

Confidential

Design, Access and Heritage Statement

**Replacement of Windows at
1-6 Smiths Yard,
Corsham, SN13 0RD**

On behalf of Sovereign Network Group

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1. Introduction

1.1 Purpose

This Design, Access and Heritage statement has been prepared to support a planning application for the proposed replacement of windows at 1 – 6 Smiths Yard, Corsham, SN13 0RD.

This proposal has been prepared on behalf of Sovereign Network Group. The proposal is to replace the existing timber windows for flush casement uPVC units. The replacement units will be of a similar style and appearance to the existing units.

1.2 Location

1 – 6 Smiths Yard is a set of six terraced houses in a 'U' shape. They are located about 30m from Corsham High Street, tucked behind some shops and other buildings, and share a private access door to the Post Office Lane Car Park.

The houses are in the Corsham Conservation Area.

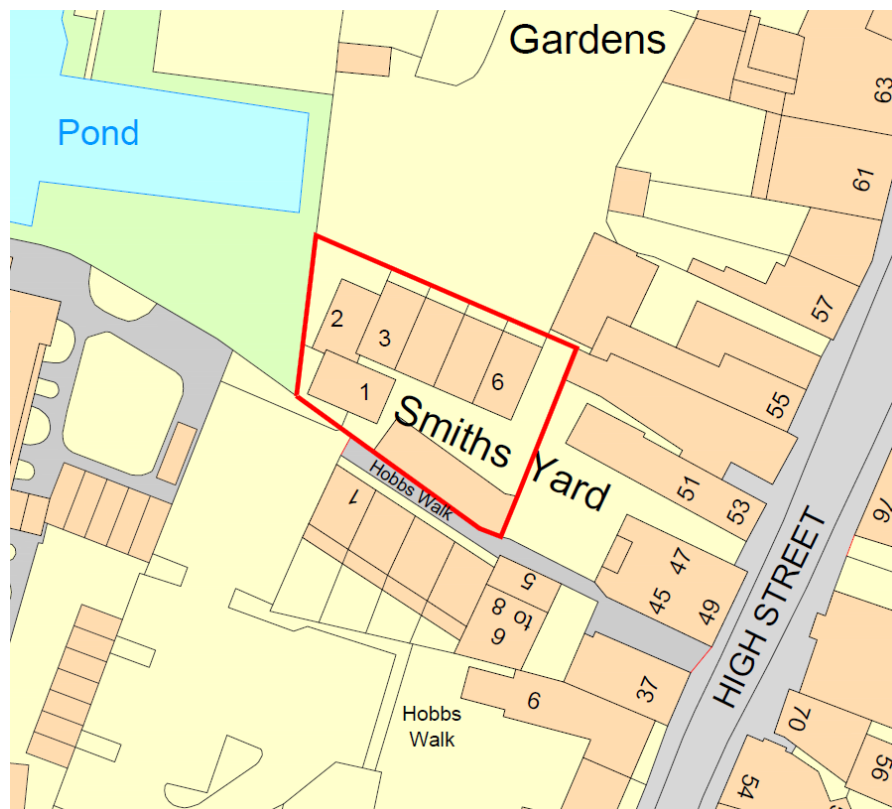


Figure 1: Site location as indicated by red outline. Not to scale.

1.3 Scope of the Design, Access and Heritage Statement

This Design, Access and Heritage Statement has been prepared by Pick Everard on behalf of Sovereign Network Group. The purpose of this statement is to support a planning application to replace the windows at 1 – 6 Smiths Yard.

The following drawings and documents accompanying the application are:

Drawing No.	Title
760-PEV-XX-XX-DR-B-0102	Site Plan
760-PEV-XX-XX-DR-B-0103	Site Location Plan
760-PEV-XX-XX-DR-B-1001	Existing Elevations
760-PEV-XX-XX-DR-B-1201	Proposed Elevations
Window Specifications	Liniair Flush Sash Technical Information

1.4 Statutory Control

These proposals and this statement have been prepared with consideration given to the National Planning Policy Framework 2023 and the Corsham Conservation Area Statement (September 1999).

