



HERITAGE/DESIGN AND ACCESS STATEMENT

**TO ACCOMPANY A HOUSEHOLDER PLANNING AND LISTED BUILDING CONSENT APPLICATIONS
FOR
WORKS ASSOCIATED
WITH
EXTENSIONS, RENOVATION
AND ALTERATIONS**

**AT
79 HIGH STREET
RAMSBURY
SN8 2QN**

**FOR

MR J and MRS S IRVINE**

NJK/2406/E1

1.0 INTRODUCTION

- 1.1 This Heritage/Design and Access Statement is to accompany a Householder Planning and Listed Building Consent Applications for works at 79 High Street Ramsbury.
- 1.2 The Application is for the demolition of single and double storey curved wing bays of circa 2006 that were added to an existing two storey rear extension of circa 1980s.
- 1.3 This Statement describes the site, its surroundings and the proposals as submitted in the accompanying information. Following this description is an explanation of the reasons why the design has been prepared in this form and the context within the Planning Policy framework in which it sits.

2.0 CONTEXT

- 2.1 79 High Street is a two storey plus loft terraced property that fronts onto Ramsbury High Street. The front facade is set back from the pavement and the alignment of the adjacent properties to form a paved entrance court. To the rear is a circa 1980s two-storey extension that is constructed along the tapering brick and flint boundary wall to the east. The rear garden, as is common with most properties along the southern side of The High Street is a strip of land which stretches down to the mill leet of the River Kennet with meadow land beyond.
- 2.2 The rear extension is a curious structure as its western aspect and ridgeline is set roughly perpendicular to the original house frontage, whilst its eastern flank follows the tapering boundary which results in an asymmetrical gable to the south. In addition to this the fenestration pattern, curved wing extensions and balcony create an incongruous assemblage that neither works as a floor plan arrangement nor as an acceptable external built form.
- 2.3 79 High Street lies within the Ramsbury conservation area and is flanked either side by listed properties.
- 2.4 Listing statement - Listing NGR: SU2713071501
SU 27 SE RAMSBURY HIGH STREET (south side)
10/201 No 79
II Detached house. C18. Stucco on brickwork. Tiled roof. 2-storey, 3 bays, with central stair hall, 1 room deep. 6-panelled door with C20 open timber porch. 12-pane sashes. Gable stacks.

3.0 PLANNING HISTORY OF THE SITE

- (K/53384/LBC) – rear two story extension circa 1980s shown on number referred to, but does not appear on Wiltshire Council's Planning website, see existing plans.
- K/54036/LBC 15/05/2006 – construction of single and double storey curved wing extension
- K/54037/F 15/05/2006 - construction of single and double storey curved wing extension
- K/55329/LBC 16/12/2006 – works to roof structure
- K/53385/F withdrawn 19/01/2006 – construction of glazed playroom and remodelling of west and south elevations. Internal alterations.

- K/53384/LBC withdrawn 19/01/2006 - construction of glazed playroom and remodelling of west and south elevations. Internal alterations.
- K/55885/TR2 16/02/2009 – tree removals

4.0 PLANNING POLICY

4.1 The proposal will be governed by guidance within the National Planning Policy Framework (NPPF), and the Wiltshire Core Strategy.

4.2 ***National Planning Policy Framework (NPPF)***

This document provides the national context in terms of Planning and is produced by Central Government. The pertinent sections of the document for this proposal are:

- 2- Achieving sustainable development
- 12 – Achieving well-designed and beautiful places
- 13 – Conserving and enhancing the historic environment

4.3 ***Wiltshire Core Strategy (WCS)***

Core Policies (CP) Relevant to the proposal;

- CP57 – Design and place shaping
- CP58 – Ensuring the Conservation of the Historic Environment

5.0 THE PROPOSAL

5.1 The proposal is to demolish the existing incongruous winged rear extensions and replace them with more appropriate additions creating an architecturally consistent design which is sympathetic to its historic host structure and context.

5.2 These revisions create:

Ground floor

- Improved kitchen/dining/living and utility spaces.
- Improve the access, views and flow of space from the main historic part of the house into the rear extension and garden beyond.
- Improve the access to the side yard and rear garden areas.
- Improve the light levels into the rear structure without compromising privacy and neighbour amenity

First floor

- Removal of balcony and its potential for unneighbourly issues.
- Re-arrangement of internal partition walls
 - Removes the dark rear corridor
 - Improves access and space of family bathroom
 - Provides a more spacious master bedroom suite.

6.0 DESIGN AND ACCESS STATEMENT

6.1 *Use of Site*

Residential unchanged.

