Langford House, Salisbury

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Design & Access Statement

P23-052
September 2023

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Langford House, Salisbury

Retrospective Planning Application at:

Langford House,
Duck Street,
Steeple Langford,
Salisbury,
Wiltshire,
SP3 4NQ

Client: Mr Nickolas Yeomans
Design & Access Statement
September 2023

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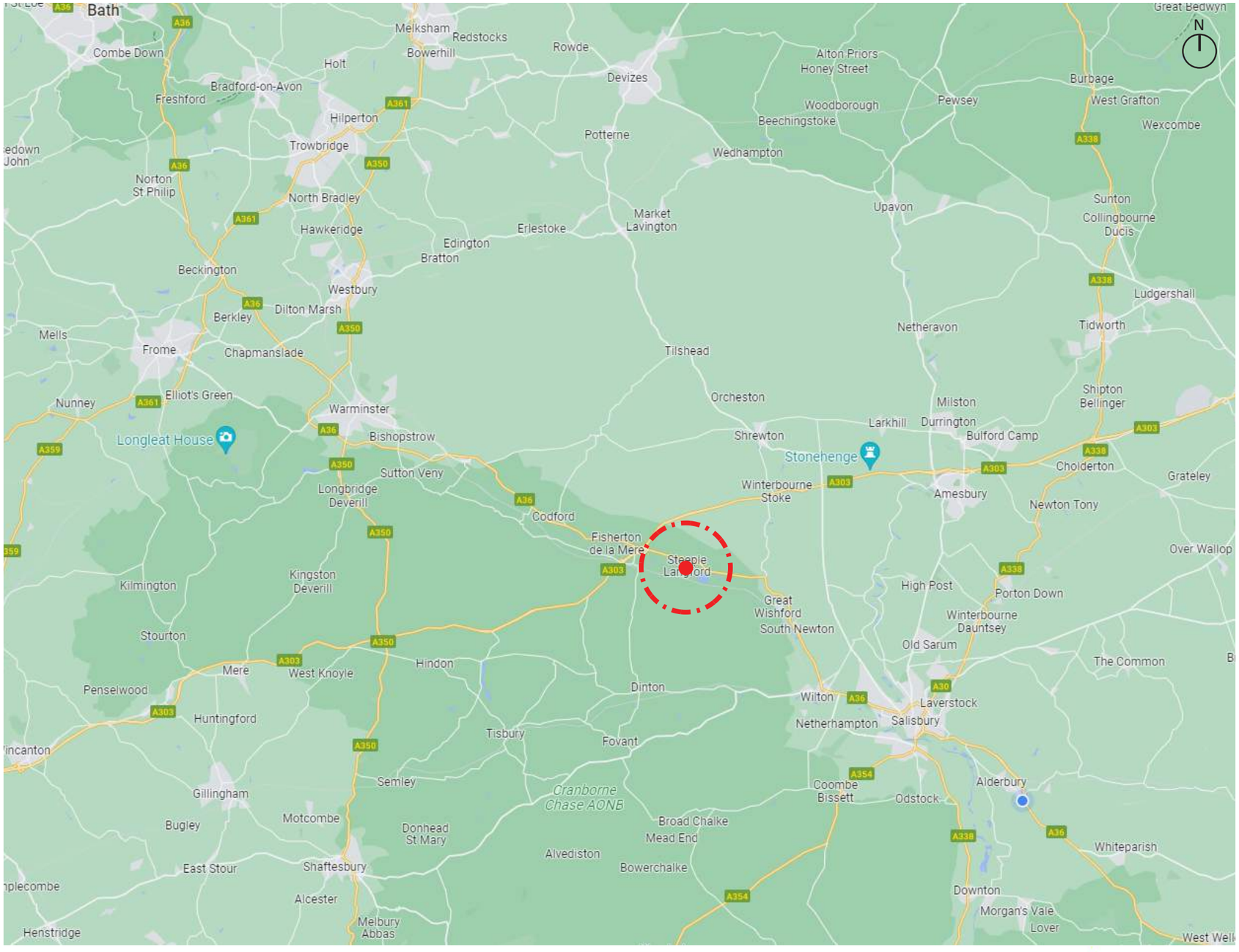
1.0 Introduction

1.1 Site Location

SITE LOCATION

The site is located in Steeple Langford, a small village and civil parish in the English county of Wiltshire, approximately 10 miles (16 km) North-West of Salisbury, and 11.5 miles (18.5 km) South-East of Warminster.

The village is situated upon the North bank of the River Wylye, and is bypassed to the North by the A36 Warminster - Salisbury trunk road which follows the river valley.



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1.0 Introduction

1.2 Site Description

SITE DESCRIPTION

The site is located along Duck Street and is accessed via the East boundary onto a private driveway. North of the site Duck Street connects onto Salisbury Road, providing access to the A36 inbetween Warminster and Salisbury. South of the site Duck Street passes through the Langford Lakes Nature Reserve, with a minor road branching off to parking and access for the lakes, before merging into Wylye Road in Hanging Langford.

Seen from the sites North-West boundary is the All Saints and Angels Church, a local Anglican parish church providing a valuable community facility for public use. This is a grade 1 listed building with elements dating back to 12th-century, mostly being rebuilt in the 14th. Further north of the church is a local nursery school. East of the site has a variety of local recreational spaces with the Langford Tennis Club, play park and BMX park.

