Design and Access Statement Questionnaire

New builds at the rear of 82 St Ann Street, Salisbury, SP1 2DX

(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;

The proposal will have only a slight effect on the appearance of the conservation area. The proposal includes adding PV panels to the approved Unit D1, D2 and D3 (mews houses) and heat pumps for the Unit Ds and Unit C (detached) house. The South elevation is facing the Friary, and the viewpoint is from the dual carriageway only. From this viewpoint pedestrians and vehicles approach the building passing other multi storey buildings, such as the Wiltshire College and commercial buildings or multi storey council flats. This is the elevation the new builds would have the PV panels on. This elevation faces areas outside of the conservation area.

The view from the listed buildings (82 and 84 St Ann Street) is unchanged.

The proposed heat pumps are at ground level, therefore they will not be visible and the PV panels are proposed to be integrated and/or installed on the flat roof section of the roof, which is set back from all sides and in general even by looking up, they will not be easily noticeable from a ground view.

The plans are suggesting installing either the integrated or the angled PV panels on the top of the roof, not both. However, both shown to enable to give an idea what they would look like on these new builds.

2. For application 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.

N/A

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.

N/A

(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 surrounding? Where an application relates to an extension to a listed building, explain how the design takes account of the settling of the listed building.

This is not applicable as there are no design changes to the building only the addition of sustainable and future proof technology to enable the new occupiers to reduce (or avoid) fossil fuel use and help the environment, following government targets.

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

Details of air source heat pumps and PV panels are attached.

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)

N/A

(C) Consultation

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

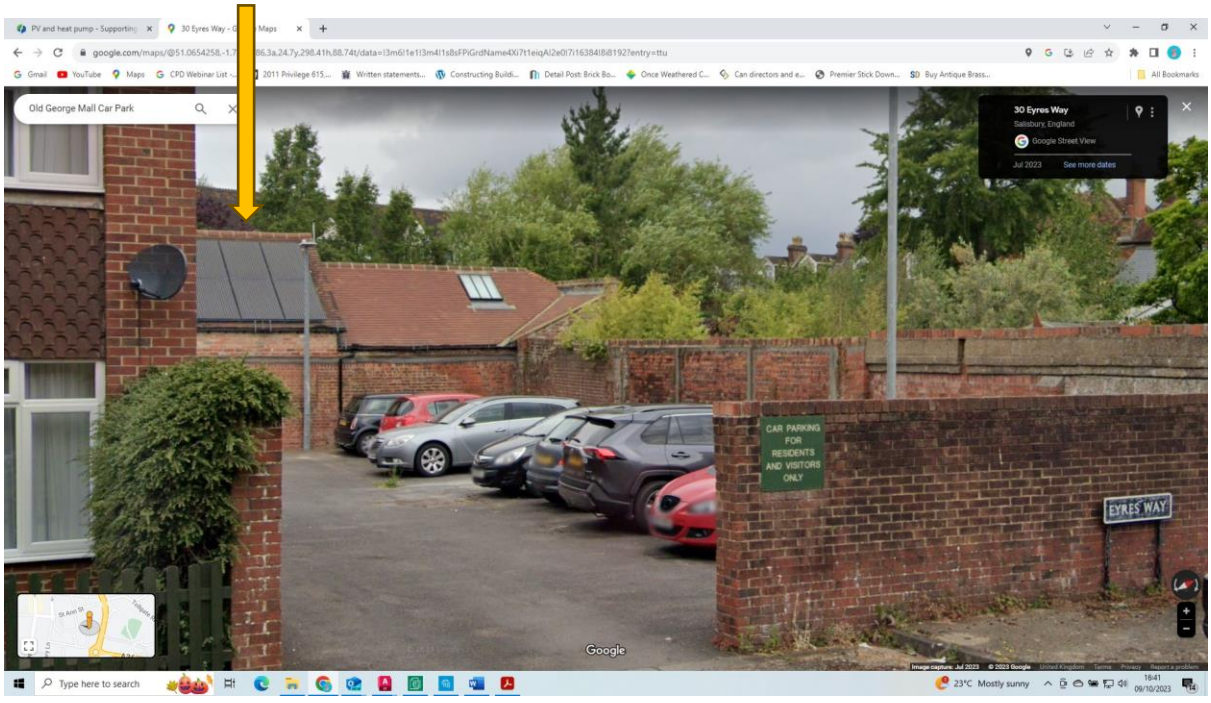
No.

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 the 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.

There are no changes proposed to the access.

PV Panels in the nearby area.

The building on the picture is located at Eyres Way, just behind the application site.



The building below is just off the dual carriageway, visible from 82 St Ann Street. This building is within the Conservation Area on the corner of Culver and Barnard Streets.



