



Design and Access Statement

Alcock Crest

Warminster, Wiltshire
BA12 8NE - BA12 8NF

PROJECT: 4464

REVISION: B

DATE: Feb 2025

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Checked by: SH

1.0 INTRODUCTION

1.1 PROJECT INTRODUCTION

This statement has been prepared by BBA Architects and Planners (BBA) in support of a full planning application for the following site:

Alcock Crest,

Warminster,

Wiltshire,

BA12 8NE - BA12 8NF

This statement provides an analysis of the site, the surrounding context and planning/design policy which has informed the scheme design.

The current scheme proposals are then assessed under the standard Design and Access Statement headings:

- Use
- Scale
- Amount
- Layout
- Landscape
- Appearance
- Access

This statement provides the initial details of the scheme only, and should be read in conjunction with the scheme drawings.

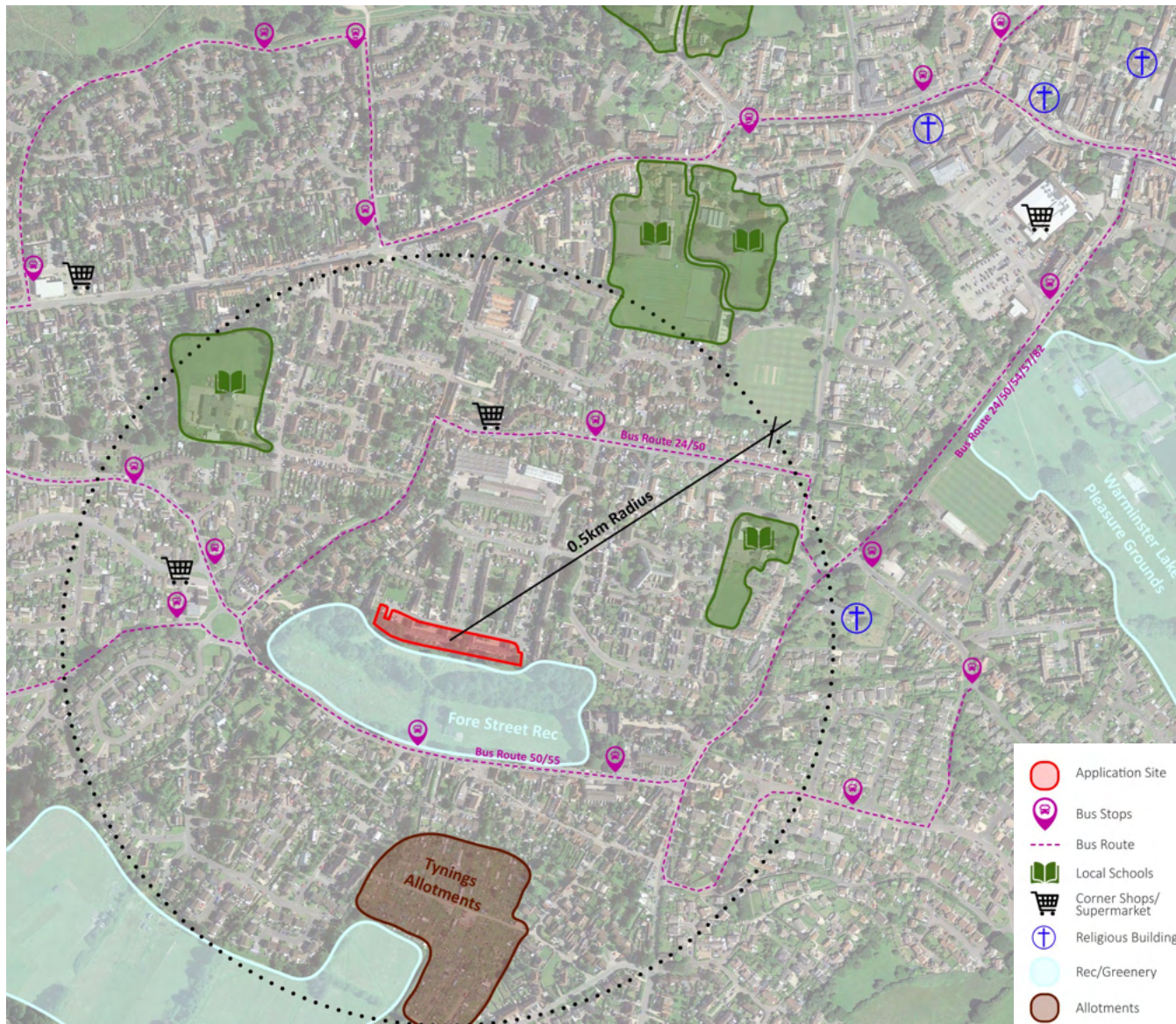


FIG 02: Aerial View of the Site with Wider Context.

