PAUL STEVENS ARCHITECTURE LTD



40 THE BOROUGH

DESIGN & ACCESS STATEMENT
HERITAGE IMPACT ASSESSMENT

SITE ADDRESS:	40 The Borough, Downton, Salisbury, Wiltshire, SP5 3ND
SCHEME:	Erection of a new dwelling within the residential curtilage of 40 The Borough
DATE:	07/12/2023

JOB NO. 1061

CONTENTS



EXISTING SITE

01
INTRODUCTION

02
PLANNING CONTEXT

03
EXISTING

04
DOWNTON VILLAGE DESIGN STATEMENT

05
PROPOSAL

06
FLOODING

07
ARCHAEOLOGY

08
MATERIALS

09
SUSTAINABILITY

10
CONCLUSION

EXISTING SITE WITH SURROUNDING CONTEXT



01 INTRODUCTION

1.1 This Design & Access Statement/Heritage Impact Assessment has been produce by Paul Stevens Architecture on behalf of Greenwood Building Projects Ltd to support the erection of a detached dwelling within the curtilage of No.40 The Borough (Listed Building).

1.2 This application has been submitted following a withdrawn application after listening to comments made by the Planning Officer, Conservation Officer, Consultees and consideration of neighbours points of view.

1.3 Downton lies in the wide, flat, valley of the River Avon in south Wiltshire 6 miles south of Salisbury. 40 The Borough is within the west part of the settlement which occupies flat ground and a straight broad highway and grass verges.

1.4 40 The Borough is from its external appearance an early 18th century thatched dwelling constructed in brick and forms part of the cluster of listed properties at the east end of The Borough. It was listed grade II on 4th July 1985.

1.5 The village of Downton is designated a Conservation Area and has an Appraisal and a Village Design Statement. There is one scheduled monument; the Borough Cross to the east of the dwelling.

02 PLANNING CONTEXT

LOCAL PLANNING POLICY

The main policies relevant to the consideration of the application include:

- CP1 - Settlement Strategy
- CP2 - Delivery Requirements
- CP3 - Infrastructure Requirements
- CP41 - Sustainable Construction and Low Carbon Energy
- CP45 - Meeting Wiltshire's Housing Needs
- CP50 - Biodiversity and geodiversity
- CP51 - Landscape
- CP52 - Green Infrastructure
- CP57 - Ensuring high quality design and place shaping
- CP58 - Ensuring the Conservation of the Historic Environment
- CP60 - Sustainable Transport
- CP61 - Transport and New Development
- CP62 - Development Impacts on the transport Network
- CP64 - Demand Management
- CP67 - Flood Risk
- CP68 - Water Resources
- CP69 - Protection of the River Avon SAC

NPPF/NPPG

- Section 2 - Achieving Sustainable Development
- Section 5 – Delivering a sufficient supply of homes
- Section 12 - Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

There is an adopted Conservation Area Appraisal (2008) and an adopted Village Design Statement (undated) which outlines the character of Downton. These documents state that proposals should be designed to take account of and :

- Appraise the surrounding built form
- Consider the character of the site
- Undertake a design concept for the development
- Design considerations should include window styles, roof type and pitch, materials and contemporary solutions

