

Kitchen ventilation and ASHP plant associated with approved hotel at 13 High St Corsham

Heritage Impact Assessment

1.0 Introduction

This application supplements the previously consented application to take account of the re-arrangement of the kitchen ventilation equipment and ASHPs to allow for the greater degree of in-duct attenuation, required by Condition 12 of Planning approval PL/2022/09459 together with the necessary safe maintenance access space at roof level, and is to be read in conjunction with Design and Access Statement and Heritage Statement from the original application to convert the vacant former Lloyds Bank at 13 High Street Corsham into a 'boutique' hotel and restaurant (PL/2022/09459, PL/2022/09717 LBC) together with Design and Access Statement and submitted drawings and supporting documents for this application.

The recently approved development currently under construction includes refurbishment and conversion of the Grade II listed building into a boutique hotel and restaurant, outdoor social areas, a new small single storey extension for the restaurant kitchen, connected to a larger single storey extension for plant rooms at the rear of the listed building, built against the boundary wall of the Martingate shopping precinct and beside parking spaces for hotel visitors, together with around 200 sqm of PV panels at roof levels of the adjacent Martingate shopping precinct with associated battery storage that will provide renewable energy for the hotel. A single storey extension added in 1987 for a cash dispenser (ATM) in the stone boundary wall between 13 High St and the Martingate shopping precinct is also being removed. The application drawings also showed kitchen ventilation equipment including fresh supply, extract and vertical flue on the flat roof of the new kitchen extension with ASHPs providing hot water, heating and ambient cooling mounted set back on the flat roof of the plant room.

2.0 The Site

The redline site boundary for this application encloses the approved flat roofed kitchen and plant room extensions currently being built in the grounds of the listed building at 13 High St including the junction between the kitchen extension and the listed building at roof level, part of the car park adjacent, also in the grounds of the listed building, and the flat roof of the Little Kitchen, unit 12 of the Martingate Centre shopping precinct.

3.0 Setting of the listed building

To the east of 13 High St, the High Street with its numerous historic buildings provides an attractive and sympathetic setting for the listed building. This application does not affect setting of the east elevation.

To the north there are no views of the listed building from the public realm, but the south elevation of the grade II* listed Alexander House looks over the parking area and plant room extension to the rear of No 13.

To the west, the setting at the rear of the building had become degraded into a poorly maintained car park dominated by the adjacent rear wall of the late C20th Martingate shopping precinct, an intrusive and over-bearing feature in the immediate setting of 13 High Street. In the implementation of the consented approval timber clad service and ancillary spaces (stores, plant room etc.) have been constructed against the 1970s wall to the rear of the Martingate shopping precinct on the south side of the car park, reducing its dominant appearance and providing a modest enhancement to the setting of the listed building and to that of Alexander House.

To the south a 2.4m approx. high natural stone boundary wall, in which the ATM was formerly located, separates the late C20th Martingate shopping precinct from a courtyard at the side of the listed building with the listed building some 5.5m beyond. In the consented scheme the exhaust flue with jet cowl from the kitchen ventilation equipment is located on the flat roof of the kitchen extension built close to, and rising 1m above, the @4.5m high stone boundary wall of the 'Little Kitchen' unit of the Martingate shopping precinct, and is visible above the natural stone courtyard wall in views from a small part of the public realm in the Martingate shopping precinct.



Approved south elevation with flue and jetcowl close to the listed building and visible from the shopping precinct.

4.0 Significance

In his heritage statement for the planning application for 13 High St, (PL/2022/09459, PL/2022/09717 LBC) the Historic Buildings Consultant notes that in the views up and down the High Street 13 High Street is of *considerable significance* as: a high-status 18th -century town house with good-quality, early-19th -century additions, a good example of local architectural traditions and materials, and in its contribution to the character and appearance of the conservation area in the views up and down the High Street

He also states that the area to the west of the listed building, where the approved new extensions and kitchen ventilation plant are located, does not contribute to its heritage significance.

The single storey hipped extension to which the approved flat roofed extension on which the increased ventilation plant sits is identified as of limited or neutral significance having been rebuilt several times, most recently at some time after 1954 in a different alignment to that shown on several earlier historic plans.

