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1.0 INTRODUCTION

This Design and Access Statement has been prepared by CMS Architects Ltd to set out the project brief and requirements for the Old Vicarage and adjacent grounds on Little London Road in Heytesbury.

The statement provides information on the subject site, how the proposals have been developed and what the proposed development

1.1 Project Summary

This Project is for the conversion of a detached period property into 4 apartments to include 1no. one bedroom apartment and 3no. two bedroom apartments. The curtilage will be reduced to a manageable size to accommodate 3 new detached residential dwellings created in the lower rear grounds to the south.

1.2 Design Influences

CMS' mission is to improve the quality of life and the environment of our clients and end users by the promotion of innovative and cutting-edge design and collaboration with like-minded professionals.

1.3 Involvement

During the process of development for The Old Vicarage site, the client has been the main point of contact to provide a proposal that is sympathetic and respectful to the existing character with only necessary external interventions to be proposed. To support the design development We have sought comprehensive advice from an archaeologist, arboriculturist and an ecologist to identify any pre existing historic structures and protected species habitats.

1.4 Evaluation

An on-going and comprehensive evaluation has been undertaken consisting of:

- Client Project Brief
- Site context (physical, social and economic);

- Consultant surveys and reports;
- Design Guidance;
- National and Local Planning policy and guidance;

This process has informed the design development and shaped the application proposals.

1.5 Client & Design Team

ARCHITECTS: CMS Architects, 26 Martingate, Corsham, SN13 0HL.



1.6 Document Structure

The structure of this statement is based upon the guidelines set out in the Design and Access Statements - How to Write, read and use them published by the CABI.

The Statement contains the following information:

Assessment

A description of the site, the context and an assessment of the site's wider and immediate context.

Policy

A summary of the policy statements that are having an impact on the design.

Process

A summary of information gathered in lead to the design from client, local authorities and local community members.

Evaluation

A summary of the evaluation of the information gathered as part of the assessment stage.

Design & Access

Presents the design proposals with reference to the assessment, involvement and evaluation information collected. It also summarises the access issues as integral components of the scheme's design.

The statement demonstrates that the planning application proposals are justified in terms of context and relevant design and access policies and are based upon a thoughtful, inclusive, considered and sustainable approach to design.

1.7 Existing Site Plan



2.0 ASSESSMENT

2.1 Site Location

The site is nestled within a residential neighbourhood of Heytesbury village in Wiltshire. The village is situated on the A36 B road which connects Salisbury to the south east with Bath to the north west.

2.2 Site Description

Site Address: THE OLD VICARAGE, LITTLE LONDON, HEYTESBURY WARMINSTER .BA12 0HA

Application Site Area (redline): 0.35acres (0.14 hectares)

Local Authority: Wiltshire Council

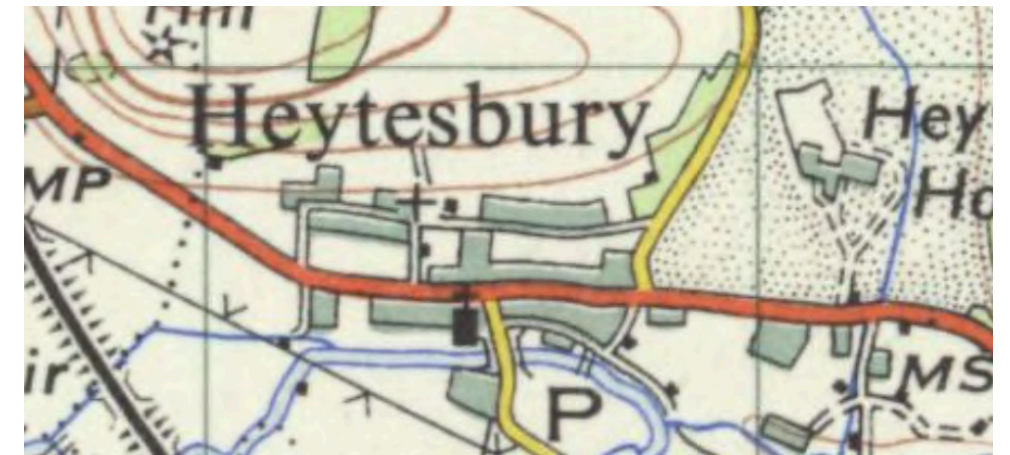
2.3 Site History

Historical maps/ data/ documents relating to previous uses and history of the land have been gathered to analyse the pattern of development over time.



