Design & Access Statement

Site:

36 'Parkside', High Street, Corsham, Wiltshire SN13 0HB

Applicant: R & A Meier

Agent: *Robinson + limited*

This report seeks to validate the benefits of proposals presented in this document. An assessment of the historical context of the site is initially presented, before using this to inform and justify proposals. Guidance from ICOMOS, Historic England, the Local Authority and RIBA has been used in the preparation for this report. Pre planning advice was previously been sought by the applicant. Feedback given by the Local Authority has been used in the preparation of this application.

Disclaimer

PREPARED BY:
David James Robinson Architect / Robinson + ltd

STATUS / USE:
Planning & LBC

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INITIAL INFORMATION

01

SITE

36, High Street, Corsham, Wiltshire, SN13 0HB

WHAT3WORDS/// enrolling.subsystem.whirlpool*



source: Googlemaps / Google earth

SUMMARY OF PROPOSALS

Proposals relate to exterior works only and cannot be seen from public view.

1. Add garden wall within garden to match rubblestone boundary walls
2. Add patio terrace as part of landscaping works.

** Street addresses aren't often accurate enough to specify precise locations. This can make it difficult to find places or describing exact sites. What 3 words divides every 3 metre square of the world and assigns it with a unique combination of three words. This is provided to assist to understanding of the location of the majority of proposed works.*

SITE: CONTEXT & APPROACH

02

The application site dates from an early, vernacular period of the Corsham's past and occupies an important position in the high street and surrounding area. Buildings, features and structures are uniquely individual to both an immediate, local and national context and are significant in their own right.

This backdrop remains a unique and historically important feature within the town wide context (and high street). Any associated original features are significant, worthy of preservation and need to be viewed against this wider context. While the merits of proposals are described later in this document, the applicant recognises the site contributes greatly to the overall importance of the immediate street-scape - and by extension - Corsham. The property itself has generally expanded from its original form through incidental, piecemeal and incremental composition. The wider context of the site represents an important record of local building techniques and available materials, while the difference in architectural treatments show the changing use and tastes over time. It is key to state that it is the collective built heritage of Corsham that adds to the authenticity and importance of the town. The high street is a particularly rich area of historic diversity and contributes to the historic legibility and record of the town. The historical span of the site against the surrounding settlement requires any proposals to be considered in this context and not in isolation.

The applicant has referred to conservation experts and building archaeologists to assist within the preparation of this application. Physical assessment, along with documentary research has been made to review and assess the site, its existing condition and to inform and justify approaches to proposals within this application. Initial indications suggest that the development and evolution of no.36 is not conclusively known and inferences have to be made.

Refer to heritage impact assessment for a full description of the site and historic development.

PLANNING HISTORY

Refused / approved

PL/2023/04188 & PL/2023/03894 ✓

Description of proposal

Interior alterations, exterior works and single storey extension

PL/2021/05933 ✗

Description of proposal

Internal secondary glazing

18/04648/FUL ✓

Description of proposal

Summer house

N/12/00747/LBC ✓

Description of proposal

alterations including leaded lights & secondary glazing

N/10/00391/LBC ✓

Description of proposal

Lime-wash front elevation and repair render

N/06/00227/LBC & N/06/00226/FUL ✓

Description of proposal

Alteration of outbuilding, demolition of modern garden wall and installation of new wall and water cistern

N/00/001046/LBC ✓

Description of proposal

Stone plaque

N/90/02194/LBC ✓

Description of proposal

Alterations to boundary wall to form vehicular access

N/90/01872/LBC ✓

Description of proposal

Minor demolitions and alterations

N/90/00615/FUL ✓

Description of proposal

COU from commercial to residential (approved)

KEY APPLICATION INFORMATION

LISTED BUILDING OR SITE		✓
Protection: GRADE II	**Entry no: 1022034**	**Date of listing: Dec 1960**
Protection: GRADE II*	**Entry no: 1182957**	**Date of listing: Dec 1960**

GENERAL CONSTRAINTS

Conservation area	✓
UNESCO World Heritage Site	
AONB (Area of Outstanding Natural Beauty)	
Green Belt	
Article 4 Direction	
Permitted development rights	
Within established settlement	✓
CIL considerations likely to apply	

KEY ANTICIPATED MATTERS

-Impact on significance of heritage asset and context. Confirming if proposals result in unacceptable or significant harm
-Appropriate identification and analysis of historic or architecturally significant features, - Character, plan form or fabric.
-Visual appearance & Impact on the Conservation Area
-Methodology & Detailing
-Impact on surrounding listed features such as the grade II* listed Gazebo located in the garden and neighbours no38 (listing ref 1022035) and 32&24 High Street (listing ref: 1182945)

EXISTING USE	PROPOSED USE
Residential dwelling	**Residential dwelling**

KEY POLICY IDENTIFIED

05

The conservation and planning officer is to assess and justify comment within the application against a list of all current policies (with particular reference to specific core strategy) that will be relevant in the determination of this application. A number of key policies are assumed at present including:

Wiltshire Core Strategy 2015 (WCS)

- Core Policy 57 – Ensuring high quality design and place shaping
- Core Policy 58 – Ensuring the conservation of the historic environment

The case officer is to expand on local policy requirements that may be relevant in the determination of this application

National Policy: Listed Buildings and Conservation Areas) Act 1990

>Section 66

>Section 72

National Planning Policy Frame work (NPPF)

>Paragraph 199

>Paragraph 202

>Part 12

>Part 16

06

Use	Amount
Layout	Scale
Landscape & site	Appearance
Access	Other

07

TYPE OF WORK PROPOSED	
New Single storey extension?	
New Double (or more) storey extension?	
New Floor Area Created?	
Number Of Dwellings Created	
Relates to other development?	✓

NEW WORKS LOCATION:	
Located on or affect the primary (or principle) elevation	
Located on or affect the existing rear elevation.	
Located on or affect a side or infill elevation.	
Extends more than 4m beyond rear wall of the original house (detached dwellings)	
Extends more than 3m beyond rear wall of the original house (other type e.g. terrace).	
Proposals within 7m of any boundary which is opposite the rear wall of that dwelling	
Proposals within 2m of the boundary & width greater than 1/2 width of the original dwellinghouse	
Any extension or works are subservient to existing building?	✓
Flood risk zone?	
Radon risk?	(not tested)

DETAILS OF NEW WORKS:	
New elements exceed 4m in height	
Area created more than 1/3 of all existing (original) buildings on site?	
Area created more than 50% of the total area of the curtilage? (Excluding original building area).	
Appearance of existing exterior materials changed?	
Changes the roof form or pitch	
Affect existing windows / doors	
Creates new window / roof-light?	
Affects or potentially alters amenity (including overlooking or loss of privacy).	
Create a verandah, balcony or raised platform?	
Affects or installs a microwave antenna, chimney, flue or soil and vent pipe or; Relates to installation of solar panels, solar thermal or photovoltaic arrays.	
Is parking or vehicular access affected?	
Could create loss of outlook, loss of light or overshadowing to main / habitable rooms to neighbours	
Neighbours have been consulted & are aware of this application.	

CONCLUSION

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