5.0 Policy and planning consent context

For comments regarding national and local planning policies see Heritage Statement for 13 High St Corsham

5.1 Noise reduction targets set in PL/2022/09459 Condition 12

The approved development at 13 High Street is located in the centre of Corsham bounded by a pedestrianised section of Corsham High Street to the east, the pedestrianised Martingate shopping precinct to the south, the grounds of Alexander House and Holton House to the north and the service area of the Martingate shopping precinct to the West. The site is well shielded from the nearest road, Post Office Lane, some 50m to the North, beyond the 3 storey Alexander House and Holton House and consequently the background and ambient noise levels are notably very low. Following discussion with the Environmental Control and Protection Officer a Plant Noise Rating Target of 35 dBA was agreed.

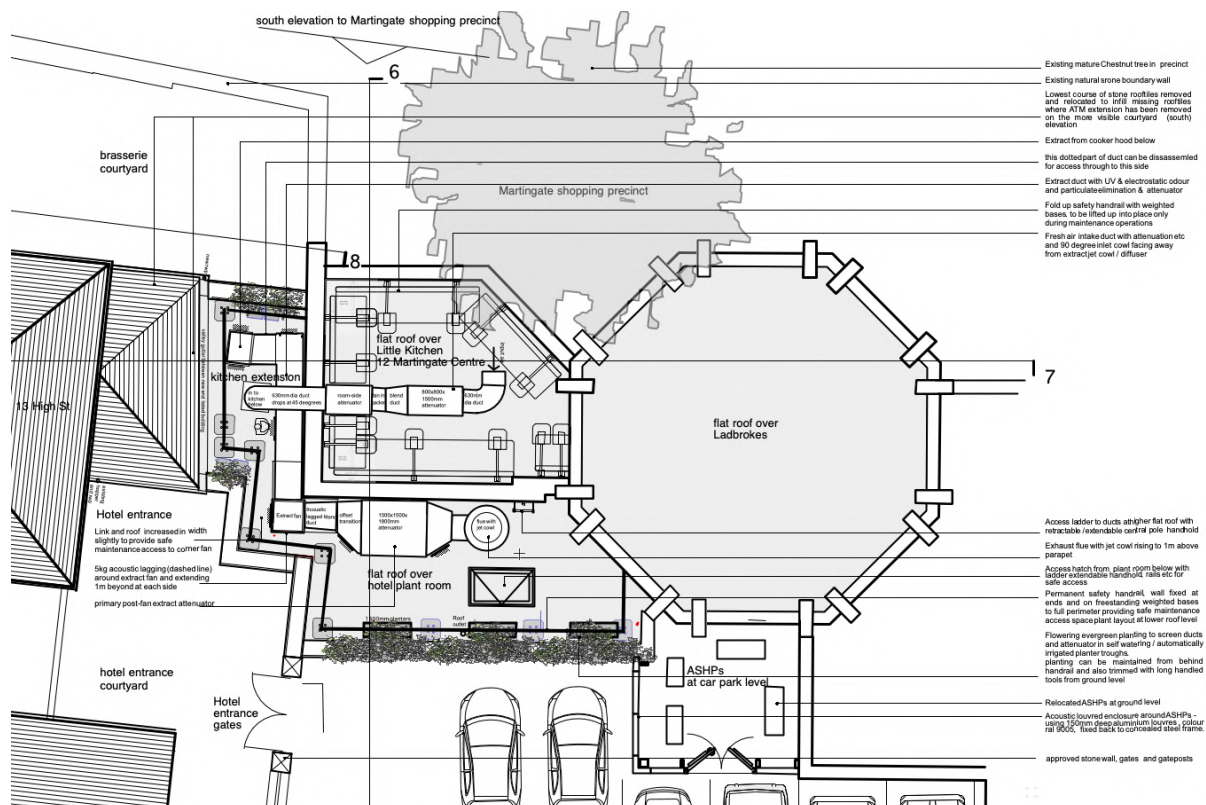
Discussions between our acoustic consultant and suppliers of noise reduction equipment confirmed that it would be possible to obtain attenuators to meet the revised acoustic requirements agreed in the planning approval however the size of the attenuators required and consequent impact on the rooftop plant layout was not anticipated with the result that we have had to extend and relocate parts of the kitchen ventilation plant to allow the greater degree of in-duct attenuation required. This additional application reflects the changes to the plant strategy that have developed during RIBA Stage 4 in order to accommodate the required Plant Noise Rating Target of 35 dBA as follows:

