

# The Limes

Development Brief

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# Contents

Introduction	2
Location	3
Site Context	4
Legislation & Policy	8
Design Evolution	10
Next Steps	14
Appendix A	i
Appendix B	ii
Appendix C	iii

In principle the redevelopment of *The Limes* is appropriate. The site is located in a sustainable location within the urban area of Swindon and provides an opportunity to bring forward family housing within an established residential area.



## Introduction

This development brief has been prepared by the Masterplanning Design and Conservation Team (MDC) at Swindon Borough Council to provide guidance for potential residential development at *The Limes* on land at Green Road, Stratton St Margaret, Swindon.

Redevelopment of *The Limes* offers a unique opportunity to improve and enhance the site whilst protecting and enhancing the special inherent features.

The information contained in this document provides a framework of planning and design guidance to encourage the site's redevelopment. The development brief also provides a summary of the site's features. This brief, once adopted will form part of the material planning considerations for the site.

Guidance on the further information required to inform and support the emerging development proposals is given within the Design Evolution section. These will need to be shared with the Council and other relevant stakeholders as part of the pre-application and planning process.



## Location

*The Limes* site is located within the urban area of Swindon, less than 2 miles north of the town centre; FIGURE 1. To the east runs the A419 which connects with Cirencester to the north and junction 15 of the M4 approximately 4 miles to the south. Beyond this to the south runs the A346 to Marlborough and the A338 to Salisbury. The A420 to Oxford is also easily accessible to the east. Swindon Station which provides access to the main Bristol to Paddington line is less than 1.5 miles away.

There are bus routes from Swindon to Marlborough, Cricklade and Hungerford with more local services linking the town centre with the suburbs of the town and villages beyond. The number 10 route connects West Swindon to Kingsdown through the Town Centre. The bus stop is approx 250m from the site.

