Design & Access Statement
Listed Building Consent Application
22 High Street, Wedhampton, SN10 3QE

This Design and Access Statement is prepared to accompany the Listed Building Consent and Planning Application for this property in regard to the fencing boundary treatments to both side of 22 High Street.

1. Features on existing site

Existing building is a Grade II listed building located in Wedhampton, just outside the town of Devizes.
The building is circa 400 years old originally a single dwelling that has been developed into 2 dwellings in recent years that are effectively semi-detached.
The project site is located within a conservation area.
The building is a thatched cottage, black oak timber framed with traditional infill lime rendered panelling.

This application concerns the treatment of both the boundary to 23 High Street and 22 High Street to the highway albeit 2m back from the minor highway and circa 1m above.

Existing boundary to 23 High Street is a small picket fence with a temporary willow screening tied to it for privacy. There is no final attachment to 23 High Street.

Following consultation with the local authority conservation officer the proposed boundary treatment in this location will be a 6ft woven fence panel. This will run the entire length of the recognised land registry property boundary with 23 High Street. It is important to note that this will not be fixed to the actual building but constructed between secure timber posts.

Existing boundary treatment to the highway has already been removed and replaced by the final proposed 4ft picket fence that improves the aesthetic and maintains a secure boundary. This is a retrospective application following consultation with the local authority conservation officer.

Official Grade II listing –

1183305

URCHFONT WEDHAMPTON SU 05 NE (east side) 3/246 Nos 22 and 23 GV II House, now 2 cottages. Late C16-C17. Timber framed and brick with brick noggings and thatched roof. Single storey and attic and two storeys. 3½ bays, with rear wing to right of centre. Lobby entry plan. Central entrance remains with No 22, under round arched open porch, and second entrance in C20 additions on right gable end. Timber casement windows. Left 2 bays raised to 2-storeys in wide panelled studding to front, close studding to rear. Right bay has square panel studding 3 panels high on rebuilt high brick sill, the brick infilling replacing wattle and daub. Ceiling beams internally and clasped purlin roof.

2. Access

Access to the property is all level to the required works area. There is no change required to this, therefore access for these works is not relevant to the application.

3. Layout



Site Location and building position



Official Land Registry Boundary Plan and Fence Locations

The application is solely concerned with replacement of existing boundary treatments therefore internal layout of the property are not applicable.

4. Scale and Appearance

The scale and appearance of each boundary treatment has been considered to be sympathetic to the context of the jointly listed building, 23 High Street and the proximity to the public highway.

In discussions with the local authority conservation officer and having visited site to view the setting, fences of these designs and sizes were deemed to be acceptable to progress to a listed building and planning application.

5. Landscaping

This application is related to the fencing solutions to be utilised on the boundaries of the garden of 22 High Street.

Fencing Type 1

Existing boundary to 23 High Street is a small picket fence with a temporary willow screening tied to it for privacy. There is no final attachment to 23 High Street.

Following consultation with the local authority conservation officer the proposed boundary treatment in this location will be a 6ft woven fence panel. This will run the entire length of the recognised land registry property boundary with 23 High Street. It is important to note that this will not be fixed to the actual building but constructed between secure timber posts.

Fencing Type 2

Existing boundary treatment to the highway has already been removed and replaced by the final proposed 4ft picket fence that improves the aesthetic and maintains a secure boundary.



Fence Type 1 - Proposed Fencing Type to Boundary with 23 High Street



Fence Type 2 - Fencing Type Installed to Highway boundary

This application seeks to both improve the aesthetic of enclosing the garden area of 22 High Street as well as add sought after security and privacy.

6. Heritage Asset

The works proposed are to replace the existing ad hoc boundary treatments to provide an improved yet sympathetic addition to the listed property heritage asset.

The location of the works are to both boundaries either side of the garden to 22 High Street.

The boundary between 22 and 23 High Street will not be affixed to the main building of 23 High Street therefore in keeping with any listed building conditions for the assets.

Therefore, the proposals will be to no detrimental effect to the heritage asset.