
Design & Access Statement

29 Langley Road

Chippenham

SN15 1BP

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1 Site Location & Introduction

This document has been produced in support of a Non-material amendment of an existing planning permission and Listed Building Consent in relation to works pertaining to 29 Langley Road.

The property is a Grade II listed Georgian town house located on Langley Road, within a short walking distance to Chippenham train station to the south and various local amenities.

An original Planning Permission and Listed Building Consent was granted in 2022. The reference number for those is as follows:

Planning Permission: PL/2021/10210

Listed Building Consent: PL/2021/10623

This application relates to proposed changes on the rear-most extension of the property only, which was added recently relative to the age of the main property.

The proposal seeks to sensitively address structural and material deficiencies within this later addition in a manner that protects and enhances the Grade II listed building. Some of these were not included in the original application and only discovered upon later inspection once building work covered by the original application had commenced. It also proposes amendments to the existing permission and consent, both in terms of proposed elevations and materials.



Aerial view: 29 Langley Road | Extent of Ownership

1.1 Chippenham Conservation Area

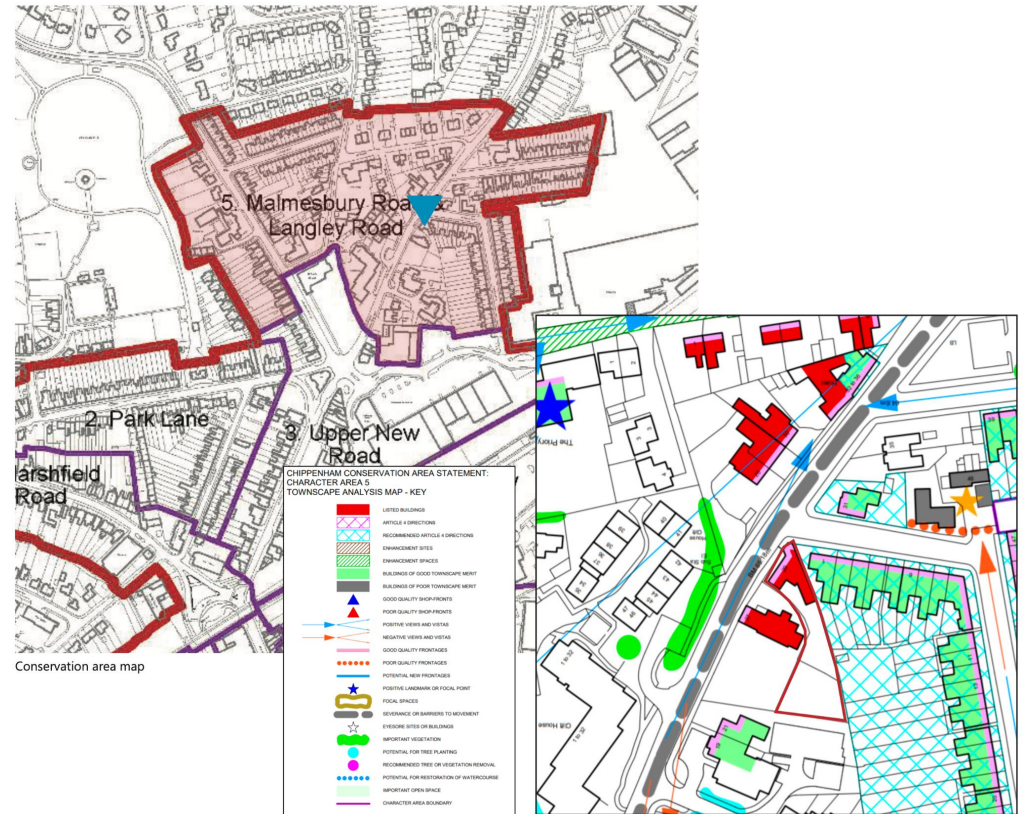
The property is located within the Chippenham Conservation Area, specifically the Character Area of Malmesbury Road and Langley Road. The designation statement defines the area as:

"Malmesbury Road is a focal route into the town, dominated by St. Paul's church and rush hour traffic. The character area contains the hidden gem of The Hamlet and quiet residential streets such as Tugela Road."

The conservation area guidelines make no specific reference to the property on Langley Road, however Development Guidelines and Enhancement Proposals generally seek to maintain and protect the character of the area.