The site itself is a private residential property which was constructed in 2009. Upon receiving planning consent for the development the properties permitted developments rights were revoked.

UNLAWFUL DEVELOPMENT

The structure constructed unlawfully on site is a new build medieval stone-built round Clochan (Beehive Hut) inspired outbuilding which made from slate. The structure is 4.5m in height and is located in the South-West corner of the site. The new build structure has been constructed on existing foundations that have remained unaltered from a previous outbuilding structure which has since deteriorated and been removed.



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1.0 Introduction

1.3 Key Site Views





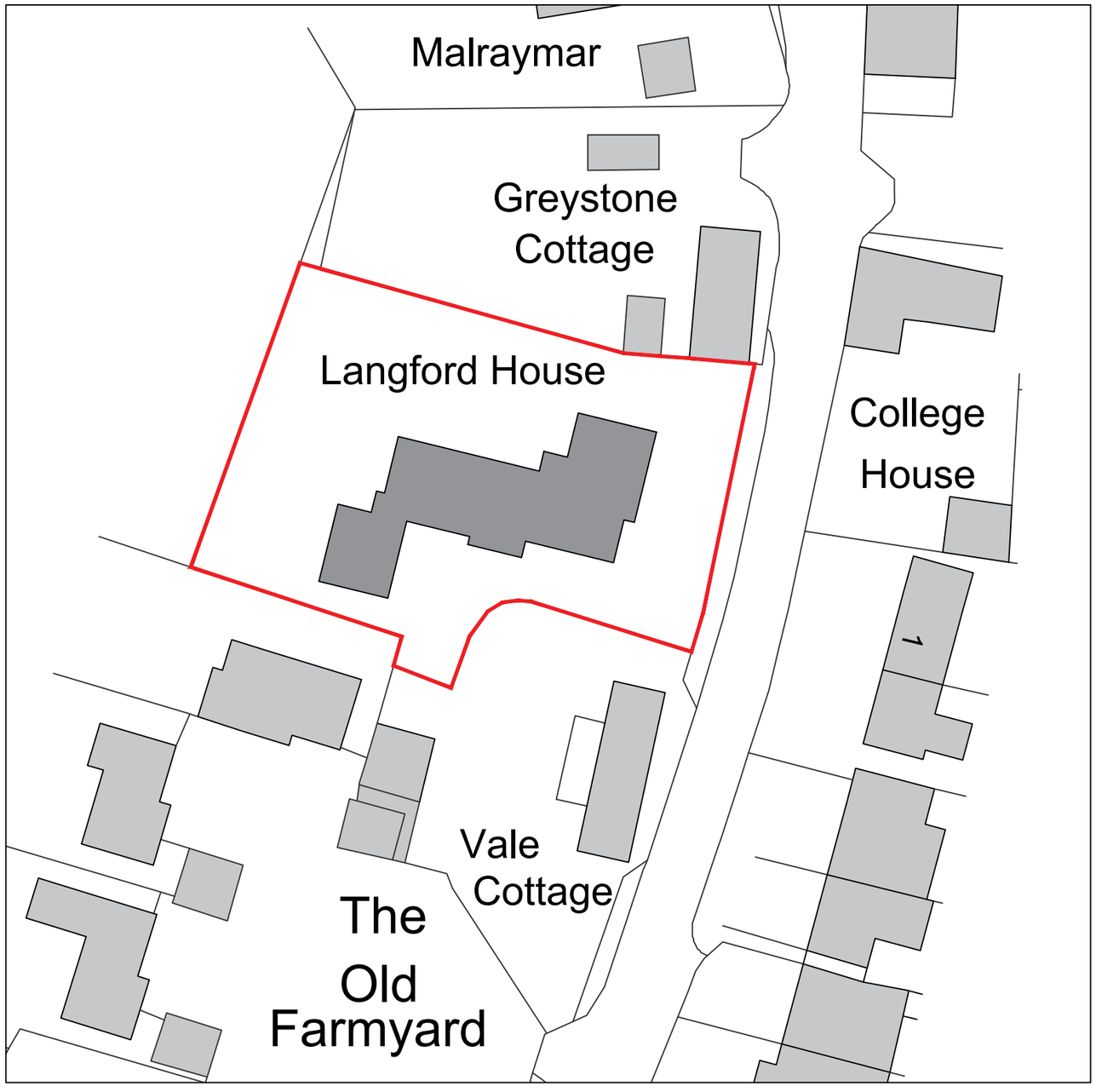






2.0 Site Context

2.1 Location & Block Plan



Block Plan 1:500

0 0 5 5 10 10 15 15 20 20 25 25

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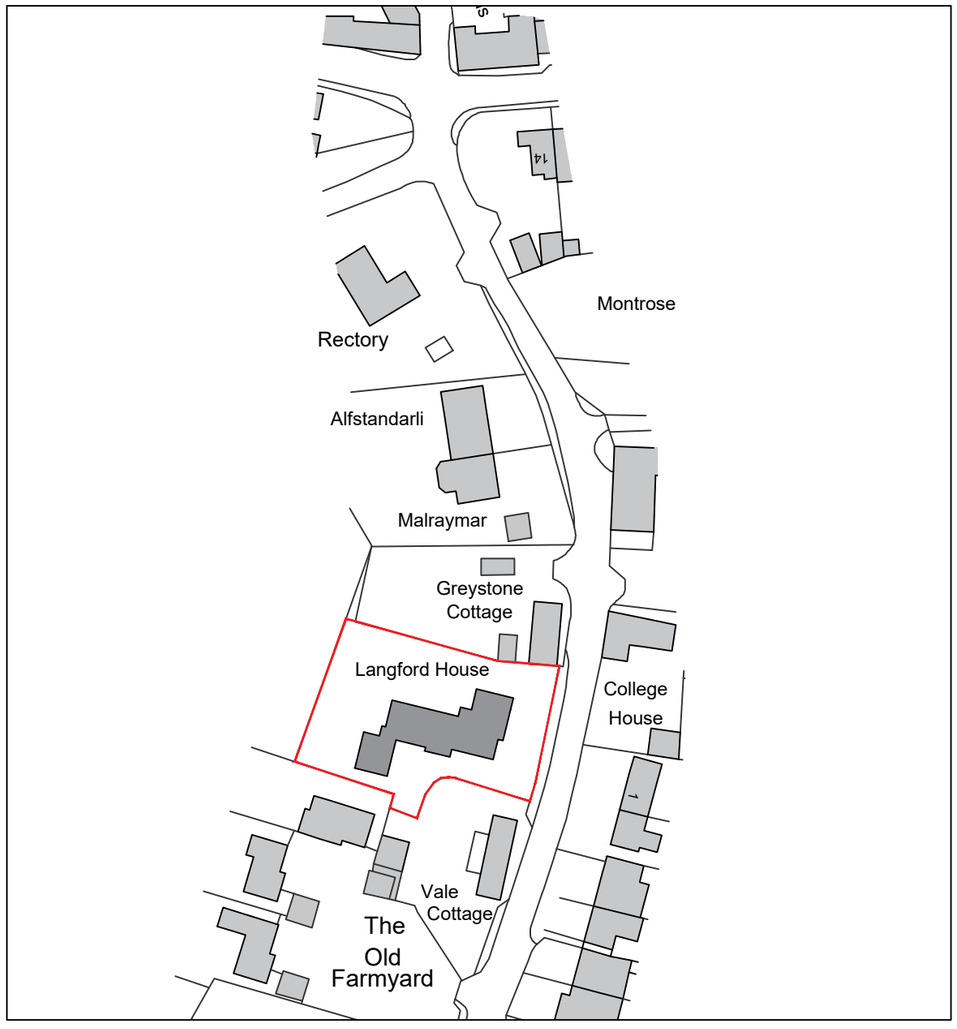

Location Plan 1:1250

0 5 10 15 20 25 30 35 40 45 50 55 60

NORTH

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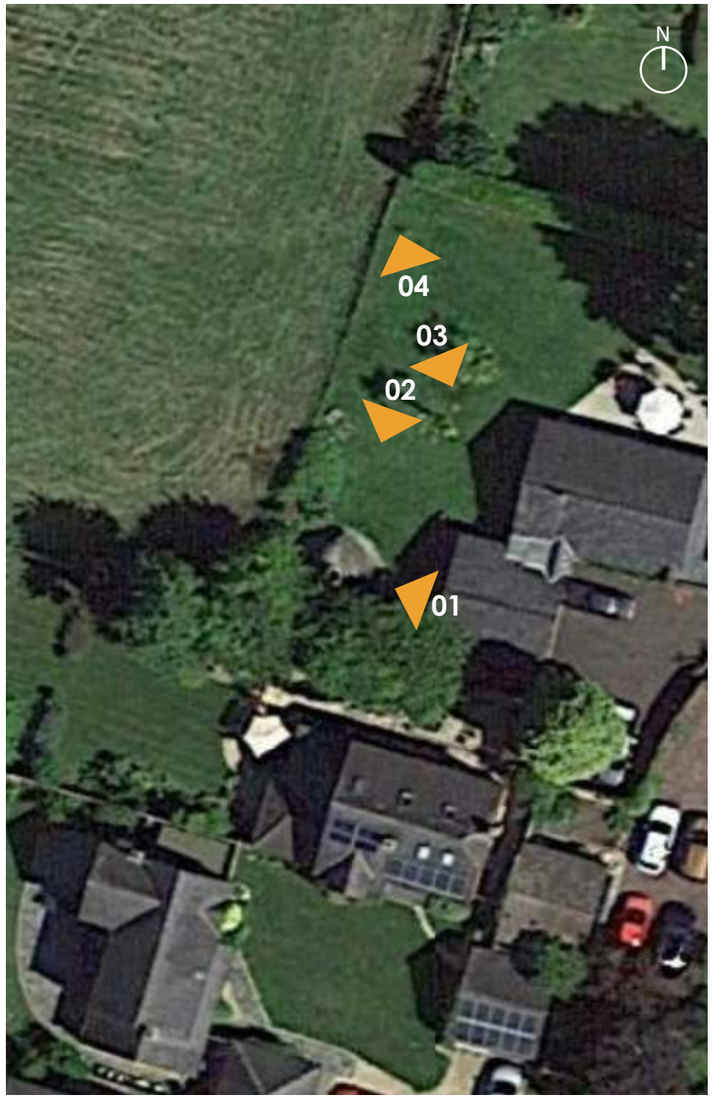
2.0 Site Context

2.2 Site Photos 1











2.0 Site Context

2.3 Planning History

PLANNING HISTORY

S/2007/2132 - Tulip tree prune overhanging branches, 2007, **Approved** - 3x associated documents: Officer Report, Decision, Application Form.