Heytesbury Map: 1923

With exception of a school facility to the west, this map shows little change in terms of development from 1886. Due to the decline of the cloth industry, it is reported the population fell from 1412 at its peak in 1830's to around 500 people by 1930's.



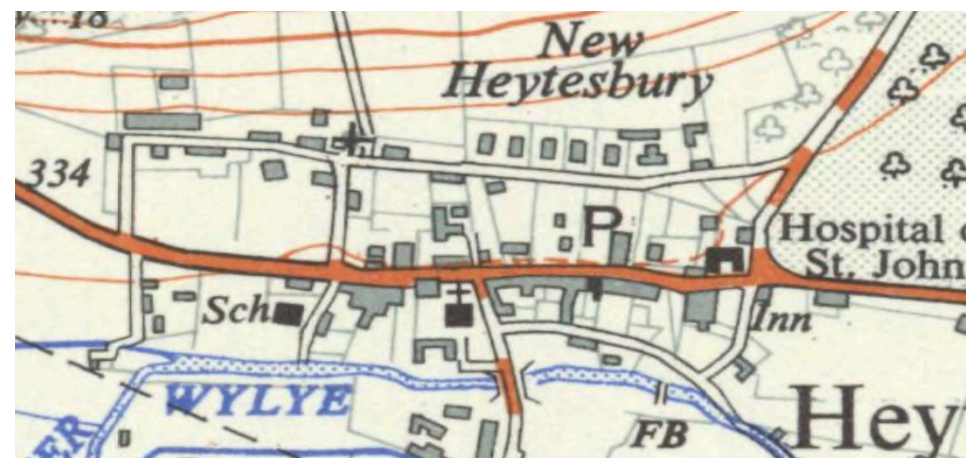
Heytesbury Map: 1956

In the 1950's the train station to the west of the town connected Salisbury with Westbury was decommissioned after 100 years of service. Between 1948-1963 new housing was built in areas like Newtown, where approximately 30 council houses were constructed.



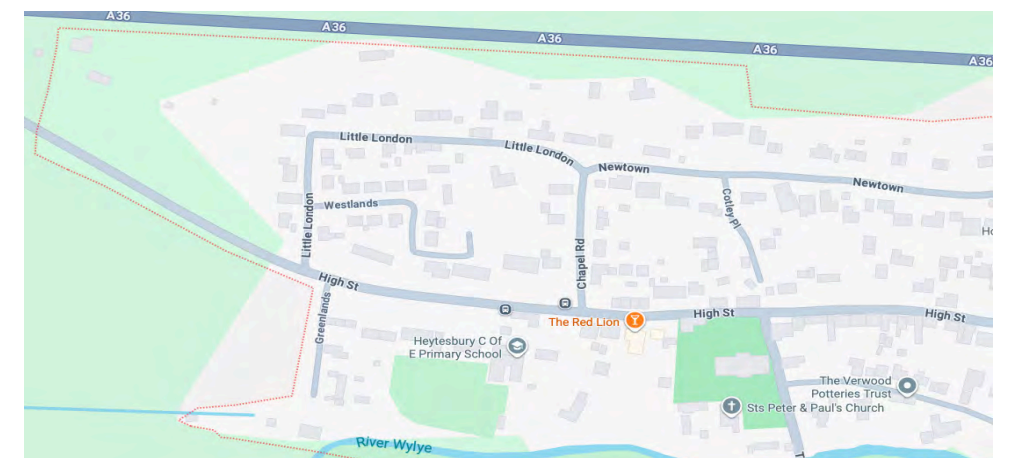
Heytesbury Map: 1886

This early map shows the existence of an established settlement enriched with community facilities including a densely populated high street, a church and a hospital. The formation of Little London area and other new residential areas can be seen to the north. The grounds of the listed country manor house appearing in view to the far east.



Heytesbury Map: 1938

By 1938, the population stabilised at around 500 people, no further expansion of the town can be seen. The high st. visibly the most densely populated area with key community buildings such as the school, church, several public houses and the hospital of St John punctuating the street scape.



Heytesbury Map: Present

By the 1980's the High Street had become a busy route connecting Westbury and Salisbury. In response to the requirements of heavy goods vehicles and commuter traffic a new bypass was built to the north of the village in 1986 which helped to free up traffic through the village. There have been small pockets of residential development appearing within the settlement area but by in large

there has maintained its original sprawl and settlement boundary from above.