The area appraisal highlights the street facing facade as being of good quality and also visible in a positive view or vista.

Therefore in line with this requirement the proposal is low impact and only seeks to enhance the area by protecting this heritage asset.



Conservation area map · Character Area 5: Malmesbury Road & Langley Road

1.2 Existing House & Context



1. Looking West across Langley Road at the main elevation



2. Looking south at the junction of Langley Road and Tugela Road



3. East elevation seen from Tugela Road



4. Looking north east along Langley Road



5. Rear blank elevation, with rear-most extension seen to right



5. Side view of rear-most extension

1.3 Listed Building Entry

ST9274SW LANGLEY ROAD 930-1/4/65 (East side) 22/06/78 No.29 and attached walls

House: Early/mid C19. Limestone ashlar facade, rubblestone to the rear, hipped slate roof with brick stacks to the rear. 2-unit plan central-entry plan.

EXTERIOR: 3 storeys; symmetrical 3-window range. Plinth; platbands between floors; 8/8-pane sash windows to the 2nd floor (that to the centre is blind with painted glazing bars); 8/1-panes to the 1st floor (bottom sashes removed), and widened openings to late C19 horned 2/2-pane sashes to the ground floor. Stepped voussoirs over a plain opening to a C20 door. Returns and rear are blank.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: a late C19 rubblestone lean-to with freestone quoins extends forward to the left; to the right an ashlar wall approx 2m high extends forward for approx 2m and turns to the right along the road for approx 5m as a rubblestone wall with freestone quoins and a C20 gate.

Conclusions: As noted the listed consent makes no specific reference to the rear-most extension, with no specific named elements which must be maintained. However every effort will be made to protect the plan form and historic fabric.

Heritage Category	Listed Building
Grade	II
List Entry Number	1268080
Date First Listed	22 June 1978
Statutory Address	Number 29 and Attached Walls, 29 Langley Road, Chippenham



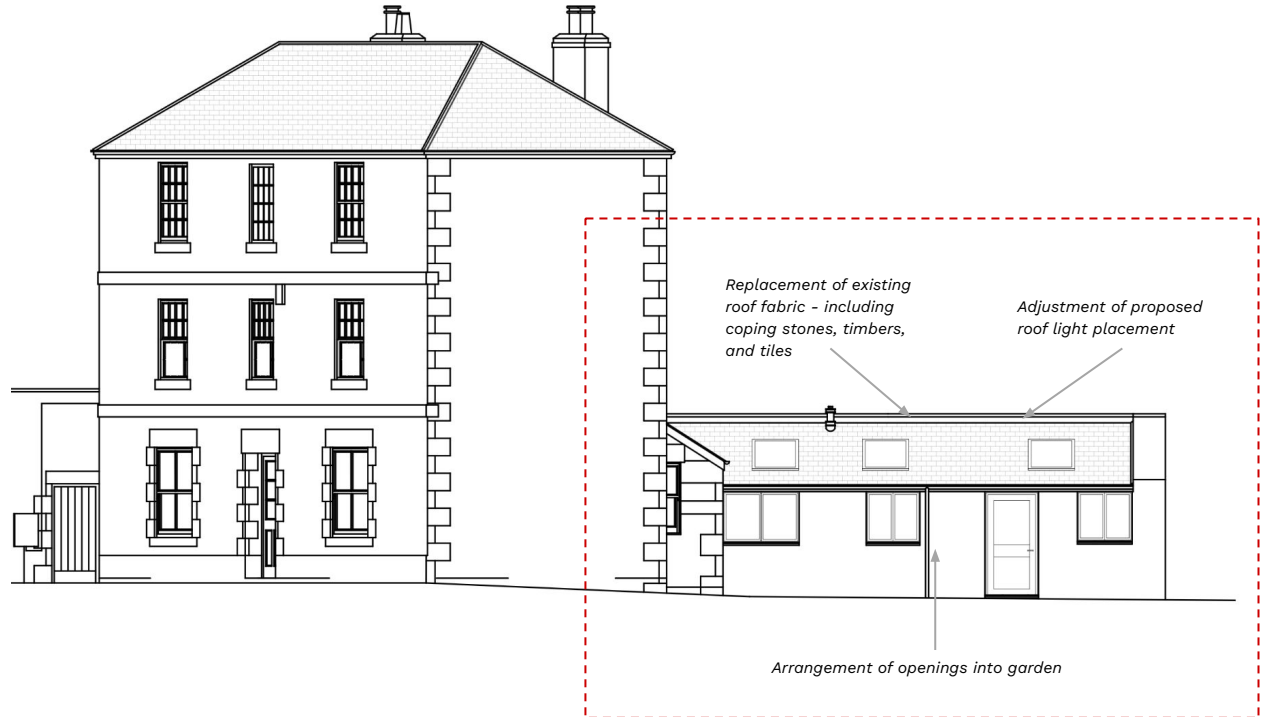
Archive image of the property date unknown. Source: <https://historicengland.org.uk/listing/the-list/list-entry/1268080>