S/2008/0298 - Fell 1x cherry tree, 2008, **Approved** - 2x associated documents: Officer Report, Decision.

S/2008/1149 - Construction of two storey detached dwelling, formation of new access and construction of detached garage, 2008, **Approved with conditions** - 10x associated documents: Site Notice, Includes Elevations (Figure 1 - Not to scale), Plans, Plans, Includes Location Plan, Includes Marketing Information, Officer Report, Officer Report, Decision, Application Form.

S/2009/0788 - Construction of three storey detached dwelling, formation of new access and construction of detached garage (Revised details), 2009, **Refused** - 12x associated documents: Statements/Surveys, Site Notice, Plans, Plans, Plans, Plans (Figure 2 - Not to scale), Plans, Plans, Officer Report, Decision, Application Form, Additional Information.

S/2009/1156 - Construction of detached dwelling, formation of new access and construction of detached garage (Revised details), 2009, **Approved with conditions** - 12x associated documents: Vale Cottage Duck Street Steeple Langford, Statements/Surveys, Plans (Figure 3 - Not to scale), Floor Plans (Figure 4 - Not to scale), Plans, Plans, Cross Sections, Officer Report, Decision, Application Form, Additional Information. - Figure 3 (not to scale)

S/2010/0155 - Remove 1x spruce tree, 2010, **Unknown decision** - 2x associated documents: Consultee Response, Application Form.

S/2010/1221 - DDD 1x Birch adjacent to Greystone Cottage and Duck Street, 2010, **Approved** - no associated documents.