There are no Article 4 Directions on this site which restrict ‘Permitted Development’ rights in relation to window or door replacement works.

2. The Proposals

2.1 Nature of the Proposals

Replacement of the existing timber windows for flush casement uPVC windows of a similar style and appearance.

The existing windows are double-glazed timber casement windows. It is proposed to install heritage style flush casement uPVC windows which are less bulky than standard uPVC. The specifications of the proposed windows have been submitted as part of the application. The proposed windows will be cream, same as the existing windows.

The timber elements are showing signs of deterioration which affect their serviceability. Replacing the windows will improve the thermal performance and security of the houses as well as reducing maintenance costs.

2.2 Scale / Appearance

1 – 6 Smiths Yard is a 'U' shaped set of six terraced houses. The date of construction is unknown, but given its form and materials, it is believed to have been built in the early 2000s. They sit in a cul-de-sac behind buildings fronting on to Corsham High Street and are obscured from public view. Along Hobbs Walk, which connects the High Street to Post Office Land Car Park, a tall boundary wall blocks views of the houses. This boundary wall continues around the west elevation. The north elevation is only visible from private gardens.

The houses are two storeys. Neighbouring buildings are typically two to three storeys in height and come in a variety of sizes. However, many tend to be long to retain presence on the High Street whilst maximising space. In terms of scale and massing, 1 – 6 Smiths Yard fits its environs.

The site uses materials and colouring typical for the area, with stone quoins and dressings, and roughcast render coloured to mimic the stone. It uses slate roof covering, which is typical for modern buildings or renewed roofs in the area.

3. Design Assessment

3.1 Design Principles

The replacement windows will be of a similar style and appearance to the existing windows, albeit of a different material.

As a social landlord, Sovereign Network Group have an obligation to maintain their housing stock and reduce energy consumption. The replacement doors and windows will help towards these objectives as it will address deterioration, reduce maintenance costs, and improve the habitability and security of the houses. The improved thermal performance will reduce energy consumption.

3.2 Access

The replacement windows will be of a similar size and style to the existing doors and windows, with no additional openings being created. Access to the properties will be unaffected by the proposal.

3.3 Energy Efficiency

The replacement windows will achieve an Energy Rating of B or better. These meet or exceed the standard set by the Limiting U-Values for new fabric elements in existing dwellings as required by Building Regulations Approved Document L (Table 4.2).

3.4 Effect on Neighbouring Properties

The replacement windows will be of a similar style and appearance to the existing units, therefore the impact on the neighbouring properties will be minimal.

A few nearby properties have uPVC units, so the proposed windows will not be out of keeping with the aesthetics of the wider streetscape.

3.5 Evaluation

The proposals have been considered with regards to the relevant paragraphs of the National Planning Policy Framework referred to in Section 1.3. There are no relevant Article 4 Directions in place for this location.

4. Heritage Assessment

4.1 Proportionality

In accordance with the requirements set out in the National Planning Policy Framework, paragraph 189:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

The significance of 1 – 6 Smiths Yard on the Conservation Area and how this may be affected by the proposals has been assessed as part of the heritage statement, as detailed below.

4.2 Historical Research

The following documents were consulted during the drafting of this statement:

- Wiltshire Council Planning Records
- Corsham Conservation Area Statement (September 1999)
- Wiltshire Historic Environment Records

4.3 Relevant Planning History

No relevant planning history for 1 – 6 Smiths Yard has been found, but one entry is documented below.

Reference	Address	Description	Result
N/98/02409/TCA	Smith’s Yard, High Street, Corsham	Work to Trees in a Cons Area	Granted

4.4 Form and History of 1 – 6 Smiths Yard

Corsham, as with many towns in Wiltshire, has a rich history. The earliest archaeological find has been dated to the Stone Age, and materials have been found from the Roman and Medieval periods. It has appeared in historical records, and has seen its fortune rise and fall according to changes in economy, with riches generated from wool, cloth and stone quarries in their turn.