1.0 INTRODUCTION

1.2 EXISTING SITE PHOTOGRAPHS

The site currently comprises of two residential blocks, each two stories tall with a duo-pitch roof. These buildings are arranged in a U-shaped layout, with one block positioned on the eastern side and the other on the western side of the site boundary, both facing Alcock Crest. A pedestrian footpath runs between the two blocks, offering a direct route from Alcock Crest to Brock Street and towards the

large open recreation grounds to the south. The surrounding area is primarily developed with brick construction, as depicted in the images below. For parking, there are designated spaces available at the western end of Alcock Crest, along with additional on-street parking options that are conveniently located nearby. *All images are Copyright Google images*

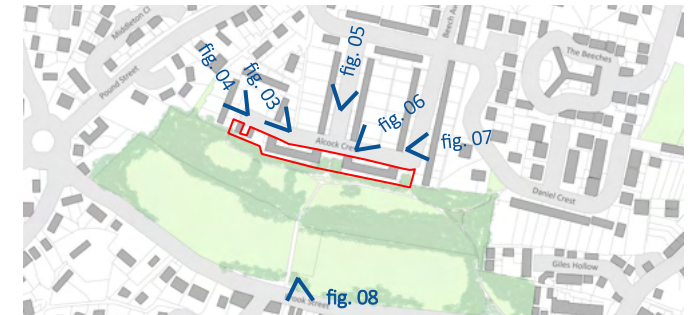


FIG 03: View Towards 43-60 Alcock Crest



FIG 04: View East from 14 Alcock Crest towards Site



FIG 05: View South towards Application Site



FIG 06: View West from 61-78 Alcock Crest



FIG 07: View South Towards Application Site



FIG 08: View North from Brook Street towards Site

2.0 SITE AND CONTEXT

2.1 SITE ANALYSIS

The site features a mix of residential and communal spaces, contributing to a quiet, suburban atmosphere within the Alcock Crest Estate. Two apartment blocks are the main structures, with communal gardens at the front and rear, fostering outdoor interaction among residents. The compact layout includes pedestrian access linking Alcock Crest to Brock Street. The properties are accessed via the tertiary roads around Alcock Crest, which connect to Pound Street, with direct access to the center of Warminster and further afield.

The site borders the Fore Street Recreation Ground, a popular open space that offers ample room for outdoor activities and is frequently used by the local community.

2.2 EXISTING SITE

The site is owned and managed by Selwood Housing and is situated to the southwest of Warminster Town Centre, nestled within the Alcock Crest Estate. The existing apartment blocks are arranged in a U-shape, comprising apartments numbered 43-60 and 61-78. These apartments are oriented in a north-south direction, with communal gardens located at both the front and rear of the buildings.

The buildings feature a continuous balcony running along the first floor. Constructed from light brown brick, the structures are topped with dark brown concrete tiled roofs. According to a red line map provided by Selwood Housing, the total site area measures approximately 0.37 hectares.

FIG 09: Alcock Crest Site Analysis



2.0 SITE AND CONTEXT

2.3 SURROUNDING ACCESS

The site is positioned on the western edge of Warminster, near the outskirts of the town centre. To the west of the site, the A36 road provides connections to Bath and Salisbury, while the A362 road links Warminster to Frome. Vehicular access to the site is only possible via Alcock Crest. Pedestrian access is permitted from the public footpath via

2.4 SUSTAINABILITY OF THE SITE

The site enjoys a highly sustainable location, with several amenities within walking distance. Warminster Town Centre is located just 0.9 miles away, approximately a 21-minute walk, offering access to local convenience stores. Larger food stores are slightly farther, about 1.1 miles away, or a 25-minute walk.

Additionally, the site is just 0.4 miles (around an 8-minute walk) from Princecroft Primary School, providing convenient access to education.

