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Design and Access Statement Assessment

Proposed Demolition of Existing Single Storey Rear Extension & Erection of Two Storey Rear Extension & Garden Landscaping at Byways, The Street, Alderton, Wiltshire, SN14 6NL

This should be viewed in conjunction with the associated plans submitted AH2025/92

1. Introduction

This Design and Access Statement has been prepared in support of the submitted planning application and should be read alongside the accompanying drawings and supporting documents. The statement explains the design rationale, the evolution of the proposal, and how issues of access have been considered. It demonstrates that the proposal is a well-considered, policy-compliant scheme that responds positively to its site and context.

2. Site and Context

The application site is an existing developed plot within an established built-up area. The surrounding context is characterised by traditional buildings of varying ages, forms and materials, reflecting the incremental historic development of the area. The site sits within a sensitive townscape context, where the scale, proportions and detailing of development are important in preserving local character.

The existing building makes a positive contribution to the street scene but has been subject to alteration over time. The proposal seeks to rationalise and enhance the appearance of the building while ensuring it remains functional and compliant with modern standards.

3. Planning History and Principle of Development

The principle of development on the site is established through the existing lawful use and relevant planning history. The current application does not seek to introduce a new or alien form of development, but rather to improve and refine the existing building and its appearance. The proposal is therefore acceptable in principle and aligns with both national and local planning policy objectives.

4. Design Approach

The design approach is informed by a careful analysis of the site, its architectural character, and the wider street scene. The proposal has been developed to:

- Respect the scale, massing and proportions of the existing building
- Reinforce the traditional architectural language of the area
- Enhance the quality and coherence of the elevations
- Improve the long-term sustainability and usability of the building

The existing single storey rear extension will be removed to allow for the proposed two storey rear extension to be erected. The existing two storey rear extension will also be extended to match, along with the replacement of the existing flat roof with a pitched roof. This removes an incongruous element that detracts from the design of the existing dwelling. The design of the new extension will better compliment the design and character of the existing building.

5. Appearance and Materials

The proposal adopts a restrained and heritage-led palette of materials. Particular emphasis has been placed on ensuring that the most publicly visible elevations are treated with traditional and high-quality materials.

Timber windows are proposed to reflect traditional materials. Slim-profile glazing bars are used to preserve fine sightlines and avoid an overly heavy appearance.

Existing flat roof materials are to be replaced with a more appropriate & sympathetic finishes, such as natural slate pitched roof that better reflect local vernacular materials.

The extension will be clad using natural stone slips. This will vastly improve the appearance of the rear facade compared to the dated render, flat roof extension at present. The new design will allow the extension to better reflect the traditional designs of the area.

Overall, the proposal results in a clear enhancement to the appearance of the building and contributes positively to the character and appearance of the surrounding area.

6. Heritage and Townscape Considerations

The design has been developed with careful regard to the historic environment.

The cumulative effect of the proposed works is to lift the quality of the building and the street scene, reinforcing local distinctiveness and responding positively to conservation objectives. The proposal preserves, and in several respects enhances, the character and appearance of the area.

7. Access

The proposal does not introduce any changes that would prejudice safe and convenient access to the site. Existing pedestrian access arrangements are retained and remain suitable for the use of the building.

Where relevant, internal layouts have been arranged to ensure logical circulation and ease of movement. The proposal does not change the number of bedrooms for the property and as such the parking requirements for the dwelling are unaffected.

8. Sustainability

The scheme incorporates measures to improve the environmental performance of the building, including improved thermal efficiency through upgraded windows and building fabric. These measures reduce energy demand while minimising visual impact and avoiding harm to the historic character of the building.

The use of durable, high-quality materials ensures longevity and reduces the need for future replacement, supporting the sustainable stewardship of the building.

9. Conclusion

This Design and Access Statement demonstrates that the proposal is the result of a thoughtful and contextual design process. The scheme respects the existing building, enhances its appearance, and responds positively to its surroundings.

The proposal accords with national and local planning policy, preserves the character of the area, and delivers a modest but meaningful improvement to the built environment. It is therefore considered that planning permission should be granted.