No historic details have been found for Smiths Yard itself. However, given its name, it might be assumed that the site once served as a smithy which sat behind the High Street. The two premises nearby which front on to the High Street

are listed, with one dated to the mid-19th century and the other possibly to the 17th century. Their historic purposes are unknown, but one may have served as the front for the smithy. It is also possible that neither did and the name 'Smiths Yard' predates those buildings or had a separate structure (now lost) in the yard.

The maps in the Conservation Area Statement do not show these buildings, implying that they were constructed after its adoption in 1999, which fits with the presumed date of construction. However, no planning information has been found for its construction to confirm exactly when these houses were built.

1 – 6 Smiths Yard is a lopsided 'U' shaped set of terraces. 1 Smiths Yard forms one wing of the 'U', with 2 Smiths Yard forming the base of the 'U'. The remaining four houses form the other wing of the 'U'. Each house is two storeys with a private entrance to their principal elevations and semi-private gardens to their rear elevations. The houses have roughcast rendered cavity walls with stone quoins and dressings, and a pitched slate roof.

The entry doors have small hoods with decorative brackets. The principal elevations are either set to a gable or have dormers mimicking the lines of a gable. The shape of the building may be asymmetrical, but there is a great deal of repetition in elements, with most of the houses having a front entrance with hood, a three-leaf casement window on the ground floor and a double-leaf casement on the first floor. This repetition is extended to the rear elevations, with most houses having a garden access door, three-leaf casement windows on the ground floor and double-leaf casement windows on the first floor.



Figure 2: Principal elevations



Figure 3: Side elevation of 1 Smiths Yard



Figure 4: Rear elevation of 2 Smiths Yard



Figure 5: Partial principal elevation for 3 and 4 Smiths Yard



Figure 6: Rear elevation for 3 Smiths Yard, with 4 and 5 visible in the background



Figure 7: Side elevation of 6 Smiths Yard on left, rear elevation of 51 and 53 High Street on right



Figure 8: Window showing signs of deterioration, especially at cill

4.5 Assessment of nearby heritage assets

Statutory protected heritage assets in the immediate vicinity include:

- 51 and 53 High Street, Grade II, List Entry Number 1363993
- 45-49 High Street, Grade II, List Entry Number 1197950

4.6 Site Assessment and Assessment of Significance

The site is situated in the Corsham Conservation Area. Due to the limited nature of the proposals, this section will focus on the site and its environs only.

The site in question falls primarily in the Newlands Road character area, but is accessible from the High Street character area. It fits the description of the Newlands Road area being a modern low-scale residential construction at the northern end of the area.

Whilst the building's form and materials were designed with regard for the surrounding context, it remains a functional structure of modern construction with no particular architectural or historic significance. Its contribution to the character and appearance of the area is therefore neutral, neither enhancing nor detracting from the wider streetscape.

Replacing the existing windows with elements of a similar style and configuration will preserve the building's current appearance and will not result in harm to its significance or to the character and appearance of the conservation area. The proposals therefore maintain the overall visual amenity of the area.

4.7 Assessment of Impact and Mitigation

Overall, 1 – 6 Smiths Yard sits comfortably within its surroundings in terms of form, scale, and materials. The building is of modern construction, has no particular historic or architectural merit, and makes a neutral contribution to the character of the area. Moreover, the houses are obscured from public view, further reducing the impact of the proposed change.

Given its age and construction, uPVC is an appropriate and proportionate material choice. The proposed replacement windows will reflect the style and appearance of the existing elements, albeit in a different material. The new uPVC windows will be flush casement in a heritage style, ensuring that they are suitable for the area and minimise the impact of the proposed change on the nearby listed buildings.

Taken together, the proposals preserve the character and appearance of the houses and its wider setting, and do not adversely affect to the significance of nearby heritage assets or the Corsham Conservation Area.

5. Conclusion

Sovereign Network Group's proposal to replace the existing timber windows with flush casement uPVC windows at 1 – 6 Smiths Yard will provide benefits to the organisation and its tenants, improving the habitability and security of the flats whilst reducing maintenance and energy costs.

The proposals are proportionate and sympathetic to the existing style and character of the building. The proposals will have limited impact on the surrounding area or nearby heritage assets.