The site is also within a 25-minute walk to Warminster Train Station, which offers connections to Salisbury, Frome, Trowbridge, and Bath Spa. The surrounding road network further enhances the site's accessibility, providing straightforward routes to Bath to the northwest and Salisbury to the southeast.



FIG 10: Application Site and Immediate Surrounding Context *Copyright Google Maps*



FIGS 11-13: Existing Site Sections

2.0 SITE AND CONTEXT

2.5 HISTORIC CONTEXT

These historical maps provide a clear depiction of the changes that have occurred on and around the proposed site over time. They reveal evidence of development to the south of Brook Street, where residential units have been constructed along the road. It is apparent that for much of its history, the site remained open fields, with any significant development occurring after 1943. Notably, the recreation park has been preserved to the south of the site, offering green space for public use. A pedestrian footpath runs from the park, providing direct access to the site and enhancing connectivity to the surrounding area.

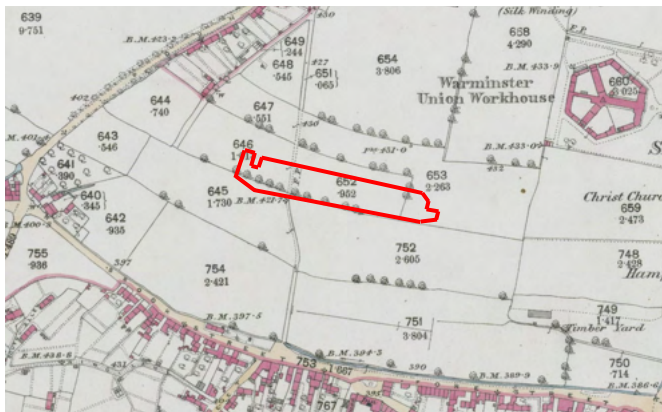


FIG 14: 1844-88 OS 25th 1st Edition. *Copyright Know Your Place*

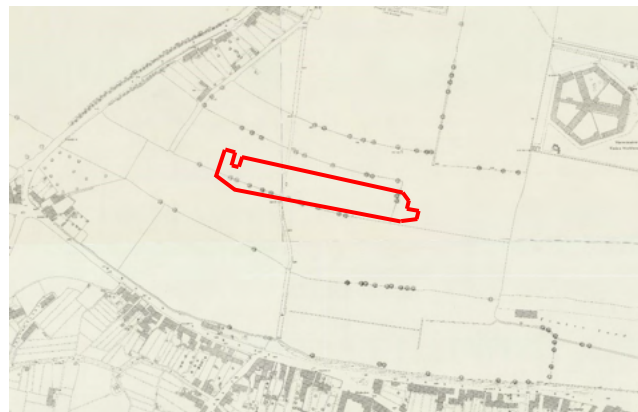


FIG 15: 1879-88 Town Plan. *Copyright Know Your Place*



FIG 16: 1894-1903 OS 25th 2nd Edition. Copyright Know Your Place

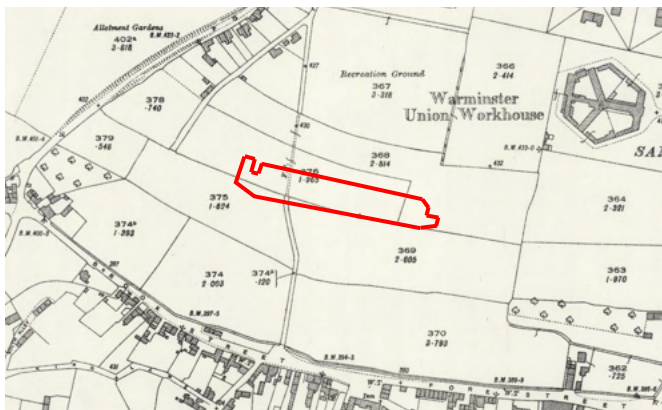


FIG 17: 1921-43 OS 25th. Copyright Know Your Place



FIG 18: 2019 BCC Q2 Basemap. *Copyright Know Your Place*



FIG 19: Aerial Map of Site. Copyright Google Maps

2.0 SITE AND CONTEXT

2.6 TREE SURVEY

A tree survey was carried out in February 2024 and should be read in conjunction with this document. It concluded the following findings:

- **Tree Species:** “Mature trees growing at the site include Pine, Ash, Cherry and Beech.”
- **Tree Health:** “This condition will cause the trees’ condition to deteriorate in the coming years, probably resulting in their premature removal. It is not possible to predict with any certainty the rate of decline, so ongoing condition of the trees should be monitored to identify any deterioration.”
- **Beech Tree Group:** “Groups G1-G3 consist of Beech trees. These were likely planted originally as a hedge but have never been managed as such. Consequently, trees in these groups are between 8 and 15 metres in height.”