6.2 *Amount of Development*

Replacement single-storey and two-storey rear extensions.

- Increase building footprint of – 15.5 sqm

6.3 *Access*

No change. Pedestrian access only to property.

6.4 *Layout of the Development*

The single and two storey extensions to rear follow the pattern of the existing extensions of circa 2006.

6.5 *Scale of Development*

The single and two-storey extensions generally reflect the scale of the existing extensions which makes them compatible with adjacent neighbouring structures and also maintains their subservience to the main house.

6.6 *Landscaping of the Development*

Largely unchanged except for adjustments to the external paving.

6.7 *Appearance of the Development*

2006 Extension-existing

- Painted render – beige.
- Pitched roof -Concrete plain tiles.
- Flat roofs - Copper.
- Timber fascia and verge - Painted
- Plastic rainwater goods to the west
- Asbestos box gutter to the easter side.
- Windows and doors – green aluminium frames.
- First floor horizontal slit windows – green aluminium frames.

2006 Extension-proposed

- Vertical timber cladding over external insulation.
- Pitched roof -Concrete plain tiles as existing.
- Timber fascia and verge – Painted.
- Metal rainwater goods.
- Windows and doors – Anthracite aluminium frames.

Existing House – materials and form to remain the same except for:

- Lime base paint to rear southern wall.

Extensions

- Vertical timber cladding to the walls.
- Flat roofs – Grey single ply membrane with Anthracite grey aluminium copings and flashings.
- First floor windows- west facing slit windows replaced with extended inward opening aluminium windows. Hit-and-miss pattern timber cladding to extend over the windows to maintain privacy and to create façade continuity.
- Ground floor and south facing first floor windows and doors - Anthracite aluminium frames.

6.8 Flood Risk Assessment

The proposals are within Flood Zone 1, the lowest risk category.

7.0 ASSESSING THE IMPACT OF PROPOSALS

1. External west wall of 1980s two-storey rear extension - to be insulated externally	
Reason	The existing condition of the render and poor thermal performance of the wall
Impact	The external insulation overlaid with timber cladding provides an opportunity to thermally upgrade the property while also improving the overall visual appearance.
Risk Level	Low
2. Replacement first floor windows to the 1980s rear extension	
Reason	Glazing units and seals failing. Poor visual appearance
Impact	Enlarged replacement windows largely concealed behind hit-and-miss timber cladding
Risk Level	Low
3. Replacement single and two-storey extensions -circa 2006 additions onto a 1980s structure	
Reason	Poor visual appearance. Poor material condition. Poor function and awkward plan arrangement.
impact	Improved visual appearance. Greatly improved plan functioning. Loss of 2006 structures.
Risk level	Very Low
4. Ground floor plan amendments to the 1980s structure	
Reason	The existing layout constraints.
Impact	Improved layouts and functioning for family use. Loss of 1980s partition walls.
Risk Level	Very Low
5. First floor plan amendments to the 1980s structure	
Reason	Poor layout
Impact	Loss of 1980s partitions to create improved plan layout
Risk Level	Very Low
6. New extensions – timber clad structures	
Reason	The extensions replace poor quality 2006 additions with more appropriate structures to improve the accommodation for contemporary living standards and patterns whilst also greatly improving the coherence of the building's external appearance.

Impact	To ensure that the extensions remains subservient to the existing structure, the approach taken is to maintain the approximate scale and massing of the existing 2006 additions.
Risk Level	Low
7. Existing historic frontage structure – Attic stair winder reinstated	
Reason	Original stair winder removed due to first floor access into the 1980s extension
Impact	Reinstated timber stair winder
Risk Level	Very Low

8.0 IMPACT OF DEVELOPMENT ON ADJOINING NEIGHBOURS

- 7.1 The location and scale of the replacement extensions have no additional impact on the neighbour nor the wider conservation area amenity.

9.0 CONCLUSIONS

- 8.1 The proposed alterations and replacement of the rear extensions as detailed provides positive well-designed additions to this property with negligible impact on the historic host building.
- 8.2 All the alterations relate to the contemporary rear extension and do not alter or impinge on any part of the main historic part of the building apart from reinstating the stair winder at the base of the attic stair.
- 8.3 The designed additions to this property will have negligible impact on neighbour amenity.
- 8.4 Given the above the scheme should be supported by the Local Authority.

End of Report

APPENDICES:

- A Existing Photos
- B Flood Risk Map
- D Location plan (see separate document)
- E Survey drawings (see separate document)
- F Proposal drawings (see separate document)
- G 1980s two-storey extension (not shown on Wiltshire Council's planning site)