Design and Access Statement in a Conservation Area

Proposal:
The replacement of wooden sash windows to uPVC windows to a first floor office unit above two shops.

1. What features are on the existing site?
The property consists of a modern brick elevation building with a tiled roof, the ground floor has two shops with a glazed window front and door entrance each. In between the shops is the entrance to the first-floor office unit which has three wooden sash windows.

2. Details of how access issues will be addressed.
N/a

3. Details of the layout of proposed development.
N/a

4. Details of the scale/appearance of the proposed development
The proposed windows will be constructed of uPVC to replace the rotten wooden sash windows. The windows will be a direct replacement to the old windows and will not change in size. The uPVC windows will provide an efficient long-lasting low maintenance solution.

5. Details of the landscaping in the proposed development
N/a

6. Details of how Heritage Assets issues have been addressed

Heritage Asset/Significance
The property is situated in the Royal Wootton Bassett High Street Conservation Area. The Conservation area is characterised by its mixture of traditional and modern high street buildings. The high street does have several examples of uPVC windows to first floor properties including 152d (above Bassett Bikes), 39a High Street (above Betfred), 49 High Street (above Dandelion coffee shop & The salon), 120 High Street (above The Butcher's Mate) and 121-123 High Street (above Iceland).

Impact
The impact is expected to be low due to its above sight line location, at a one end of the high street and conservation area.