2.4 Existing Site

The Old Vicarage house is a Victorian period property and non designated heritage asset located within the conservation area of Heytesbury. The house sits slightly north of centre in its plot, surrounded by a green miniature meadow style lawn with patches of long wild grass occasionally interrupted by various tree species all contained by clearly defined boundaries on all sides.

The northern boundary is defined by a red brick wall which faces onto a single track lane. The wall sits on a small grass embankment which gives it an elevated position over the road. Its weathered appearance blanketed by green foliage in places. The main entrance driveway is positioned approximately mid-way along the boundary wall and forms a narrow opening for a single car to pass through. The Southern boundary is defined by a tall (3 meter high) dense linear hedgerow punctuated by several trees along its route from east to west. The hedgerow separates the rear grounds with the neighbouring green common. The western boundary is defined by a 1.8meter high continuous chain link fence intertwined with tall vegetation and overgrowth. This boundary separates the site from a row of private garages which serves the neighbouring residential estate. The eastern boundary is defined by a closed board timber fence to create privacy to the neighbouring dwelling and its rear garden.

2.5 Topography

The land slopes in two directions from the north to south and east to west. North -South slope being the steepest, falling as much as 3 meters from the north west corner to the south west corner. While east to west is much shallower, falling by just over a meter in some places.

2.6 Landscape Character

The site is located within the Heytesbury conservation area and situated a short distance from The Cranborne Chase National Landscape border. The Conservation Area at Heytesbury was adopted in 1986, which encompasses the historic core of the village. The study site lies just within the north-eastern boundary of the Conservation Area, as shown in Figure 10. para 7.2 archeology report.

2.7 Landscaping & Ecology

Reptile surveys have been carried out by Avondale Ecology where a small population of common lizard were discovered. The proposal will ensure a small pocket of retained habitat within shared areas along with carefully considered habitat manipulation measures to prevent loss of habitat.

Bat surveys have also identified the presence of brown long eared bats and pipistrelles bat roosts. Special measures have been included to retain a section of the loft space within the main house and and bat box features on the exterior for pipistrelles.

There are several trees within the site of ecological importance as highlighted in the arboricultural report by AJ Engley & Associates.

2.8 Flood Risk



<https://flood-map-for-planning.service.gov.uk>

The site is located in flood zone 1 with medium to low risk of ground water emergence flooding. The government map above shows the proximity of the site to flood zone 2 (light blue) or flood zone 3 in (dark blue) to the south of the site on much lower ground.

2.9 Geology

The geology of the site as recorded by the The British Geological Survey indicates a mixture of buff grey/white West Melbury Marly Chalk Formation, dating to the Late Cretaceous period, grey limestone arranged in couplets and deposits of pale grey Zig Zag Chalk Formation, also dating to the late- Cretaceous period.

2.10 Archaeology & Historic Environment

The high street has origins dating back to the medieval period, though most of these buildings along with most of Medieval Heytesbury, was destroyed in the great fire of 1765.

Although Heytesbury is predominantly an agricultural settlement, cloth-making is known to have taken place from the mid-15th century. There are over 30 recorded listed or non-designated heritage assets within the local conservation area, the closest being the grade II listed 18th century West End House which sits approximately 80 meters to the south. There are no listed or non-designated heritage assets on or near the site.

There are also no scheduled monuments within the boundary of the site. Please refer to the Archaeological Desk-Based Assessment by Jocelyn Davis BA MA Bristol: May 2025 for details.

2.11 Land Uses

Heytesbury is predominantly made up of private residential areas (class c3 use) with some pockets of commercial, healthcare and educational facilities (classes E & F) interspersed along the high street in the form of several pubs and a post office a hospital, a care home and a school.

2.12 Current Access & Parking

The existing site has a single vehicle entrance leading to a loose gravelled driveway with room for several cars. The driveway is relatively flat with step free access on the approach to the main entrance from all areas of the driveway. The main entrance is located on the adjacent gable to the principal elevation and accessed via several steps up to a set of partially glazed entrance doors which open into the main lobby. Beyond the lobby a generously proportioned staircase provides access to the first floor rooms. Both ground floor and first floor have split internal floor levels, where the finished ground and first floor levels found in the later extension are 250mm lower than those found in the original pile.

2.13 Existing Site Services

The existing utility services on site include mains electricity, an oil powered boiler for space heating and water, high speed data connectivity, and mains sewers for foul and surface water drainage.

3.0 POLICIES

3.1 National Planning Policy Framework 2021

NPPF states that applicants should consider the potential impact of the development upon the heritage asset including non designated heritage assets and are developed with due regard and consideration of their impact on the historic environment. Emphasis should be placed on preserving or enhancing the building and its setting.

