JAMES SLATER & CO
SURVEYING & ARCHITECTURE

Design and Access Statement

(including Heritage Statement)



21 Church Street
Sherston
Malmesbury
SN16 0LR

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1. INTRODUCTION

1.1. This Design and Access Statement, including the Heritage Statement, has been prepared on behalf of Dr & Mrs Bartlett, who are seeking Planning Permission and Listed Building Consent for the proposed works to their property, 21 Church Street, Sherston. A detailed description of these works is stated in section 3 of this document.

1.2. This application is subsequent to a pre-app enquiry ENQ/2021/04381, submitted on the 4th of November 2021.

1.3. This document is to be read in conjunction with the submitted drawings.

2. DESCRIPTION & BACKGROUND

2.1. 21 Church Street is a detached two-storey dwelling located in the village of Sherston, sitting within a plot of 0.063ha.

2.2. The application site occupies a corner plot adjacent to Church Street and Woods Close and occupies an important site at the entrance to the village from Easton. The site includes the dwelling, the garden to the left of the house surrounded by stone walls and the recently built garage with its gravelled shared yard.

2.3. 21 Church Street is a Grade II Listed building, designated in 1986 due to its architectural and historic interest. Details of this Listing description can be found in section 6 of this document.

2.4. The Listing describes it as being late C18th, but a map of Sherston in 1840 shows that the front part of the building was not in existence at that time. Our inspection suggests that this was added in the mid C19th with a later extension to the left.

2.5. However, it is characterised by its Georgian style front elevation with rendered walls and stone cills and keystones to the 16-pane sash windows, and the doorway with its stone flat hood on brackets which is off-set to the right, with an additional fixed light to its right.

2.6. The main dwelling faces almost directly west and is adjacent to the main road. It extends to the east on the RHS with an attached two-storey extension with double hipped roof, linked to a former single storey garage with double pitch roof. This was converted and added as part of the main dwelling in 1992, through a planning application. The main dwelling also extends further to the east on the LHS with a double storey cross wing, which seems to be a later addition to the original building. Both extensions create a small central inner courtyard which gives access into the dwelling from the back.

2.7. The house has a varied history; it was once a Doctor's Surgery and then the offices of an agricultural firm whose yard encompassed what is now Woods Close, the housing development behind the property.

2.8. The internal layout reflects this history and its different uses over the time. The ground floor plan has an off-set entrance to the right, with the sitting room to the left. From the entrance there is access into the back of the property through a dining room with steps leading up to the single storey extension to the back, which housed the living and breakfast rooms, the utility and the kitchen.

The dining room is also connected to the rear access and is used currently as a boot room which has an adjacent narrow room between solid walls with the boiler and the HWT. From the boot room and further to the left, we find a shower room and the study, which seem to be part of the later addition to the original building and part of the former Doctor's surgery.

The first floor comprises 4no bedrooms, a bathroom and a spiral staircase leading up to the attic room above.

2.9. Recent planning and listed building consent applications (20/03741/FUL and 20/04167/LBC respectively) were granted for internal and external alterations to the single storey outshot and the ground floor shower room.

2.10. Recent planning and listed building consent applications (20/11568/FUL and 20/00220/LBC) for a double storey extension were refused on the 19th of August 2021 "by virtue of its scale, position and design character".

2.11. Pre-application ENQ/2021/04381 proposed a similar scheme in principle, with the same footprint extended, but had a different approach in regard with the roof type and other aesthetic aspects. The response from this was positive in general except for the proposed lantern, which seemed grand as a design response for such a small extension.

3. PROPOSED WORKS

3.1. This application related to a rear single storey extension to create a utility/boot room. The purpose of the extension is to provide much needed utility and storage space for the property owners whilst allowing for a rear access.

It is proposed to demolish the existing single storey corridor linking the existing dining room to the current shower room. The demolished part of the property will then be replaced with a single storey extension of a larger footprint yet still sitting within the same gap.

The new extension will incorporate a lean-to roof structure with a stone roof covering to match the existing lean-to roof arrangement although the new roof will be positioned in an elevated position and at a slightly different pitch. Where possible, any of the older roof timbers and covering will be retained.

The new extension will have a powder-coated aluminium frame with double-glazed panes and roof extending down from the upper lean-to stone covered slope. The use of powder-coated aluminium will enable contrast and legibility between the old and new. There will be an aluminium back door with a side panel incorporating a solid lower panel as to hide any appliances sited below the internal worktop.

4. LEGISLATION AND PLANNING POLICY

The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of Listed Buildings through the planning process. In particular, Sections 16 (2) and 66 (1) of this Act have been considered as part of the proposals, including the 'special regard' duty imposed.

Section 16 of the National Planning Policy Framework (NPPF - updated Feb 2019) considers the Historic Environment, with Paras. 189, 193 and 194 in particular, detailing the obligations with respect to those applications concerning designated heritage assets, including listed buildings.