Since the submission of the formal pre-application, a Tree Preservation Order (TPO) has been placed on the majority of trees identified in the survey. Providing legal protection to the mature trees on the site, including the Pine, Ash, Cherry, and Beech species, ensuring that they cannot be removed, pruned, or otherwise disturbed without prior consent from the local planning authority. The TPO highlights the importance of these trees within the site and further emphasises the need for ongoing monitoring of their condition to ensure their long-term health and preservation in accordance with planning regulations.

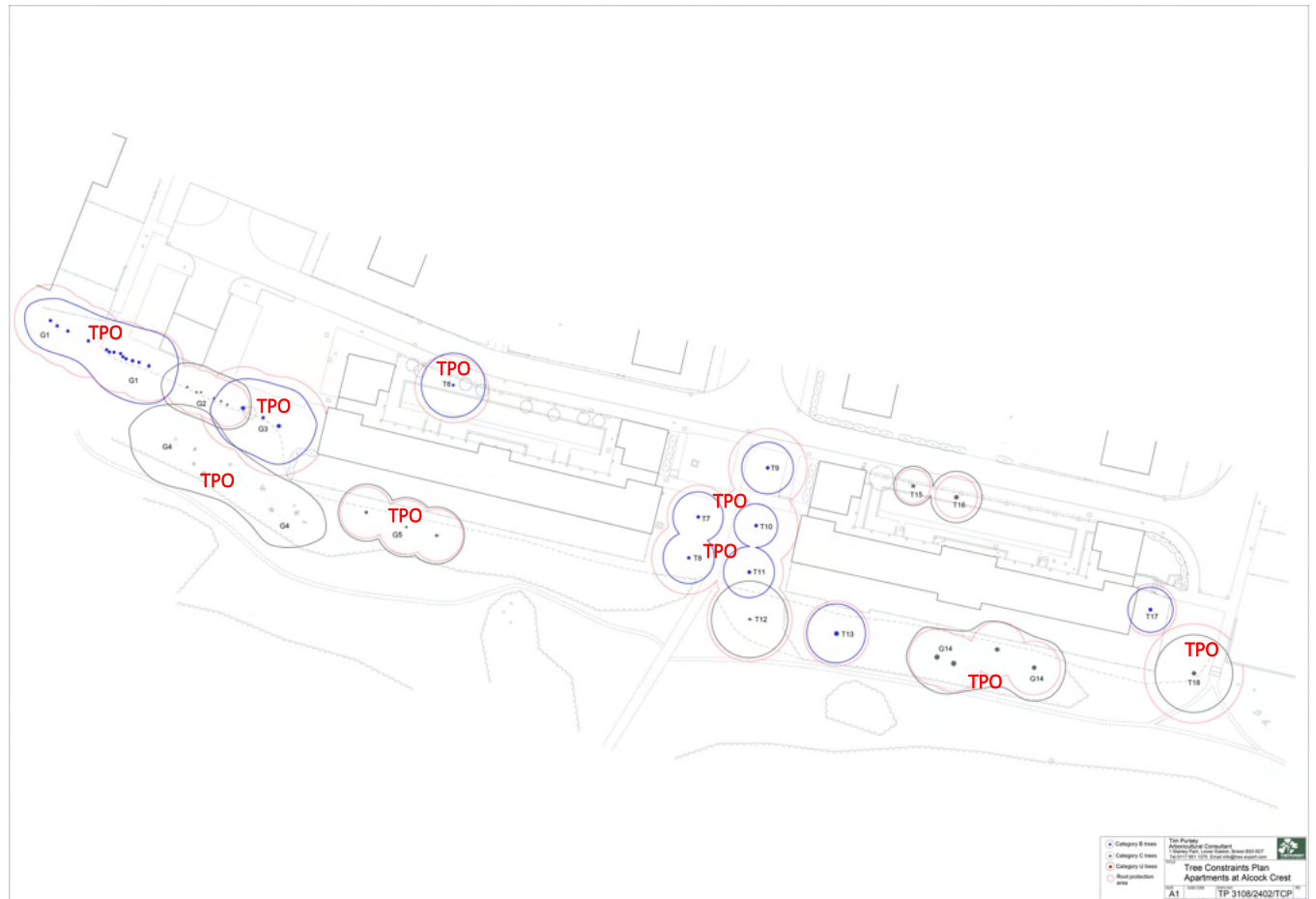


FIG 20: Tree Constraints Survey with TPO Locations

3.0 PLANNING ASSESSMENT

3.1 PLANNING HISTORY

The following planning applications are listed on the Wiltshire Council website as relevant or nearby to the application site:

App ref	Description	Decision
W/04/01337/FUL	Demolition of existing timber shed and construction of secure store shed (area 21.73sqm)	Approval with Conditions
18/09371/PNEX	Prior Notification of Larger Home Extension - Single Storey Rear Extension (to project 4 metres beyond the original rear wall, with a maximum height of 2.6 metres to a flat roof)	Approve
18/07940/OUT	Outline application 9 2-bedroom dwellings, associated parking and hard and soft landscaping.	
W/11/01746/OUT	Development of 28 sustainable and affordable market and social dwellings, recycling store building, access road and car parking.	REFUSE
W/82/00653/FUL	Erection of conservatory and detached garage	Approval with Conditions

3.2 RELEVANT PLANNING POLICIES

CORE STRATEGY (CS)

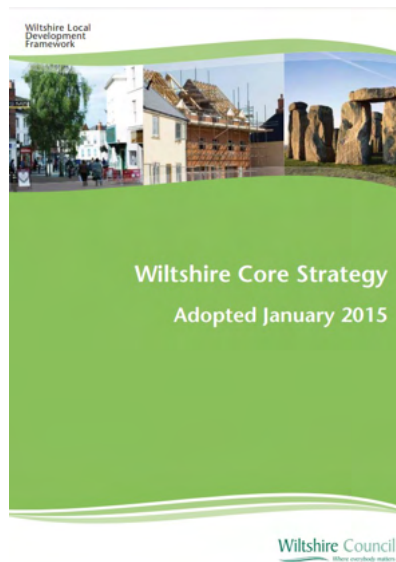
- CS-CP1 - Settlement Framework boundary
- CS-CP43 - Affordable Housing Zones
- CS-CP58 - Listed Buildings
- CS-CP58—Conservation Area

NEIGHBOURHOOD PLAN POLICIES

- Neighbourhood plan status

THIRD PARTY - ENVIRONMENT AGENCY

- EA - Source Protection Zones