3.2 County Policies (**WILTSHIRE PLAN**)

CP1 Settlement Strategy;
CP2 Delivery Strategy;
CP3 Infrastructure Requirements;
CP31 Warminster Community Area;
CP41 Low Carbon Economy;
CP43 Providing Affordable Homes;
CP45 Meeting Wiltshire's Housing Needs;
CP50 Biodiversity and Geodiversity;
CP51 Landscape;
CP52 Green Infrastructure;
CP57 Ensuring High Quality Design and Place Shaping;
CP58 Ensuring the conservation of the historic environment;
CP60 Sustainable Transport;
CP61 Transport and Development;
CP64 Demand Management;
CP67 Flood Risk;
CP69 River Avon SAC

3.3 Local Policies

U1a Foul Water Disposal;
C3: Special Landscape Areas

3.4 Precedents & Traditional & Contemporary Design Influ-



Terracotta pantiles

Dormer Windows

Flush casement painted timber windows



Plain blue clay tiles

Stone decorative Lintels & cills

Conservation style block paving

Natural stone walls



Overhang/canopy for solar shading

Traditional style timber framed porch on rustic brick plinth



Timber frame to windows to provide rural characteristics

Rustic conservation style red brick

Bay windows to provide dual aspect views over the gardens



Edwardian style square plan bay window



Thru coloured render

Traditional style brick chimney

Red brick plinth



Painted timber panelled door with full length slim-line vision panels



Covered patio area

4.0 PROCESS

4.1 Client Brief

The aspirations of this project is to enhance the site by remodelling the internal layout of the existing dwelling into 4 well proportioned apartments and by sensitively upgrading some external elements including all windows and doors to improve the building's thermal performance & comfort levels.

To support the financial viability of improving and restoring the existing property, the brief also requires land at the rear of the property to be developed into 3 detached 4 bedroom market tenure family homes.

4.2 Opportunities & Constraints

The existing house is considered by Wiltshire Council to be a non-designated heritage asset, as such the NPPF requires emphasis to be focused on preserving and protecting its existing character as reasonably as possible.

Large windows provide opportunity to take in views of the surrounding landscape, as such views from the existing dwelling should be carefully considered to ensure privacy of its residents and key views of the landscape are preserved.

The current entrance from the road is narrow and awkward by modern standards and is unsuitable for family cars and short wheel base vans and refuse lorries. The increasing level of 'just in time' deliveries to the area is a product of the lack of services and amenities in the village as such the new development would benefit from such vehicles being able to access the development safely.

The existing variety of boundary treatments create interest and character beneficial to the special character of the site, particularly the tall beech hedgerow to the south and Victorian style brick wall which defines the site boundary to the north.

The landscape to the rear of the existing building is characterised by

a slopping grass embankment which elevates the building's position on a platform of higher ground adding an element of stateliness to its demeanour.

The existing entrance is positioned directly in front of the principle elevation which allows residents clear visual surveillance over the driveway.

There are clusters of existing tall trees some notably in good health provide the existing house and its residents and wildlife alike an element of shelter from the elements during peak summer months while adding interest and character to the landscape. The cluster of trees located in the north western corner provide a natural privacy screen from the neighbouring properties.

The public green adjacent to the southern boundary and the terrace of garages to the west provide natural buffer zones between the existing residential estate and the proposed scheme.

A good provision of utility services are present on the site however there is opportunity to improve the building's green energy credentials by replacing the oil fuelled boiler and tank with Air source heat pumps and PV panels. There is also opportunity to support the local flood plan by re-routing surface water away from the mains sewers and introducing retention tanks and soakaways for surface water drainage.

4.3 Design Influences

The character of the local area has a rural village aesthetic with a wide range of architectural styles from medieval to modern all with a mix of facade treatments including brick, stone, timber and render. From a design perspective, a simple palette of materials including stone and rendered walls with terracotta roof tiling, simple fascia detailing, stone cills and lintels, chimneys, steep dual pitch roofs and painted timber windows with sympathetic conservation/heritage style fenestration details will be used to appear to be in keeping with both the associated dwelling and the immediate surroundings of the site.

4.4 Design Development

In response to the decision in principle for enquiry ENQ/2025/00035 CMS Architects have worked with the applicant to update the proposed site plan to include conservation style block paving to the paths and driveways in replace of tarmac. The proposal has also been updated with increased tree coverage and retention of the existing topography and boundary treatments. Meticulous design coordination has been undertaken with an Ecology consultant at Avondale Ecology to prepare a plan to preserve and enhance tree coverage and wildlife habitats.