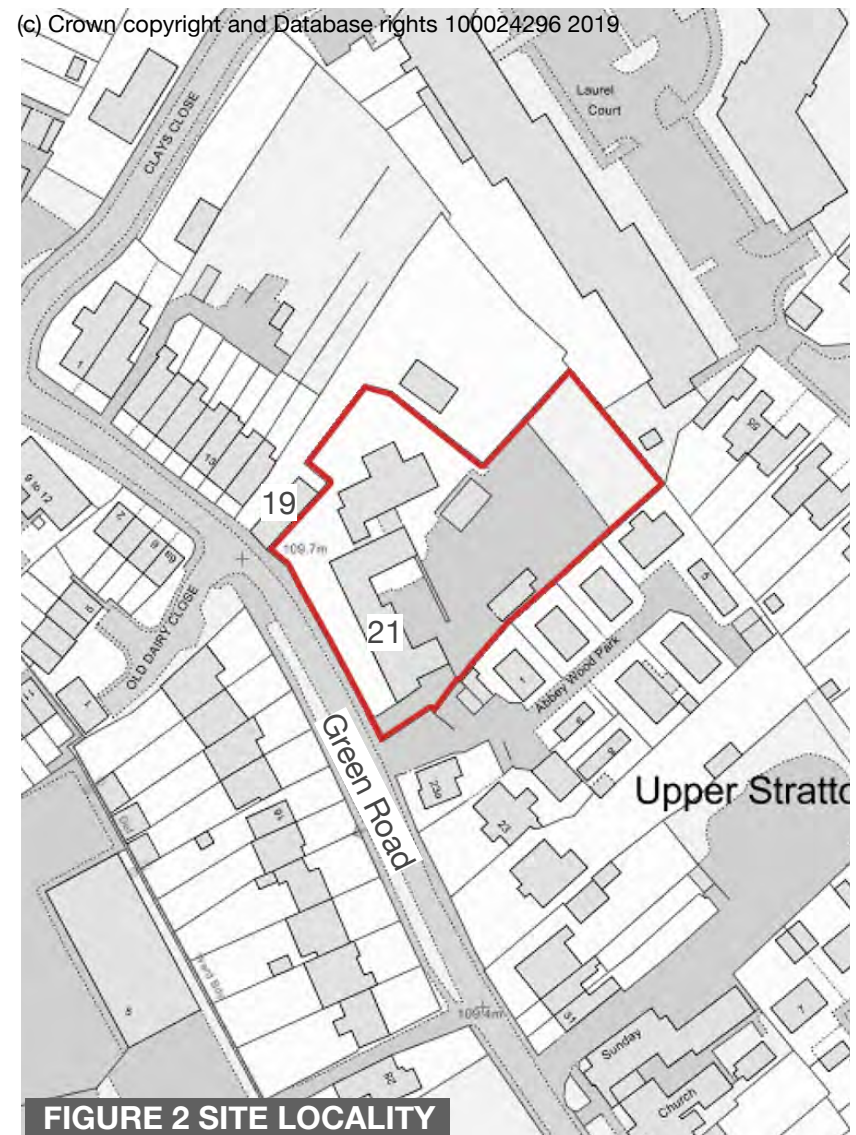


## Site Context

The site measures 0.318 hectares and lies to the north of Green Road within the Parish of Stratton St Margaret.

Employment, convenience shops, community facilities, schools, and health care facilities are all within walking distance of the site and are in keeping with an existing well established residential area.

The site contains one Listed Building 21, Green Road, referred to as the '*The Limes*', and another adjacent, 19, Green Road





Stratton started off as a small village with a church dating from the 13th century which now forms part of the Parish of Stratton Saint Margaret.

There are a mix of building types in the area; early vernacular through to Victorian stone cottages, 1930s semidetached housing and some recent development of 2.5 storey terraces using red brick; FIGURE 3. Dwellings are generally 2 storey and local stone is prevalent in the area, often used with red brick for window and door surrounds.

Coursed rubble stone walls are a feature in the area forming boundaries between the road and properties.

‘The Limes’ is a Grade II Listed building with a lime rendered wide frontage that faces onto Green Road; FIGURE 4. The statutory list description is provided at Appendix A.

The Limes has been extended including a two-storey side and rear addition, known as ‘*Palm Tree Lodge*’. There are also two small detached prefabricated buildings in the car park to the rear. The buildings are used for a mix of Class B1 (office) and Class D1 (non-residential institution) uses.



**FIGURE 3 GREEN ROAD**



**FIGURE 4 THE LIMES**

There is an existing vehicle access off Green Road to the far south-eastern corner of the site; FIGURE 5. A rubble stone wall forms the southern boundary of the site, with a lawn to the front. *The Limes* boundary wall to Green Road contains gate piers with 'The Limes' carved into the stone cap.

There is also a pedestrian gate on the southern boundary that leads to the C20th extension of *The Limes* where the main entrance is currently located. There is also a second entrance here to a single storey building on the site. To the north west is 19 Green Road a Grade II listed thatch cottage that adjoins the site. The statutory list description is given in Appendix B.

Surrounding *The Limes* are lawn areas with planting and hedgerows forming some of the site boundaries. To the immediate rear of *The Limes* there is a hard-surfaced courtyard set lower than the rest of the site.

An existing gravel parking area adjoins this where there are some pre-fabricated structures used for storage and additional work space. Parts of the eastern boundary are made from a rubble stone wall (listed) with a wire fence between the site and neighbouring residential area.

The northern part of the site has a grassed area with some hedges and trees. A wire fence and some planting forms the boundary between the site and two storey residential area to the north. The topography of the site rises to the north-east.

The site is currently owned by Swindon Borough Council.





The following site features will require consideration within any future planning application.

- To the north east of the site there is an existing residential care facility; FIGURE 6
- The eastern boundary has a wire fence erected.
- The adjoining residential area to the south east is single storey prefabricated units
- On the western boundary there is a Grade II Listed thatch cottage - Number 19 Green Road; FIGURE 7
- The southern and part of the east boundary are made of rubble stone walls; FIGURE 8
- Number 21 Green Road within the site is Grade II listed along with boundary walls. Number 19, adjacent to the site, is also Grade II listed. Development will need to address direct and indirect impacts, including their setting; FIGURES 7 and 8.
- The buildings attached / extended to the Listed Building as shown to the right in FIGURE 9 are twentieth century additions that are not in keeping with the Listed Building and may be demolished subject to the appropriate consent.