PLANNING HISTORY

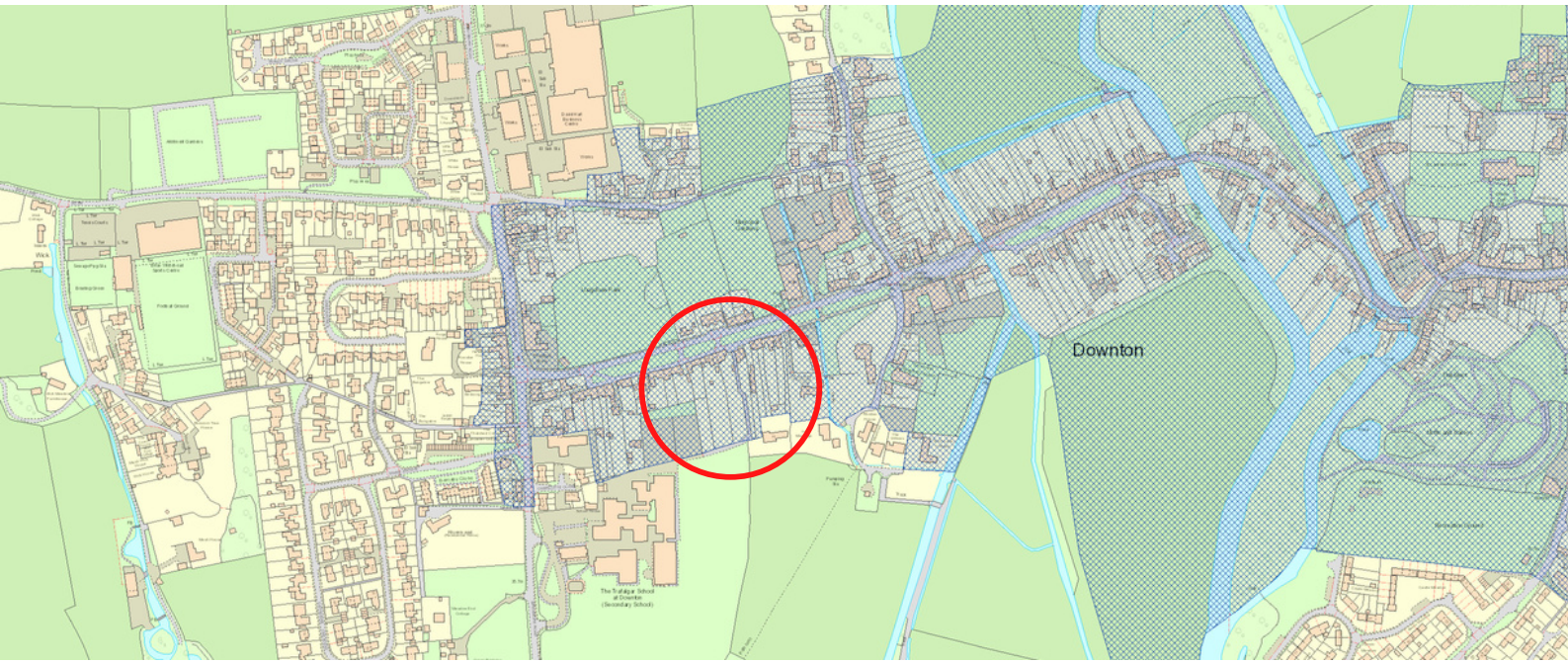
PL/2023/03542 - Listed Building Consent
Two storey rear extension, associated internal alterations to 40 The Borough Downton.
19/07/2023 - Approve with Conditions

PL/2023/03378 - Householder Planning Permission
Two storey rear extension, associated internal alterations to 40 The Borough Downton.
19/07/2023 - Approve with Conditions

PL/2023/06405 - Full Planning Permission
The construction of 1 detached 4-bedroom family dwelling complete with off street parking and gardens to front and rear. Eco friendly sustainable home with renewable energies and green living technologies.
18/09/2023 - Withdrawn by Applicant