4.5 Evaluation

The building in its derelict state is rapidly providing a catalyst for its own deterioration, inevitably enticing antisocial activity and opportunists to the area. On balance the site has good potential for restoration and conversion into 4 apartments as starter homes for young working age couples or individuals. Introduction of cleaner fuel for space and water heating and improving its thermal performance to reduce energy demand alongside addressing its current surface water drainage system to ease pressure on the current water course will be beneficial for the local environment.

A reduction of its expansive curtilage to be replaced with a trio of carefully considered family homes will reduce the management and maintenance burden for the residents. Adversely, this will have an impact on the existing ecology thus special attention should be given to preserving, enhancing or replacing variety of trees shrubs and wildlife habitats.

The unique sloping terrain to the rear provides opportunity to create an unassuming and neatly tucked away residential development that uses the existing topography to create pockets of privacy and allows the old vicarage to remain the focal point without visually impacting key views from surrounding properties.

The introduction of 3 new family homes will contribute to addressing the Wiltshire Council's ambition to enrich and diversify the demographics in the area as set out in the local plan.

4.6 Public Consultation

A public consultation event has not been considered for this scheme.

Site Opportunities & Constraints



5.0 DESIGN

5.1 Proposed Site Plan

Proposed gross internal floor areas (m²):

The Old vicarage = 315

House type 1 PLOT 1 = 243

House type 1 PLOT 2 = 243

House Type 2 PLOT 3 = 302

Proposed plot sizes (m²):

The Old vicarage = 1225

House type 1 PLOT 1 = 473

House type 1 PLOT 2 = 479

House Type 2 PLOT 3 = 767

Proposed building footprint (m²):

The Old vicarage = 190

House type 1 PLOT 1 = 116

House type 1 PLOT 2 = 116

House Type 2 PLOT 3 = 114

Proposed building volume (m³):

The Old vicarage = 1050

House type 1 PLOT 1 = 675

House type 1 PLOT 2 = 675

House Type 2 PLOT 3 = 825

These volumes are inclusive of all attic spaces & exclusive of all below ground volumes i.e subterranean level basements.





Proposed Plot & Footprint Sizes & Levels

5.2 Use

The proposal aims to support the local plan by providing a collection of sustainable energy efficient Homes fit all ages with a focus on supporting the growth of a more diverse age population within the community. The development will be equipped to attract economically active working age people to the area to strengthen community balance resilience and enrich local skills.

5.3 Amount

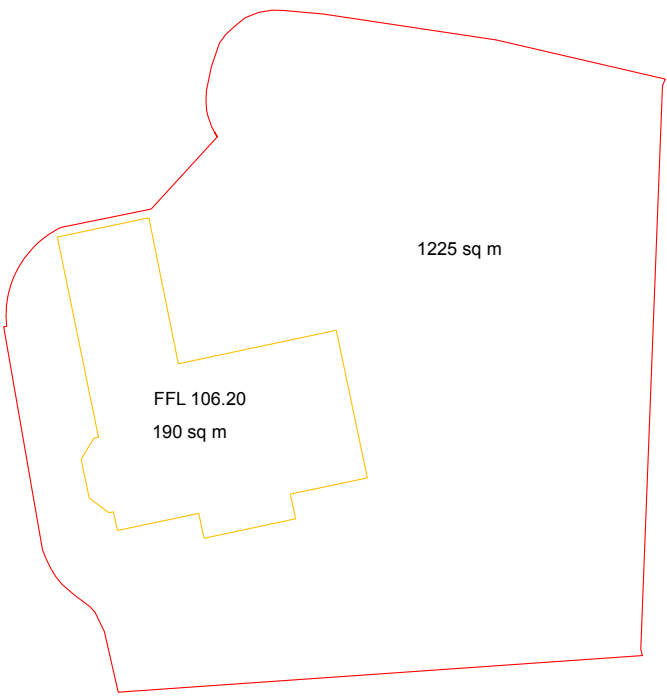
The planning application seeks to convert the existing dwelling into 4no. well proportioned market tenure apartments. This will be achieved by reconfiguring the internal spaces and upgrading the windows and doors from single to double glazed traditional conservation style painted timber frames with detailing to match the existing windows & doors. Externally, the front driveway will be expanded to accommodate 8 resident parking spaces using sustainable conservation friendly block paving. each bay will have access to EV charging and there will be an additional space reserved for visitors. The landscaped driveway will also feature a communal bin store, a bike store and an area for air source heat pumps. The upper rear garden will be retained as a communal green amenity space for the residents.

