



DESIGN AND ACCESS
STATEMENT
FOR
CONVERSION OF OUTBUILDING TO HOME OFFICE
AT
LANGLEY HOUSE, 57 HIGH STREET,
WICKWAR, GLOUCESTERSHIRE, GL12 8NP
REV A

CONTENTS

1. Introduction
2. Applicant
3. Background
4. Planning Policy
5. Heritage
6. Proposal
7. Use
8. Amount
9. Layout
10. Scale
11. Landscaping
12. Access/traffic Movements
13. Summary

SITE: LANGLEY HOUSE, 57 HIGH STREET, WICKWAR, GLOUCESTERSHIRE, GL12 8NP

APPLICANT: MR & MRS PARKER

DESCRIPTION: CONVERSION OF OUTBUILDING TO HOME OFFICE WITH EXTENSION, AMENDMENTS TO BOUNDARY WALL, ACCESS AND PARKING ARRANGEMENT

This statement has been set out as suggested in the publication entitled ‘Design and access statements – how to write, read and use them’ published by the Commission for Architecture and the Built Environment’. This guidance document has been published to accompany the government

1. INTRODUCTION

The purpose of this report is to identify and report upon planning considerations in terms of the design & access in respect of the above application.

2. APPLICANT

The applicant is owner of Langley house, 57 High Street,

3. BACKGROUND

There are currently no outstanding planning applications according to the South Gloucestershire Council website, however, the following applications have previously been submitted:

PLANNING REF	DATE	DESCRIPTION	DECISION
PK17/4035/F & PK17/4036/LB	25th October 2017	Enclosure of courtyard by adding roof and associated works	Consent

4. PLANNING POLICY

National Guidance

- National Planning Policy Framework March 2012
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

2.2 Development Plans

- South Gloucestershire Local Plan Core Strategy (Adopted December 2013)
- CSI High Quality Design
- CS4a Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage

South Gloucestershire Local Plan (Adopted) January 2006 – Saved Policies

- L12 Conservation Areas / Wickwar Conservation Area
- L13 Listed Buildings
- T12 Transportation Development Control

Supplementary Planning Guidance

- South Gloucestershire Design Checklist (Adopted 2007)
- South Gloucestershire Council SPD: Green Belt (Adopted 2007)
- National Planning Practice Guidance – Conserving and Enhancing the Historic Environment; Managing Significance in Decision-Taking in the Historic Environment (GPA 2) The Setting of Heritage Assets (GPA 3)

5. HERITAGE

The property is listed as the below description:

Grade: II

List Entry Number: 1115041

Date first listed: 05-Jun-1984

Statutory Address: 57, HIGH STREET

ST 7288 WICKWAR HIGH STREET (east side)

9/179 No. 57

G.V. II

House, in the village street. Mid C19, remodelling of a C17 house. Render, lined out; double Roman tiled roof; rendered stack. 2 storeys. 2 bays. C19 shop window with pilasters and cornice and C20 casement window on-ground floor; mid C19 4-pane sashes on first floor. C20 door to right. Gabled rear wing.

Listing NGR: ST7243088437

The outbuilding is not covered in the listing, but we would assume it to be curtilage listed.

The building also falls within the Wickwar conservation area, with Back lane being sited within the conservation descriptions. Described as a narrow lane with garden buildings and workshop abutting the road; 'distinguished by its quiet, enclosed and informal character with its mix of stone boundary walls and 'ad hoc' muddle of outbuildings and less formal back elevations to properties'

with important elements stated as:

- A variable width road with grass verges
- Mixed stone wall outbuildings, many extended over time with varying roof pitches

In line with the enhancement strategy the proposal should

- Not remove the outbuildings, boundary walls.
- Seek better boundary treatment
- Design the extension to be sympathetic to the existing
- Continue the aspects of varied roof designs, stone rubble walls etc. to protect the 'informal character of the streetscape

The outbuilding is built from a mix of stone rubble construction; which form the boundary wall with no.59 High Street and the boundary facing Back Lane, and red clay brick to the internal elevations and partly built as infill for the wall onto Back Lane, some of the brick has been covered in light sand render. The roof facing the house is covered with clay pantiles, whereas facing the road is covered in clay double roman tiles.

The roof structure is rotting and in some places sagging significantly, in an attempt to strengthen the existing roof the previous owner has added timber bracing to the bottom of the trusses and upright supports. However, the roof is not watertight and continues to degrade.

The construction suggests that there have been multiple changes to the building over time.

6. PROPOSAL

The proposal is for the conversion of an outbuilding to the rear boundary of the property, facing onto Back Lane, including the extension of this building to the north so that doors can be installed facing the garden, without impact on the original structure.

In addition to the conversion, the boundary wall onto Back lane will be altered. The rear mixed rubble stone wall and the red brick wall will be altered to suit the new extension and larger gate onto Back lane. An area north of the original gate will be demolished, the rubble stone from this will be cleaned and stored on-site, this will then be used to build the extension's stone-faced wall facing Back lane.

The internal elevation will be constructed from a traditional looking red brick to match the existing, the sand render will be removed from the existing structure to expose the older brick face. The gable end above the eaves line will be built from timber and clad with ship lapped softwood, painted black to match the cladding that will be removed.

A new timber door set will be installed facing the garden, reference will be taken from the house and beads and frames will be sized to reflect the listed items.

The roof coverings will closely match the existing, with reclaimed clay double roman tiles used to face the road and pantiles used to face the garden, where possible this will be closely sized to reflect the original.

7. USE

The building will be used as a home office, which is in increasing demand as working from home becomes the new normal, and families still seek high-quality places to work and separation from the personal space.

8. AMOUNT

The existing building is 13.9m² internally. To make the building suitable for use as an office, the existing walls will be lined with a timber stud and insulated, this will decrease the internal area. Once the extension is added the overall internal floor area will be 20.30m².

The extension to the north will follow the width of the existing building and extend 2.4m. the roofline of the building will step down by 150mm creating a subservient roofline to the original, this is in line with other building on Back lane.

9. LAYOUT

The building will be one large room, with a partial dividing wall as the existing structure. The external site layout will remain close to the existing.

10. SCALE

The outbuilding:
Existing GEA 16.65m²
extension GEA 10.00m²
Proposed GEA 26.65

11. LANDSCAPING

The existing landscaping will not be affected by this proposal.

12. ACCESS/TRAFFIC MOVEMENTS

The existing gate to the rear of the property is sized for vehicle access, however, due to the narrow section of Back lane, the applicant is unable to access the property. It is therefore proposed that the gate will be widened so that a car can access the property.

13. SUMMARY

The outbuilding extension is in keeping with the existing building and the streetscape of Back lane, the works will help to restore the degrading building protecting the asset.

To works to the boundary wall are minor and will be replaced like for like, while also improving the function of the properties parking.

SIGNED:  _____

DATED: 22 MARCH 2021

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