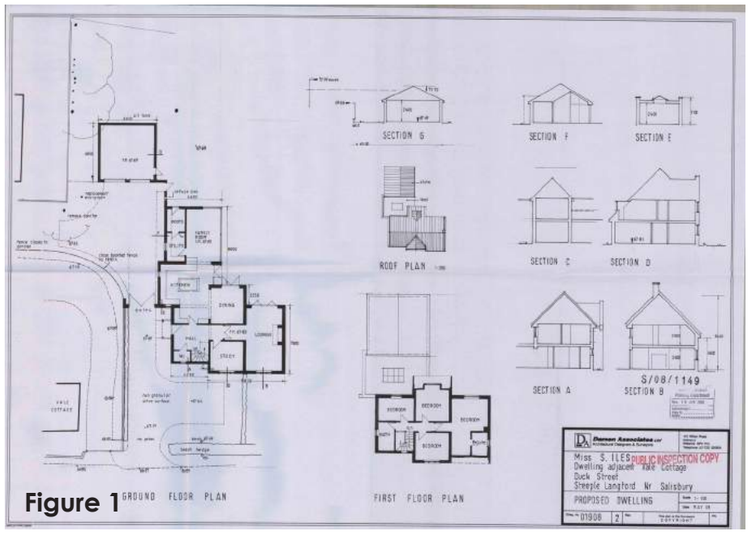


Figure 1

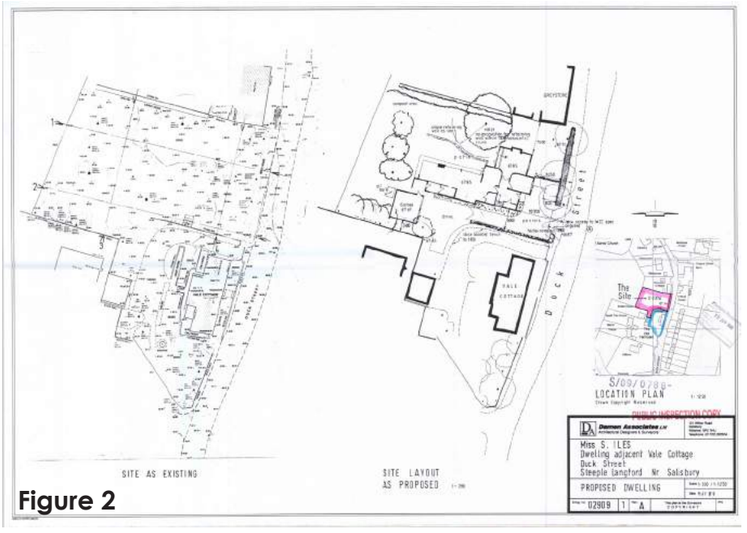


Figure 2

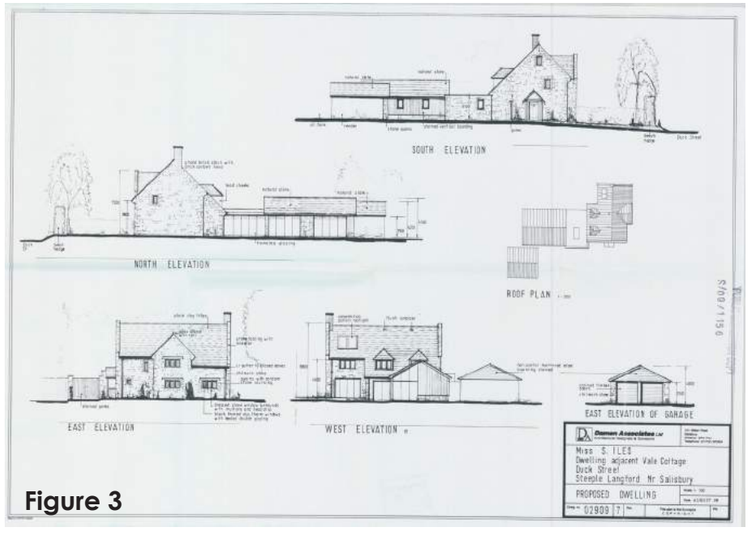


Figure 3

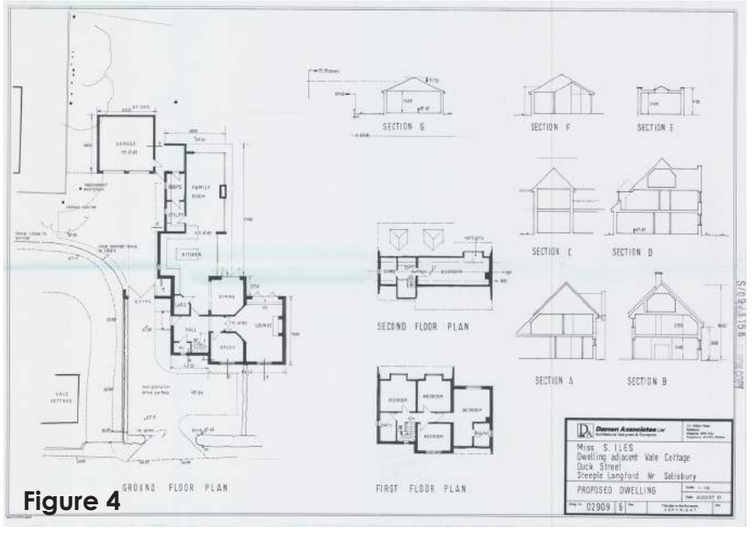


Figure 4

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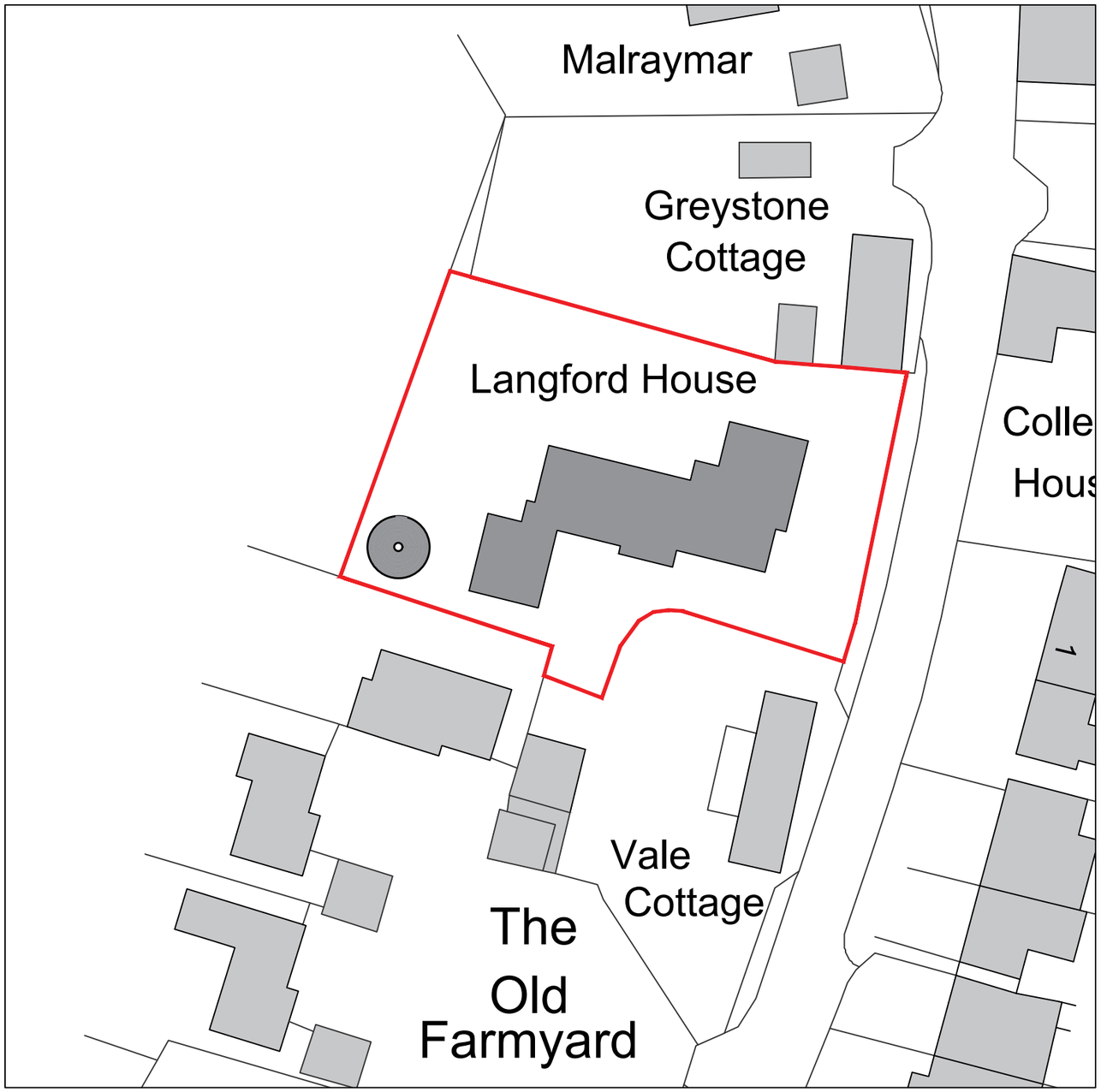
3.0 Proposals

