Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@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;

N/A

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.

WE ARE PROPOSING TO REMOVE TWO 'LEAN-TO' STYLE BUILDINGS THAT WERE ADDED RELATIVELY RECENTLY TO THE HOUSE AND ARE NOT IN KEEPING WITH THE REST OF THE BUILDING.
THE HOUSE IS BUILT OF CHALK STONE AND THESE OUT BUILDINGS ARE BLOCK CONCRETE AND WOOD FRAMED, WOOD CLADDED BUILDINGS

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.

OUR INTENT IS TO REINSTATE SOME OF THE ORIGINAL FEATURES OF THE HOUSE AND REMOVE SOME OF THE MORE MODERN, BUT BADLY CONSTRUCTED, ADDITIONS.

WE WANT TO IMPROVE THE HOUSE AND MAKE IT RELEVANT TO MODERN LIVING, BUT ALSO ENSURE THE CHARACTER AND BEAUTY OF THE HOUSE ARE NOT IMPACTED.

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

REMOVING BLOCK BUILT AND WOODEN ADDITIONS.
REPLACE WITH OAK PORCHES, HARD WOOD EXTERNAL DOORS AND WINDOWS THAT ARE THE SAME AS THE REST OF THE HOUSE (HARD WOOD AND DOUBLE GLAZING).
- WHERE NEW PLASTER IS NEEDED IT WILL BE LIME PLASTER. CEILINGS WILL BE LATHE + PLASTER.

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)

NOTHING REMOVED, BUT NEW DRIVEWAY LAID, GATES FITTED AT BOTTOM OF DRIVE AND NEW SINGLE STOREY GARAGE BUILT AT TOP OF DRIVE.

(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

ONLY INFORMALLY SO FAR.

(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.

NONE