CONSERVATION AREA

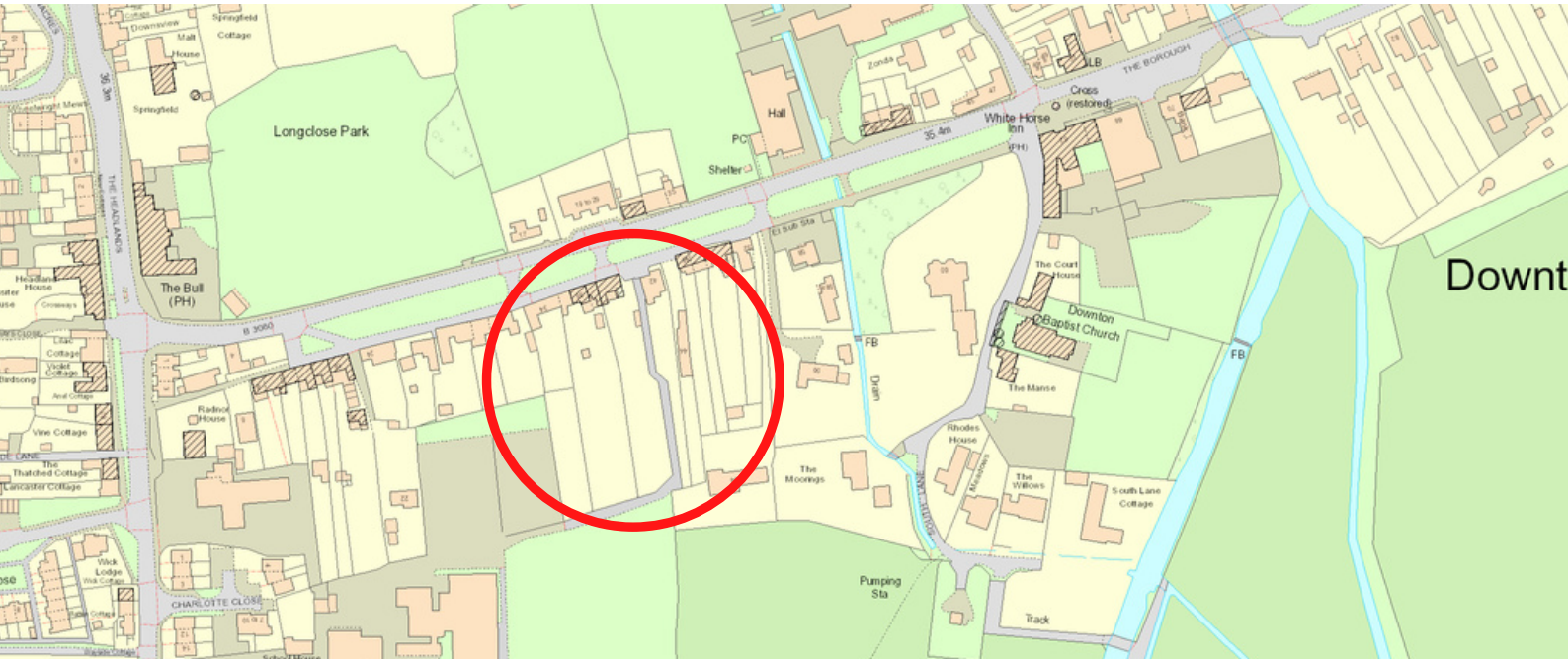
The site is located within the Downton Conservation Area and within the curtilage of a Listed Building.



LISTED BUILDINGS

There are a number of listed buildings within close proximity of No.40 The Borough.

- The Borough Cross
- No.38 The Borough
- No.36 The Borough
- No.31 The Borough
- No.46 & 48 The Borough
- No.50 The Borough
- No.39, 41 & 43 The Borough
- Jasmine Cottage (No.18)
- Minton Cottage (No.20)
- Well Cottage (No.16)
- No.12 & 14 The Borough
- No.8 & 10 The Borough
- Radnor House
- The Bull Hotel



PRE-APPLICATION CONSULTATION

A pre-application wasn't submitted for this application however feedback was received on the previously withdrawn application (PL/2023/06405). The following was provided by the Conservation Officer dealing with the application:

