Poulsom
Architectural Design
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2 New Road, Chippenham, Wiltshire, SN15 1EJ

Planning & Heritage Statement



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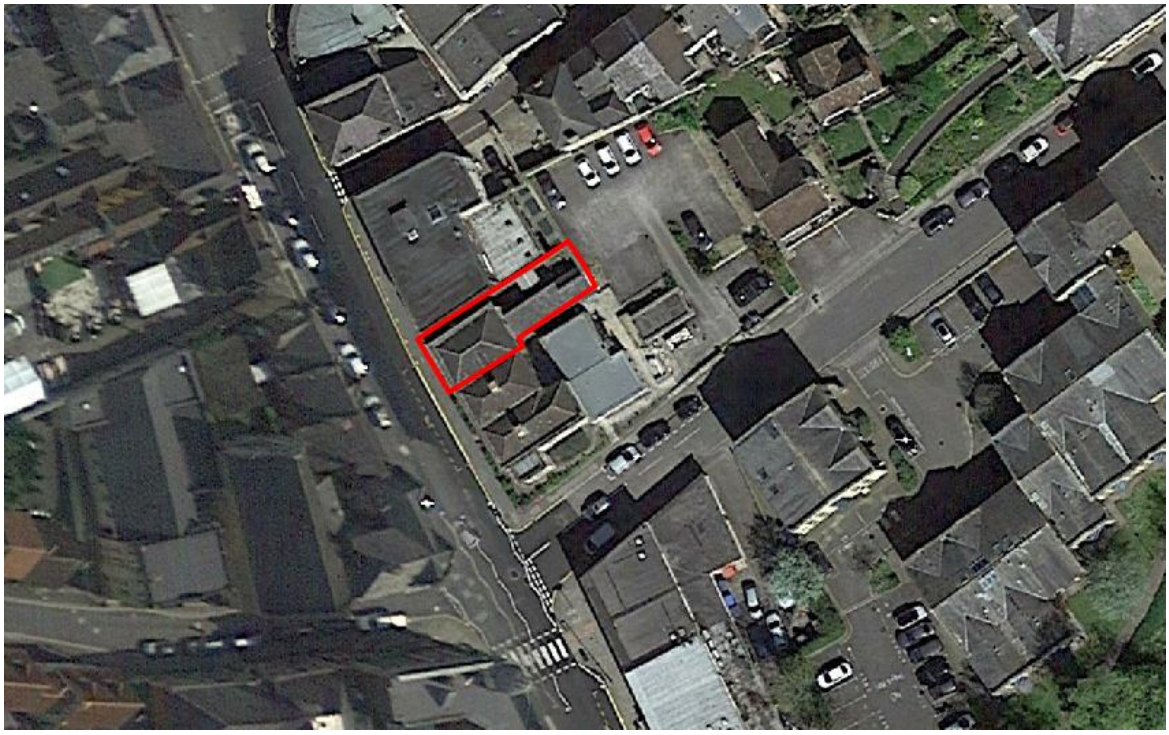

Fig.1 SATELITE LOCATION PLAN

1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared by Poulsom Architectural Design and Planning Services on behalf of the applicant and is in accordance with the guidance contained within the NPPF. It sets out the important aspects of the proposal and how it relates to the character and appearance of the heritage asset.

1.2 The site is located in the centre of the Chippenham, within the town's Conservation Area and is also a Grade II Listed Building. The property is listed as a pair of properties (nos.1 and 2) under Entry Number 1267977, although from the listing, the building was originally three dwellings.

2.0 HERITAGE DESIGNATIONS

LISTED BUILDING

2.1 Listed building Grade II, listed entry number: 1267977 Listed 22nd June 1978. The details of the listing are as follows:

"Three houses in one block, now offices. Mid C19. Limestone ashlar, slate roof. Double-depth plan. EXTERIOR: 3 storeys; 5-window range to the front, 3-window range to the right return in Monkton Street. 3/6-pane sash windows to the 2nd floor, 6/6-pane sashes to the 1st floor and mostly 6/1-panes to the ground floor. No.1 formerly faced south-west to Monkton Hill; it was 3-window range; a 2-storey projecting entrance bay to the left has a similar cornice and parapet, blank windows to the New Road front, tripartite sash windows to the Monkton Hill front and a doorway to the right return (now blocked). 2 doorways to the New Road facade have moulded archivolts and fanlights over panelled doors; to the far left is a mid C19 shop window of 2 panes below a fascia and cornice. INTERIOR: not inspected. One of a group of houses in New Road built after the arrival of the railway in 1840-41."