At the rear of the property, towards the southern and western areas of the site, a trio of energy efficient new build market tenure family houses are proposed to be arranged in a conscientiously designed cul de sac, served by a new driveway with a gradient and formation that mimics the existing topography.

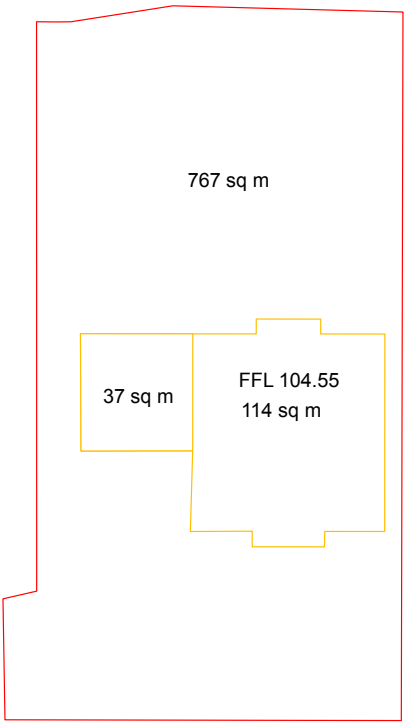
5.4 Scale

The conversion of the old vicarage has been designed to retain its original massing and proportions. The removal of the 20th century single storey garage will also play a role in revealing and celebrating its original historic form.

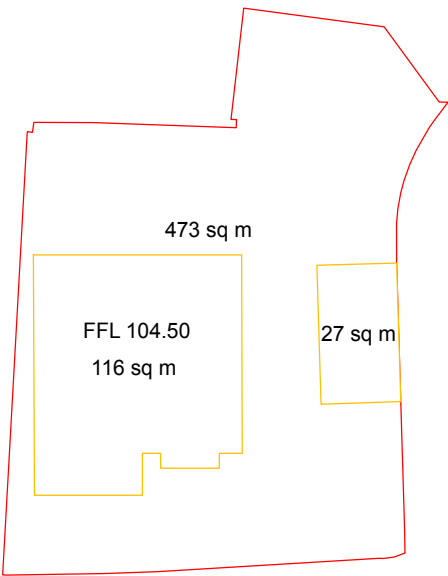
A new entrance porch located adjacent to the principle elevation on the lower ground floor will be a functional addition for the storage



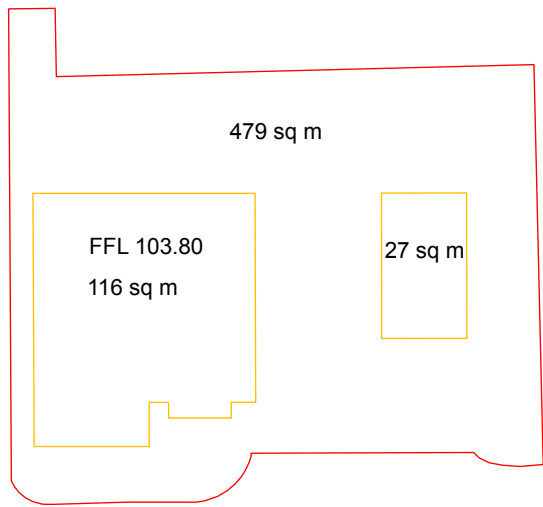
The Old Vicarage - Proposed plot & building footprint area.



Plot 3 - House Type 2 Proposed plot & building footprint area.



Plot 1 - House Type 1 Proposed plot & building footprint area.



Plot 2 - House Type 1 Proposed plot & building footprint area.



5.0 DESIGN

of outdoor wear. The external appearance will be traditional in style and modest in its form and made predominantly of timber and glass to allow the existing architecture to be read through its partial transparent appearance.

The new housing scheme has been deliberately arranged to sit behind the old vicarage on lower ground to create a subservient and unassuming appearance particularly when viewed from the public road to the north. Each house type has a much smaller footprint than the Old Vicarage house and each deliberately modest in height from ground level to eaves and to their ridge level. The Old Vicarage will retain 45% of the curtilage to allow it to sit comfortably in its surroundings while each new dwelling will be positioned in smaller plots of land to further emphasise their subservient demeanour to the original house.