3.1 Site Plan



Site Plan 1:500

0 5 10 15 20 25

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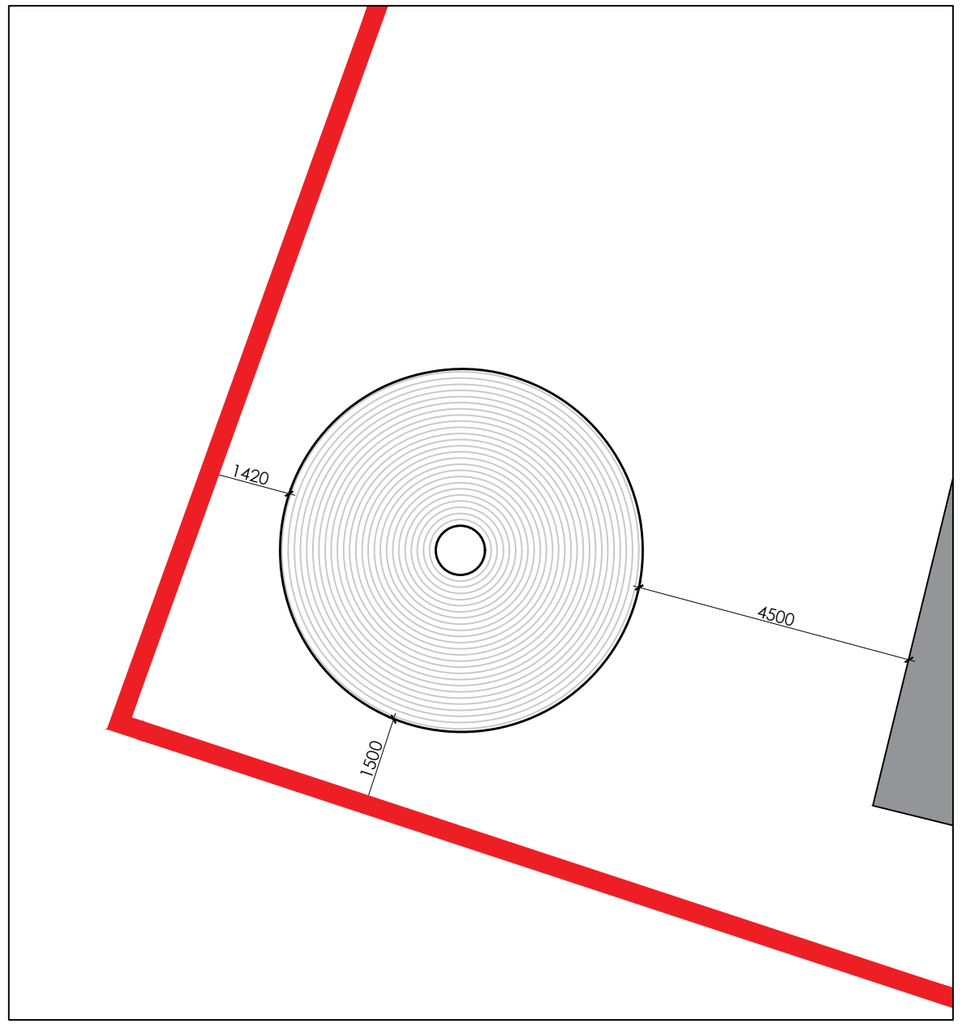
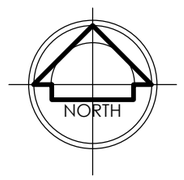