3.3 FLOOD RISK

The application site, highlighted in the map below, is situated within Flood Zone 1, indicating that it is at low risk of flooding. Additionally, there is no visible surface water present on the site itself. Its location at the top of the hill offers further advantages, as it is naturally elevated, reducing the likelihood of flooding. At the base of the hill, there is a watercourse designed to manage stormwater, which channels excess water to flood the adjacent recreation ground. This area serves as a designated water storage zone, helping to mitigate the risk of flooding further upstream and contributing to effective water management in the surrounding area.



FIG 21: Flood Risk Assessment Map. Copyright GOV Flood Map for Planning

3.0 PLANNING ASSESSMENT

3.4 LISTED BUILDINGS

There are several Grade II listed buildings scattered throughout the wider Warminster area, reflecting the town's historical character and architectural significance. These buildings have been carefully considered in relation to the proposed development, with an assessment of any potential impacts on their heritage value. After review, it has been determined that these listed buildings are unlikely to be significantly affected by the project, and their relevance to the development is minimal. The following Grade II listed buildings are located in the surrounding area:

- 40 South Street – Grade II listed building
- 27 Chapel Street – Grade II listed building
- 22 and 24 Chapel Street – Grade II listed buildings
- 19 and 20 Cannon Green – Grade II listed buildings
- The Bell and Crown Public House – Grade II listed building
- 5 and 6 Marsh Street – Grade II listed buildings
- Christ Church – Grade II listed building
- Former Workhouse Building at No. 54 (Sambourne Hospital) – Grade II listed building



FIG 22: Fromer Workhouse Building



FIG 23: Sherborne House.



FIG 24: 19 & 20 Canon Street.



