

Design and Access Statement including Planning Statement

For: Addington Investments Ltd.

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Checked by: ARW

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1.0 Introduction:

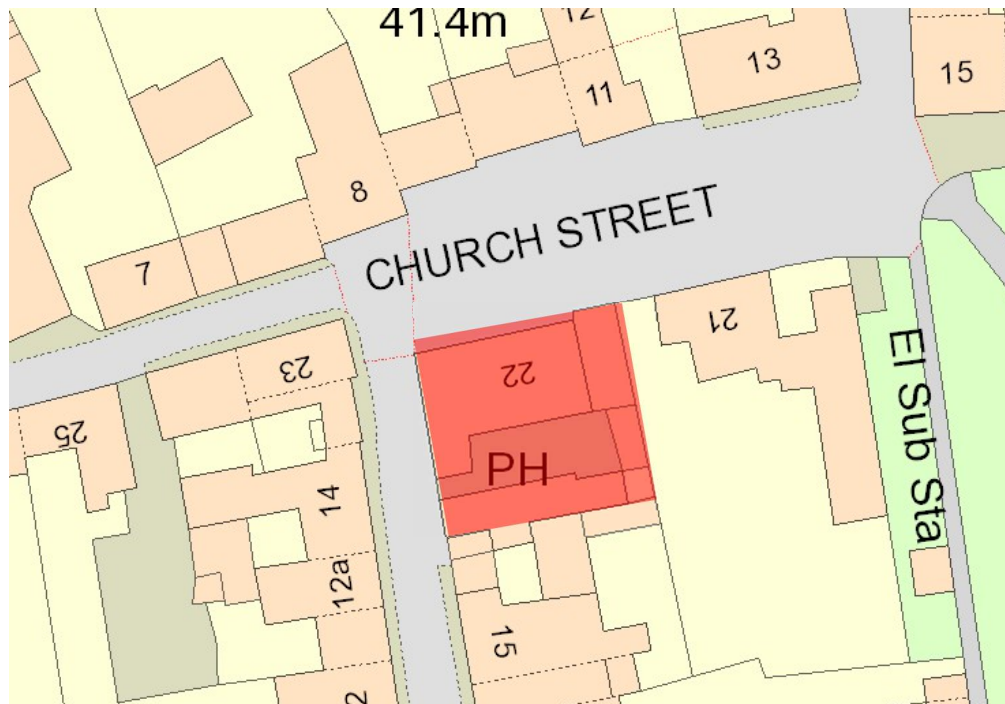


The Carpenters Arms is a Grade II listed building located in the Lacock Conservation Area.

The village of Lacock is a National Trust village which attracts thousands of visitors each year. The National Trust owns the majority of the properties within the village.

2.0 Site Location:

The Carpenters Arms occupies the corner plot at the junction of Church Street and East Street. The principal elevation fronts Church Street onto the former Market Square. The rear of the property extends along East Street, and a small entrance gate to the courtyard can be found here.



Extract of Wiltshire Planning Explorer Map highlighting The Carpenters Arms in red

Lacock is 4miles south of Chippenham and 4miles east of Corsham.
It is within the jurisdiction of Wiltshire Council.

3.0 Proposal Summary:

This application for listed building consent and advertisement consent seeks to gain approval to replace the current signage with new painted timber signs. Signage includes a fixed fascia board and a hanging sign along with two smaller signs informative wall signs and a refurbished menu box.



4.0 Design Development

The proposal seeks to install replacement signage at the site. HPA have carefully considered the existing condition, materiality, scale and form of the existing signage and are seeking to replicate this in the replacement scheme.

5.0 Planning Statement

National Planning Policy Framework, December 2024 (NPPF)

The NPPF sets out Governments expectation for development across the UK.

Section 6: Building a strong, competitive economy

In alignment with this section of the NPPF, the overall project is seeing the restoration and refurbishment of a listed building within the Lacock Conservation Area.

Section 12: Achieving well-designed places

The Government sets out that new development must be high-quality, beautiful and sustainable. As such, the design for the replacement signage will see the production of a hand painted sign, befitting this listed building.

Section 16: Conserving and enhancing the historic environment

The section of the NPPF sets out Government expectations for development affecting the historic environment. It explains that development proposals must consider the special character of our built heritage, and where possible, this should be preserved and enhanced. The scheme has carefully considered the special character of the building and seeks to ensure the new signage is complementary to this.

Local Planning Policy

Wiltshire Core Strategy (Adopted January 2015)

The Wiltshire Core Strategy replaced the saved policies from the North Wiltshire Local Plan.

Within the Core Strategy, Lacock is defined as a small village within the Corsham area. The Corsham area is categorised by its rural setting, high-quality landscape and historic built environment.

Strategic objective 1: delivering a thriving economy

This strategic objective highlights the Council's desire to “*deliver resilient rural communities*”. As the scheme looks to help regenerate a listed building and its associated business within the small village of Lacock, it is apparent that the works will align with this objective.

This objective explains that “*targeting growth in the tourism sector*” is a priority for achieving this. Lacock is a considerable tourist attraction in the Wiltshire area. The delivery of this scheme will provide additional guest accommodation in the village whilst regenerating the facilities of the pub and restaurant for tourists and locals. The updated signage will improve advertisement of this, supporting its success.

Core Policy 39 – Tourist development

This policy seeks to ensure that tourist development in small villages is located within existing buildings. The project being undertaken proposal will see the addition of new bedrooms to site. New signage will help advertise this.

Strategic objective 5: protecting and enhancing the natural, historic and built environment

This objective looks to protect international, national and local site of interests.

Core Policy 5: Ensuring high-quality design and place shaping

This policy sets out the Council's expectation for ensuring that development makes a positive contribution to the local area. The proposal has carefully considered the character of the building and wider conservation area to ensure that the proposed signage is befitting this prestigious location.

Core Policy 58: Ensuring the conservation of the historic environment

In alignment with the policy, the scheme will see the regeneration of a redundant listed building within the Lacock Conservation Area. The installation of updated signage is part of the overall scheme.

6.0 Heritage

The development relates to a Grade II listed building within the Lacock conservation area.

The application is supported by a Heritage Statement which considers the character and significance of the existing building and provides an impact assessment for the proposed development.

7.0 Ecology and the Environment

The site is a small village within the rural countryside.

This application will not impact on any protected species.

8.0 Conclusion:

The regeneration scheme will see the retention of a village facility and is currently regenerating a dilapidated listed building within the Lacock conservation area.

As demonstrated in the earlier sections of this document, the scheme aligns with both National and Local Planning Policy, and the Local Planning Authority are able to support this application.