5.5 Layout

The buildings are arranged and orientated around the site in a way that allows the Old Vicarage to remain the focal point from Little London road and by-in-large, anywhere on the site. Dwellings have been designed to be detached with ample distance from each other to break up the overall built form and reduce visual impact. Each dwelling has been strategically orientated to avoid 'front to front' or 'back to back' arrangement to maximise privacy while maintaining a good level of natural surveillance over the site. Each plot and the serving driveway will work with the existing landforms to preserve the natural site character and allow the buildings to rise and fall with the land to create a seamless integration with the landscape. The site will also take advantage of the existing perimeter tree-scape and foliage to preserve visibility of green views from surrounding areas.

The arrangement of the dwellings has been carefully considered to ensure efficient use of all space. As a result, the layout adopts a close nit, nestled arrangement of dwellings which in turn serves to support a higher degree of neighbourliness amongst residents. The

footprint of each dwelling has been considered so that each one occupies no more than 30% of its plot with the rest allocated for private amenity and parking.

5.6 Landscaping & Ecology

Key features of the existing site include an ornamental hedge, scattered trees and shrubs and the house itself which has high potential to support bats. Evidence of bat roosting has been discovered in the main loft space of the house where it is believed they have gained access through slipped raised or damaged roof tiles.

To compensate for the loss of habitat created by the removal of some mature trees, a new 25m long ornamental fruit bearing hedgerow will be planted along with 16 new native trees suitable for foraging birds and bats. A series of bat and bird boxes will be installed at high level in sheltered locations around the site. Any missing damaged slipped or raised roof tiles will be assessed for bats prior to being replaced. Where there is obvious evidence of bat entry/egress strategically positioned bat tubes will be installed amongst the roof tiles of the Old Vicarage to allow them to maintain access to the loft space. Other measures will see safe passage of hedgehogs through solid boundaries via hedgehog connectivity tunnels, and areas of brash and log piles will be arranged amongst tree formations to encourage reptile habitat. A large proportion of the shared garden will be seeded with wild flower and left uncut for strategic periods of the year to encourage cross pollination

5.7 Appearance

The proposed residential dwellings are visually traditional in form and character and will be dressed in a palette of traditional & contemporary materials that will compliment the existing house and are commonly found within the Little London estate. The dwellings display traditional architectural features that are sympathetic to their rural village setting including gable frontages and gable

end piles with steeply pitched dual roof faces, dormer windows & traditional style painted fenestration with decorative stone lintels & cills.

The chosen materiality of the new build houses has been designed to provide a visual contrast that is complementary to the Old Vicarage and its setting. The two dominant materials displayed on the dwellings are natural coursed stone and a light stone coloured render, materials common to the estate and wider village. Red brick garages and landscaped walls will be used to harmonise with the Old Vicarage and provide a subtle nod to the existing architecture.

A communal bin store located near the main entrance will serve the four apartments in a secure covered unit. The unit will be externally dressed in a dark coloured brick to match the brick banding around the lower section of the Old vicarage. The roof will feature dark coloured plain tiles to match. The darker colours will serve to provide a subservient and unassuming appearance next to the Old Vicarage.

5.8 Sustainability

The development will adopt a fabric first approach using high quality craftsmanship and materials and technology to maximise airtightness in order to minimise heat loss and reduce the energy demand of each building. Windows and doors have been designed to be traditional casement style with well considered proportions of glazing to provide good daylight levels while remaining sympathetic to night glow and requirements of protected species, therefore oversized glazed contemporary units have been avoided.

Tree Legacy Scheme

While the design has been carefully considered to include the existing natural environment the site will require several mature trees to be removed to accommodate the new homes. To commemorate the life of these trees, where possible, suitable timber cuttings shall be used from each tree to create important structural and



decorative building components to be displayed with a prominent commemorative story plaque.

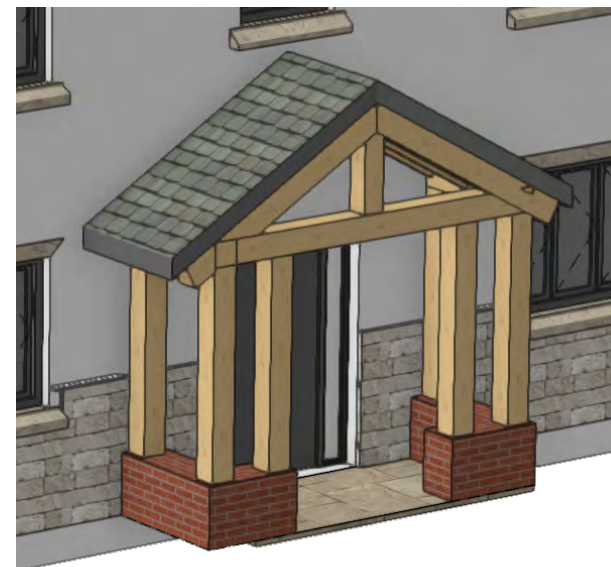
The **Tree Legacy Scheme** will aim to repurpose felled tree timbers to create the following architectural features.



