

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPULSORY PURCHASE ACT 2004**

DESIGN AND ACCESS STATEMENT



**PROPOSED REMOVAL OF DEFECTIVE RENDER TO SW ELEVATION
CHURCH STREET HOUSE, STEEPLE ASHTON**

For

MRS C SMITH

PREPARED BY:

**R B Hodges
13 Dark Lane North
Steeple Ashton
Trowbridge
Wiltshire
BA14 6EY**

CLIENT:

**Mrs C Smith
Church Street House
13 Church Street
Steeple Ashton
Trowbridge,
BA14 6EW**

**April 2026
Project ref: 2601**

INTRODUCTION

This planning design and access statement is submitted in support of the Listed Building application seeking permission for the removal of the defective render at first floor level on the Southwest Elevation and repointing of the dressed stonework with traditional lime-based mortar

This statement sets out the main planning considerations and justifications for the scheme and incorporates commentary upon the design and access issues required to be submitted in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 and Circular 01/2006

In support of the application, this statement demonstrates that the proposed scheme is acceptable in principle and expands upon issues relating to the type of windows to be used

THE APPLICATION SITE, PROPOSAL & PLANNING CONTEXT

Church Street House is a Grade II listed building and has been rendered and this has fallen off mostly at high level on the Southwest Elevation leaving the keyed dressed stone exposed

The application is for approval to remove odd patches render remaining, retain the stone appearance, rake out the joints and repoint as the picture below with a 1:4 mix of lime, stone dust and sand mortar as a ratio of

- 3 - parts stone dust
- 1 - part holm sand
- 1 - part nhl 3.5 lime



CONCLUSION

The character of the building will still be maintained and the original dressed stone on this area will be visible and give an indication of the original construction and allowing the stone to breathe

The mortar will be hand made using traditional methods and there will not be any detrimental effect on the Conservation Area

HERITAGE STATEMENT

The building is listed and is within the Steeple Ashton Conservation Area. It is however, outside any AONB or other areas of minimum change, etc

The setting of the village will remain unaffected by the proposals

CHURCH STREET HOUSE, 13, CHURCH STREET Wiltshire (Unitary Authority)

Parish:

Steeple Ashton

National Grid Reference:

ST 90703 56978

LISTING

Grade: II

Details

STEEPLE ASHTON CHURCH STREET ST 9056 (east side) 13/213

No 13 Church Street GV II (Church Street House)

Church Street House is at the end of a row of cottages. Probably C17, re-fronted 1815. Stucco on brick, rear wall rendered timber-frame, Welsh slate roof with coped verges, brick stacks to right gable end and to left of centre. L- plan. Two-storey, 3-window. Central door with 6 fielded panels in pilastered architrave with flat stone hood on brackets, 16-pane sash either side. Lintel plat band, first floor has 16-pane sash either side of blind round-arched window over door, with painted date 1815, moulded cornice to plain blocking course. Right return has fixed small-pane window to ground floor, 2-light casement to first. Two-storey C18 rear wing with beaded mullioned casements, rear of main range with C20 lean-to extension, single-storey gabled wing to left. Interior has blocked open fireplace, chamfered beams, early C19 joinery.

Listing NGR: ST9070756976

The area affected by the proposal is the Southwest Elevation at high level above the plat band leaving the keyed dressed stone exposed which will be beneficial for the stonework.

There will not be any variation to the main elevation or of the street scene nor any harmful effects to the heritage asset