- The arrangement of the kitchen ventilation equipment has been extended and repositioned to allow for the greater degree of in-duct attenuation required.
- A mitigation strategy has been developed for breakout noise from the intake and exhaust fans.
- The Air Source Heat Pumps have been relocated from the roof of the kitchen and plant room extension to an acoustically attenuated enclosure at ground level in the rear car park

6.0 Proposals

6.1 Revised layout and relocation of kitchen ventilation equipment. See also accompanying drawings/data sheets

At planning application stage we showed the kitchen ventilation equipment including intake and extract fans filtration and a vertical flue all on the flat roof of the new kitchen extension with space between the intake and exhaust for maintenance access to both, and ASHPs providing hot water, heating and ambient cooling for the hotel mounted, set back, on the flat roof of the plant room beside the hotel car park, however to achieve the required noise attenuation the attenuator between the extract fan and the exhaust flue, is sized at 1500mm high x 1500mm wide x 1800mm long and is impossible to fit on the kitchen extension roof as in the previous layout, so is now located together with the exhaust flue on the larger flat roof over the plant room, and no longer visible at all in any views of the listed building from the public realm.



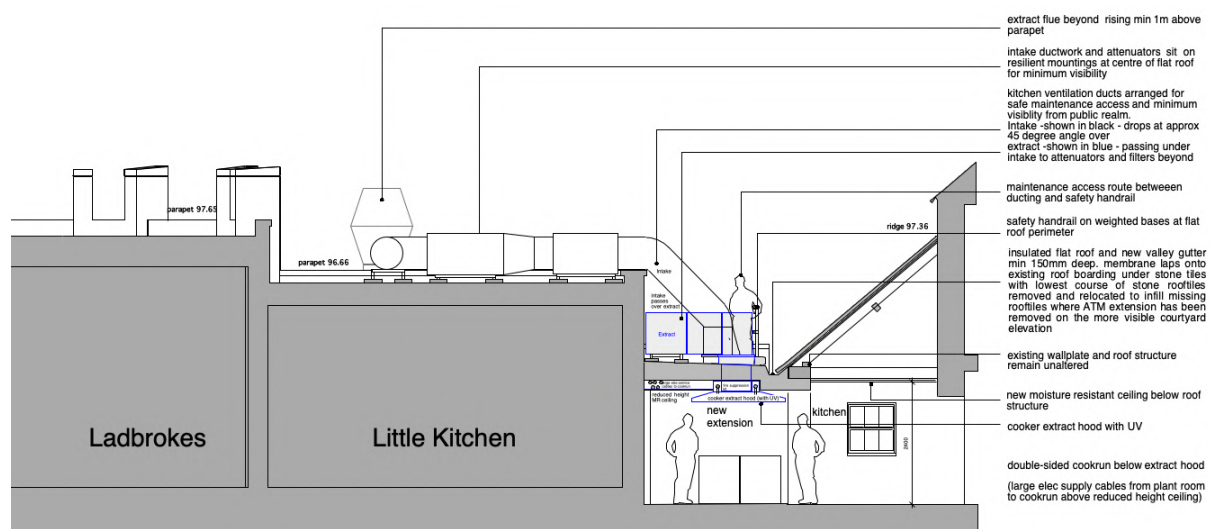
This application proposes relocation of the extract ductwork with attenuation and exhaust flue with jet cowl to the rear of 'Little Kitchen' unit of the Martingate shopping precinct so that it is no longer visible at all in any views of the listed building from the public realm. Intake ductwork is proposed on the flat roof of the 'Little Kitchen' and ASHPs are relocated to ground level in a new acoustic louvred enclosure

In addition to UV treatment in the cooker hood for odour elimination the kitchen ventilation extract ductwork includes odour elimination and particle filtration equipment using ozone injection and electrostatic filters which require sufficient and safe access for regular cleaning, maintenance and filter replacement and must be situated before the extract fan which also requires access for regular maintenance and cleaning. For most efficient and quiet operation, the extract fan is best located at a 90degree bend in the extract route between the odour elimination, electrostatic particle filtration and pre-fan attenuator on the smaller flat roof over the kitchen

extension and the larger post-fan attenuator and exhaust flue on the plant room roof. For maintenance access this flat roof area, and the store area below, has been widened approx. 120mm in each direction without causing detrimental visual impact.

