Oswick Ltd (Head Office)
5/7 Head Street, Halstead
Essex, CO9 2AT

Oswicks
Architectural Services

Tel: 01787 477559
Email: info@oswicks.co.uk
Web: www.oswicks.co.uk

Natwest Branch
30 High Street
Chippenham
SN15 3HB

Design & Access Statement



Date: July 2023

Our Reference: 23-118-AS-DAS

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CONTENTS

1. Introduction 3
2. Land Use 3
3. Development Amount 3
4. Site Layout 4
5. Development Scale Relationship 4
6. Landscaping 4
7. Design Rationale 4
8. Professional Involvement 5
9. Planning Policies Assessment 5
10. Site Access 5
11. Conclusion 5
12. Bibliography 6

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1. Introduction

The following Design & Access Statement has been prepared to accompany an application for Listed building consent for proposed roofing and maintenance works to the Natwest branch at 30 High Street, Chippenham, SN15 3HB. The document should be read in association with the following documentation:

- 23-118-AS-RS: Repairs Statement
- 23-118-AS-HS: Heritage Statement

This statement should also be read in conjunction with the following drawings:

- 23-118-AS-01-REVA: Existing plans & elevation
- 23-118-AS-02-REVA: Existing plans & elevation
- 23-118-AS-03: Site plans

2. Land Use

The building is Grade II Listed under the Planning (Listed Buildings/Conservation Areas) Act 1990 and is situated within the prime retail district of Chippenham which also incorporates the Chippenham Conservation Area. The site is currently used as retail banking – Class E(c)(i) Financial services. The proposals do not involve an application for change of use – the existing use(s) are to be maintained.





3. Development Amount

The proposed works comprise urgent maintenance works to address ongoing water ingress to the rear of the building. They include; the part refurbishment of the west facing hipped end to the rear portion of the main roof, repairs to chimney stack, refurbishment of the parapet channel gutter, replacement of damaged sections of PVCu rainwater downpipes, with aluminium substitutes, repairs and decoration to cast iron sections, replacement of lead aprons to cornice detailing, repairs and decorations to all timber windows and doors, replacement of damaged and missing coping stones. Internally, internal reinstatement works are isolated to the affected areas, including; plaster repairs, decoration and replacement of carpet covering.

The proposals are deemed to have minimal visual, or aesthetic impact on the building. The existing footprint will not be altered as a result of this proposal. The proposal comprises the undertaking of sympathetic, “like for like,” refurbishment to the main roof with 25% slates to be retained and new slates to be locally source to match existing and agreed with conservation officer. The proposed works seek to maintain the heritage asset, restoring these elements back to a good condition.

4. Site Layout

The site occupies a prominent retail unit on the High Street, Chippenham. Customer access is gained via the main entrance to the front. The works relate to part of the main roof and all elevations.

No alterations to the site layout are proposed.

5. Development Scale Relationship

The scale and massing of the building footprint will remain as existing, the existing roof will simply be refurbished and weathered in a slate covering to match existing. Further works will be undertaken at main roof level include refurbishment of the parapet channel gutter at the rear eaves and the adjoining chimneystack flashing. Effective maintenance repairs to front and side elevations and windows are to be undertaken on a, “like for like,” basis.

6. Landscaping

The existing landscaping is minimal and unaffected by the proposal.

7. Design Rationale

The proposal outlines the full refurbishment of the west facing hipped end to the rear portion of the main roof, including removal of all vegetation, slate repairs and re-dressing of leadwork. Allowance has been made for the refurbishment of the parapet gutter to the rear eaves and side elevation, including; asphalt repairs and lining with lead work.

Repairs to the chimney stack at main roof level to west facing elevation are limited to re-dressing of the lead flashing, with an allowance for removal of all vegetation flaunching repairs and repointing of stonework.

Works to the front elevation are limited to the installation of lead aprons to two. cornice details. The existing detail is poor and has resulted in damage to the stonework beneath.

Where installed, PVCu rainwater downpipes are in poor condition and suffering from solar degradation. They are not considered to be reflective of the heritage building fabric and it is proposed they be replaced with cast aluminium substitutes. Where retained cast iron gutters and downpipes are suffering from early evidence of corrosion, with an allowance for repair and decoration.

The proposals also include for the repair and decoration of all timber windows and doors to all elevations and replacement of damaged and missing coping stones to east facing side elevation.

Internally, works involve the reinstatement of the damaged building fabric to a meeting room located at first floor level, where ongoing water ingress has been experienced. The proposals include; plaster repairs, decoration and replacement of carpet covering.

All works are very based on, “like for like,” effective repairs. All of the repairs are very minimal, ensuring that there is a minimal loss of historic material and ensuring that the existing building is well maintained for future generations to enjoy.

8. Professional Involvement

This report has been produced following the prescribed structure as set out in “Design and Access Statements: how to read, write and use them” produced by CABE in 2006 for the Commission for Architecture and the Built Environment (reprinted 2007).

Due to the simplistic nature of the application, no external community members or professionals have been consulted prior to the application.

9. Planning Policies Assessment

Relevant local and national government policies have been reviewed in relation to this application.

10. Site Access

The existing access to the property will not change.

11. Conclusion

The proposed works are considered urgent maintenance and seek to maintain this historic asset. Techniques and materials deployed will be in strict conjunction with that required by the appointed Conservation Officer.

The proposed works predominantly comprise the external refurbishment of the west facing hipped end to rear portion of the main roof and further maintenance works. The existing layout of the site is to be retained, with continuity in terms of use, location and access. The proposals include for the external and part internal refurbishment, with effective repairs undertaken in a sympathetic manner by specialist sub-contractors.

12. Bibliography

- Design and access statements guide, CABE, 2007
- http://www.heritagegateway.org.uk
- http://www.planningportal.gov.uk
- http://www.communities.gov.uk

VERIFICATION
Approved for issue ……. Job Manager Date ……..

Oswick Ltd
5/7 Head Street
Halstead
Essex
CO9 2AT
Telephone: 01787 477559
Email: info@oswick.co.uk