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Wiltshire Council
Where everybody matters

# Design & Access Statement Questionnaire

You are required to submit a design and access statement for all householder applications for planning permission and/or listed building consent where the site lies:

1. (1) Within a conservation area; and/or
2. (2) Within the Avebury and Stonehenge World Heritage Site; and/or
3. (3) Where the building to be altered is a listed building.

This is because these three historic designations are valued as 'heritage assets' and the Council has a duty to carefully manage any changes proposed to them.

The purpose of a design and access statement is to explain the design principles and concepts that have been applied in order to ensure that the impact of the development on the significance of the heritage asset is fully assessed. This questionnaire has been designed to help you think through the implications of your proposal and to provide the information the Council needs to help determine your application. It must be completed and submitted with your application.

## (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;**

We are not in a conservation area, however the replacement windows are being made of wood by a specialist joinery company and will be made as close to the originals as it is possible to get, including the latches. As such no noticeable difference should be seen

In addition our cottage is very similar in external look to the adjoining 13 High Street. Number 13 had its front windows replaced c 6 years ago with planning approval and we will be matching the look of these windows including paint. We have attached photographs of the two properties.

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.**

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The windows are currently rotted so new windows can only improve the fabric of the building. The downstairs windows front and back are seized and do not open at all. This has a negative impact on the building itself as airflow and ventilation is vital to avoid issues such as damp. We have recently moved into the property and it is clear that the windows have been neglected for several years to a point where they are beyond reasonable repair. As far as we have been advised the current windows are nothing special, standard wooden windows, so the replacement being the same design and materials should not alter anything.

The new 4mm double glazed units (again matching the neighbouring number 13) will also be much better for the environment as they have a very good energy efficiency.

3. **For applications for development in the World Heritage Site, explain what impact the proposal will have on the setting and appearance of the World Heritage Site and on any archaeology likely to be disturbed by the works.**

We are not located on any world heritage site as far as I am aware, but even if we were the work would only effect or disturb any archaeological appearance in a positive way.

(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, floorspace 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 new windows are being made to pretty well exactly the same design, as near as it is possible, to the old windows so it will have no negative impact on the building. The replacement can only have a positive impact with the new 4mm double glazed units which now look like the old standard single glazed and match adjoining property but with far better heat loss than single glazed, thus better on the environment.

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

The windows are being made to the same spec and profile as the original windows, just a slight difference due to modern tools, and of wood. The only real difference is instead of 2mm/4mm picture glass, which has a massive heat loss, we are wanting to use the new modern 4mm white putty double glazed units which looks the same as the single glazed. These will match the neighbouring attached property (13 high street) which had the 4mm double glazed units installed last year and it has only improved the look of the house.

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)**

No landscaping is being altered/removed during the work

(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**

We have spoken to neighbours and both are happy that we should progress with the woro and have expressed no concerns.

(C) 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.**

No access to the building is being altered so this will not effect  the existing arrangements. The work is to the exterior, windows, and can only improve the current exterior/any historical importance as the front of the house looks un-kept due to the rotted windows. The new windows can only make the look of the house better and easier to keep plus good on the environment.