

**DESIGN
&
ACCESS STATEMENTS**

**PROPOSED DESIGN ALTERATIONS
TO AN APPROVED DWELLING**

**FORMER CARPARK ADJECENT TO:-
9 WEYMOUTH STREET
WARMINSTER
WILTSHIRE
BA12 9NP**

**Shanaya Investments Ltd
December 2025**

GENERAL

1. This Design and Access Statement is submitted in support of the 'Full Planning and Listed Building Consent' application for the revised new build dwelling that formed part of the approved applications PL/2024/00190 & PL/2024/00571.
2. The approved applications were for the conversion of the John Barleycorn public house, the application site (which has been purchased by the applicants) is the former pub car park.
3. The approved dwelling is a storey and a half, three bedroom design with parking for two cars and private amenity space.
4. The proposed dwelling is a storey and a half four bedroom design with parking for three cars and private amenity space.

THE SITE AND ITS CONTEXT:

1. The application site is located on the eastern side of Weymouth Street, close to its junction with Market Place in the centre of Warminster.
2. All of the surrounding buildings including those that form the western terrace to Chinns Court are all Grade II listed buildings
3. The application site is within the Warminster Conservation Area.

DESCRIPTION OF THE PROPOSALS:

1. The approved new build dwelling is a storey and a half three bedroom property with stone walls including red brick quoins and detailing, brown plain roof tiles and painted timber windows, all of which are in keeping with the area and neighbouring buildings.
2. The approved dwelling has a sack hoist window to the left of the building, over the main front door.
3. The proposed dwelling is based on the approved one, the right hand side of approved dwelling has been mirrored to the left meaning the feature sack hoist window is now centralised giving a more balanced appearance.
4. All approved features, materials & features will be retained for this new design.
5. The floor plans have been re-designed which will incorporate a separate living room and a fourth bedroom on the first floor.

AMOUNT:

1. The 'red line' site area is 330m²
2. The approved dwelling has a total floor area of 97.6m² and a maximum ridge height of 6.4m
3. The proposed dwelling has a total floor area of 129m² and a maximum ridge height of 6.4m

LAYOUT:

1. Apart from the increase in the footprint of the proposed dwelling, the site layout is the same as the approved one.

SCALE & APPEARANCE:

1. The scale and appearance of the proposed scheme is based on that of the approved one.

MATERIALS:

1. External materials for the proposed dwelling will be stone walls including red brick quoins and detailing, brown plain roof tiles and painted timber windows.
2. Black, aluminium Heritage rainwater goods will be provided.

CONDITIONS & REPORTS:

1. All relevant planning conditions that were imposed on the approved applications PL/2024/00190 & PL/2024/00571 will be adhered to, reports were produced for the approved scheme, in general they are still relevant & will be followed.

BIODIVERSITY ENHANCEMENTS:

1. As stated in the planning statement for the approved scheme, *the proposal provides opportunities to substantially increase biodiversity on the site. The following biodiversity enhancements are considered appropriate to the type and scale of the proposal, It is contended that matters of ecology have been satisfactorily addressed and the proposal therefore meets the requirements of the NPPF and Wiltshire Core Strategy.*
2. Two x bat boxes will be provided on the southern gable end wall.
3. Two x swift boxes will be provided under the eaves as indicated on the north elevation.
4. A planting scheme was produced by the landscape architect for the approved scheme which will enhance habitats for wildlife both during the day and at night-time.

LANDSCAPING:

1. A landscaping scheme was produced for the approved scheme, with the exception of the planted area adjacent to the access off Warminster Road this can be implemented

ECOLOGY:

1. Bat hibernation and emergence surveys were carried out for the approved applications and there was no evidence of bats using the buildings a place of shelter. The survey report concluded that the proposals for the development of the site would have no impact on bats.
2. The site has also been considered for its value for use by birds and there is no evidence of birds using it as a place of shelter.

FLOOD RISK & DRAINAGE:

1. Comprehensive flood risk assessments & drainage strategy reports were produced for the approved scheme, the findings & consequent conditions will be implemented.

NUTRIENT NEUTRALITY:

1. A comprehensive nutrient neutrality assessment was carried out & calculations were produced for the approved scheme, the findings & consequent conditions will be implemented.

ACCESS STATEMENT:

1. The proposed dwelling will have a 'Part M' level threshold at the front door access.
2. The proposed dwelling will have a 'Part M' compliant W.C. on the ground floor.

CONCLUSION:

1. This application is for design alterations to an approved, new build dwelling that formed part of the approved applications PL/2024/00190 & PL/2024/00571.
2. The approved dwelling has three bedrooms and parking for two cars, the proposed dwelling has four bedrooms and three parking spaces.
3. There is adequate bin storage areas for the proposed new dwelling, bin collection will be from the pavement as is the current arrangement.