Prepared by Luke Charles

On behalf of Aster
Sarsen Court
Horton Avenue
Devizes
Wiltshire
SN10 2AZ

DESIGN & ACCESS STATEMENT

External Refurbishment Works

33-36a New Park Street,
Devizes,
SN10 1DZ

Proposal

The refurbishment of external elements on two buildings between a terrace of listed properties situated on New Park Street and Couch Lane that can no longer be repaired, including the replacement of the rear metal fire escape staircase which is in disrepair and located in a conservation area.

Use

33-36A New Park Street is situated within a historic market town with a broad range of community facilities within walking distance. The location of buildings are adjacent to Devizes town centre, located on the corner of Coach Lane which leads to Devizes Wharf, and is close to public transport. The block is a mixed-tenure, privately owned flats, one commercial unit is currently being rented by a hair and beauty salon business, and the other flats are either leased or socially rented.

HERITAGE/HERITAGE SIGNIFICANCE

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1250957
Date first listed:	19-Sep-1972
List Entry Name:	32 AND 33, NEW PARK STREET
Statutory Address 1:	32 AND 33, NEW PARK STREET

Pair of small early C19 houses. 2 storeys (No 33 with attic) faced in Bath stone on projecting plinth. 1st-floor string course. Moulded stone cornice, parapet, and coping. Slate roof. 2 dormers in the attic of No 33. 4 windows, recessed, sash, 4 panes wide on 1st floor. 1 window each as on 1st floor but with block sills. No 32 has a passage entrance to the left and to the right recessed door of 6 flush panels with plain rectangular fanlight. No 33 has a 6-panel door in a deep recess to the right.

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1250959
Date first listed:	19-Sep-1972
List Entry Name:	34, NEW PARK STREET
Statutory Address 1:	34, NEW PARK STREET

Early C19. 3 storeys painted stone. 1st and 2nd-floor sill course. Cornice and parapet with coping. Pitched roof. 1 window centred to upper floors, recessed, sash, 4 panes wide. The ground floor has a large tripartite sash window with altered glazing and block sill. Recessed door of 6 flush panels, rectangular fanlight with marginal glazing

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1251607
Date first listed:	19-Sep-1972
List Entry Name:	35, NEW PARK STREET
Statutory Address 1:	35, NEW PARK STREET

Early C19. 2 storeys Bath stone. 1st-floor sill course. Cornice and parapet with coping. 3 windows to 1st floor; centre one blind, recessed, sash, glazing bars intact, with wrought iron flower guards. 2 windows altered on the ground floor and 6-panel door, rectangular fanlight with marginal glazing

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1262698
Date first listed:	19-Sep-1972
List Entry Name:	36, 36A AND 36B, NEW PARK STREET
Statutory Address 1:	36, 36A AND 36B, NEW PARK STREET

Grade II listed corner Building which was built in 1972. Two-story building constructed in red brick. The corner of the building has moulded stone cornice, a brick parapet with stone coping, and a half-hipped roof with a room in the loft. The other part of the building along Coach Lane has a gable end roof. Flat brick arches with key blocks and stone sills around the window openings. A mixture of a timber sash, timber casement and metal crittall windows around the property. Timber doors and door frames to the flats and commercial unit.

The rear of the building has similar features to the front. There are paved and tarmac areas divided off by timber fencing or red brick walls

Layout

There will be no alterations to the buildings' footprint which will impact the existing layout of the properties either internally or externally.

Scale

As the works will be based on a like-for-like replacement the scale of the works involved will not impose additional features to the existing elements and features that presently exist.

Appearance

As part of the proposed refurbishment, we want to keep the Architectural characteristics of the building as well as making the block look refreshed.

- Re-pointing the flat brick arches and stone key blocks
- Re-decorating the window block sills and stone key blocks, White
- Re-decorating the false windows with the same design and colours

- Repairing and re-pointing the stone cornice and stone copings running around on top of the parapet walls
- Re-using as many of the existing slate tiles and ridge tiles

We also propose to replace the existing rear metal fire escape staircase for a like-for-like replacement with a colour change. The colour of the existing staircase handrails and treads are black, the replacement staircase will be all black water-resistant galvanized steel.

These proposals will comply with Wiltshire Core Strategy 3 – The spatial vision for Wiltshire – 3.2 strategic objectives 5 and English Heritage Conservation policies and guidance – Periodic renewal, Repair, and Restoration

ACCESS

Site access can be either gained from the front New Park Street and Coach Lane or by entering Wharf Street through the private car parking area, past private commercial units which then leads to Aster's land which has residential parking. There are on-street parking facilities at the front of the building. Multiple flat public pathways allow access to the rear of the block.

There is access to several of the flats and the commercial unit from the public pathways at the front and side of the building by a small step up. The steps are well-lit

There is also access to the other ground and first-floor flats to the rear of the building. Ground-floor flats are entered or exited by a small step and the first-floor flats have two external staircases leading up to the flat front doors. Both staircases and the communal balcony area are well-lit

As part of the refurbishment, there will be no changes to our roads, parking areas, paths, or the concrete steps for entering different areas of the building.

Replacement of rear external mental fire escape staircase: -

- The staircase can be accessed by flats 33 to 35a. Number 32 does not have access to the staircase.
- Handrails on both sides of the staircase
- Landings and treads will have no-slip features
- The staircase will be well lit



Red Hatched area is Aster's land ownership



Vehicle access to Aster resident car parking



Pathway Access to flats and rear communal car park