FIG 25: Christ Church.



FIG 26: The Bell & Crown Public House.



FIG 27: 27 Chapel Street.

All images are Copyright of Historic England

4.0 DESIGN DEVELOPMENT/PRE APP

4.1 PRE-APPLICATION AND DEVELOPMENT

A proposed 17 dwelling scheme was submitted as a pre-app in May 2024, with a mix of 11no. 3-bed homes and 6no. 2-bed homes. In principle, there was no objection to the development of the site, however, a revised site plan would need to be considered before a full planning application.

General comments from Planning Officers & Response:

- A key comment from the Council's Arboricultural Officer highlighted a lack of adequate biodiversity net gain (BNG) planning and concerns about potential harm to significant trees. Due to this threat, the officer issued several Tree Preservation Orders (TPOs) across the site. **Response:** The revised plan will retain all TPO-protected trees and enhance the surrounding landscape to meet BNG requirements.

- The Highways Officer generally considers the parking and footpath layout adequate, but expressed concerns that removing the Public Right of Way through the site may fail to properly connect residents to open space. **Response:** The revised scheme will retain the footpath through the center of the site, ensuring it remains accessible and usable throughout the construction phase.

- The Senior Urban Design Officer requests that the properties have active frontages facing Alcock Crest for security and surveillance, in addition to retaining the central open space through the site. **Response:** The revised scheme will focus on creating an active frontage along the existing road and retaining the central open space, as recommended by other officers.



FIG 28: Pre-App Site Plan, May 2024



FIG 29: Pre-App Alcock Crest Street Scene, May 2024



FIG 30: Pre-App Site Sections, May 2024

5.0 DESIGN STATEMENT

5.1 USE

The site is located within a predominately residential area. The existing building is residential use, therefore residential is considered to be an appropriate use for the site.

5.2 SCALE & AMOUNT

The proposal is for total of 14 units, 4no. 1-Bed Flats, 5no. 2-Bed Homes and 5no. 2-Bed Homes. The amount of dwellings proposed has been considered taking the following into account:

- The capacity of the site
- The character of the surrounding area
- Making efficient use of the site
- Viability of the scheme

The layout ensures each unit has adequate garden space and minimises impact on neighbor amenity. The two-storey dwellings are in keeping with the local vernacular, matching the adjacent properties.

5.3 FORM

The proposal includes a mix of detached and semi-detached properties. The majority of the plots feature south-facing gardens, with several properties designed to provide an active frontage along Alcock Crest. The scheme adheres to the parking standards set by Wiltshire Council. Each property is provided with either a dedicated driveway or parking spaces directly in front of the residence. Additionally, provision for visitor parking is in line with the required standards.



FIG 31: Proposed Site Plan with Ground Floor Plan

5.0 DESIGN STATEMENT

5.4 SITE LAYOUT AND LANDSCAPING

ORIENTATION

The proposed dwellings will be oriented in a mix of north/south and east/west configurations. This arrangement ensures preservation of TPO-protected trees, existing public realm features, and adherence to Wiltshire Standards.

CYCLE STORAGE

Cycle storage will be provided in each property's rear garden or at the front of the 1-bed units, ensuring security and oversight. Access to gardens from the front, or side will make bikes easily accessible.

RECYCLING & REFUSE STORAGE

Recycling and refuse storage would also be proposed to be located in the rear gardens of each property or at the front of the 1 bed dwellings.

LANDSCAPING

There is an opportunity to mirror the hedging across the road, softening the property's hard edges and increasing biodiversity. A small landscape area will be added next to the redesigned turning head. To the south is a large green space, playing fields, and a small wooded area. An existing public footpath connects Alcock Crest to the green space through the flats, and will be retained within the proposed scheme.

ECOLOGY

Currently there is limited opportunity for ecology on the site. The proposals would look to encourage wildlife, with bat and bird boxes, alongside considered landscape to encourage wildlife and increase the site's biodiversity.



FIG 32: View West down Alcock Crest



FIG 33: View East down Alcock Crest



FIG 34: From from West of Application Site

5.0 DESIGN STATEMENT

5.5 APPEARANCE AND MATERIALS

The proposed dwellings have been developed in association with Selwood Housing and are based on their 'standard' house types.

The buildings are of simple form, ensuring that they can be robustly built and easily maintained.

