modern kitchen. Therefore, the proposed changes are of low impact on a building with moderate significance.

Negotiation

All matters to do with this application are negotiable. If for any reason you are unable to delegate or recommend for approval, please contact me as soon as possible so that I may have the opportunity to make any necessary alterations or amendments.

Yours sincerely



Peter Robinson RIBA
Architect

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