DESIGN & ACCESS STATEMENT

Design & Access Statement

Proposed Loft Regularisation
together with Internal
Reconfiguration and
Replacement windows

143 Wood Lane
Chippenham
Wiltshire
SN15 3EA

For Miss Kirkin

AA.23.27

Armstrong
architecture

Design and Access Statement

The following Design and Access Statement has been prepared in order to demonstrate the acceptability of the proposed loft regularisation together with internal reconfiguration and replacement windows at 143 Wood Lane, Chippenham by considering the planning history of the site, the heritage and the design.

Development Process

The site in relation to this application has some previous Planning history. The below applications are recorded on the Council's records;

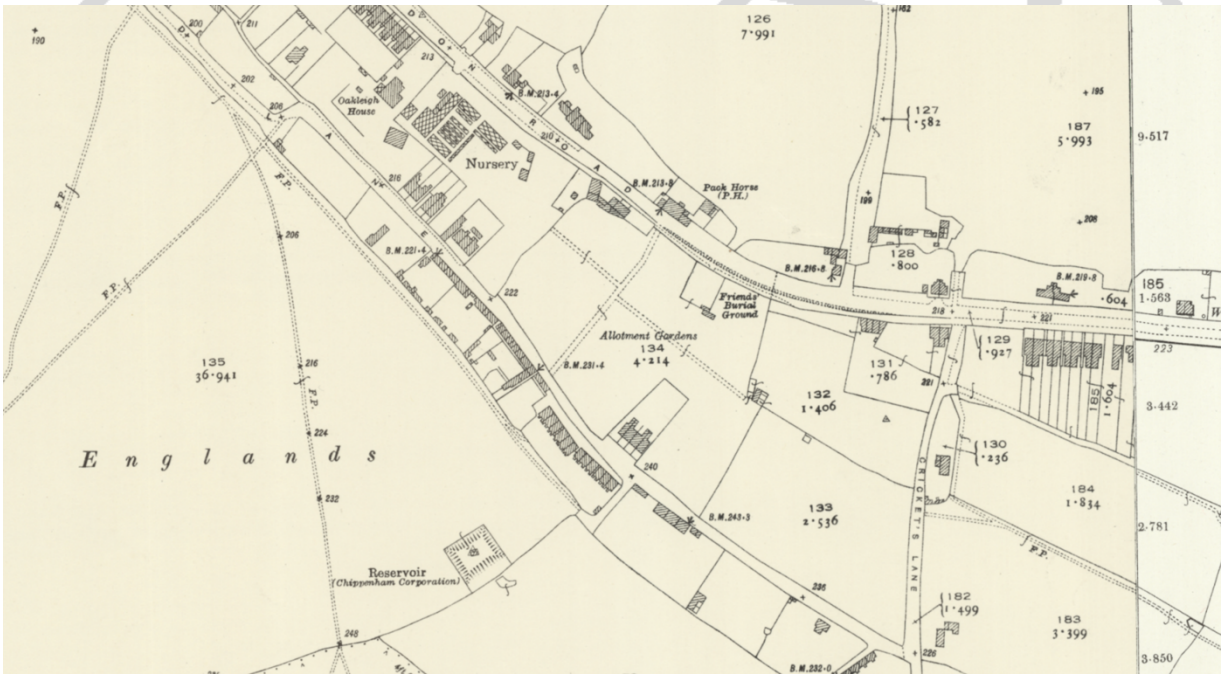
- N/81/0219/LB - Conversion from 7 no units to 4 no units with repairs and improvements – Approve with Conditions
- PL/2022/04819 - Removal of 1970s brick surround to fireplace. Installation of new woodburner, stone hearth, flue and chimney pot. – Approve with Conditions

143 Wood Lane was given Grade II Listed Building status by English Heritage on 22nd June 1978 as part of the wider listing encompassing 133-145 Wood Lane, List Entry No. 1267834. 143 Wood Lane is a mid terrace three-bedroom property which encompasses the assumed 141 Wood Lane, positioned to the southern side of Wood Lane in Chippenham, with its frontage facing to the South, away from Wood Lane. The following description forms the listing of this property, with the photo being taken from Armstrong Architecture's survey in June 2023;

- Row of 6 cottages facing south-west, with their backs to the road, now 4 dwellings. Dated 1839. Coursed limestone rubble with freestone quoins and dressings, continuous stone slate roof with 6 small gabled dormers to the rear, simulated stone slates to the front and ashlar stacks to party walls and gable ends. One-unit plans. EXTERIOR: 2 storeys with attics; each cottage is one-window range. Roll-moulded stone-mullioned 4-pane windows with C20 casements of 1, 2, 3 and 4 lights to the rear, 2 and 3 lights to the fronts, those to the 1st floor at eaves level. Reeded-edged hoodmoulds on brackets over C20 doors, some blocked. INTERIOR: not inspected but noted as being altered.



