# Design and Access Statement

Application by: Western Building Consultants Ltd.

Proposal: 3m deep canopy supported on 4 columns to be added to the front of the building.

Site: 1-6 Prospect West, Bumpers Way, Chippenham, SN14 6FH



*Fig. 1 – Part of front elevation of property*

## 1.0 Introduction

1.1 This Design and Access Statement has been prepared by Western Building Consultants on behalf of their client; the owner of 1-6 Prospect West, Bumpers Way, SN14 6FH. It has been produced to support the proposal of erecting a 3m deep canopy supported by 4 columns at the front of the building.

1.2 This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.

1.3 This Design and Access Statement should be read in accordance with the plans submitted with the application.

1.4 Purpose of the Statement

In May 2006, the Government formally amended the planning application process as set out in 'Guidance on Changes to the Development Control System' (June 2006) to require the submission of a Design and Access Statement to support most planning applications. In a circular 01/2006, a Design and Access Statement is defined as a short report to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. This document has been prepared in the context of the circular guidance. As such this document demonstrates how the physical characteristics of the scheme have been informed by the rigorous process of the assessment – involvement – evaluation – design.

## 2.0 Overview of Site

2.1 The site is located in Chippenham. 1-6 Prospect West is part of an industrial estate.

2.2 The surrounding area is mainly commercial, characterised by warehouse spaces in the immediate surroundings.

2.3 Characteristic materials in the area are: steel cladding, brickwork, metal roofing materials, and UPVC or metal guttering and down pipes.

2.4 The site is near public transport links, such as bus routes & stops which connect to nearby residential areas and shopping centres.

## 3.0 Site Planning History

3.1 The application site is not located inside and conservation areas.

3.2 Wiltshire Council online planning records indicate several planning application for developments at 1-6 Prospect West for minor amendments, all being approved at the specific time.

## 4.0 Proposal

4.1 It is proposed to erect a 3m deep canopy supported by 4 columns at the front of the building.

4.2 The proposed design will make good use of the land and will be complementary to the existing building.

4.3 The scheme will not have any major impact on the immediate or wider context.

## 5.0 Design

5.1 The overall design approach is to create a sympathetic addition to the area with carefully considered form and materials which complement the existing building and context.

5.2 Scale - The development was designed to follow the dimensions of the existent dwellings in the vicinity.

5.3 Appearance - The materials to be used have been chosen to be sensitive to the surrounding area and match similar schemes in the immediate context.

5.4 The materials chosen will be of high quality, ensuring a design finish to the development that will benefit the local character of the area.

5.5 The proposed materials include external materials to match the existing buildings in the vicinity, and roofing materials similar or to match the existing building.

Landscaping and access

5.6 The design seeks to minimise the effect on the immediate and wider landscape.

## 6.0 Summary and Conclusions

6.1 The proposed design and layout of the build is of a reasonable size to accommodate the required functions of the property. The proposal is of a design which takes into consideration its immediate context, to create an appropriate solution that respects the locality. It is with this in mind that we seek the approval of the scheme by Wiltshire Council.

6.2 The proposed works have been carefully designed following the National planning Policy Framework and framework guidance of the Wiltshire Core Strategy and Local Plan.

6.3 In summary, there are no identified adverse impacts which could be considered to significantly or demonstrably outweigh the benefits of the proposed work to this property.

## 7.0 Photographic Schedule



*Fig. 2 – Canopy to be added to this entrance.*