Specifically:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than

is sufficient to understand the potential impact of the proposal on their significance".

Significance is defined in Annex 2 of the NPPF as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

The 'significance' of 21 Church Street as a designated heritage asset is presented in **Section 6**.

4.1. The research on the council's website has brought the following applications to the property:

20/00220/LBC and 20/11568/FUL	21 Church Street, Sherston, SN16 0LR	Two storey extension and internal alterations	Final decision	19/08/2021	Refuse
20/04167/LBC and 20/03741/FUL	21 Church Street, Sherston, SN16 0LR	Internal and external alterations	FINAL DECISION	06/11/2020	Consent/ Approve
N/92/00482/FUL	21 (Land Adj) Church Street Sherston	Erection of one dwelling and garage and alterations to existing dwelling alts/garage & new dwelling	FINAL DECISION	23/11/1992	Approve
N/08/00971/LBC	21 Church Street, Sherston, Malmesbury, SN16 0LR	Installation of Four Solar Panels	APPEAL	02/02/2008	Approve
N/12/01428/LBC	21 Church Street, Sherston, Malmesbury, SN16 0LR	Installation of 7 Photovoltaic Panels to the Single Storey Rear Elevation.	FINAL DECISION	19/07/2012	Refuse
20/03741/FUL & 20/04167/LBC	21 Church Street, Sherston, Malmesbury, SN16 0LR	Internal and external alterations.	FINAL DECISION	11/6/2020	Approve with Conditions
PL/2021/07012	21 Church Street, Sherston, Malmesbury, SN16 0LR	Insertion of chimney pot on existing chimney and i	FINAL DECISION	10/5/2021	

5. SUMMARY

Proposed Use	The property is currently used as a residential dwelling; it will continue to be used for residential purposes and is to be retained for the sole use of the applicants.
Amount of Development	The scale of the extension is in keeping with the scale of the host building and its plot.
Layout	The proposals will not impinge on the current layout as this will remain as is on its general terms.
Scale	As mentioned earlier, the scale of the proposed development is considered to be in keeping with the host building.
Appearance	There will be no change to the appearance of any of the elevations that can be seen from the public road. The proposed extension will infill the current inner courtyard. The extension will be a mixture of both traditional and modern materials.
Landscape	The proposals do not include alterations to the current landscaping.
Access	The proposals do not include any alterations to the current vehicular access.

6. HERITAGE STATEMENT

6.1. 21 Church Street was first listed on 03 December 1986, with a most recent amendment on 13 December 1986 and the List Entry Number 1023222.

6.2. Listing description as per below.

SHERSTON CHURCH STREET ST 8486-8586 (east side) 7/76 No 21 II

Detached house. Late C18. Render with stone sills and keystones and gabled stone slate roof with 2 stone stacks. L-shaped plan. Two-storey, 4-window west front. All windows are 16-pane sashes except ground floor window to right which is a fixed light; blocked window to upper floor third from left. Raised keystones to all windows. Doorway off-set to right with flat hood on brackets and 6-panel door. The house occupies an important site at the entrance to the village.

Listing NGR: ST8546586088

6.3. The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

6.4. The table below states the significance and the impact of the proposed works towards each element of the heritage asset. We have used the Historic England Heritage Values as set out in Conservation Principles, Policies and Guidance.

Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
Single-storey extension.	The current lean-to single storey extension to the back is part of a later addition to the original building. It is laid in stone tiles. The fixed light and the access door are of timber with single glazing but with no evidence that they are original.	The proposed single storey extension will extend further from the existing but still within the line of the back elevation, infilling the inner yard. 1no window will get enclosed within the new extension. This will be retained an integrated within the new room.
Evidential Value	The evidential value is considered very low.	The proposal is considered to have minimal impact on evidential value.
Historical Value	The historical value is considered very low.	The proposal is considered to have minimal impact on historical value.
Aesthetic Value	The existing rear addition was added to provide a link between the two rear parts of the property. Its construction is basic and generally considered low quality and there are a number of issues which currently exist.	The proposal is considered to improve the aesthetic value of this part of the property. It retains a link between the two rear parts of the dwelling and incorporates a mixture of both traditional and modern materials assisting with legibility.
Evidential Value	The property being the former Doctor's Surgery is where the communal value lies.	The proposal is considered to have minimal impact on communal value.

6.5. The proposals seek to conserve the historic fabric and key features of the property. (which contribute to its significance) whilst accepting that a degree of progression and reordering is warranted in order to safeguard the property through continued usability.

The proposals also seek to make clearly legible the additional footprint of the extension, with the glass roof and glazed wall extending out of the stone tiled roof covering the original lean-to extension. We believe that the proposed extension shows a subservient character to the host building and is of proportionate scale.

7. SUPPORTING DOCUMENTS

7.1. Drawing list:

21-383-201 Site Location Plan

21-383-202 Survey

21-383-203 Proposals