The fresh air intake fan also requires attenuation before and after the fan, increasing the overall cross section and length of ducting with the result that even keeping this on the kitchen extension roof, and allowing for the necessary maintenance access beside the extract ducting, would require stacking of the fresh air ducting above the extract ducting to some 2m in height which we find unacceptable in close proximity to the listed building. After many unsuccessful attempts to create a workable and safely accessible layout on the kitchen extension and plant room roofs, we have had to relocate the fresh air intake ducting onto the roof of the immediately adjacent 12 Martingate Centre 'Little Kitchen' shop unit. This is outside the 13 High St site boundary but in the same ownership and this application is being made to gain approval for its use to mount the additional ductwork and acoustic attenuation. The intake ducting will be located in the centre of the flat roof, installed on resilient anti vibration mountings, set back from the parapets to either side to limit visibility and to accommodate a fold down safety guardrail around the roof.

The ducting at this upper roof level will be out of sight from the public walking at ground level in the shopping precinct and from visitors approaching the hotel via the car park. In views from upper floors of surrounding buildings it will be obscured by, or seen against, the foliage of the mature chestnut tree in the shopping precinct. (See section drawings). The ducting will drop from the upper roof down to the lower roof in approximately the same location that the previously approved extract flue rose.



Proposed Section 7-7 thru junction of 13 High St and 'Little Kitchen' unit showing intake and extract ducting

6.2 Proposed new ASHP enclosure

At planning application stage, several Air Source Heat Pumps were located, set back out of sight from ground level on the plant room roof, but with the large attenuator and exhaust flue now occupying so much of the flat roof area the ASHPs must be relocated. To minimise the area required for the ASHPs we are using fewer, larger units which are also taller and slightly noisier and will require an open topped surrounding acoustic attenuating louvred screen approx. 2.4m high to stay within the agreed noise limits. The louvred screen will be finished in matt black so that the enclosure continues the massing of the existing approved plant room extension. The 11 parking spaces for the hotel have been re-arranged to provide an area at ground level sufficient to accommodate the new ASHP enclosure whilst still allowing the recommended minimum of 6m between opposing rows of cars and delivery vehicle access. Maintenance access doors in the louvres are located to allow limited pedestrian access for maintenance while cars are parked, but regular maintenance, major repairs or replacement of whole ASHP units will be planned in advance and spaces roped off as necessary.

6.3 Access for Maintenance - Minor changes to single storey kitchen and plant room extensions

Doors in the black stained vertical cladding have been revised to suit the final internal layouts of kitchen and plant room. The kitchen door has been omitted and maintenance access for the plant room has been widened to allow the largest piece of equipment to be replaced in one piece, and the door has been relocated approx. 1500mm further from the listed building. The doors will still be clad in black stained vertical timber battens matching the cladding.

Access to maintain the kitchen ventilation ducts, filters etc on the flat roof was envisaged as by external ladder at planning stage but with the internal plant room layout finalised, we have now been able to provide a safer and more secure method of ladder access via an access hatch in the flat roof above the plant room which will ensure there is no unauthorised access to the roof. An extendable hand-hold pole provides safe access from the ladder onto the roof and perimeter handrails ensure safety whilst on the roof.

To meet Health and Safety requirements a handrail /guarding to 1100mm above roof level is necessary for the safety of maintenance staff servicing the roof top ventilation equipment. We had hoped to be able to use fold down safety rails, but the increased size of the extract ventilation plant now prevents this for much of the roof area and for consistency and a permanent black finished handrail at 1100mm with a single knee-height rail below has been chosen to be used throughout. The black stained vertical timber clad corner junction between the kitchen door and the plant room has been widened slightly to allow a safe access route between the flat roof areas over the kitchen and plant room.

