

Garage Conversion, Cross Farm, Chilmark, Salisbury, Wiltshire

Design & Access Statement

This is the required design and access statement for all householder applications for planning permission and/or listed building consent where the site lies:

(1) Within a conservation area

This is because this historic designation is valued as a 'heritage asset' and the Council has a duty to carefully manage any changes proposed to them.

The purpose of a design and access statement is to explain the design principles and concepts that have been applied in order to ensure that the impact of the development on the significance of the heritage asset is fully assessed. This statement explains the implications of this proposal and provides the information the Council needs to help determine this application.

(A) Understanding the impact of the works on the significance of the heritage asset

1. For applications for development in a conservation area, explain what impact the proposal will have on the character and appearance of the area;

The proposal will have little to no impact upon the character of the area as the external appearance of the building will be little changed. The existing footprint of the building will be used and the only additional windows proposed are to the east elevation, this elevation does not overlook the street-scape and will have little view of neighbouring properties.

(B) The approach to the design of the works

2. Please explain the principles behind the design of the proposal -what are you trying to achieve and how does the layout, floor space and scale of the development relate to the site and its surroundings? Where an application relates to an extension to a listed building, explain how the design takes account of the setting of the listed building.

The proposal is small in scale converting half of a three bay garage and store room building into a single living unit ancillary to the main property. The proposal has been designed to utilise the existing building, using the existing dividing wall, doors and window openings. The design aims to not overlook the main house or neighbouring properties.

3. What materials and design features are proposed and how do these relate to those used on the existing property and its surroundings?

The existing external cladding to building will remain unchanged. The additional windows to the east elevation will be timber framed to coincide with the existing materials of the building.

4. Are any landscaping features (walls, hedges, fences) being removed, altered or provided? If so, please provide details (and ensure that these are shown on the plans submitted with the application)

There will be no amendments to landscaping or boundaries within this proposal.

(C) Consultation

5. Have you consulted any of your neighbours or any other interested parties about your proposals? If so, please give their details and a summary of their comments and how you have addressed these in the final design of the proposal

Neighbours have been consulted and no objections have been raised.

(D) Access

6. What changes to the existing access arrangements to the property are proposed and will these facilitate access for the disabled? Where the works affect the exterior of a listed building, please explain how the special architectural or historic importance of the building has been taken into account in the design of any alterations to the access to the building.

Access to the proposal will be via existing doors.