**FIGURE 6 NE BOUNDARY**



**FIGURE 7 W BOUNDARY**



**FIGURE 8 S BOUNDARY**



**FIGURE 9 REAR ELEVATION**



## Legislation & Policy

A Planning application for this site will need to consider the current planning policy context. At present this includes:

- The National Planning Policy Framework (NPPF) (2019);
- The Planning Practice Guidance (PPG) (2018);
- Planning (Listed Building & Conservation Areas) Act (1990);
- Town and Country Planning Act (1990) as amended;
- The Swindon Borough Local Plan 2026 (adopted 2015) (SBC);
- The Community Infrastructure Levy (adopted 2015) (SBC);
- Statement of Community Involvement (2019) (SBC);
- The Setting of Heritage Assets Guidance (2017) (HE)

This list is not exhaustive and may become superseded as a consequence of the timing of submission of an application.



Of particular relevance within the NPPF are the following sections;

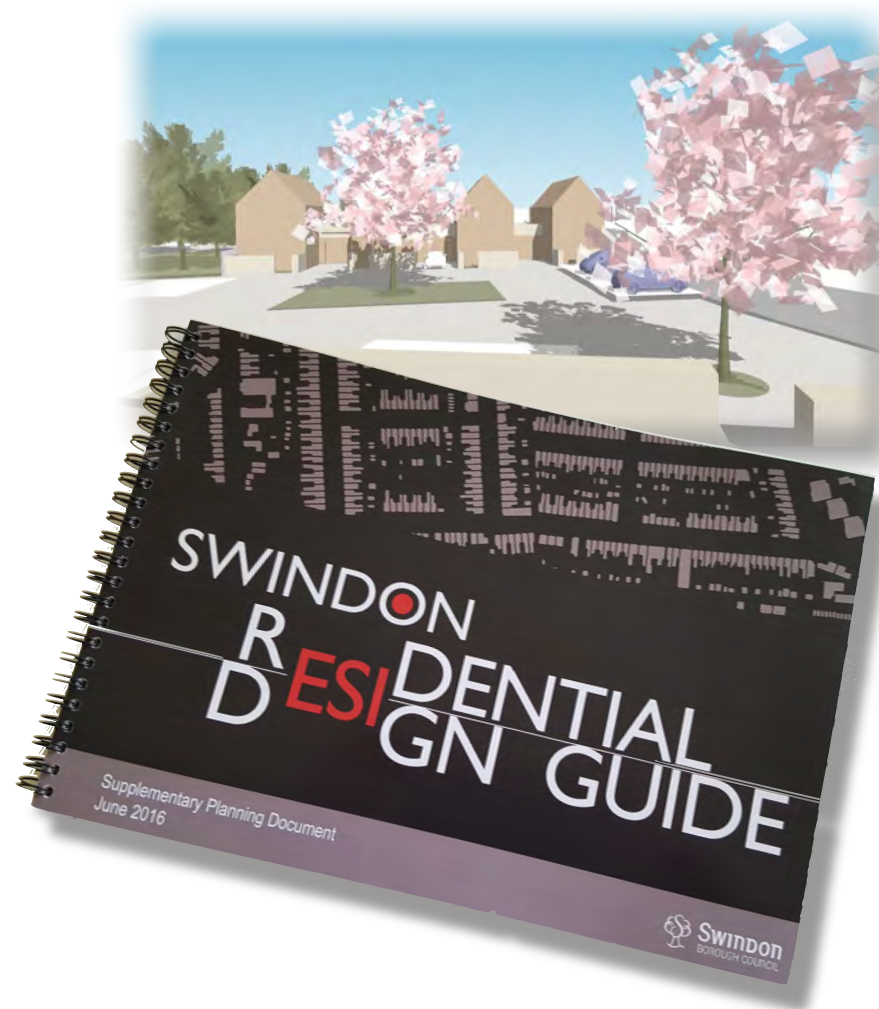
- Section 6 Delivering a wide choice of high quality homes;
- Section 7 Requiring good design;
- Section 12 Conserving and enhancing the historic environment.

