

6 Ash Walk, Warminster – Design and Access Statement

Prepared by: Andy Janes

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1. Introduction and Purpose

This Design and Access Statement accompanies a Householder Planning Application for completion of an existing outbuilding as a single-storey ancillary annexe within the curtilage of No. 6 Ash Walk, Warminster, sometimes colloquially referred to as a “granny annexe”. The purpose of this statement is to demonstrate that the proposal has been carefully considered in terms of design, context, use and access, and that it accords with the requirements of the National Planning Policy Framework (NPPF, December 2023) and Policies CP57 and CP58 of the Wiltshire Core Strategy.

2. Site and Context

The site lies on the southern side of Ash Walk, immediately north of the Warminster Conservation Area. The host property is a semi-detached 1960s dwelling occupying a generous plot, with an existing outbuilding positioned to the side and rear within the established residential curtilage. The wider context is suburban in character, forming part of a cohesive post-war housing estate, with the Conservation Area to the south providing the transition to the older historic core of the town.

3. Design Principles and Use

The proposal seeks to complete the existing structure as a single-storey annexe ancillary to the main dwelling. The development is intended for inter-generational living as part of the same household, providing flexibility for family members while maintaining a clear functional and physical link with the host dwelling. It will share the same access and garden as the host dwelling. The annexe will not be occupied, sold, or let as a separate dwelling.

The layout and form have been designed to remain visually subordinate to the main house, using matching materials and finishes to ensure integration with the existing built form and character of Ash Walk. The design approach reflects guidance in the Wiltshire Core Strategy and the Warminster Neighbourhood Plan in promoting adaptable, family-based accommodation within existing residential curtilages.

4. Scale and Appearance

The annexe is of simple single-storey form and modest scale, ensuring that it complements the appearance of the host dwelling. Its overall height and massing remain clearly secondary to No. 6 Ash Walk, and the building sits comfortably within the residential curtilage. The design uses matching external materials to achieve a coherent and understated appearance alongside the host dwelling.

5. Access and Integration

Access to the property will continue to be via the existing driveway from Ash Walk, with shared pedestrian and vehicular access to the annexe. The development makes full use of existing site

infrastructure and requires no alterations to the adopted highway. The proposal therefore complies with Core Policy CP60 (Sustainable Transport) of the Wiltshire Core Strategy.

6. Sustainability and Drainage

The scheme utilises an existing building footprint and incorporates sustainable drainage measures already in place, including a soakaway installed to Building Regulations standards. No increase in impermeable area is proposed beyond what has previously been assessed. The accompanying Flood Risk Assessment Addendum (Tumu Consulting, October 2023, updated November 2025) confirms that the site remains at low risk of flooding from all sources.

7. Heritage Considerations

The annexe lies adjacent to, but outside, the Warminster Conservation Area. The accompanying Heritage Statement Addendum (Wessex Archaeology, August 2024, updated November 2025) confirms that the proposal will preserve the character and appearance of the Conservation Area and will not harm the setting of nearby listed buildings. The reduced scale of the proposal retains the visual buffer identified in previous planning decisions.

8. Conclusion

The proposal represents a modest and well-considered form of ancillary accommodation that supports inter-generational living within an established residential curtilage. The development is subordinate to the host dwelling, respects the scale and character of the surrounding area, and accords with relevant national and local planning policy objectives. The design ensures the continued residential use of the site while enhancing flexibility and meeting modern family needs without adverse impact on heritage, amenity, or flood risk considerations.

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For submission with: Householder Planning Application (Single-Storey Annexe)

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