

3-5 New Street, Salisbury SP1 2PH
Planning Application for Material Change of Use

Design and Access Statement

Contents

- 1.0 Introduction**
 - 1.1 Purpose of the Document**
 - 1.2 Outline of the Proposal**
- 2.0 Relevant Information**
 - 2.1 The Property**
 - 2.2 Pre-planning advice**
 - 2.3 Listed Building Consent**
- 3.0 Proposal**
 - 3.1 The proposal**
 - 3.2 The Dwellings**
 - 3.3 Design and Access**
- 4.0 Summary**

1.0 Introduction

1.1 Purpose of the Document

This Design and Access Statement is included with the planning application solely because the property is in a Conservation Area.

This document provides supporting information in accordance with the National Planning Policy Framework best practice to assist in determining this application for the division of the existing dwelling to form two separate dwellings at 3-5 New Street, Salisbury.

The two dwellings to be formed comprise the original 1837 property, as converted to a single dwelling in the 1840s (Dwelling 1), and the extension built in 1854 (Dwelling 2).

Dwellings Already Physically Separate with own Entrance to New Street

It is important to note that no physical separation between Dwellings 1 and 2 is required, nor any alterations. The application is, therefore, essentially for the recognition of the existing two properties created by the authorised split of the property under Listed Building Consent PL/2022/06040 as two separate dwellings.

This is because Listed Building Consent PL/2022/06040, copy attached, was granted in November 2022 for alterations that included the closing off of the doorway between the east rear room of the main building and the 1854 extension. This is referred to in the Particulars of Development as '*close off doorway to rear room*'. This closing off of this only

internal link between the two parts of the property means that each became self-contained and so not accessible from the other. The works approved by the Listed Building Consent commenced in December 2022.

The two dwellings have separate entrances from New Street, that for Dwelling No 1 having been constructed in the 1840s and that for Dwelling No 2 in 1854.

1.2 Outline of the Proposal

The development proposal made in respect of 3-5 New Street, Salisbury, SP1 2PH is for the change of use of the existing dwelling into two separate dwellings comprising its original two constituent parts, as existing in 1854, which are already physically separated.

There are no extensions to either property and no alterations are involved in the split.

Reason for this Planning Application

The sole reason for this application is that it is required by reason of sections 55(1) and (3)(a) of the Town & Country Planning Act 1990 (the “Act”). The first section defines ‘*development*’ as including a ‘*Material Change of Use*’ and the second designates a proposed change of an existing residential dwelling into two dwellings as a ‘*Material Change of Use*’. Accordingly, planning permission is required; even where, as here, the change involves no alterations whatsoever.

2.0 Relevant information

2.1 The Property

The property now known as 3-5 New Street was originally built in 1837 as two houses, No 3 and No 5. At some time between 1846 and 1849 it was converted into a single house. In 1854 was extended at the rear by a self-contained extension having its own separate entrance from New street.

In 1964 single storey extensions were added to the rear of both 3-5 and the 1854 extension, so that it then, as now, provided a total of 17 rooms, 9 being bedrooms. The property has been in uninterrupted residential use since 1837, except for a period from 1986 to 2020 when it was used as offices.

The proposed split is into the two original 1840s and 1854 properties, together with their respective 1964 extensions.

For information, full details of the property, its history and condition are contained in the Statement of Heritage Significance.

2.2 Pre-application Advice ENQ/2021/04661

This application is made following the provision of pre-application advice Reference: ENQ/2021/04661 (the “Advice”) in 2022. The application was for advice on a proposal to

split the property into three dwellings and to extend at the first and second floor rear of the main building. The application included alterations to both the front and rear elevations of the property. A copy of the Advice is attached for ease of reference.

In the event a planning application for the proposal with alterations to both the front and rear elevations of the property was made, which was refused.

However, the planning officer giving the Advice covered the alternative of a scheme which did not involve any extension. In regard to this alternative, the Advice was that this would be acceptable in principle.

As a result of that advice, this proposal is restricted to an application for only a Material Change of Use to create the two dwellings comprising the original 1837 property, as converted to a single dwelling in the 1840s, together with the extensions built in 1854.

2.3 Listed Building Consent

The applicant has been advised that because there are no extensions or alterations, Listed Building Consent is not required.

3.0 Proposal

3.1 Outline of the Proposal

As stated above, the proposal is for change of use of the existing dwelling into two separate dwellings comprising its original two constituent parts, which are already separated.

A full set of existing, unchanged, floor plans is included with this application.

