

The Town & Country Planning Act 1990

A Heritage / Design & Access Statement



30 High Street, Burbage, Marlborough, SN8 3AF

Introduction

This statement is to accompany a planning / LBC application for the provision of the proposed conversion of the existing log store into a ground floor family bathroom room, replace the existing corrugated lean-to roofs with natural slate, remove the existing conservatory with clear perspex roof to create a more sympathetic entrance porch, new painted timber windows, minor internal alterations and white painted picket fence & gate.

This Design and Access Statement describes the site, together with the proposal that forms the basis of the planning application. Consideration is given to the planning policy relating to this form of development and an assessment is made of the impact of the development proposal and how this sits in terms of national and local planning policy.

The Site Description

The site to which this application relates is a property known as 30 High Street, Burbage. The building is a semidetached thatched cottage which is listed at grade II. The building sits parallel to the road and has parking to the side and a garden to the rear.

Listed with No.32, No.30 is grade II listed building located within the Burbage Conservation Area. Like most of the traditional vernacular cottages within the village, this pair dates from

the early-to-mid 18th century, with later additions. The list description states, for means of identification purposes only, the following:

Two cottages in block. Roughcast on brickwork, thatched roof. Single storey and attic. North cottage (No 30) of 3 bays with stack to south end and entrance opposite. South cottage probably added later, two unequal bays with off-centre bays and C20 door. Canted bay to main south bay of larger cottage, other windows of timber casement type. Paned windows to south cottage and external gable stack. Lean-to extensions along rear.

Constraints

- Grade II listed building
- Burbage Conservation Area
- North Wessex Downs AONB



FIGURE 1 - 30 HIGH STREET BURBAGE HIGHLIGHTED

Proposal description

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Planning History

- EII 1/0303/LBC - Internal and external alterations. REFUSED (28/04/2011)
- EII 1/0676/LBC - Rethatching; rewiring; repair of render. APPROVED (01/07/2011)
- E/2011/1220/LBC - Replacement purlin; installation of heating system APPROVED 24/10/2011
- 18/05433/FUL - Single storey rear extension. REFUSED (06/12/2018)
- 18/06056/LBC - Single storey rear extension. REFUSED (06/12/2018). APPEAL Dismissed.

Planning Policy

The National Planning Policy Framework (NPPF)

The guidance within the NPPF relates to good design and the need to safeguard heritage assets, including as relating to development which could impact on their setting. This is also relevant given that 30 High Street is within the Burbage Conservation Area. The site is also within the North Wessex Downs AONB so guidance requiring the protection of the landscape needs to be considered in respect of this proposal.

Section 130 of the NPPF champions good design. The guidance within the document states that planning policies and decisions should ensure that developments:

‘are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’ and

‘are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.’

NPPF Paragraph 130 b & c

Planning Considerations

Impact on the preservation of the listed building or its setting or any features of special architecture and/or historic interest

The Scale of Development

The scale of the proposals are appropriate within the setting. Both its size and location of the proposed works would not ‘compete’ with the listed cottage on the site and it would sit comfortably within its grounds.

External materials

External Walls: External walls to be in cavity. Cream painted render to match existing.

Roof finish: Slate roof tiles to be used on the rear elevation (over utility room, entrance porch and bathroom)

Windows: New bathroom, utility & porch windows be timber painted white with Slimlite glazing.

Door(s): New doors to entrance porch to be painted timber.

Rainwater goods: Black upvc rainwater goods

Garden fence: White timber painted picket fence and gate 1100mm high.

Pedestrian & Vehicular Access

There are no proposed alterations to either the pedestrian or vehicular site access.

Photographs



Conclusion

The proposed small scale development would not harm the character of the existing dwelling.

The proposed design has been carefully designed so that it would sit on the rear of the property without detriment to the setting of this listed building. It is therefore considered that the proposals are in accordance with the requirement for good design with the NPPF and local planning policy and should be supported by the Council.