> **Assessment:**
> The existing plot is a burgage plot, the form of which is clearly legible. It reflects the character of other plots in the vicinity. Where plots have been subdivided, the development has had, in my view, a negative impact.
>
> The subdivision of the plot and the siting of a house on the plot would erode the burgage layout – a characteristic feature of this part of the conservation area.
>
> The proposal would result in a significantly smaller garden for the cottage which would have an adverse impact on its setting The cottage would be hemmed in by the new development. (In that respect, the above proposed location plan is misleading as it does not show the already approved rear extension which would push the cottage further back into the plot).
>
> In terms of the scale of the new house. It has a sizeable footprint (greater than the principal listed cottage) which extends the full width of the plot. Given the footprint, linked garage (resulting in a significant built form) and that it is a full two-storey building with a pitched roof, it would have an over-bearing impact on the listed cottage.
>
> (I note some reference by the applicant to the house not being seen from The Borough and therefore not having an adverse impact on designated heritage assets. The proposed new house adversely affects the setting of the cottage and the character of this part of the CA. The CA is not just about public views, it is about character. The character of this area is partly determined by the spatial qualities of the plots and this is what would be eradicated by this proposed backland development).
>
> **Summary & conclusion:**
> Section 66 of the Planning (LBCA) Act 1990 requires that the LPA, in considering planning permission for development which affects a listed building **or its setting**, shall have special regard to the desirability of preserving the building **or its setting**.....
> Section 72 of the Planning (LBCA) Act 1990 requires that works enhance or preserve the character of the conservation area.
>
> I consider the proposals are contrary to paragraph 200 (development within the setting of a heritage asset)and paragraph 206 (new development in CAs), as well as core policy 58.
>
> I consider the proposals would cause significant harm to the setting of the cottage and also fail to preserve (indeed harm) the character of the conservation area. As such, I recommend the current application is REFUSED.

The following comments/advice was provided by the Planning Officer dealing with the previous application:

> Any additional dwelling would at least have to be sited within the other burgage plot and be linear in character. The garden would then be at the end of the burgage plot and undeveloped so to speak (although I understand that you would divide the plot).
> With a linear scheme however, care needs to be taken to ensure that direct overlooking into neighbouring gardens does not take place, along with overshadowing, dominance etc.
>
> We also suggest that the scheme needs quality creative input to be successful.

03 EXISTING

HISTORIC ENGLAND LISTING

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1355715
Date First Listed:	04/07/1985
List Entry Name:	40 The Borough
Statutory Address:	40 The Borough, Downton, Salisbury, Wiltshire, SP5 3ND
District:	Wiltshire
Parish:	Downton
National Grid Reference:	SU 17297 21425

Summary

DOWNTON THE BOROUGH SU 1721 (south side) 5/29 No 40

GV II

Cottage at end of row. Early C18. Flemish bond brick, thatched roof with brick stack. 2-storey, 2-window. C20 door and two 2- light casements to ground floor, 2-brick plat band and two 2-light casements to first floor. Rear has one 2-light casement to attic, to left is single-storey extension with tiled roof. C20 flat-roofed extension. Interior has chamfered beam with step and runout stops.

It should be noted that the photo on the Historic England Listing is incorrect and is NOT of No.40 The Borough, Downton.

HERITAGE ASSESSMENT

3.1 Downton lies in the wide, flat, valley of the River Avon in south Wiltshire 6 miles south of Salisbury. 40 The Borough is within the west part of the settlement which occupies flat ground and a straight broad highway and grass verges.

3.2 40 The Borough is from its external appearance an early 18th century thatched dwelling constructed in brick and forms part of the cluster of listed properties at the east end of The Borough. It was listed grade 2 on 4th July 1985.

3.3 The dwelling faces onto the street set back from the village green in front and within the west part of Downton Conservation Area. The listed building has been substantially altered and extended prior to its listing with a large conservatory type of structure to the rear, modern garage and some internal alterations to the historic thatched part. The whole of the building and its plot is very neglected and in poor condition. A scheme of repair and a rear extension was approved on 19th July 2023. (LPA references PL/2023/03378 & PL/2023/03542)

3.4 The village of Downton is designated a Conservation Area and has an Appraisal and a Village Design Statement. There is one scheduled monument; the Borough Cross to the east of the dwelling.

3.5 Although there is nothing physically evident which suggests any archaeological potential within the actual site, nevertheless, Downton has an Extensive Town Study which mentions that this west end of Downton is a planned 13th century medieval extension for a market place and states "... archaeological investigation within the area of burgages would be useful in defining the phases of settlement, the nature & density of occupation, and within now vacant plots, the former presence of structures."