CONSERVATION AREA

2.2 The property is located within Chippenham's Conservation Area (figure 2) and is amongst many other Listed Buildings (figure 3).

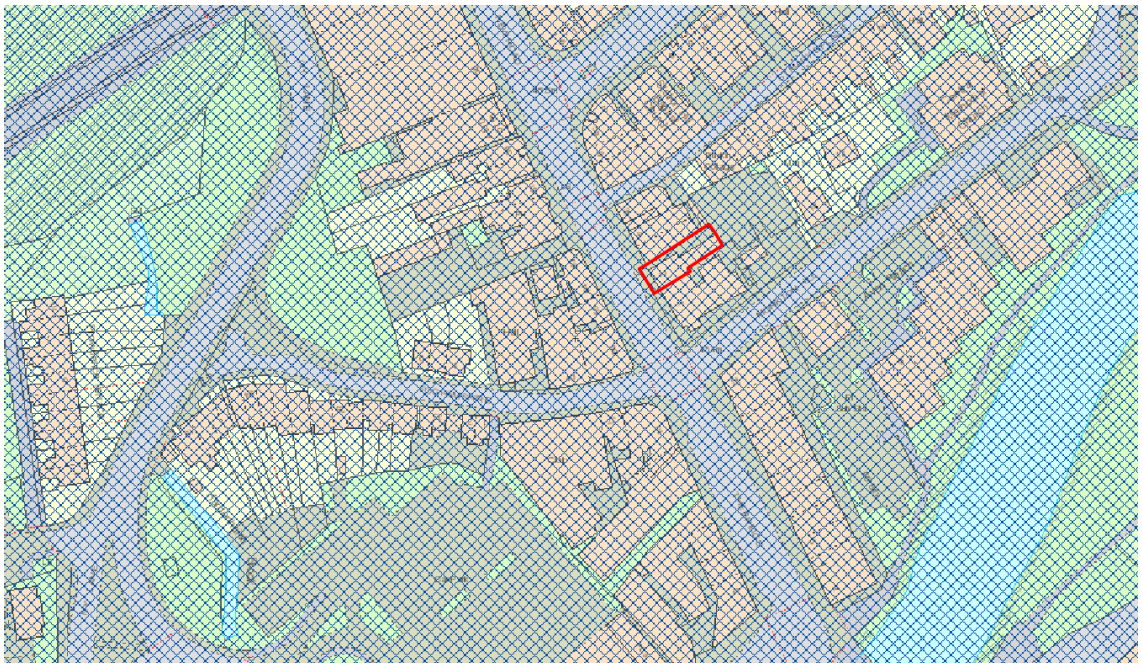

Fig.2 MAP INDICATING EXTENT OF CONSERVATION AREA

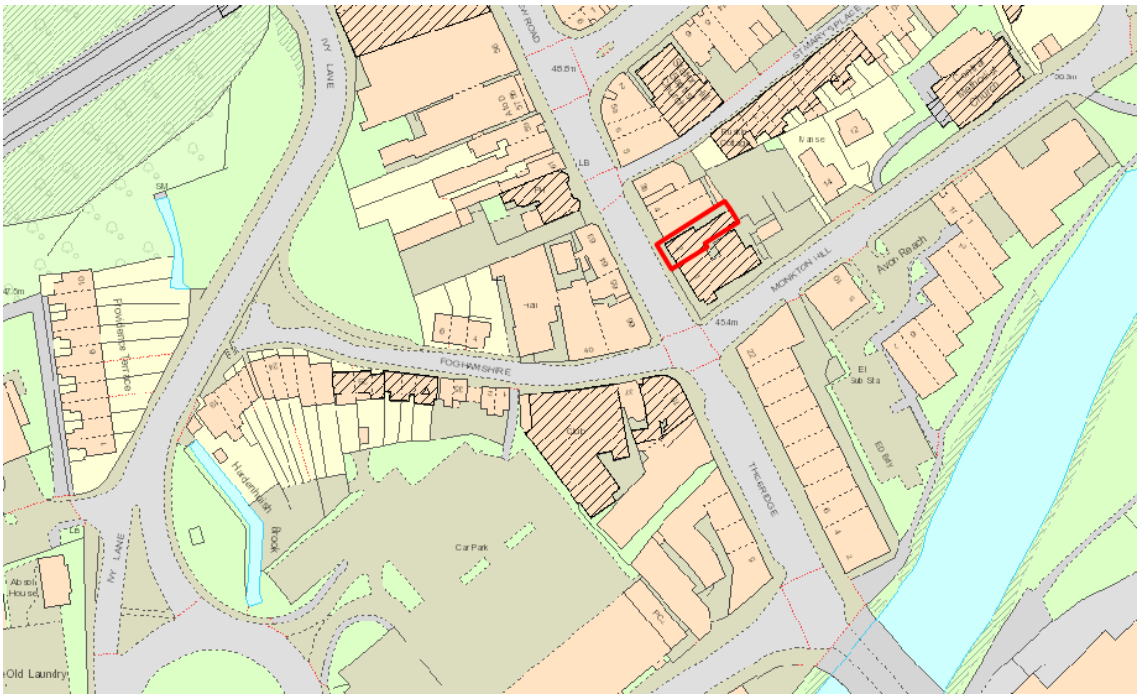

Fig.3 MAP INDICATING LOCATION AND LISTED BUILDINGS PLAN

3.0 THE PROPOSAL



Fig.4 FRONT ELEVATION

3.1 As detailed on the accompanying drawing (drawing reference: 305/102), the changes proposed under this LBC application are restricted to internal alterations only to assist in the ongoing usage as a commercial space.

Specifically, the ground floor has a partition installed on the entrance hallway to enclose the room to the left as you enter the building, to create an additional private office space. To the rear, a partition is introduced to allow the inclusion of a disabled toilet facility. Currently, the only washroom facilities are on the second floor and the introduction of the downstairs washroom makes the space more inclusive and attractive to a wider audience as a commercial space to rent.

4.0 PLANNING HISTORY AND PLANNING POLICY CONTEXT

PLANNING HISTORY

4..1 A review of the planning history has confirmed that the site has been subject to a variety of applications for Listed Building Consent, which are –

N/89/02828/FUL – Change of use of hairdressing salon and maisonette to offices,
N/90/02442/FUL – Alterations to shop front.
N/90/02443/LBC – Alterations to shop front.
N/90/02444/FUL – Proposed change of use to financial services/estate agents.
N/91/01277/LBC – Alterations to Listed Building.
N/91/01551/FUL - Proposed signs/new windows and repositioning of existing gate.
N/91/01553/LBC – Proposed signs/new windows and repositioning of existing gate.
