

DESIGN & HERITAGE STATEMENT

21 Goddard Avenue, Old Town,
Swindon, Wiltshire, SN1 4HR

Introduction

This design & heritage statement has been prepared on behalf of Mrs Lara Soutar, in relation to the proposed alterations to their home at 21 Goddard Avenue, Old Town, Swindon, SN1 4HR (the property). The property lies within the Town Gardens Conservation Area and so the proposed works must be assessed against the applicable statutory and policy framework.

In preparing this statement, due regard has therefore been had to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

Important to this assessment has been the Swindon Town Gardens Conservation Area Appraisal and Management Plan, as adopted 29 April 2008.

This statement should be read in conjunction with the following:

- Location Plan
- Existing & Proposed Block Plan
- Existing Ground Floor Plan
- Proposed Ground Floor Plan
- Existing Elevations
- Proposed Elevations

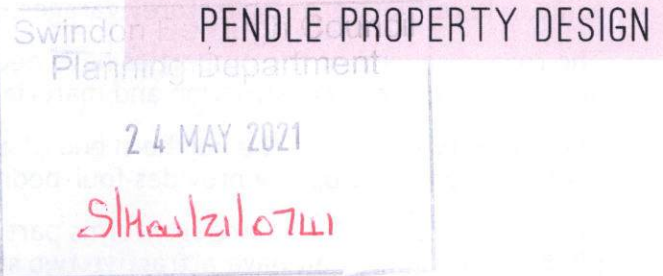
Site Description

The property is situated on Goddard Avenue, Old Town, Swindon within the Town Gardens Conservation Area. Located on the east side of Goddard Avenue around a third of the way down from the junction with Bath Road.

Bath Road forms part of the A4289 and in normal times is a busy road. The main Old Town commercial area is about 700 metres to the east along Bath Road. The properties running along Bath Road towards Goddard Avenue are large scale and many are in commercial use.

By contrast, Goddard Avenue is a residential street and takes on a different character. It is noted for its two rows of uniformly large terrace houses that run down the road and feature trees that line the avenue. Goddard Avenue is similar in character to The Mall, which is the largely parallel road to the west.

The properties along Goddard Avenue date back to the late 19th and early 20th centuries and have been developed in groups of terraces. The various terraces differ in design, possibly reflecting the respective dates when developed and different architects and developers. However, they are all broadly similar in design and scale, providing a relatively uniform appearance, which is balanced and pleasing.



The properties along Goddard Avenue and The Mall have been developed in a form of back to back configuration, most with comparatively long gardens leading to a rear service spine, where there are single storey garages.

The rear of several of the properties have been altered in many different ways and there are lots of different construction and materials that have been used over time.

The property itself is to the northern end of a terrace of nineteen houses. In its present configuration the property provides four-bedroom family accommodation.

The terrace of which the property forms part of is a row of red brick houses, with tiled pitched roofs. They all have attractive two storey bay windows. The door and window lintels and surrounds have all been designed to be attractive features of the design.

Design Principles

The design has been based on the following brief and principles:

- Redevelop the existing lean to structure to improve the ground floor breakfast area and provide a separate utility room improving the use of the current layout.
- Remove and repair the ageing poorly constructed structure.

Design Proposals

The proposal is to redevelop the lean to structure to the rear of the property with a single storey rear extension to provide a utility and enlarged breakfast area.

The existing structure has a polycarbonate corrugated sheet roof which is supported by a timber framed structure shared with the neighbouring garden wall.

It is proposed to replace this structure with an insulated cavity built wall with a flat roof structure and roof light over.

An existing rear door will be replaced with a window and the neighbouring lean to structure made good.

Planning Considerations

Visual Impact - The proposal seeks to modify the existing structure and make greater use of the floor area.

The proposed extension will replace the lean to, be single storey and infill the area between the existing kitchen projection and neighbouring garden wall.

There is no increase in covered floor area and combined with the improved construction and materials that reflect the existing building the proposals will make a positive contribution to the conservation area.

Residential Amenity -The extension has been designed to avoid any direct overlooking to neighbouring properties.

The applicant believes the bulk, scale and proximity of the proposal have all been suitably designed to safeguard the amenity of the neighbouring property.

Materials

It is the intention to use good quality materials in the new extension. The external walls will be finished with a good quality stock red brick to match the existing property.

The proposed new utility window will be timber as the existing.

Access and Parking

No changes are to be made to the existing vehicular and pedestrian access.

Trees & Hedgerows

No trees or hedgerows will be lost as a result of these proposals.

Heritage

The property is not included on the Statutory or any local list individually nor as part of a group and nor is it close to any such property. The heritage value of the property therefore derives solely from its inclusion within the designated Town Gardens Conservation Area.

The Swindon Town Gardens Conservation Area Appraisal and Management Plan, as adopted on 29 April 2009 describe the architectural and historic character of the area in sub-section 3.2. this identifies that the most characteristic buildings of the area are the terraced dwellings along Goddard Avenue, The Mall and Westlecot Road, which runs at the Southern end. At 3.3 and 3.4 respectively the importance of mature trees and the contribution made by private gardens are highlighted.

Goddard Avenue and The Mall are assessed on Page 14 and again highlights the terraces, their architectural quality and the alleyways leading to the rear garages.

The proposals have due regard for preserving the character and appearance of the conservation area by not adversely affecting any of the features described in the Conservation Area Appraisal and Management Plan, nor any views to open space or mature trees. The proposals respect the property as well as the surrounding heritage assets in the conservation area.

Conclusion

With consideration for the proposals described within this statement and demonstrated on the supporting plans, the applicant believes that the amenity of the neighbouring property will be safeguarded and that the proposals are of a scale and design suitable to the host dwelling.

The development proposed is in accordance with the applicable criteria of Policy EN10 as it will lead to an enhancement of the Conservation Area, whilst at the same time conserving the elements which contribute to its special character and appearance.

The Applicant cordially invites the Borough Council to grant planning permission for the submitted proposals. It is accepted that this will be subject to appropriately worded conditions with reference to the advice given in the revised NPPF.

Statement prepared by

Kelly-Ann Pendle