3.6 Downton Conservation Area Appraisal identifies the special elements of the village and in particular the following key characteristics are notable:

- Its distinctive settlement layout and the contrast between the village core and planned layout of The Borough.
- The survival of the important former commercial core to the village centred around the river.
- The setting of the valley floor comprising flood plain and former water meadow systems.
- Distant glimpses of buildings in a mature treed landscape.
- The importance of roof scape in local incidental views particularly from the east of The Borough.
- Continuous building lines providing good enclosure,
- Defining roads and spaces complimented by the use of brick and flint boundary walls.
- The valuable survival of a significant number of thatched buildings individually and in groups.
- The use of traditional high quality, eighteenth century brickwork, often to re-front earlier timber framed buildings.
- Deep, narrow, open burgage plots often backing onto open countryside to the south of The Borough.

3.7 A cluster of prehistoric sites and finds are known from an area to the south of the historic core of the town. Excavations to the east of The Borough (SU12SE475, Wessex Archaeology 2007) recorded two pits, both of which contained numerous finds of animal bone, peg type roof tiles, fragment of green glazed ridge tile and Laverstock type pottery of 13th-14th century date.

These finds may be associated with medieval settlement within the area, and suggest medieval activity in the form of rubbish pits containing building material, which may be related to local construction/destruction of 13th-14th century buildings.

3.8 The town is in several distinct sections; the older Saxon settlement in the east has the earliest surviving domestic buildings dating from the 14th century. This was enlarged to the west in the early 13th century to form a planned market place for the new borough. But the houses rebuilt several times on the same plots.

3.9 Along the south side of The Borough there is almost continuous frontage development; characterised by the unusually wide market street in front of the dwellings and which is now the village greens.

3.10 The majority of dwellings are terraced and are typically constructed of red brick under a thatch or plain clay tile roof which replaced the original thatch. Most have rear additions of various ages and construction.

3.11 Later constructions of the 19th century were in slate often rendered and there are a number of infill sites such at that adjacent to the east of 40 The Borough which have demolished former cottage(s) and redeveloped in depth the site.



HISTORIC MAP - 1871

3.12 The Borough part of Downton Conservation Area is to some degree affected by sub-urban infilling to the east; however most of the buildings within the immediate heritage setting west of 40 The Borough retain their original 17th and 18th century external frontages and architectural character.

Taking the summary of the Special Interest from the Conservation Area Statement (1). The significance is identified as:

- The later medieval planned development west of the River Avon and its history as a planned expansion and market place.
- Trees in the gardens and open areas with the green verges play an important role as a backdrop in local and extended views.
- Building facades and varied ridge lines following a linear alignment.
- The views of the roof and chimney scapes and elevations are seen from several vantage points, notably from the east and west but
- also from other angles opposite across the width of the road and verges.
- Prevalence of traditional buildings with thatch, clay peg tiles, natural slate, brick and colour wash.
- The positive contribution to the townscape by both designated and non-designated heritage assets.
- A large number of buildings are included in the statutory List of Buildings of Special Architectural or Historic Interest, many of which
- are thatch houses.
- Archaeological potential arising from artefacts found through excavations.

3.13 40 The Borough is set within a westerly group of buildings of architectural and historic value affecting the setting of the conservation area. The house itself has special architectural interest and has prominent frontage facing out onto the wide street. The south elevation into the garden has some public impact from the school path; although the high wall screens most of the rear plot and elevation and there is little overlooking from adjacent rear private gardens.

04 DOWNTON VILLAGE DESIGN STATEMENT

4.1 The Downton Conservation Area was designated in 1973 after consultation with Salisbury District Council and Downton Parish Council. Amendments to the boundary were made by the District Council in 1992. The character of the conservation area is derived from a number of features notably; its historic layout; the quantity, quality and variety of its historic buildings; the consistent use of local building materials and vernacular building styles; the landscape setting on the banks of the Avon, open spaces and boundaries.

SETTLEMENT PLAN

4.2 New development should respect the existing settlement's patterns, contribute to the character of the village and, where appropriate, incorporate its own open space.

