

DESIGN & ACCESS/PLANNING JUSTIFICATION & HERITAGE IMPACT STATEMENT

Property Address

27 High Street
Royal Wootton Bassett
Wiltshire
SN4 7AF

Proposed Development

Essential repairs to render and timber frame
cladding

Document Reference

26-018-DAS

Type of Application

This justification statement has been prepared by A.L Associate Surveyors Ltd, on behalf of the Applicants, Sangha Properties (Midlands) Ltd, to support a Listed Building Application, covering a scheme of essential and urgent repair and maintenance.

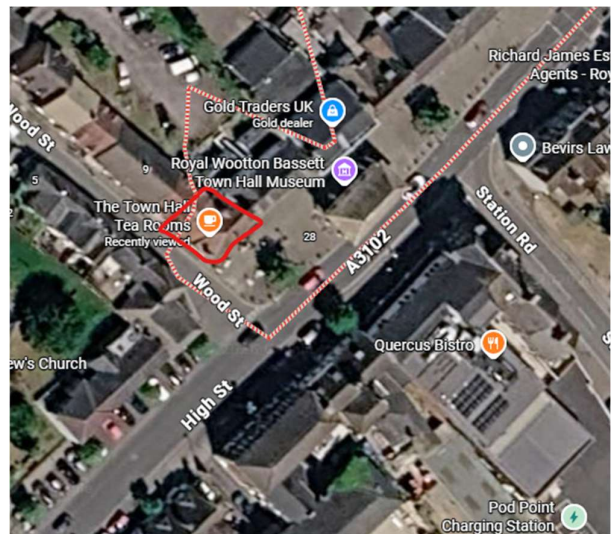
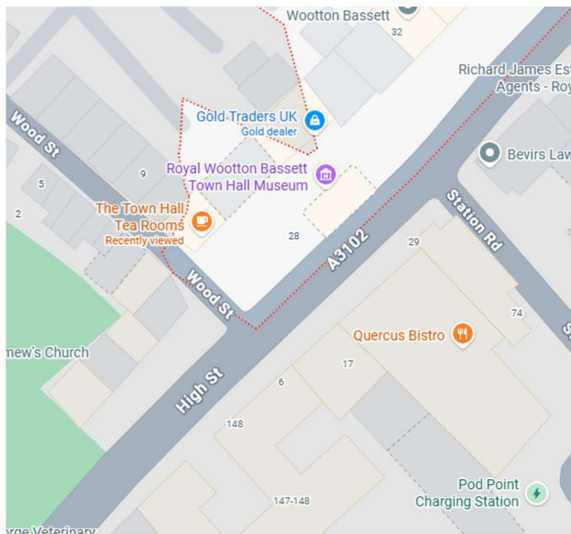
This statement should be read with reference to the application drawing, 26-018-01, together with the accompanying brief condition report, outline schedule of work and photograph schedule.

Site Location and Setting

27 High Street is a Grade II Listed Building, occupying a corner plot at the junction of The High Street and Wood Street, in the town of Royal Wootton Bassett. The building is arranged over three storeys (Cellar, ground and first floor) and is believed to have started out life as a one of a pair of dwellings. The second dwelling (originally located on Wood Street to the west) has now gone.

Exact date of construction is not known, though it is clear that the building has been subject to extensive alteration and some reconstruction, throughout its life. It is believed that the ground floor accommodation (currently occupied by The Town Hall Tea Rooms) was used as a shop since the late 1800's.

The principal (front) elevation faces Southeast, towards the High Street.



Development & Planning History

The subject property should be familiar to the Local Authority, as it has been subject to several historic Planning and Listed Building applications. In 2022 an application was submitted for repairs to the roof covering and front facing dormer window (under application reference PL2022/00908).

In 2023, this application was superseded with a submission covering the replacement of the dormer window. This application was approved in August 2023, under application reference PL/2023/05072.

Proposed Development:

This document is being submitted as part of another Application for Listed Building Consent. The proposals include essential and urgent repair and maintenance of the exterior of the building, including:

- Repairs to the applied timber frame cladding
- Repairs to the applied render infill panels to the external cladding
- Repairs to the rainwater goods
- Repairs to the windows

The severity of the above issues has been set out in the accompanying condition schedule, together with the accompanying photograph schedule. An outline schedule of work has also been prepared and submitted as part of the application.

The repairs to the timber frame and render infill panels in particular, are of utmost importance. Sections of the render are loose and at risk of falling out. Due to the position of the building relative to the highway, this poses a health and safety risk to the general public.

Assessment of the Heritage Asset & its Significance

The subject building is Listed Grade II and is located within the Royal Wootton Bassett Conservation Area. The Listing Entry is as follows:

'House, now shop with office over. C16 fragments and late C18 stone, with applied timber framing. C20 tiled roof with 1 dormer of 1937. 2-storey and cellar, 2 bays, entrance in left, wider bay. Stacks at centre and gable. C20 shopfront. Timber casement windows to first floor. Building originally had rear open hall at right angles to High Street with fire blackened timbers. Remains of 2 cruck trusses with saddle apex and one surviving wind brace. Fire beams at ground floor level, in C18 front block. (1979 report by RCHM in NMR)'.

There is no denying that the building presents a degree of historic value, due to its age, construction and because of its prominent position, within the High Street.

However, as with many town centre buildings, 27 High Street has undergone extensive alterations, throughout its long history. Not all of those alterations have been well executed and some have clearly diluted its significance.

The building is currently in somewhat of a dilapidated condition. Parts of the applied timber framing are suffering from decay and sections of the render infill panels are starting to fail. The proposed repairs are necessary and are considered urgent. Failure to address these issues will not only prolong exposure and increase risk of further degradation, but will also result in increased risk of injury, to members of the public.

The proposed works will preserve the special historic interest of the heritage asset and will result in significant improvements to its overall condition and general aesthetic. The work will be executed with materials which are in keeping with the original building and will therefore cause no detrimental impact.

The proposed repairs are therefore in accordance with Section 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16.

Amount of Development

The proposed works are limited to urgent and essential repairs of the exterior of the building. The work is necessary to address potential health and safety risks to the general public and to prevent any further degradation of the structure.

Layout

The proposed repair works will not alter the layout of the building in any way.

Scale

The proposed repair works do not involve any reduction or addition to the building and will therefore not have any impact on the scale of the existing building.

Appearance & Construction

The proposed repairs are to be undertaken using materials which match those already found on the host building and using techniques which were recently adopted on the adjacent town hall.

Any rotten sections of timber will be cut out and repaired with new sections of hardwood, cut to match the existing framework profiles. Open joints will be packed with oakum caulking. Defective render panels will be removed and then reinstated using new lime render. Where necessary, the supporting laths will be replaced with new oak riven laths. Decorations will then follow.

The construction and appearance of the building will not change, though the building will clearly be subject to some significant aesthetic improvement.

Landscape

The proposed repair works will not result in any landscape alterations.

Access

Access to the building will not be affected as a result of the proposed repair works.