



Your Ref

Our Ref

Date

5950/IMM

11 June 2026

DESIGN, ACCESS AND HERITAGE STATEMENT FOR PROPOSED CHANGE OF USE FROM FINANCIAL OFFICE (CLASS E) TO DWELLING HOUSE (CLASS C3), 95 HIGH STREET, CRICKLADE, WILTSHIRE, SN6 6DF

1. Introduction

95 High Street is a two-storey listed building located on the High Street in the centre of Cricklade, within the Cricklade Conservation Area. Our client has recently put in an application under reference PL/2025/08983 & PL/2025/09154 to amend the original scheme which received planning permission under 20/08287/FUL & 20/08712/LBC however has since decided to withdraw this application. The original planning permission 20/08287/FUL & 20/08712/LBC has now expired due to the development not being started within 3 years. This application is purely to re submit the original planning application 20/08287/FUL & 20/08712/LBC for our client to now pursue this.

The *Cricklade Conservation Area Statement* (1999) identifies Cricklade as a historic settlement with origins dating to around 45 BC. It describes the town as "the most intact example of a late Saxon town in Britain." As a designated conservation area, Cricklade has significant heritage value, which is likely to stem from its historic importance and its attractive historic character and appearance.

In terms of the building's significance as a listed building, the listing highlights a number of architectural features, including a boarded door with a five-light fanlight, casement windows, and an L-shaped rear extension. The listing also notes that the building is designated for its group value. Based on these factors, the building's significance is considered to arise primarily from its architectural and visual qualities. As a listed building, it is therefore of high heritage significance in these respects.

Our proposal responds to the historic floor plan of the building, fairly limited internal alterations are proposed.

As mentioned, this application has already been passed by your planning department and the conservation officer as being acceptable, we have made no further alterations to the application. The comments given before are added below and the listing is due to the group value.

The first-floor extension and alterations are minimal. A small window is to be remove from the bathroom which is a very limited loss of historic fabric however the building has been listed due to its group value and given the discrete position of the affected area this harm is considered to be at the very lowest end of the less substantial scale.

2. Site Description

- 2.1. The property is currently used as an office for our clients, the financial advisors, FA92 Group. The property was previously a florists with listed building consent and a change of use from A1 to A2 granted permission on the 8th March 2007, under planning references 06/03176/FUL and 06/03177/LBC. This permission also included a single storey extension to the rear.
- 2.2. The ground floor of the property consists of a reception room with a large shop front window looking out onto the High Street. Working back from the front of the property, there is a general office space which also houses a server room as well as two further office spaces and the ladies WC. There is a passageway directly
- 2.3. ahead of the front door that provides access to the garden. The main staircase is located off this passageway, with an additional smaller staircase located in one of the general office spaces to the rear
- 2.4. The first floor consists of a break room overlooking the High Street with a small kitchenette attached. The male WC is located off of the main staircase and working back from the front of the property, the remainder of the first floor is made up of a general office space and a meeting room to the rear.
- 2.5. As more people are being encouraged to work from home due to the coronavirus pandemic, our clients intend to close their office at 95 High Street, with the front of the property to become a shop (Class E) and seeking permission for a change of use from Class E to a 3 bedroom dwellinghouse (Class C3) for the rest of the property. After submitting the initial planning application, comments from Cricklade Town Council indicated they would support a scheme that retains the shop at the front as they feel it is valuable to maintain the character of the High Street. Therefore, the latest proposed scheme retains a shop area, with the proposed 3-bedroom dwelling above and to the rear.

3. Location of Property



4. Proposed Works

- 4.1. We are proposing a number of works to improve the layout of the property. As you enter the property, access to the shop will remain to the left, with the dwelling entrance directly ahead. The existing staircase will remain with the passageway becoming the entrance hall to the new dwelling. The store beneath the staircase will become part of the shop, housing a small WC. The width of the existing partition between the new WC and passageway will be increased to allow for additional sound insulation, as well as concealing the extract fan for the new shop WC.
- 4.2. We are proposing to construct a new extension that houses a new family bathroom above the existing passageway. There is currently a modern UPVC single storey lean-to with plastic roof sheets located here which is obviously not part of the original building fabric and therefore we see no issue with its removal. A new party wall will need to be constructed between the shop store and the dwelling, with the former server room becoming an office space for the shop. The remainder of the ground floor will be relatively unchanged, with the only minor alterations being:
- The partitions of the female WC to be removed in the proposed kitchen area with the original door opening blocked up
 - Door on south elevation to be removed and replaced with window to match adjacent
 - New aluminium bi-folds on east elevation
- 4.3. In terms of the first floor, the major change is a new family bathroom, located within the new extension. The existing window opening will be altered to accommodate a new door accessing it. Apart from that, the only alterations involve a number of new lightweight studwork partitions to form Bedroom 3 and an en-suite and cupboard in proposed Bedroom 2. Any internal partitions shown as removed are modern and assumed to be non-loadbearing (TBC onsite) and have no effect on the structural capability of the property. All of the proposed changes can be seen on attached drawings 5950/50 & 5950/51.
- 4.4. Due to the property being terraced, the proposed extension will not be able to be seen by the general public off of the Cricklade High Street. Due to its position on the site, it will be surrounded by existing buildings on three sides, with the White Hart adjacent to the South with the only visible external wall being on the East elevation. This means that the proposed extension will only be visible in the garden of No. 95 itself and tucked out of the way enough so that it isn't visible to patrons of the outside seating area of the White Hart.
- 4.5. The only other external works involve variations to existing doors/windows and rooflights and installing a new set of bi-fold doors on the east elevation. The bi-folds are to be located in the modern single storey extension granted permission on the 8th March 2007, under planning references 06/03176/FUL and 06/03177/LBC, therefore they have no effect on any original building fabric. All of the proposed changes can be seen on attached drawings 5950/50 & 5950/51.

5. Proposed Use

- 5.1. As mentioned previously, our client intends to keep the front of the property as a shop (Class E) and are seeking permission for a change of use from financial office (Class E) to a dwellinghouse (Class C3) for the rest of the property.

6. Amount

- 6.1. The proposed extension that houses the new family bathroom on the first floor has an internal floor area of 3m². However, as mentioned previously, the extent of the extension is within the footprint of the current lean-to and in as a result the overall area of the property is reduced.

7. Layout

- 7.1. The proposed layout can be seen on attached drawings 5950/50 and 5950/51. The reception is to become a shop with a store and office to the rear, with a small kitchenette a WC under the stairs. Working back from the front of the property, the passageway and staircase will be part of the proposed dwelling and the general office space (where the spiral staircase is located) will become the main living room, with the server room to be removed. The rear office will then become the new kitchen, with the partitions forming the ladies WC to be removed.
- 7.2. In terms of the first floor, the break room is to become the main bedroom overlooking the High Street, with the kitchenette becoming an en-suite. The male WC off of the staircase will become a cupboard. New studwork in the original office will form the first floor landing as well as bedroom 3, with the new family bathroom located in the extension, accessible off the landing. The current meeting room will become bedroom 2, with new studwork forming an en-suite and cupboard space.

8. Appearance and Materials:

- 8.1. The appearance of the new doors and windows can be seen on attached drawing 5950/51. The new extension will be finished with render to match existing with a GRP fibreglass roof and due to its location, will not be seen. The new windows and doors will be timber with their design to match existing. The only exception to this is the aluminium bi-fold doors on the east elevation, which are to be aluminium.

9. Parking:

- 9.1. This application has no effect on existing parking arrangements with the residents parking on the High Street.