The ducting on the higher flat roof over the Little Kitchen (12 Martingate Centre) will be located in the centre of the flat roof set back from the parapets to either side to limit visibility and to accommodate a fold down safety rail around the roof which will only be raised during maintenance.

6.4 Valley gutter and relocation of stone roof tiles at abutment of approved flat roofed kitchen extension and single storey hipped roof extension

The most recent changes to the listed building approved in PL/2022/09459 PL/2022/09717 LBC are currently being carried out on site. These approved changes include the removal of the single storey flat roofed extension added to the south elevation by Lloyds Bank to house an ATM in 1987. On removal of the single storey extension, it has been found that the lower courses of stone roof tiles had been removed from the south face of the existing hipped roof where the new flat roof abutted. See photo below.



Remains of ATM extension flat roof structure still to be removed at right, with area of missing stone roof tiles at centre where part has been removed, above re-instated stone wall below. Approved vertical timber cladding of new kitchen extension at left rising to hide roof level ductwork on flat roof behind.

In the same way that it was previously found necessary, when building the ATM extension, to remove stone roof tiles at the junction of the eaves of the hipped roof with the new flat roof, it is also necessary to remove the lowest stone roof tiles to form a suitable weatherproof junction between the new flat roofed kitchen extension and the eaves of the west wall of the existing single story hipped extension.

In finalising construction details for the junction we have taken account of our previous discussions with the Conservation Officer regarding the lack of capacity of the existing rainwater goods to cope with the increasingly intense short bursts of rain that we have experienced in recent years and have introduced a new valley gutter of much greater capacity along the line of abutment to take the rainwater from both the new and existing roofs, replacing the previous corroded cast iron 4 inch gutter which served only one face of the hipped roof. The new valley gutter will ensure that the fabric of the hipped extension is protected in intense downpours. The valley gutter will step down at each end so that the appearance of the approved junction between the new and existing buildings is maintained. Being at roof level in a location only visible from inaccessible roof areas this will have no detrimental effect on the appearance of the listed building and will make matching stone roof tiles available to be used in making good the south face of the hipped roof where the ATM extension has been removed, which is visible from the hotel courtyard and also from the public realm in the shopping precinct.

7.0 Impact on heritage significance

7.1 Impact of revised kitchen ventilation layout

The proposed kitchen ventilation equipment at roof level of the kitchen and plant room extensions is set back and/or screened and generally out of sight from ground level pedestrians around and approaching the listed building. The prominent vertical kitchen vent flue with jet cowl has been relocated further away from the listed building, and to the rear, so that they are no longer seen together from the public realm. The angled intake duct in the same location as the previous vertical flue will still be seen close to the listed building but is less conspicuous than the taller vertical flue that it replaces. The remainder of the ventilation intake ducting and silencers now located on the higher flat roof of the Little Kitchen unit of the Martingate shopping precinct will be set back out of the view of pedestrians in the public realm and when viewed from the hotel car park approach to the listed building and therefore will have no impact on the heritage significance of the listed building.

7.2 Impact of proposed new ASHP enclosure

The proposed enclosure for the ASHPs relocated from the flat roof will sit in a corner formed by the approx. 5m tall blockwork walls of the rear wall of the Ladbroke's unit of the Martingate shopping precinct and adjoining the end of the approved plant room extension furthest from the listed building. The height of the ASHP enclosure will be slightly lower than the approved plant room extension and well below the top of the rear wall of the Ladbroke's unit against which it sits. The louvres will be finished in matt black so that the enclosure continues the massing of the existing approved plant room extension, reducing the dominance of the 5m high rear wall of the shopping precinct. The ASHP enclosure will have no adverse impact on the heritage significance of the listed building.

7.3 Impact of minor changes to single storey kitchen and plant room extension.

Omission of the kitchen door within the black stained vertical cladding, extending the corner junction adjacent slightly and resizing / relocation of the plant room door also within the timber cladding will have no impact on the heritage significance of the listed building.

7.4 Impact of valley gutter and relocation of stone roof tiles at abutment detail between existing hipped roof and kitchen extension flat roof.