N/91/01552/ADC – Hanging sign and illuminated fascia.
15/04614/LBC – replacement signage on front elevation with similar sign and replace hanging sign on front elevation with similar hanging sign.

PLANNING POLICY CONTEXT

4.2 In terms of planning policy, Section 16 of the NPPF, 'Conserving the Historic Environment', sets out the ways in which the historic environment is to be protected, whilst also ensuring that assets are preserved. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 199).

4.3 Paragraph 202 of the Framework requires decision makers to weigh any potential harm, where appropriate, against securing its optimum viable use. Given the changes in the economic climate, fewer companies are seeking large, open offices spaces, with some now requiring smaller, individual spaces to conduct their work. It is necessary for buildings to adapt their functionality to suit the audience and the demand changes.

4.4 At local level, Policy CP58 of the WCS requires proposals to protect, conserve and where possible, enhance the historic environment. The proposed development limits changes to the historic fabric, with the only proposed changes being strictly necessary to conserve the asset and create functionality for the security of its optimum viable use.

5.0 CONCLUSION

5.1 This application seeks Listed Building Consent for internal layout changes to suit the needs of our client and for securing the ongoing optimum viable use of the site, whilst maintaining the historic fabric and integrity of the building.

5.2 It has been demonstrated how the proposal accords with relevant policies of the development plan and other material considerations, such as compliance with the NPPF, which weigh in favour of the development.