(Armstrong Architecture Survey Image – June 2023)



(OS 25 inch 1892-1914)

Planning Policy

The main planning policies relating to this development concern the standard of development proposed given its listed building status.

Core Policy 57 (Ensuring high quality design and place shaping) of the Wiltshire Core Strategy requires a high standard of design together with adherence to general principles of good development.

Core Policy 58 (Ensuring the conservation of the historic environment) requires that development take place only where it can be shown to preserve or enhance the historic and visual character of the area in which it is located and to be sensitive to its character and appearance.

In addition, NPPF section 16 (Conserving and enhancing the historic Environment) states heritage assets 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

Use

The building is a domestic dwelling. The proposals seek to maintain the integrity of the existing structure whilst formalising the existing historically converted attic space into a usable bedroom.

It is also proposed that the existing inappropriately detailed and failing circa 1980's single glazed timber storm casement windows be replaced for slimline double glazed timber flush casement windows, as per the enclosed joinery detailing.

The proposals have also considered any likely habitation of the roof by bats. Assessment of this potential was made whilst the measured survey of the roof structure was carried out. No evidence of previous roosting, debris or droppings were found.

Amount

143 Wood Lane was built in circa 1839 opposite what was open fields and later allotments towards London Road, and fronting Little Englands beyond its own front garden. The property is privately owned by Miss Kirkin. The elevations to the property are not proposed to be materially altered and following the works the appearance to both the front and rear elevations will remain as is. The replacement windows are considered to be an improvement to the building, re-introducing more authentic detailing to the fenestration.

The proposals also request permission for a formal stair between First and Second Floor levels, currently served via a Loft hatch and ladder. An alternate tread stair has been used to facilitate this access in the most space efficient way. This together with the utilisation of the existing hatch location is very deliberate in order to minimise any building fabric loss.

Scale

The scale of the works proposed are considered proportionate to the requirement to stop water ingress through existing openings and safeguard the long-term integrity of the structure. The proposals do not seek large openings in the existing structure and make the best use of the spaces historically formed. The stud wall to Bedroom One proposed to be relocated by the proposals is of modern plasterboard and softwood stud construction and is therefore assumed to have formed part of the works permitted in the 1981 conversion application.

Layout

The layout and configuration of the proposed works are dictating by the existing building form. Sufficient light is already available via the historic dormer window already serving the loft space, which itself is well proportioned and proposed to remain open as existing. The works will require the addition of a Ground Floor fire door to the Kitchen in order to protect the upper floors in the event of fire. This addition has presented the opportunity to introduce a WC to the Ground Floor, an addition which is considered to have little impact on the building fabric, but which

together with more efficient windows, will go a long way to updating the property to modern living standards.



Existing Loft Space



Existing dormer window to Loft space



Existing Kitchen and Stair separation

Appearance

Whilst minimal aesthetic adjustment would be made to the external appearance of the dwelling, only that of the fenestration adjustments, the proposals enhance the property by ensuring degradation is kept at bay and the building is properly maintained. No other alterations to the elevations of the building will take place and therefore the streetscape of Wood Lane will remain untouched.

The proposed layout adjustments do not materially affect the appearance of the property whilst maximising and utilising currently underutilised spaces.

Access

The access to the building will remain as it is as present, no adjustments to vehicular or pedestrian access are proposed. The existing primary pedestrian access is to the front of the dwelling off Wood Lane.

Conclusion

The proposed Loft Room access and regularisation utilises existing building form and has minimal impact on the historic fabric whilst maximising the buildings potential and maintaining its character for future generations.

The proposals represent an improvement on the failing and inappropriately detailed existing windows, and maintain the aesthetic and authenticity of the historic structure, allowing the current and future owners to enjoy the property.

The works proposed within this application represent a high standard of design and are compliant with the Council's planning policies as set out in the Wiltshire Council Local Plan.

End of Design & Access Statement

Heritage Asset Statement

Proposed Works (*item by item*):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Replacement of existing timber single glazed storm casement windows for timber double glazed flush casement windows.	*The existing single glazed windows are of 1980's timber softwood construction. They are currently failing and inappropriately detailed.*	*No historic fabric would be lost by the removal and replacement of the windows. The introduction of new windows would re-introduce more authentic detailing to the structure, whilst also improving its thermal efficiency ensuring future generations enjoy the dwelling.*
Regularisation of existing loft room and associated internal space reconfiguration.	*The existing loft has been historically habitable. It is plastered and has its own dormer window. It is currently served by a large loft hatch and ladder. The First Floor wall to be relocated is of 1980's construction.*	*The formalisation of the access to the loft space is considered to have minimal impact on the historic fabric. The new compact stair utilises the existing large hatch position and the loft is to remain open in nature. The relocation of the First Floor stud wall is not considered to result in any loss of historic fabric.* *The sub-division of the Ground Floor Kitchen to provide a WC and Fire Break to the First Floor utilises the existing dwarf wall which currently sub-divides this space. It is not considered to impact the building fabric and provides and important upgrade to modern living standards.*