A list of the current relevant Local Plan policies and Supplementary Planning Documents is provided at Appendix C.

The Local Plan Policies Maps confirms the site is situated within the Swindon Urban Area. The site represents a sustainable location for residential development on a brown field site.

The Council has adopted a Community Infrastructure Levy for Swindon 'CIL'.

Information on the type of development that will be affected by CIL can be obtained from the Council's website ([www.swindon.gov.uk/cil](http://www.swindon.gov.uk/cil)). CIL charging is a mandatory charge on development in accordance with the adopted Charging Schedule. For this reason it would have financial implications for the development in addition to any S106 planning obligations that may be necessary to mitigate the site-specific impact of the permitted development.



**FIGURE 12 ADOPTED SPD**



## Design Evolution

*The Limes*, 21 Green Road is Grade II Listed; FIGURES 13-17.

The listing extends to the boundary walls and associated gate piers; FIGURES 15-17. Dating from the 18th Century it has been altered but does retain some characteristic features, for example natural stone tile roofing, remnants of its original plan form, fireplace and elements of former window panelling.

The building is suited for conversion to a single residence. Conversion for residential use would require Listed Building Consent and planning permission (including change of use).

In assessing alteration proposals for LBC, regard would be had to the significance of the building and how those alterations would affect that significance in line with legislation and policy considerations. The enhancement of the building, for example by the removal of the uncharacteristic later extensions at the NW end, would be viewed favourably and encouraged.



FIGURE 13 THE LIMES



FIGURE 14 SIDE WALL



FIGURE 15 FRONTAGE



FIGURE 16 LISTED WALL



FIGURE 17 LISTED PIER



Immediately to the north western boundary is another Listed Building, 19 Green Road; FIGURES 18-20. The preservation and enhancement of its setting should be a key priority and this includes the aforementioned removal of later extensions on the Limes. *'The Limes'* will also need to be preserved and enhanced.

An appropriate offset and scale of development will need consideration.

Rubble stone walls that make up the site's boundary should be retained and enhanced as they are part of the Listed Building, its setting and contribute to the character and appearance of the area.

The lawn area and courtyard are also part of the Listed Building's setting and should be respected.

To the north east of the site there is an existing residential care facility FIGURE 6. Privacy and respect of current outdoor amenity space and 'right-to-light' will mean any development will need an appropriate offset from this boundary. The existing lawn areas within the site should be protected as they provide landscaped offsets from the neighbouring residential boundaries.

The existing trees and hedgerows will need surveying and assessing for quality, but provide an effective screen along the site boundary.

The eastern boundary adjoins residential single storey prefabricated units; privacy for existing residents will need to be considered. The current fenced boundary and other site boundaries should be enhanced to protect privacy for new and existing residents.



