



THE PLANNING WORKS

December 2025

Design and Access Statement
Crammer Court, Church Walk, Devizes, SN10 3AW
Proposal to replace windows CA

1. Introduction

The windows installed in Crammer Court when it was originally built have been deteriorating to the point where they are increasingly not fit for purpose. This application seeks consent to replace all the windows in elevations / facades A to I – please see accompanying map of elevations / facades.

2. Context

Crammer Court is a purpose built two and three storey building containing fifty sheltered housing 1 and 2 bed flats with associated communal areas. The facility provides differing levels of enhanced care based upon the needs of individual residents.

3. History

Prior to the construction of the current building the site contained a smaller sheltered housing scheme also known as Crammer Court. Planning was approved in 2001 to demolish the original building and replace it with a new facility offering greater levels of care and shelter. The current building was constructed between 2002 and 2004. It is a little over 20 years old.

4. Planning History

Year	Reference	Proposal	Decision
1983	K 83/0541	Alterations to the original Crammer Court	Approve
2000	K/38513	Ditto	Approve
2001	K/41900/F	Replace original building with new facility	Approve
2001	K/41901/C	Ditto	Approve
2002	K/44207	Amendment to the above	Approve
2004	K/50332	Variation of planning condition	Approve
2006	K/54700	Variation of planning condition	Approve
2023	PL/2023/02466	Replace windows to four flats on the second floor from timber	Approve
2025	PL/2025/07220	Replace all existing softwood windows with uPVC framed units	Approve

5. Location

The Crammer Court site lies behind and to the east of St James Church on the other side of Church Walk. It is partly bounded to the north by Brickley Lane with Bricksteed Avenue on its western edge.

6. Conservation Area

The boundary of the Devizes Conservation Area bisects the site of Crammer Court along its centre line between Church Walk to the west and Bricksteed Avenue to the east.



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Please see application drawing:

GRJ TPW Plans Crammer Court SN10 3AW DEC25 Window replacement CA Conservation Boundary A02

Crammer Court building elevations A to I (inclusive) lie within the Conservation Area.

Please see application drawing:

GRJ TPW Plans Crammer Court SN10 3AW DEC25 Window replacement CA Map of Elevations A03

The building elevations J to Q (inclusive) lie outside the Conservation Area. Approval was granted in late October 2025 (Application PL/2025/07220) to replace the existing softwood windows with uPVC flush sash windows. The replacement windows are designed to look very similar in style and design to their softwood forebears.

7. Proposal

This application relates to the portion of the building inside the Conservation Area. This is as identified in our plan drawings and maps as above.

The quality of the softwood windows installed at the time of being of the building being built does not promote longevity. The windows are deteriorating and reaching the end of their useful life. The application seeks to replace all the existing softwood timber-framed with uPVC-framed units.

The proposed windows are the same units approved under application PL/2025/07220 in October 2025 for the rest of the building.

8. Design

The proposed replacements are specifically designed to mimic the profiles of traditional flush-sash windows as far as feasible. The frames are narrower than the wider profiles usually associated with uPVC windows. Profile edges are softened right angles rather than rounded. Like the existing timber windows, the new windows feature trickle vents concealed within a head rail.

The proposed windows offer a much greater lifespan and improved levels of insulation. Please see accompanying pictures of existing and proposed windows.

Of the 9 elevations / facades included within this application there are only 2 that are part of the visible street scene in the Conservation Area. These are labelled as A and B in the accompanying application plans. The remaining elevations included in this application are located in private areas of the application site that cannot be seen from public locations. The street scene within the Conservation Area will not be materially impacted by this proposed scheme.

The windows are produced by Timberlook. A sample window can be provided for viewing by appointment. Please feel free to get in touch.

9. Access



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There are no planned changes to any existing access arrangements.

If any further information is required, please get in touch with the author using the contact details below.

Kind regards,

Graham.

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