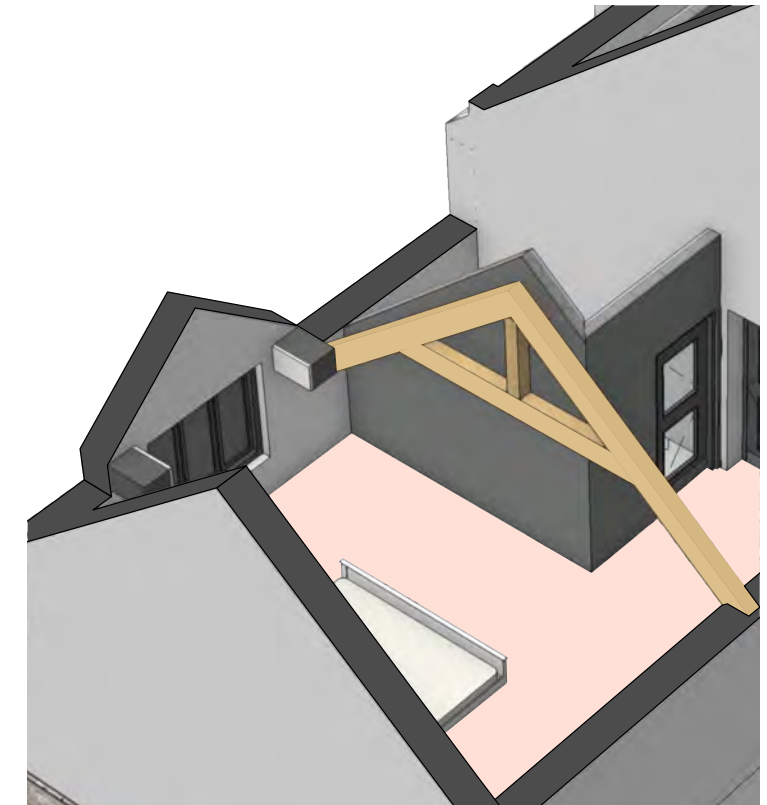
External decorative timber beam and supports over entrance porch to House Type 1



External decorative timber beam and posts to frame bay windows.



External decorative timber beam and posts to Entrance porch to House Type 2



Internal decorative timber king post truss to principle bedroom of House Type 2



6.0 ACCESS

6.1 Access

As previously described, the current entrance from the road is narrow and awkward by modern standards and is unsuitable for family cars, short wheel base vans and refuse lorries. Visibility of traffic is also limited for vehicles pulling out from the driveway due to its proximity to the sweeping bend to the east. To better support the safety of residents and provision of goods and services into the site, the proposal has relocated the driveway approximately 10 meters to the west which will see a 15 meter section of the boundary wall removed to accommodate a new driveway which will provide safe access for passing cars and adequate access, egress and turning for larger goods and service vehicles.

There is currently stepped access up to the principle entrance of the Old Vicarage. A new ramp and railings have been proposed to allow step free wheelchair friendly access to ground floor flats and amenities.

All new dwellings will be designed to be visitable by less able-bodied individuals as described in Part M of the approved UK Building Regulations, enabling them to enter the home and use the ground floor facilities. Step free access will be provided from the parking bays to the principle entrance. Hallways have been designed to a minimum 1100mm width to allow comfortable movement of wheelchairs along with 910mm door openings throughout.

6.2 Security

The cul de sac formation of the 3 detached well proportioned houses will provide the area with greater feeling of security by improving natural surveillance over the grounds and enhancing the sense of community and place.



Visualisation of proposed new entrance



Visualisation of The Old Vicarage Proposed East Elevation



Visualisation of site from above northern cottages

Visualisation of the site above the south western corner looking north towards Little London Lane and cottages



7.0 SITE PHOTOS



View of The Old Vicarage East Elevation from Little London Road.



View of The Old Vicarage North Elevation from Little London Road.



View of adjacent cottages to the north of the site.



View of neighbouring terrace garages adjacent to western boundary.



View of neighbouring terrace garages adjacent southern boundary.



View of the communal green adjacent to southern boundary.



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