Appendix A – Corsham Conservation Area Map

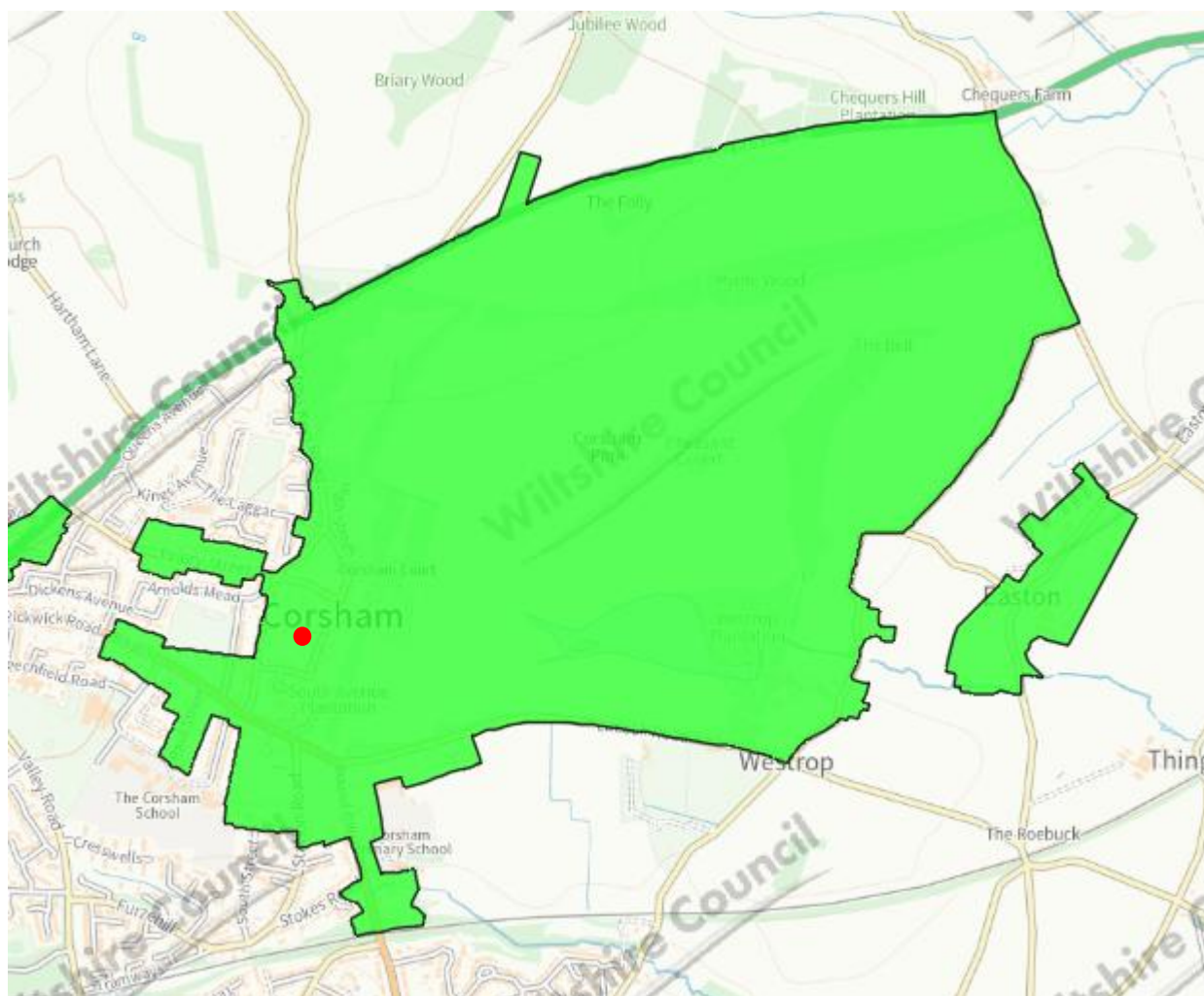


Figure 9: Courtesy of Wiltshire Council; Red dot shows approximate location of site



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