4.3 The overall roofscape, tree and green space pattern should be retained.

4.4 Infilling and new developments should follow the line of existing roads and buildings.

4.5 The appropriate redevelopment or re-use of disused buildings or sites within the built-up area of the village is preferred to development on greenfield sites.

OPEN SPACES AND LANDSCAPES

4.6 Landscaping and planting plans should be prepared as part of any new development proposals, and should incorporate locally distinctive and indigenous tree and shrub planting, especially where a development might intrude visually.

4.7 Wherever practicable existing trees and hedgerows, which contribute to the village character, should be preserved and protected.

4.8 Urban sprawl is considered inappropriate for Downton. Future development should avoid large single sites grafted onto the outside of the village as has occurred in the past. As such encouragement will be given to new development which is modest in scale, which continues the sense of evolutionary growth and reflects the character and variety of the village.

BUILDINGS AND MATERIALS

4.9 New housing should generally be of a simple 2 storey design reflecting the traditional linear style of existing properties in the village, and be based on the scale, particularly roof and eaves height and pattern of existing buildings of quality.

4.10 Future development should take account of the variety and individuality of housing design that gives the village its harmonious and mature look. The use of developers' standard designs, which create uniform suburban development, should be avoided.

4.11 1.The use of unnatural or alien building materials is to be discouraged, in particular the use of reconstituted stone cladding. Bricks should harmonise with the traditional local red brick.

4.12 Roofs should generally be covered with slates, tiles or thatch and be a minimum of 45 degree pitch, depending on the type of covering to be used. Variety in roof heights, pitches and materials should be encouraged, especially where a number of dwellings are to be built together.

4.13 Gables are preferable to hipped roofs.

4.14 Local characteristics such as cantilevered porches, brick stacks and sash windows are to be encouraged.

4.5 Developers should provide accurate elevations which show new proposals in relation to existing adjoining properties and the wider village context.

4.15 Joinery should generally be of a traditional design and proportional to the property. Lintels should be incorporated as functional and decorative architectural features. UPVC windows and doors should be actively discouraged on front elevations.

4.16 Boundary treatments should use traditional materials appropriate to the locality such as brick walls, railings, low paling fencing or hedges.

ROAD AND TRAFFIC MANAGEMENT

4.17 Developers should avoid cul-de-sacs wherever possible, and seek to form linking roads to encourage social integration and cohesion and reduce the length of car journeys. Pedestrian/cycle links should be provided to existing areas or roads.

4.18 Garaging or off-street parking should be provided for in new development and, where appropriate, be located at the rear of the property.

4.19 The local highway authority should be encouraged to apply flexibility to highway guidelines to avoid changing the rural character of the village by the urbanisation of minor roads and new developments by using inappropriate standards and materials.

4.20 Large visibility splays, obtrusive signs, excessive road markings, concrete curbs and unnecessarily wide pavements should be avoided.

05 PROPOSAL

PROPOSED SITE PLAN

5.1 The previously withdrawn scheme, was for a large detached dwelling situated centrally that split the historic burgage plots in two. The revised proposal is for a linear dwelling situated on the eastern boundary of the site, although set back from the front of the plot it visually retains the linear nature of the site.

5.2 An example of this type of development is No.44 The Borough. The current dwelling is set back from The Borough, the property is linear in form retaining the historic burgage plot.