The appearance looks to take precedent from the local vernacular, using a similar palette of materials, which include:

Wall: Red brick

Roof: Concrete tiles

Windows: White Secure by design uPVC doubled glazed.

Obscure glazing to all bathrooms and WCs.

Doors: Secure by Design IG coloured double glazed.

Porch: GRP dual pitched porch

Fascia: White uPVC

Soffit: Black uPVC

RWP: Black uPVC rainwater goods.



FIG 35: Site Section BB



FIG 36: Site Section CC



FIG 37: Site Section AA

5.0 DESIGN STATEMENT

SELWOOD HOUSING STATEMENT

“Selwood Housing is locally based and provide almost 7,000 local affordable homes in Mendip, Wiltshire and B&NES only. As a charity, our surplus is reinvested into new homes, our existing properties and into our communities.

We have been a vital part of our communities for over 30 years and know the difference a stable home can make. Affordable, safe, secure homes give people a foundation on which to build their lives. The range of homes we provide from rented to share ownership, sheltered accommodation and care homes means we help many local people.

We believe that being local makes us different. Our team is mostly made up of 300 local people who really get to know our customers and we are passionate about helping them. By listening to what our costumers say, we are continually improving our services.

As part of our repair and replacement works needed to the balconies and walkways at these blocks of flats, a detailed structural survey unfortunately revealed that the scope and cost of works required to ensure their longer-term safety was much larger and disruptive than anticipated. This meant that the programme of repairs and replacement we had planned to undertake was no longer a practical option. The blocks date from the 1950s/60s. Their construction and the type of building materials used mean elements of the building are reaching the end of their life. Taking all these factors into account Selwood Housing considered the options availa-

ble and have had to make the difficult decision that the blocks of flats will need to be demolished.

Customers and a small number of leaseholders will need to be moved. There is a dedicated Selwood Housing team working with customers with support from Wiltshire Council to support the moves. Customers are getting advice and support with their moves, compensation and further finan-



FIG 38: Proposed House Types A-C Front Elevations

5.0 DESIGN STATEMENT

5.6 SUSTAINABILITY

In February 2019 Wiltshire Council resolved to acknowledge a climate emergency and seek to make the county of Wiltshire carbon neutral by 2030.

It is widely acknowledged that planning, design and construction plays a strategic role in the work to reduce carbon emissions. Sustainability requires a holistic approach, incorporating environmental, social and economic factors. These must be integrated from an early design stage.

In order to strive for Zero Carbon, the Design Team will coordinate a sustainability strategy. This includes:

1. Passive design measures e.g. the building's orientation, fenestration design (albeit limited by other design considerations including the street scene etc) and natural ventilation.
2. Utilizing fabric first approaches and improving airtightness, this includes off site timber frame manufacturing methods and robust detailing.
3. Coordinating building services i.e. renewables such as PVs.
4. Collaborating to reuse and reduce wastage
5. Considering life-cycle costs



FIG 39: Proposed Site Plan with Ground Floor Plan

6.0 ACCESS

6.1 ACCESS

The existing vehicular access would remain as existing via Alcock Crest with a turning head at the end of the street. Each resident will have a designated parking space or driveway within the direct vicinity of the property

6.2 PEDESTRIAN AND PUBLIC ACCESS

The existing public footpath that crosses the site, linking Alcock Crest Street to the recreation park, playground, and Fore Street/Brook Street to the south, will be preserved in accordance with the proposed site plan. This footpath serves as a vital connection between suburban Warminster and the surrounding landscape, and its retention will help maintain seamless access for both local residents and visitors to the area.

5.3 INCLUSIVE DESIGN

All of the dwellings would comply with Selwood Housing Standard floor plans. The dwellings will also comply with Approved Document Part M Volume 1.



FIG 40: Proposed Site and Dwelling Access

7.0 SUMMARY

6.1 CONCLUSION

This submission is for a full planning application for the demolition of existing two blocks of flats (*Alcock Crest 43 - 60 & 61 - 78*) and the construction of 14no. Residential dwellings and associated works.

The development provides affordable housing at a medium density, that reflects the surrounding area.

The scale of the development has been minimised to two - storey to reduce any impact on the privacy and amenity of the neighbouring properties.



FIG 41: Application Site and Immediate Surrounding Context *Copyright Google Maps*

8.0 CONTACTS

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