**FIGURE 18 19 GREEN RD**



**FIGURE 19 REAR VIEW**



**FIGURE 20 FRONT END**



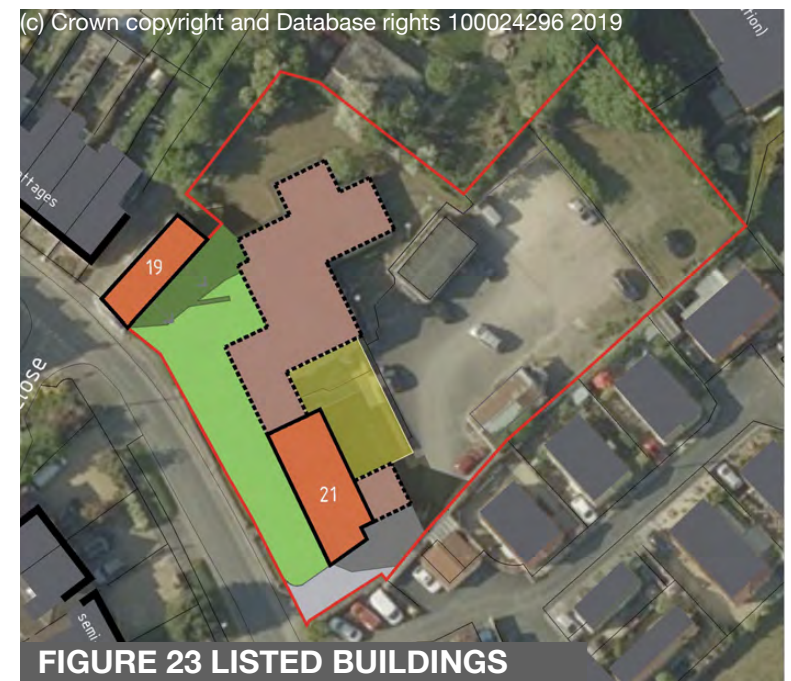
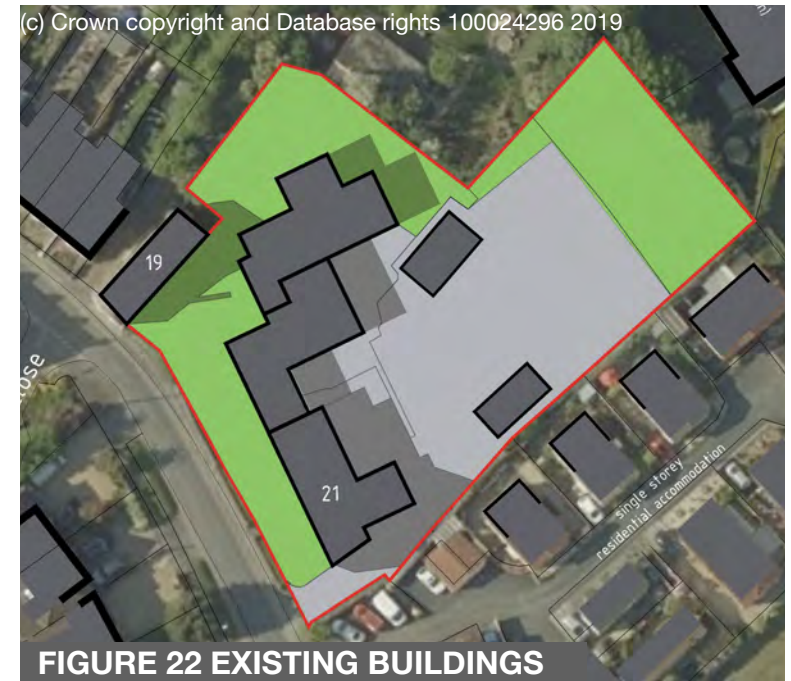
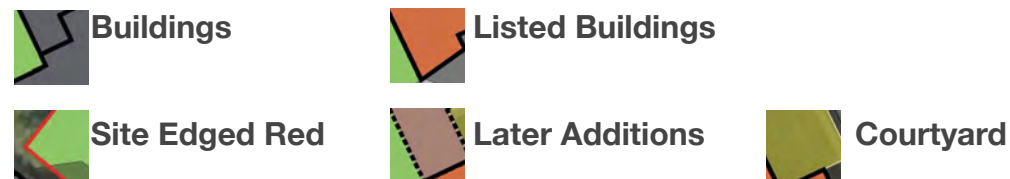
**FIGURE 21 COURTYARD**



The scheme will need to respond to attributes of the site:

- Ensure that future development preserves and enhances the setting of the Listed Buildings.
- Ensure future development is well-designed using high quality materials.
- Sustain and enhance the Grade II Listed Building on site *The Limes* (No 21 Green Road) in accordance with policy EN10.
- Retain and enhance view lines to Grade II Listed Buildings and set back development to respect the setting of the Listed Buildings, retaining a front lawn area.
- Retain rubble stone boundary walls, gate and railings and railing.
- Enhance other boundaries with stone walls and create new walls using matching material, using hedge boundaries and grassed verges, which are both characteristic of the area.
- Retain existing vehicle access as a non-adopted private drive.
- Retain courtyard to the Listed Building on site, *The Limes*.
- Private boundaries will need to be considered sensitively.