Comparing available historic plans with the current building in his Heritage Statement for 13 High St, Historic Buildings Consultant Michael Copeman considers the existing single storey hipped roofed extension at the southwest of the building to have been rebuilt between 1922 and 1950 with further re-building of the rear (west)

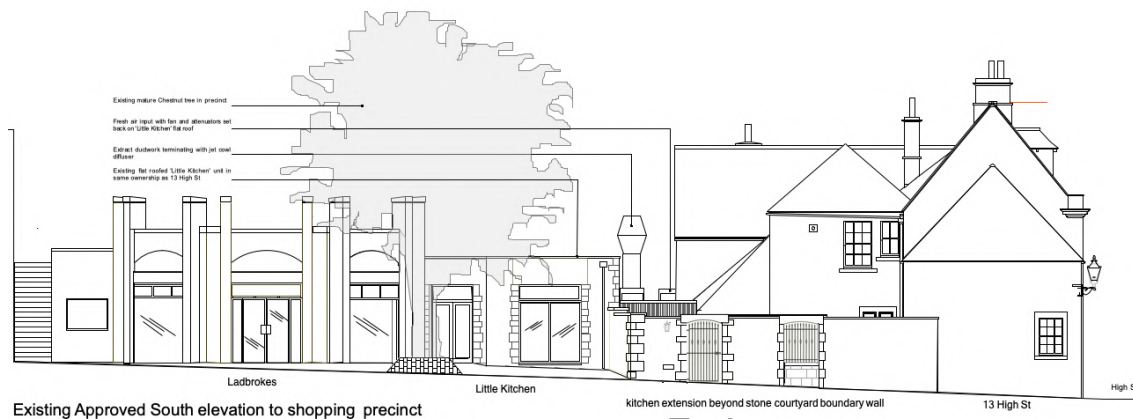
wall at a different alignment and re-roofing at some time after 1954, likely with recycled stone, and regarding impact on heritage significance he comments

5.2.2 A section of the west wall of the south-west (rear) elevation will be removed to give access to the new kitchen. This wall was partly rebuilt in the 20th century, and is of relatively low heritage significance. The new kitchen wing will be flat-roofed, of simple contemporary construction, faced with a timber rainscreen; making a clear architectural distinction between the retained historic building and the new extension. The section of the south wall of the rear south-west wing exposed by the removal of the 1987 extension will be refaced with stone salvaged from the demolitions. The proposed kitchen extension will create a compact and discreetly located service and plant area (including the kitchen flue), visually and structurally separate from the historic building. **Neither the demolition of the section of the west wall nor the extension will affect the heritage significance of the listed building.**

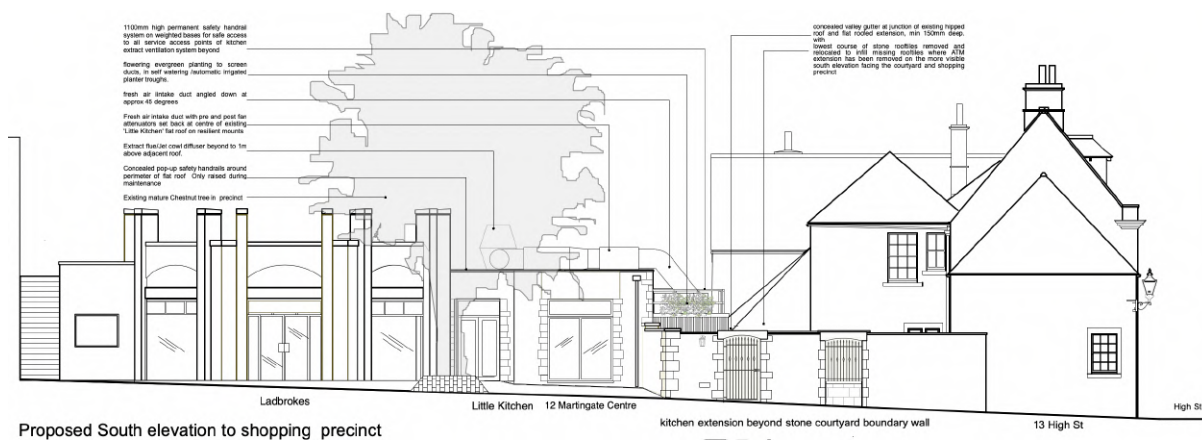
The roof was rebuilt at the same time as the wall - post 1954- and is also of relatively low/neutral heritage significance. Proposals in this application to remove some of the stone roof tiles along the eaves line above the demolished section of the west wall, using them to replace the more visible area of missing roof tiles exposed by the approved demolition of the 1987 flat roofed extension, will not adversely affect the heritage significance of the listed building.