2 Overview of Proposed Changes

The extent of proposed changes here applies solely to the rear-most extension, which dates from a more recent, modern period. The changes seek to provide betterment to the entire property, by virtue of both resolving long-standing issues with the fabric of the extension, as well as replacing materials with those that provide both better quality, as well as ensuring the extension fits more with the wider property's character.

The proposals here are to replace the entirety of the beams, coping stones, and tiling of the extension roof; and a change in arrangement of both side windows, doors, and proposed roof windows.

Note: all changes here are done in the context of the previous Listed Building Consent (PL/2021/10623). Some of the changes proposed are resulting from the discovery of issues identified whilst starting building work from those previous applications.

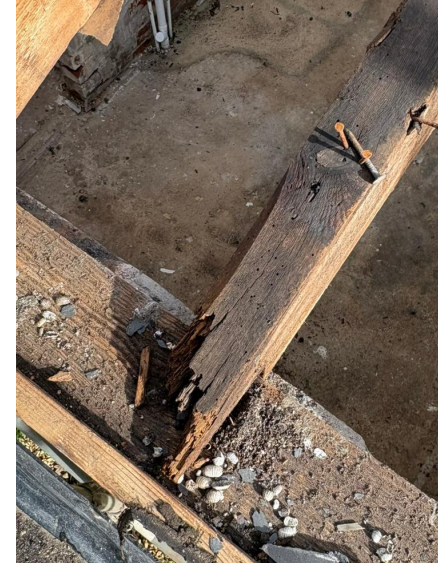
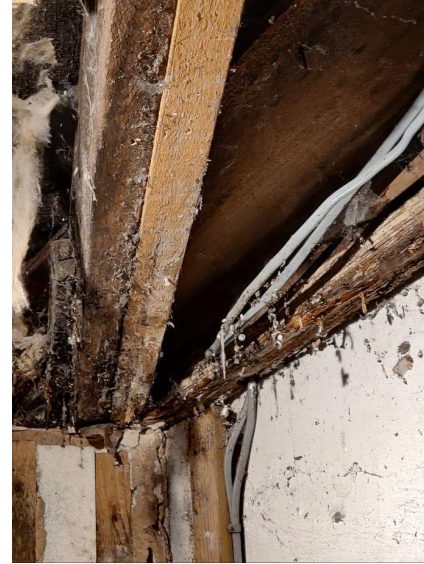


2.1 Rear Extension - Condition



Existing coping stones; Failure of the coping stones to the boundary wall, with open joints and displaced units resulting in water penetration to the wall head and progressive saturation of the masonry and supporting timber beams in the roof fabric below.

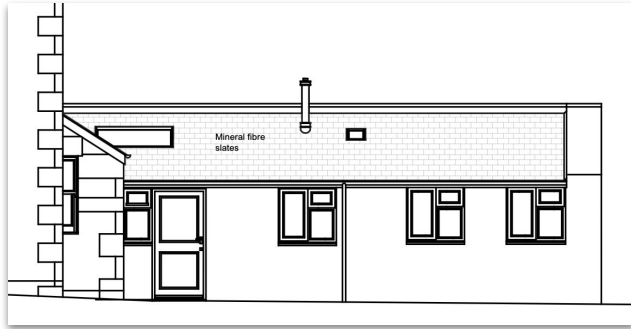
2.1 Rear Extension - Condition



The roof timbers exhibit evidence of prolonged water ingress, consistent with the failure of the coping stones to the adjacent wall head. Separately, a number of structural members display evidence of mechanical degradation and section loss. This represents a structural risk to the roof assembly.

