North area: Planning Services, Wiltshire Council, Monkton Park, Chippenham SN15 1ER
01249 706444 Email: developmentmanagementnorth@wiltshire.gov.uk

East area: Planning Services, Wiltshire Council, County Hall, Trowbridge BA14 8JN
01380 734735 Email: developmentmanagementeast@wiltshire.gov.uk

South area: Planning Services, Wiltshire Council, PO box 2281, Salisbury SP2 2HX
01722 434541 Email: developmentmanagementsouth@wiltshire.gov.uk

West area: Planning Services, Wiltshire Council, Bradley Road, Trowbridge BA14 0RD
01225 770344 Email: developmentmanagementwest@wiltshire.gov.uk

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) Within a conservation area; and/or
(2) Within the Avebury and Stonehenge World Heritage Site; and/or
(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;**

Unfortunately my property is an early 1980s house that does not enhance the High Street or a conservation area but I am working hard to improve its visual appearance by re-pointing and replacing all window frames as they are old. To add character and to make the house less of a box I wish to add a veranda feature. This will have limited visibility from the High Street but will provide a shady and dry area that will allow us to enjoy the main rear garden on a lot more occasions and make the house a little more visually appealing.

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.**

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 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 veranda would be constructed of substantial oak pillars and open roof timbers with a sloping tile roof to match existing; the sides would be open. The aim is to disrupt the appearance of a box shape house and bring the attractiveness of oak to the visual aspect of the rear garden and patio area. It is large enough to influence the aspect and add character but careful to refrain from dominating the rear or side elevation.

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

Substantial solid oak to be used for pillars and roof supports. The roof would be matching Redland Regent Tiles as per main roof to ensure natural blending on to existing building. All visible oak will be joined with traditional joints for maximum effect.

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

(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

I have consulted with my immediate neighbour of Mariners Cottage to gain their agreement before embarking on this application and as this veranda will be barely visible from the cottage they have no objection. Owing to the very large hedge at the front of my property this veranda will be difficult to see from the High Street. It will not be visible from my other immediate neighbours to the north and east.

(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.

This veranda does not affect access to any part of my property.