**Wiltshire Council Planning Consultation Response**
**URBAN DESIGN**

**Officer name:**
Brian Johnson Dip Arch
Senior Urban Design Officer
Archaeology Landscape & Design Team
Wiltshire Council

**Date:** 04.04.2024

**Application No:** PL/2023/06302 - Revised plans Jan 2024

**Proposal:** Demolition of existing building and erection of 7 dwellings and associated works.

**Site Address:** Martins Transport, Linleys, Corsham.

**Case Officer:** Rose Fox

Reference:
Revised plans – 'Case Files' indexed 16th Jan 2024 on WC planning application webpage for PL/2023/06302.

Policy and guidance:
Wiltshire Core Strategy Core Policy 57 'Ensuring high quality design and place shaping', (CP57)
Wiltshire Council 'Wiltshire Design Guide' SPD ( adopted 25th March 2024)(abbreviated WDG below)
National Planning Policy Framework, July 2021. (NPPF)

Comment

The revised design shown for the houses and the site layout (Case files indexed 16th Jan 2024 on the WC application webpage) has satisfactorily addressed the matters raised in my consultation response dated 24.11.2023. The revised built form, scale , articulation and modelling of the houses would satisfactorily address in principle WDG paragraphs 3.2.4 .3.2.6, 3.3.2 and 4.1.2.

In effectively overall integrating the buildings into their setting (Core Policy 57 iii) while the detailed specification of materials would be a planning condition, certainty and clarity is necessary regarding what is meant by the generic 'stone' and 'tile' annotation for roof and facades, and to other elements on each elevation of the individual house drawings submitted for planning approval, i.e. not just as the design intent indicated on page 23 and 25 in the supporting Design and Access Statement , to establish this would be characteristic of the rural local context and setting. This should be more specifically identified annotated /keyed on the proposed elevations for each house.

1. Roofs:

   The individual house and garage elevations are annotated 'Tile' for the roof. The revised 'Street Scene' drawing 4179 022 C (and as Fig 33 and 34 in the revised Design and Access Statement Rev A ), suggests grey rather than local stone coloured roofs throughout . The revised Design and Access Statement page 23 and page 25 appears to indicate by photo reference this is natural stone tiles on the roof of each proposed house. These should be annotated/keyed on each elevation as natural local stone matching the local stone tiles in colour, form, size and laying pitch.

The revised elevations have deleted the previous clay pantiles identified on superseded 'Materials schedule' July 2023 and revised this to natural local stone tiles. I observe that clay pantiles are a characteristic of local outbuildings whether attached or separate and on this basis with the overall scale of development, variety could be introduced by considering the garage to plots 1 and garage to plot 2 in a traditional pattern (not 'modern' Double Roman' pattern ) natural clay 'red' pantile .

2. Facades to houses and garages:

   It is not clear what is meant by 'stone' on the house elevation drawings for approval, and that this would be of the locally characteristic natural stone in colour , size, bonding pattern random rubble or ashlar, throughout all elevations. Ie The revised Design and Access Statement indicates only natural stone and deleted the previous reconstituted stone that was also identified on superseded 'Materials schedule' July 2023. The previous elevations were shown in one colour for the façade which helped establish the extent of this. The revised Design and Access Statement page 23 4.8 indicates '..*gable elevations in local stone…'* A keyed colour line marked Materials Plan based on the Site Plan is a useful way of clearly identifying the extent of different roof and façade materials/finishes to elevations.

3. Façade and roof elements:

   a) Chimneys : The chimneys shown on each house should be annotated on the elevations in the local stone masonry also and with clay pots and in ashlar finish characteristic of traditional chimneys in the area along the road.

   *b)* Stone detailing : The 'stone' surrounds for openings, stone heads and cills and formal quoins at façade corner returns, and the entrance canopies should be annotated/keyed on the elevations for each house as being in solid natural stone. The revised Design and Access Statement pages 23 and 25, appears to indicate by photo cross reference these surrounds would be in natural stone.

   The revised Design & Access Statement 3.4 third and fourth bullitt points indicates this design intent • *Adoption of local vernacular architectural detailing through the use of stone quoin coursing, dressed stone mullions to ground floor windows, dressed stone window openings, lintels/coursing and traditional fenestrations. • Simple cantilevered stone entrance canopies* and *4.8 '…traditional stone window details /surrounds'*

   Re 'WDG paragraph 4.5.8 *Designs should avoid using items which are visibly artificial in appearance such as sheets of plastic 'roof tiles' for porch canopies or bay windows, plastic false chimneys or 'foam stone' detailing, etc. Chimney stacks often add visual interest but should be of masonry construction and serve a practical purpose, continuing down as a stack with a flue serving a fireplace, vent or extract'.*

4. Surface of forecourt/driveways*:*

   The proposed surface of the vehicle forecourt and parking bays shaded on the revised Proposed Site Plan & Block Plan 4179.010 J and paths should be annotated on the drawing. A loose local stone gravel could be appropriate or traditional pattern setts to define driveways as opposed to a single surface or tarmacadam throughout for these hardstanding's.

   Re WDG paragraph 5.6.4 *The specification of the street materials should be provided early on for example, not left to be specified as a planning condition to ensure agreement on their character and robustness.* and paragraph 5.4.12 *Parking spaces can be delineated by contrasting materials appropriate for the location …*