8.0 Impact on the setting of the listed building

8.1 Revised kitchen ventilation layout



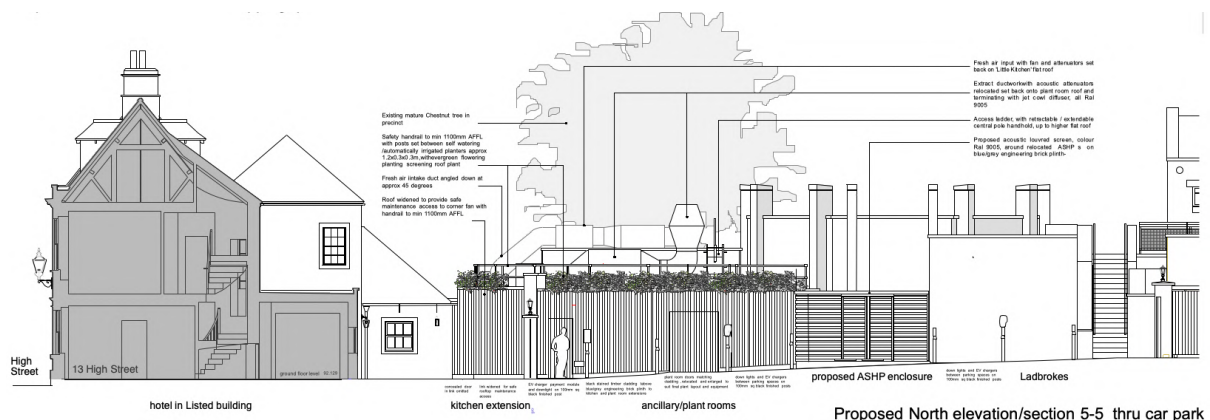
Approved south elevation above, with flue and jetcowl close to the listed building and visible from the shopping precinct and proposed south elevation below with flue and jetcowl relocated out of sight from the public realm and new roof level ducts on top of the Little Kitchen unit set well back out of sight.



Proposed elevation shows exhaust flue with jet cowl relocated away from the listed building, with intake ductwork, fan and acoustic attenuators on the roof the 'Little Kitchen', though these are well set back and will hardly be visible to pedestrians in the shopping precinct.

The exhaust flue with jet cowl which was previously located against the east wall of the 'Little Kitchen', unit 12 of the Martingate shopping precinct and was visible to pedestrians in views of the listed building when walking up from the pedestrianised High St into the precinct, has now been relocated and is no longer visible at all in any views of the listed building from the public realm resulting in an improvement to the setting of the listed building.

There are minor changes to the setting of the listed building in views from the car park and buildings to the west with the increased size of the attenuators on the extract run of ducting now located on the roof of the plant room and the permanent safety handrail required along the parapet, but these are mostly contained within the silhouette of the tall boundary wall of the Martingate shopping precinct with any remaining parts seen against the backdrop of the mature tree in the shopping precinct beyond and the roofs of the units on the other side of the shopping precinct.



Further mitigation is provided by the introduction of attractive evergreen screening planting introduced along the parapet of the plant room that will conceal much of the ducting in pedestrians' views from ground level along the approach to the hotel entrance all year around. The vertical kitchen exhaust flue and jet cowl are to be relocated some 7.5 metres further away from the listed building. Set against the rear elevation of the 1970s Martingate shopping precinct and close to the vertical fins of the Ladbrokes unit which are of similar massing, the flue will now be much less conspicuous in views of the listed building from the west.