#### KEY



To be resolved in detail at planning application stage:

**Capacity and Scale:** The site is capable of accommodating 4 new dwellings of a maximum height of two storey on land to the rear of *The Limes*.

**Use:** It is accepted in principle that *The Limes* could be converted to a single residence or other suitable residential conversion. There is scope for a replacement extension to *The Limes* subject to Listed Building constraints including setting.

**Drainage:** Appropriate drainage strategy to be submitted.

**Lighting:** Sensitive lighting of the development to be considered.

**Access and Highways:** Each new dwelling will require 2 parking spaces and 1 visitor parking space for the overall development with adequate turning for fire and refuse collection.

**Amenity:** The minimum separation distances set out in the Swindon Residential Design Guide will be applied:

● 21m rear to rear in two-storey dwellings.

● 12m rear to side in two storey dwellings.

Windows which would not directly face neighbouring properties but which may overlook the most sensitive parts of private gardens should normally be at least 10 metres away.

## KEY



Developable Area



Existing Vegetation



21m Separation



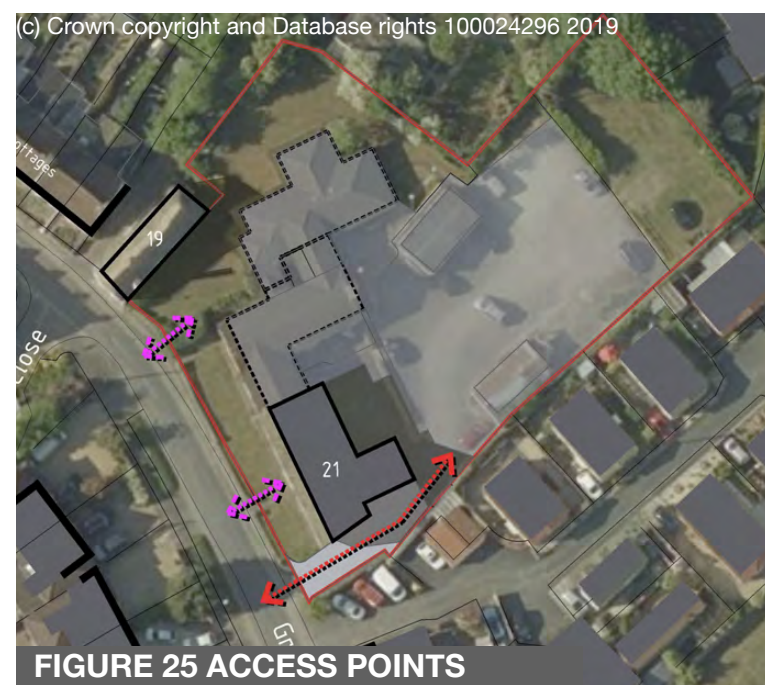
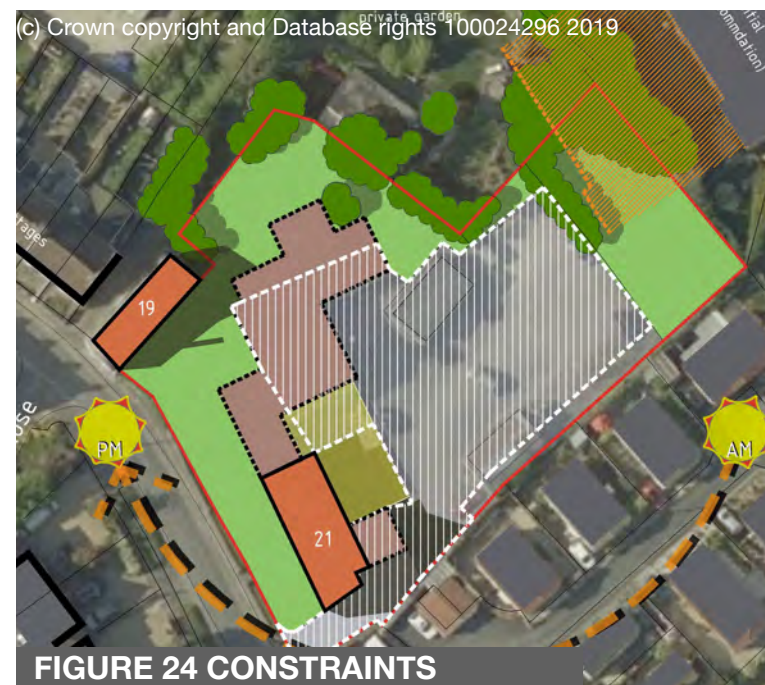
Vehicular Access