3.2 The Dwellings

The dwellings comprise:

Dwelling 1 - the original 1837 building Numbers 3 & 5 New Street, as converted to a single dwelling at some time between 1846 and 1849, together with its 1964 single storey extensions. No alterations are required to make the dwelling physically separate. This part of the existing building has 7 bedrooms and this number is unchanged following division.

Dwelling 2 - the 1854 extension together with its 1964 single storey extension. The dwelling is already physically separate. This part of the existing building has 2 bedrooms and this number is unchanged following division.

Each of Dwellings 1 and 2 is already served by its own entrance onto New Street.

As has been said above, no physical separation between Dwellings 1 and 2 is required because Listed Building Consent in 2022 included this. This consent had the effect of physically separating the two properties, as is apparent from the accompanying plans.

3.3 Design and Access

This section deals with the requirements for information regarding design and access set out in the Wiltshire Council planning application validation checklist.

The planning application validation checklist sets out the following sub-sections, which have relevant comments made against them. Because the application involves no alterations whatsoever, it appears that few, if any, of the topics of the sub-sections apply to it. However, in general, the following may be relevant:

a. An explanation of the design principles and concepts that have been applied to the development

The design principles and concepts applied to the development have been based on the preservation of the existing. Accordingly, the building remains unaltered.

b. A demonstration of the steps taken to appraise the context of the development and how the design of the development takes that into account

The context of the development is that of returning the building to its original 1854 form of two separate dwellings, Numbers 3&5 New Street, and the 1854 extension, together with their respective 1964 single storey extensions. The two buildings are already separate and the application relates only to the material change of use created by sections 55(1) and 55(3)(a) the Town & Country Planning Act 1990. The design is, therefore, pre-determined by this context, in that it retains the existing buildings exactly as they are.

c. A demonstration of how the design principles and concepts take account of the special architectural or historic importance of the building

The special architectural or historic importance of the building is entirely unaffected by the change proposed. Both the exterior and interior are unchanged.

d. A demonstration of how the design principles and concepts take account of the particular physical features of the building that justify its designation as a listed building

The particular physical features of the building that justify its designation as a listed building are unchanged by the proposal.

e. A demonstration of how the design principles and concepts take account of the buildings setting

Because there are no extensions or alterations, the proposal has no impact on the character and appearance or significance of the designated Conservation Area/Listed building/settings/historic fabric.

f. An explanation of the policy adopted as to access, and how development plan policies relating to access have been taken into account, including what consultation, if any, has been undertaken on issues relating to access and what account has been taken of the outcome of any such consultation and explaining how any specific issues which might affect access to the development have been addressed.

It is assumed the 'access' referred to is in relation to vehicular access, and so has no application here. In regard to access from New Street into the dwellings, two entrances already exist and are, in fact, identified in the Listing entry for the building. These are unchanged.

Impact of the Proposed Works

The checklist also requires an assessment of the impact of the proposed works on the significance of the building and those areas affected by the works, including any steps that are to be taken to avoid or minimise any adverse impacts. Because there is no change to the property and no works, there is no assessment to be made.

Waste and recycling storage area

The area allocated for each dwelling will be in the garden of each, and the area will be covered. The area allocated is shown on the garden plan. The current method of waste disposal for residential properties in New Street is the putting out of the relevant bin on the relevant collection day. This is unaltered, and each dwelling has an unobstructed route from the storage area to New Street.

Cycle parking

In regard to cycle parking, in the pre-planning advice the Highways authority commented on the proposed application as follows:

The minimum cycle parking standards will also apply and are included at appendix 4 of the Cycling Strategy and are as follows: 1 covered space per bedroom for up to 3 bedroom dwellings. 3 covered spaces per unit for 4 bedroom dwellings. 4 covered spaces per unit for 5 + bedroom dwellings + 1 visitor space per 20 bedrooms

Accordingly, Dwelling 1 is required to have 4 covered spaces and Dwelling 2 to have 2 spaces. An area in the garden of each property has been allocated for this purpose as shown on the garden plan.

4.0 Summary

The proposal acknowledges the history of the property in essentially returning it to its original 1854 component parts and preserving the asset in use for the future. This is achieved without any extensions or alterations to the existing separated properties.

The proposal has the effect of creating two dwellings of different size without alterations and without the use of any additional land. It is considered that the two dwellings are better suited to the 21st century than a single, 17 room, family house.

Attachments

The following attachments are relevant to this Design & Access Statement:

- Listed Building Consent (PL/2022/06040)
- Pre-application advice ENQ/2021/04661
- Drawings showing the proposed location of bin and cycle storage.