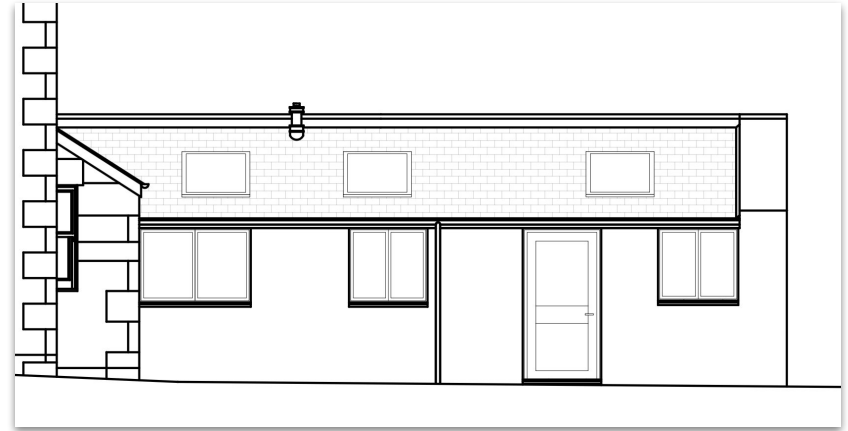
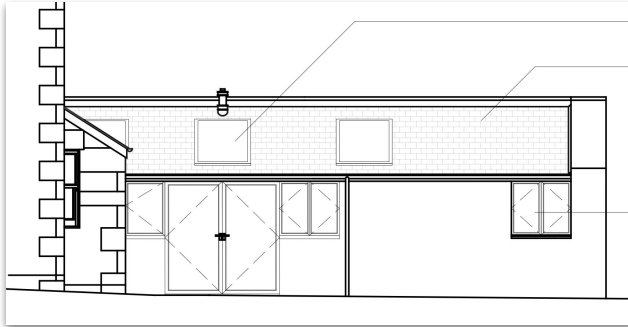
A significant portion of the roof timbers in this rear extension were due to be replaced already as part of the work to install new rooflights, as approved in the previous Planning Permission and Listed Building Consent. However, inspection of the material once work commenced highlighted the issues shown here, resulting in this proposal to replace all of the roof timber in the extension.

2.2 Arrangement of Windows & Doors



Above: Existing Elevations

Right: Original Proposed Elevations as approved under PL/2021/10210 and PL/2021/10623.



Above: New Proposed Elevations

It is proposed to alter the arrangement of windows and doors to align more with the existing arrangement (seen above-left), simplifying the amount of changes down to replacing the existing window units, and relocating the door from one of the extension to the other. Additionally, it is proposed to alter the position of the previously-approved rooflights.

As part of this proposed alteration to plans, there will be less destruction of existing fabric on the side wall. Additionally, the alteration to rooflight placement is to account for the position of the internal walls.

2.3 Proposed Materials

All materials listed here are selected to both upgrade the existing fabric of the extension, whilst remaining sympathetic to the context of the main portion of the property, ultimately providing betterment.

Item	Proposed Material/s
Roof Tiles	Spanish Slate - Duquesa 20 Ultra https://independentslatesupplies.com/duquesa-20/ This material replaces mineral fibre slates currently used on the extension. Use of the material above helps to bring the extension's character into line with the wider property.
Coping Stones	Cast Bath Stone, Once Weathered https://www.thorvertonstone.co.uk/coping-stones This material replaces plain concrete stones which are badly deteriorating. The cast bath stone proposed is sympathetic to the historic fabric of the property, whilst matching the style and colour of the stone quoins on the main portion of the property.
Roof Lights (inc Fitting Kits)	Velux GGL centre-pivot conservation roof window, wood, with a black aluminium finish (with E-L/E-W flashing) https://www.velux.co.uk/professionals/technical-library/sloped-roof-window/s/conservation-windows/ggl-conservation
Side Windows/Door	Replacement windows comprise three Accoya timber casements all with two openings, finished with two coats of primer, sealed end grain, brass ironmongery, and clear double-glazed units. The replacement door is a timber door with double-glazed panels.
Beams	6x2 treated timber beams