8.2 Proposed new ASHP enclosure

The proposed enclosure for the ASHPs relocated from the flat roof will sit in a corner formed by the approx. 5m tall blockwork walls of the rear wall of the Ladbrokes unit of the Martingate shopping precinct and adjoining the end of the approved plant room extension furthest from the listed building. The height of the ASHP enclosure will be slightly lower than the approved plant room extension and well below the top of the rear wall of the Ladbrokes unit against which it sits. The louvres will be finished in matt black so that the enclosure continues the massing of the existing approved plant room extension, reducing the dominance of the 5m high rear wall of the shopping precinct. The ASHP enclosure will have no adverse impact on the heritage significance of the listed building.

8.3 Minor changes to single storey kitchen and plant room extension.

The minor changes in location to the corner of, and the doors in, the black stained timber cladding of the previously approved extensions have no impact on the setting of the listed building.

8.4 Impact of valley gutter and relocation of stone roof tiles at abutment between existing hipped roof and kitchen extension flat roof

The valley gutter at the abutment is out of sight at roof level and steps down at each end to drain into gutters at eaves level at each side of the existing hipped roofed extension much as on the approved plans and has no impact on the setting of the listed building.

9.0 Summary and conclusion

These proposals maintain the aims of the approved hotel and restaurant being informed and developed by the need to conserve the heritage significance of the listed building while giving it a viable new use. As noted in Michael Coleman's original Heritage statement, *The building has a fascinating architectural history, reflected in its complex plan. Its unique character is the result of the way in which it has been subtly adapted to serve successive uses over the centuries.* The approved kitchen extension, plant room extension and now the ASHP enclosure are all continuing the process of accretive change.



Existing view across hotel car park. Previously approved black timber clad plantroom will sit at ground level in front of the boundary stone wall of 'Little Kitchen'(centre right) and 'Ladbroke's' (right), with ducts set back on flat roofs and within the silhouette of the boundary wall and the roofs of units on the other side of the shopping precinct (centre right) The exhaust flue will now rise less conspicuously, close to the vertical fins of the Ladbroke's unit, well away from the listed building, and ASHP enclosure will be at ground level far right.

In line with Wiltshire Council's Core Policy 57 the design is of a 'high standard... enhancing local distinctiveness... responding positively to the existing townscape... sympathetic to and conserving historic buildings... maximising] renewable energy sources with PV panels, battery storage, ASHPs and EV chargers'

And in line with Policy 58, the 'Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance...

These minor adjustments to the previously approved development maintain and complete its objectives in responding to the 'vision' set out at s.5.3 of the *Corsham Neighbourhood Plan* of development that 'Respects its heritage and environment, and promotes a positive sense of place and thriving cultural life for all sectors of the community... [and] Values its historic and cultural inheritance, conserving its historic buildings and settings and ensuring they remain in productive use. It conforms to the plan's Policy CNP HE1 by a) Achieving high quality design that respects the scale, character and historic built fabric of existing and surrounding buildings; [and] b) Respecting established building plot arrangements, widths and architectural rhythm of the street scene...'

In views from the north evergreen screening planting will conceal much of the required acoustic attenuation, and ductwork reduce the visibility of the safety handrail and together with the louvred enclosure for the ASHPs at ground level will provide a modest enhancement to the setting to Alexander House.

The minimal changes at the abutment of the listed building with the new flat roofed extension are limited to elements previously assessed as of neutral significance and will have no impact on the overall Heritage

significance of the building. Re-using the stone tiles from the abutment detail of flat roof and hipped roof to make good the missing tiles of the visible south elevation of hipped roof will improve the view from the public realm of the shopping precinct to the South.

The exhaust flue with jet cowl which was previously located against the east wall of the 'Little Kitchen', unit 12 of the Martingate shopping precinct and was visible to pedestrians in views of the listed building when walking up from the pedestrianised High St into the precinct, has now been relocated and is no longer visible at all in any views of the listed building from the public realm resulting in an improvement to the setting of the listed building.



The exhaust flue with jet cowl which was previously located against the east wall of the 'Little Kitchen', unit 12 of the Martingate shopping precinct and was visible to pedestrians in this view of the listed building when walking up from the pedestrianised High St into the precinct, has now been relocated and is no longer visible at all in any views of the listed building from the public realm resulting in an improvement to the setting of the listed building. . (NB Temporary white painted hoarding to openings in the wall will be removed following installation of decorative railings in the openings)

Synthesis Architecture. Nov 2025.