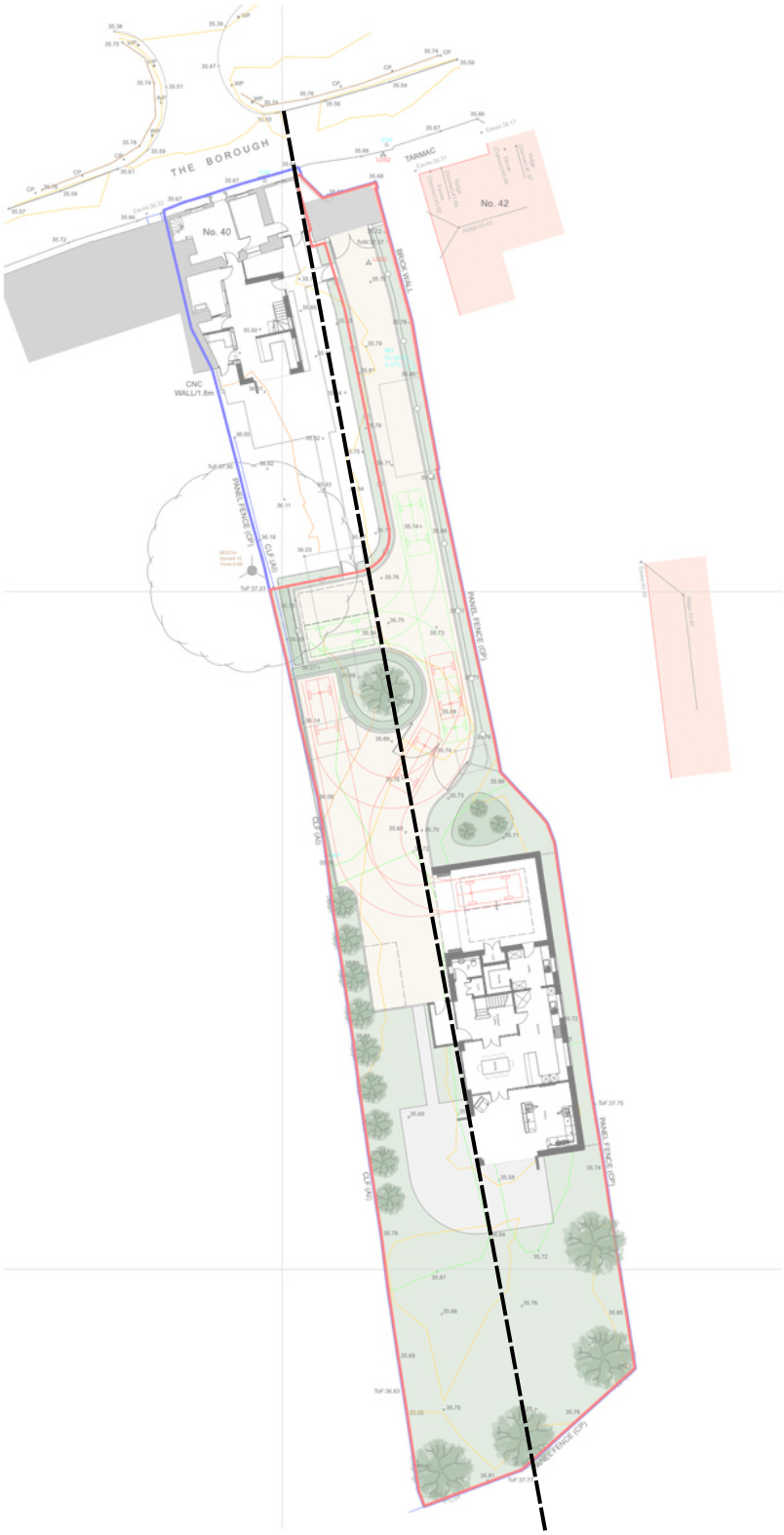
5.3 Although shortening the garden of No.40 The Borough the reasoning is to provide adequate off-road parking for both the existing and proposed dwellings on the site. This also allows for those vehicles to access & exit the site in a forward gear. It was noted in comments, on the previously withdrawn application, that The Borough is heavily congested with parked vehicles due to the lack of on-site parking.

5.4 The existing driveway, although only serving 1 dwelling, will be lengthened to allow vehicular access to parking areas for both the existing and proposed dwelling. No fundamental changes to the site's access are proposed, its proximity to the adjacent school access ensures that access is always maintained.

5.5 The proposed entrance gates are to be set back from the site boundary (5m) in order to allow visitors to pull off The Borough safely prior to entry.