Roof Plan in Context 1:100

0 1 2 3 4 5



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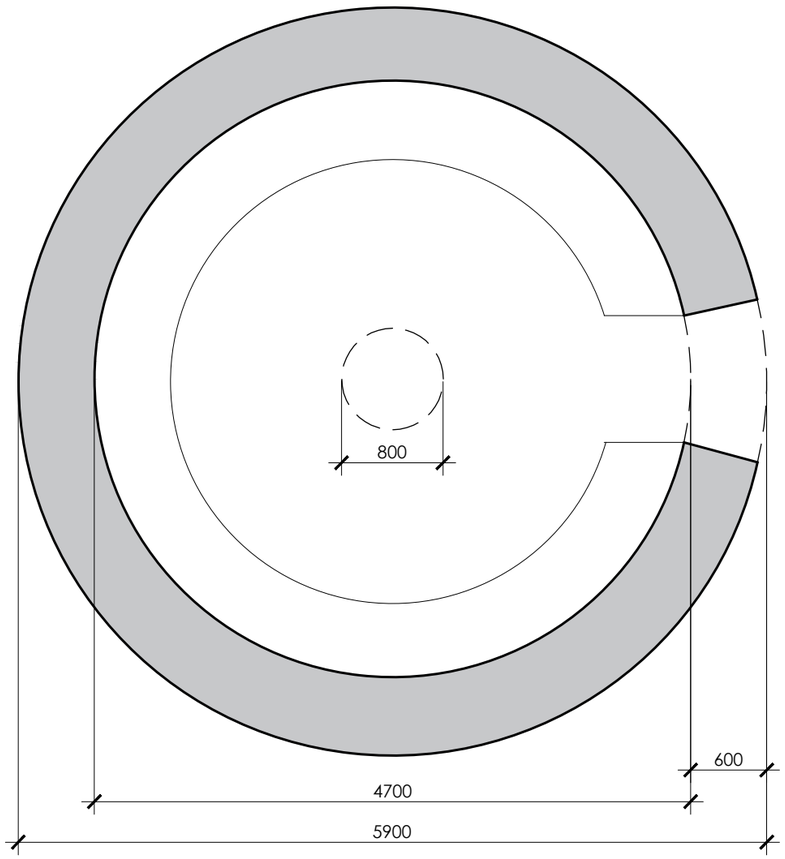
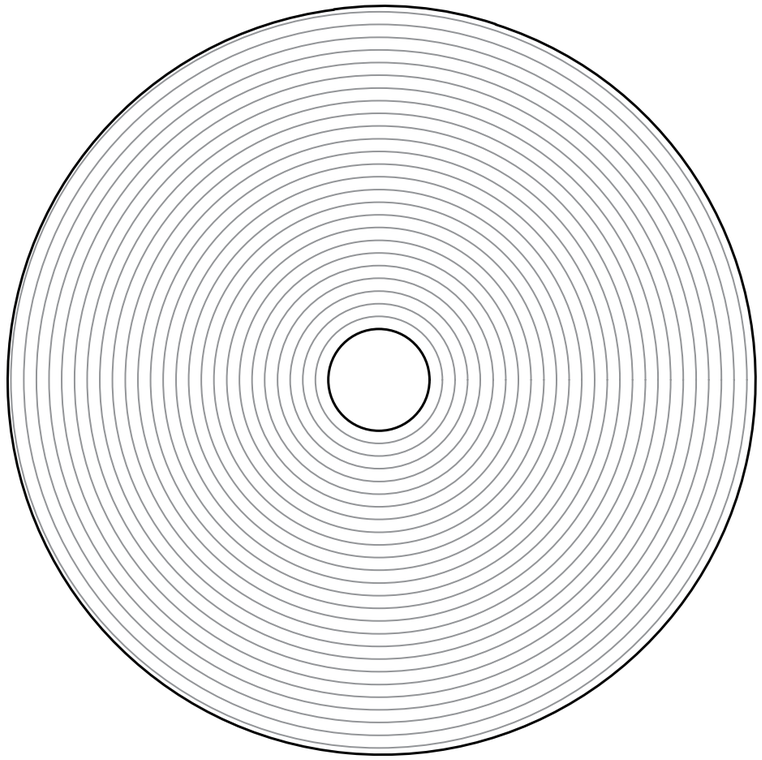
3.0 Proposals

3.2 Outbuilding Plans



Ground Floor Plan



Roof Plan

1:50 0 1 2

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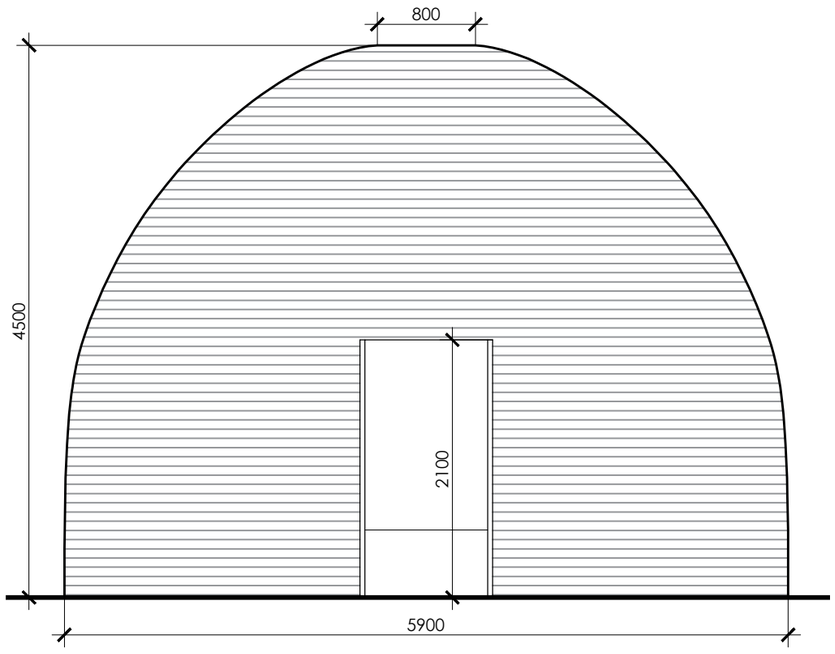
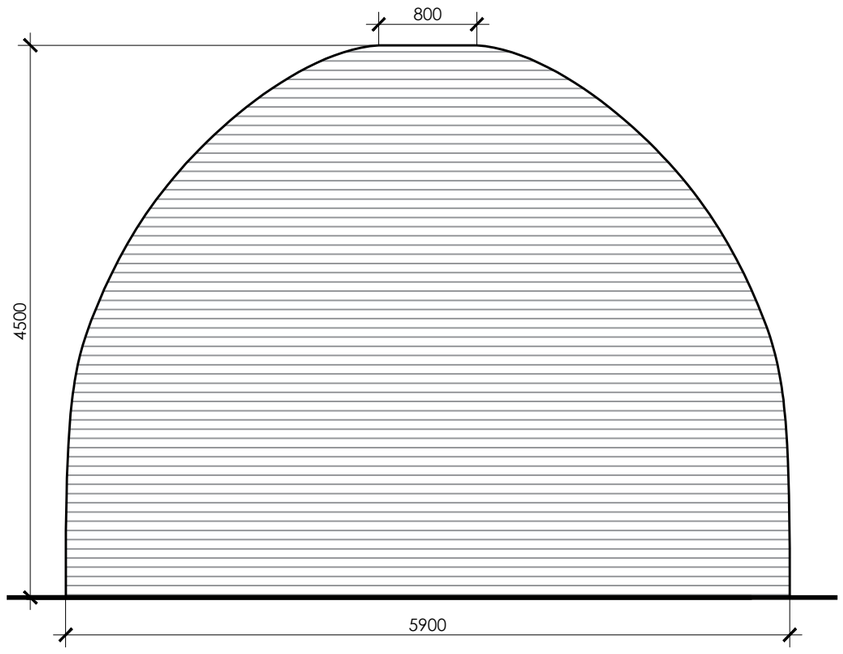
3.0 Proposals