Pedestrian Access



Possible removal





## Next Steps

**The Pre-application service** provides open and constructive pre-discussions during which officers can help shape a development to meet the Council's expectations. The aim of the service is to remove, as far as possible, uncertainties as to what is likely to be approved or rejected. This will enable you to proceed with more confidence and will reduce the risks of additional costs arising from failed applications or redesign work.

**Design Review** is an impartial evaluation process in which the design of a proposal is assessed by an independent panel of experts. It is endorsed by the NPPF and can assist applicants improve their schemes and gain support from experts to facilitate a favourable recommendation to Planning Officer and Councillors.

### Validation

Please refer to the validation requirements and relevant local planning guidance on infrastructure requirements from development and the Council's CIL, details of which are available on the SwindonBorough Council website:

<https://www.swindon.gov.uk>

Any works internal or external, to alter or extend the listed building and associated walls will need Listed Building Consent. Applications for this site need to be accompanied by a survey and demonstrate the impact of the proposals upon the significance of the building. This should also include consideration of the setting of all the listed buildings and a Heritage Impact Assessment. Please refer to the Council's website for Heritage Statements:

The Council can also assist with the necessary Building Regulations approval required for alterations and new build:

[www.swindon.gov.uk/info/20060/building\\_control](http://www.swindon.gov.uk/info/20060/building_control)





## Appendix A

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### The Limes List Description

No 21 Green Road (The Limes) Grade II listed. List Entry Number: 1023416

- Probably C18 but altered.
- Two storeys rubble.
- Front pebble-dashed (now lime render/washed).
- Stone slate roof with two brick chimneys.
- Four windows on first floor, three on ground floor, modern glazing bar casements and roughly central modern door.
- Modern extensions to the north-west and east.
- Survivor of ancient hamlet.

List descriptions are for identification only and do not include all listed features













## Appendix B

### 19 Green Road List Description

No 19 Green Road Grade II listed. List Entry Number: 1185433

-  C17. Once a dame school.
-  One and a half storeys thatched cottage in painted rubble.
-  Gable end to road rendered.
-  Hipped roof with black ridge stack.
-  Two windows on first floor, modern casements, cut into thatch and a two-light casement with wooden lintel on ground floor.
-  Lean-to extension to right with two light casement.
-  Principal feature is an extension to right stack with attached bread oven to left of centre.
-  One eyebrow dormer and modern conservatory entrance.

List descriptions are for identification only and do not include all listed features.



## Appendix C

### Local Policies & Guidance

The following local policies apply from the Swindon Borough Local Plan 2026:

SD1: Sustainable Development Principles

SD2: The Sustainable Development Strategy

SD3: Managing Development

DE1: High Quality Design

HA1: Mix, Types and Density

TR1: Sustainable Transport Networks

TR2: Transport and Development

IN1: Infrastructure Provision

EN3: Open Space

EN10: Historic Environment and Heritage Assets

SC2: Swindon Existing Urban Communities

The following Supplementary Planning Documents are also relevant:

Inclusive Design and Access for All SPD (2011)

Swindon Residential Design Guide SPD (2016)(see Figure 12)

Technical Guidance on Parking Standards (2007) currently being updated.

Tree Protection on Development Sites (2004)