5.6 With the orientation of the proposed dwelling a number of trees have been shown to provide screening. The client is happy to plant well established trees in these locations to provide immediate effect.

5.7 Duty and care will be taken and measures put in place to protect the existing beech tree on the western boundary throughout the construction and on-going use of the site.



LINEAR NATURE OF THE PROPOSED DWELLING RETAINING THE VISUAL APPEARANCE OF THE HISTORIC BURGAGE PLOTS

PROPOSED DWELLING

5.8 Visually the proposed dwelling is to have the appearance of barn/outbuilding converted for domestic use. There are a number of properties that have outbuildings in the rear of their burgage plots some of which have been converted into residential dwellings, notably No.22.

5.9 The proposed dwelling features 4 bedrooms, an open plan Kitchen/Dining space with a separate Living Room and an integrated garage.

5.10 The proposed dwelling is to be constructed in a combination of brick & timber cladding under a clay tile roof. The proposed building materials and finishes have been carefully selected to complement the existing architecture of the area and to create a cohesive visual identity.

5.11 The aim of the proposal is to create a space that not only serves its intended function but also adds value to the surrounding community. The design has taken into consideration factors such as accessibility, sustainability, and safety to ensure that the development is both functional and aesthetically pleasing. Overall, the proposal seeks to create a positive impact on the neighbourhood while providing a high-quality space that meets the needs of its users.

5.12 All first floor windows on the East elevation will be obscure glazed to prevent overlooking.

5.13 The proposed dwelling's roof will feature half-hipped designs on both ends, not only to minimize its impact on the surroundings but also to enhance the building's look with a classic barn style.

5.14 The proposal also includes landscaping plans that incorporate green spaces and promote biodiversity to enhance the overall quality of life for those who will use and live near the development.



PROPOSED ELEVATIONS

06 FLOODING

6.1 A flood risk assessment has been produced to accompany this design & access statement. The flooding map below, produced by the Environmental Agency, shows that the majority of the site lies within Flood Zone 2.



ENVIRONMENTAL AGENCY FLOOD MAP

07 ARCHAEOLOGY

7.1 It's noted that in the previously withdrawn application comments from Wiltshire's Archaeology Consultant suggested that the below condition be applied to any approved application.

No development shall commence within the area indicated by the red line boundary until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: In order to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible in accordance with Paragraph 205 of the NPPF.

08 MATERIALS

8.1 There are a number of different building ages and materials used along The Borough therefore the proposal is traditional in style with a contemporary influence. Giving the impression of a converted outbuilding rather than a new build property.



PLAIN CLAY TILES



RED BRICK TO MATCH LOCAL VERNACULAR



BURNT LARCH CLADDING



GALVANISED GUTTERS & DOWNPIPES



FLUSH CASEMENT WINDOWS



TIMBER FRAME PORCH

09 SUSTAINABILITY

9.1 A conscious effort has been made to ensure sustainable construction methods along with renewable technology are included within the proposed dwelling.

- Highly Insulated (over & above current building regulations)
- Air Source Heat Pump
- Electric Vehicle Charging Point
- Solar Panels (inset tray)
- Rainwater & Grey Water Harvesting System

10 CONCLUSION

10.1 Drawing on the above assessment it is considered that the proposed works will enhance the overall character and appearance of the site and the surrounding area, where visible. Not only blending in with the street scene but also providing well designed living.

10.2 The proposed works have been carefully planned and executed to ensure that they are in harmony with the existing architecture and landscape. The design has taken into account the surrounding area and the natural beauty of the site, creating a development that complements and enhances its surroundings.

10.3 The new living spaces have been thoughtfully designed to provide a comfortable and functional home for its residents. The property will incorporate the latest sustainable technologies to reduce energy consumption and promote a more eco-friendly way of living.

10.4 The proposal will not impact the amenity of neighbouring properties and as such accords with Core Policy 57. Access remains the same as existing, parking will be provided in accordance with the Wiltshire Car Parking Strategy.

10.5 Overall, the proposed works represent an exciting opportunity to bring new life to the area, while respecting its heritage and character.