Frog Cottage, Frog Lane, Chilmark, Salisbury, Wiltshire

Design & Access Statement

(A) Understanding the impact of the works on the significance of the heritage asset

1. For applications for development in a conservation area, explain what impact the proposal will have on the character and appearance of the area or heritage asset;

The works involve the replacement of the existing tile coverings to the 20th century east side single storey extension of this cottage with new matching profile and colour tiles. This will result in some loss of historic patina to the surface of the coverings but this will soon regenerate. The colour, profile and general texture will mean that when seen from the street the roof over this part will be visually as it currently is and so there will be no loss of historic significance or character to the extension. There is no proposed alteration on the original historic cottage, so its historical character and significance will not be harmed.

2. For applications for listed building consent, explain what impact the proposal will have on the special architectural or historic importance of the building. Where any part of the fabric of the building is being removed or altered, explain the significance of that part of the fabric in relation to the special interest of the building and why it is necessary to remove or alter it.

Replacing the roof covering on the single storey extension will not result in the loss of historical material as this is a mid to late 20th century addition. The current roof coverings result in leakage and this is causing damage internally and risking the stability of the structure. The proposed new tiling will prevent that damage, will have no loss of external appearance and so it will have a positive significance to the building. This work will not involve changes on the original cottage, so its historical character and significance will not be affected.

(B) The approach to the design of the works

4. Please explain the principles behind the design of the proposal -what are you trying to achieve and how does the layout, floor space and scale of the development relate to the site and its surroundings? Where an application relates to an extension to a listed building, explain how the design takes account of the setting of the listed building.

The roof over the extension is covered with traditional clay single roll pantiles that are laid to a roof slope below that recommended for this type of covering. The minimum pitch of a roof for this tile is 35° while the actual pitch is slightly over 22½°. The new tiles will be a modern clay tile of matching colour and profile that can be laid to a lower pitch that is more suitable for this structure.

5. What materials and design features are proposed and how do these relate to those used on the existing property and its surroundings?

The proposed replacement tiles will be clay Marley Lincoln Single pantiles. This product can be laid to pitches down to 12½°, but will still retrain the overall appearance of what is seem now with improved weather resistant.

6. Are any landscaping features (walls, hedges, fences) being removed, altered or provided? If so, please provide details (and ensure that these are shown on the plans submitted with the application)

There will be no changes with any landscaping features.

(C) Consultation

7. Have you consulted any of your neighbours or any other interested parties about your proposals? If so, please give their details and a summary of their comments and how you have addressed these in the final design of the proposal

At this time no further consultation has taken place with other neighbours.

(D) Access

8. What changes to the existing access arrangements to the property are proposed and will these facilitate access for the disabled? Where the works affect the exterior of a listed building, please explain how the special architectural or historic importance of the building has been taken into account in the design of any alterations to the access to the building.

The works do not mean alteration to the access to the building.