

Design & Access Statement

Internal and External Alterations (Retrospective)
Spaldings, 4 Market Place, Fairford, GL7 4AB
06.12.2023 (Rev A)

1. Introduction

This statement has been prepared in support of an application for retrospective householder planning and listed building consent at Spaldings, 4 Market Place, Fairford, GL7 4AB. The purpose of the application is to regularise minor changes to the as-built internal layout and rear elevation following completion of building work implemented under previous planning and listed building consents 14/04179/FUL, 17/03168/FUL and 18/01545/LBC.

The existing property is a terraced townhouse primarily built with natural stone, roughcast render and a stone slate roof. The property is in the Fairford Conservation Area and is also Grade II listed, being first registered in 1952. The Historic England list entry number is 1089976, with listing description as follows:

“GV II Small house in row with two shops on ground floor. Early C18. Roughcast faced, stone slate roof hipped to left hand return of projecting front wing, rear stack in brick. Single range with set forward front wing to right marking change in building line on this side of street, and small rear wing to left. Two storeys and attic. Set back section has one window, two to right hand wing, 16-pane sashes. Small gabled dormer with paired casements on set back side, and small canted bay shop front on ground floor. To right, probably C19 shop with door giving access to upstairs floors in angle.”

Whilst the property is listed, the entire rear half of the building is of modern construction, with a central two storey extension constructed with bradstone and blockwork cavity walls originally built circa 1950s, and two single storey infill extensions either side, originally built circa 1970s. This rear half of the property is therefore understood to have no significant heritage value. A shop occupies part of the ground floor at the front of the property and is also included in the listing description, but is not the subject of this application.

2. Planning History

The property in 2017 comprised estate agents store rooms at ground floor and a residential flat at first floor. Applications 14/04179/FUL and 17/03168/FUL gave consent for conversion of the property into a single townhouse across both floors, retaining the shop to part of the ground floor at the front, along with other associated works. A further application 18/01545/LBC was approved for other minor alterations to the front of the property and internal hallway.

Applications 14/04179/FUL and 17/03168/FUL also included alterations to the co-op stores and associated flats which at the time were under the same ownership, however those parts are not the subject of this application. With respect to the works to the single dwelling at Spaldings, 4 Market Place specifically, the above applications have been implemented and building work is now complete.

3. Proposed (Retrospective) Works

The works have largely been carried out in accordance with the above mentioned applications, however minor alterations have been made during the construction process which this application seeks to regularise.

As illustrated on drawing PL-002, all demolition work has been carried out in accordance with the already approved applications. With the exception of a single new opening in a blockwork cavity wall serving the downstairs WC.

With regards to other internal layout changes, these are a minor deviation from the approved plans and include small changes to the positioning of new stud partition walls and some infill to masonry cavity walls adjacent the dining area.

Externally, to the rear elevation of the building, permission is sought for minor alterations to the design of windows, cladding of the side infill extensions, and repositioning of a rooflight.

The windows are painted timber flush casements as approved, though in a slightly different format/ orientation. The patio doors to the kitchen are now flush casement aluminium bifolding doors in a matching colour, with a natural oak lintel above (the lintel material was not specified on the previous applications).

The side infill extensions were previously faced with unsympathetic cement render. These have now been clad with natural timber cladding, allowed to weather naturally to a silver colour (the material of these side extensions was not actually specified on the previous applications).

The number of rooflights has been significantly reduced to a single rooflight to the flat roof above the WC, inserted in the new single ply membrane roof.

4. Heritage Impact

The proposed works which affect the front, older, part of the house consist only of changes to the layout of studwork partitions which will not have any greater heritage impact than those already approved.

The remaining works are contained within the more modern 1950s/ 1970s onwards part of the property which was constructed with bradstone and blockwork cavity walls, cement render etc. and are not considered to have any significant heritage value.

The changes to the rear elevation are considered to be a significant enhancement to the appearance of the building, with the timber clad side extensions having a more modern appearance which provides contrast against the central two storey element, and the remaining older parts of the building behind.

5. Pre-Application Advice

The proposed changes to the rear elevation were discussed with CDC conservation officer Helen Ramsell on the 7th June 2018 during a site visit in relation to application 18/01545/LBC. From the conversation, it was understood that the changes would be acceptable.

6. Conclusion

The proposed changes are minor and have been designed such that they do not detrimentally affect the character of the listed building, its surrounding context or neighbouring properties. The works as built have enhanced the appearance of the site and made functional improvements, allowing the enjoyment of the property to be secured for the future.

Please do not hesitate to contact us at the address below with any queries prior to determination of the application. Reference photographs are provided overleaf.

4. Photographs



Figure 1: Photo of rear elevation as 'existing' in 2017



Figure 2: Photo of rear elevation 'as-built' in 2023