



Design Work
Studios Ltd.

Design and Access Statement

20th December 2025

Application Reference

PL/2025/08179

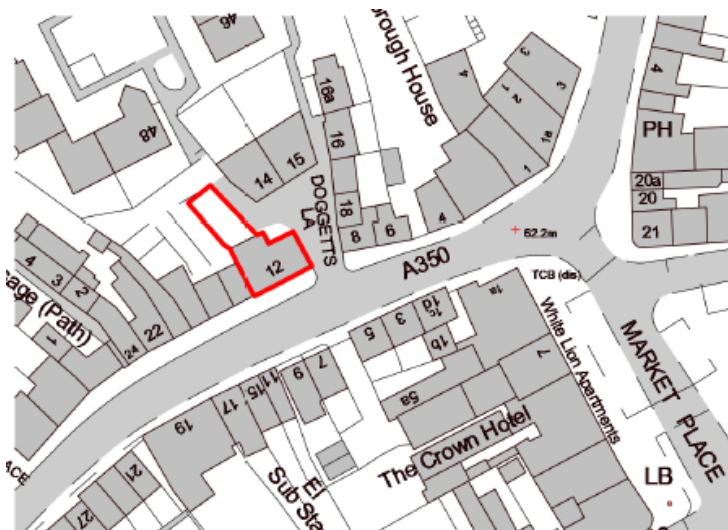
Site Address

12 West End, Westbury, Wiltshire, BA13 3JF

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the replacement of front elevation windows only at 12 West End, Westbury. The property is located within the Westbury Conservation Area. In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been given to the desirability of preserving or enhancing the character and appearance of the conservation area.

The statement has been kept proportionate to the scale of development and follows the typical validation expectations of Wiltshire Council.



2. Site and Surroundings

12 West End is a residential property located within a historic streetscape characterised by traditional building forms and regular fenestration patterns. The front elevation of the property is visible from the public highway and contributes to the overall character of the conservation area, where window proportions and alignment are key townscape features.

The existing front windows are in poor condition and provide limited thermal and acoustic performance. Their replacement offers an opportunity to improve the building's performance while maintaining an appearance appropriate to the conservation area.

3. Proposal Description

The proposal seeks planning permission for the **replacement of existing front elevation windows only**. No alterations are proposed to the rear or side elevations. There are no changes to the size, position, or number of window openings, and no alterations to the structure or layout of the building.

4. Design Assessment

4.1 Amount, Layout and Scale



The development involves a like-for-like replacement of windows within the existing front elevation openings. The amount of development is limited to window replacement only. The layout and scale of the building remain entirely unchanged.

4.2 Appearance

The proposed windows will replicate the existing window proportions and glazing arrangement to ensure the established rhythm of the street frontage is preserved. Care has been taken to ensure that the overall appearance remains consistent with traditional window forms found within the Westbury Conservation Area.

4.3 Materials

The replacement windows will be constructed in **uPVC**, finished in a white or off-white colour to reflect the appearance of traditional painted joinery. The window profiles will be of a slim design to minimise visual impact, and the glazing configuration will match the existing arrangement as closely as possible.

While uPVC is a modern material, the proposed specification has been selected to achieve a neutral visual appearance that respects the character of the host building and the wider conservation area.

4.4 Impact on the Conservation Area

The proposal has been carefully considered in relation to the character and appearance of the Westbury Conservation Area. As the replacement windows will match the existing proportions, alignment, and overall appearance of the current front elevation, the proposal will preserve the character of the building and its contribution to the street scene.

Given the limited scope of the works and the retention of traditional window proportions, the development is considered to result in **no harm** to the character or appearance of the conservation area.

5. Access Statement

5.1 Access Arrangements

The proposed development does not affect existing pedestrian or vehicular access to the property. Access arrangements will remain unchanged.

5.2 Inclusive Access

The replacement of front windows does not impact access into or within the dwelling. The proposal will not reduce the level of accessibility and may marginally improve ease of window operation for occupants.

6. Heritage Considerations

The property is located within the Westbury Conservation Area and, while it is not a listed building, it makes a positive contribution to the historic streetscape. The heritage significance of the site is derived from its traditional form, scale, and fenestration rather than from any individual architectural detailing.

The proposed replacement of front elevation windows has been assessed with regard to the significance of the conservation area. As the works are limited in scope and retain the existing window openings, proportions, and alignment, the proposal preserves the elements that contribute to local character. The use of slim-profile uPVC windows with a traditional appearance is considered to result in a neutral impact on the heritage significance of the building and the wider conservation area.

In accordance with national guidance, including the National Planning Policy Framework (NPPF), the proposal avoids harm to designated heritage assets and sustains the character and appearance of the conservation area.

7. Policy Compliance

Wiltshire Core Strategy

The proposal has been assessed against relevant policies of the Wiltshire Core Strategy, including:

- **Core Policy 57 (Ensuring High Quality Design and Place Shaping):** The development demonstrates high-quality design by responding positively to the local context, retaining existing building form, scale, and layout, and ensuring that replacement windows respect established proportions and appearance.
- **Core Policy 58 (Ensuring the Conservation of the Historic Environment):** The proposal preserves the character and appearance of the Westbury Conservation Area. The limited and sensitive nature of the front-only window replacements ensures that there is no harm to the significance of the designated heritage asset.

National Planning Policy Framework (NPPF)

In accordance with the National Planning Policy Framework (NPPF), great weight has been given to the conservation of the Westbury Conservation Area as a designated heritage asset. The proposal has been carefully designed to avoid harm to the significance of the conservation area, consistent with the approach set out in paragraphs 203–208 of the NPPF. Given the modest scale of the works, the retention of existing window openings and proportions, and the neutral visual appearance of the proposed replacements, the development is considered to result in **no harm** to the significance of the heritage asset. The proposal therefore accords with national

planning policy, which supports sustainable development that conserves and enhances the historic environment.

8. Conclusion

The proposed replacement of front elevation windows at 12 West End, Westbury represents a modest and proportionate form of development within the Westbury Conservation Area. The scheme has been carefully designed to preserve the character and appearance of the building and the wider street scene, while improving the performance of the dwelling.

As a combined Design, Access and Heritage Statement, this document demonstrates that the proposal accords with application reference PL/2025/08179, Wiltshire Council policy, and national guidance, and is considered acceptable and appropriate for approval.