3.3 Outbuilding Elevations

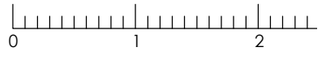


Entry Elevation



Side Elevation

1:50



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3.0 Proposals

3.4 Previous and Current

PREVIOUS AND CURRENT COMPARISON
The current outbuilding (image 3) was built in the summer of 2014, over 9 years ago, as a small garden socialising space. The structure was made from slatted wood, was open to the elements, and followed an organic form to help it blend into the landscape.

The foundations, slab, stone bench, and tilled terrace were constructed in 2010, over 13 years ago, as a small patio.

In the summer of 2023, the current outbuilding was demolished, and the client sought to replace it with a more in-keeping and robust structure. The applicant wanted to draw reference to the village's historic roots as an iron age settlement, given its association with Yarnbury Castle.

SITE HISTORY
Steeple Langford has a rich archaeological history. The Iron Age hillfort known as Yarnbury Castle is in the far north of the parish, and another known as Grovely Castle lies to the south of Little Langford.

The settlement is mentioned within the Domesday Book, and there have been many Neolithic finds in the parish, including flint tools, a polished axehead, and pottery, as well as a bowl barrow and the remains of a round barrow; from the Bronze Age axeheads, a palstave, and a chisel; from the Iron Age pottery, a rotary quern fragment, and a circular enclosure.

DESIGN RATIONAL
The structure appears to be an iron-age dwelling constructed from dark slate with an open-top roof. The form takes its inspiration from medievil stone-built round Clochan / Beehive Huts. The structure has utilised the existing hard standing (foundations, slab, stone bench, and tille); therefore, no groundwork has been associated with the project. Given that the site overlooks a 12th-century or 'High Middle Age' stone church, it was designed to be symbiotic to the area.



Image 1: Yarnbury Castle

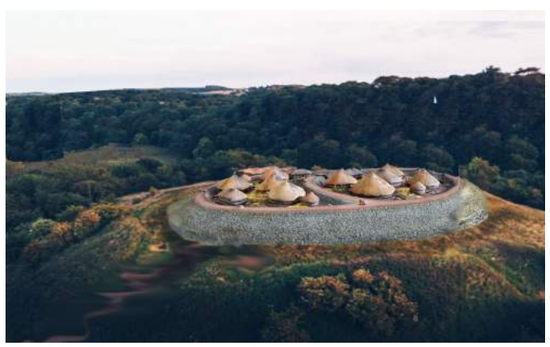
Image 2: Iron-age fort


Image 3: Original Outbuilding


Image 4: New Outbuilding


Image 5: View of All Saints Church


Image 6: View from private garden

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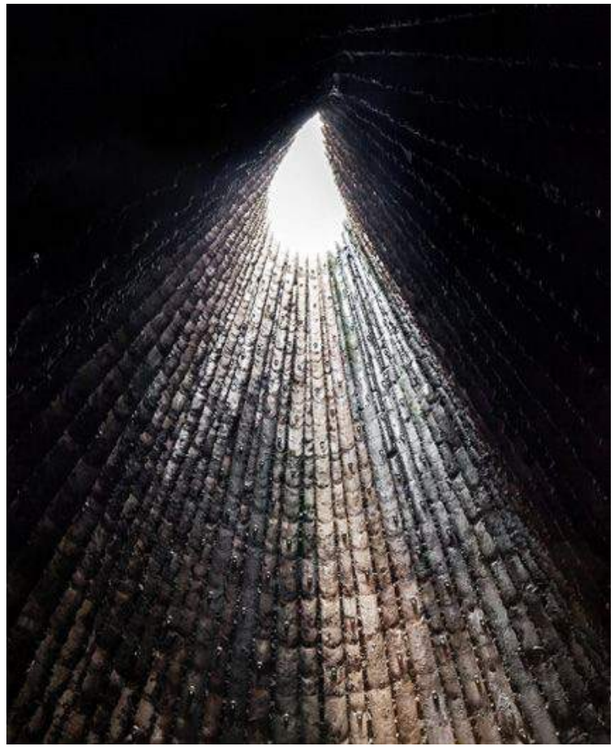
4.0 Precedents













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