



Planning & Building Consultants

Contact Tel:- 01225 938329

Park Gates
Rood Ashton Park
West Ashton
Wilts
BA14 6AT

Development Management
Wiltshire Council

Design and Access Statement & Heritage Impact Assessment

Proposed Conversion of Commercial Premises into One Dwelling with Fenestration Alterations
at 78 East Street, Warminster, Wiltshire, BA12 9BW

This design and access statement sets out the supporting information and design principals from which this proposal has been formulated.

This should be viewed in conjunction with the associated plans submitted, AH2026/09.

Brief description of proposal

The proposal is to convert the existing commercial premises into a single new dwelling with associated fenestration changes.

1. Background

- 1.1 The application site relates to a vacant premises known as 78 East Street, Warminster.
- 1.2 The site is a two storey building, located on the corner of East Street & East End Avenue. The application site relates only to the ground floor of the building, with a separate residential flat above the existing premises.
- 1.3 The previous use was a commercial building.
- 1.4 The building is located in the conservation area of Warminster on the periphery of the boundary and on the edge of the town centre.
- 1.5 The building is built of red brick under a concrete profiled roof with a mix of timber and upvc fenestration. The building has a single storey extensions, with a mix of lean-to style and flat roofs, and an element of render for the walling.
- 1.6 The site has existing parking for one car on the side of the site.



Figure 1
Existing Frontage

2. Proposal

- 2.1 The application seeks prior approval permission for the conversion of the premises into a single dwelling.
- 2.2 The proposal can be achieved with minimal layout alterations inside and achieves national standards for minimum space requirements.
- 2.3 The conversion will utilise existing fenestration openings, with replacement units installed to a better thermal value.

3. Use, layout & Scale

- 3.1 The proposal will involve replacing the fenestration with replacement units for increased thermal value, but these will be within the existing openings, and can be implemented via permitted development rights for the premises and so these are not required to be covered by this application
- 3.2 Due to the ground floor nature of the building and its positioning there will be no overlooking or loss of privacy to the surrounding building around the site, this satisfies Core Policy 57.
- 3.3 All new habitable rooms will be supplied with windows to provide natural light and ventilation, creating a pleasant living environment.
- 3.4 As the floor plan of building is larger than the required space for the new dwelling, the remaining ground floor will stay as commercial use, unaffected by the loss of the space required for the new dwelling. This will allow both uses to co-exist in the building harmoniously, with each use having its own entrance to the building.

4. Access & Parking

- 4.1 There will be no change to the access or parking provision for the site.
- 4.2 The site is located in a town centre location and so residents will have direct access to shops and facilities within walking distance – a highly sustainable location with many public transport links.
- 4.3 The site will have space for a bicycle to be stored, promoting the use of sustainable transport for the resident.

4.4 The site does have an existing parking space allocated for the site, and so 1 off street parking space will be available for the resident of the new dwelling.

5. Ecology & Landscaping

5.1 As the proposal does not have any external outside space nor will it impact any habitats of local ecology, there is no need for such provision or to seek any enhancements of the site.

6. Appearance/Heritage Impact

6.1 The building will remain largely unaffected by the proposed change from commercial to residential, and with only a portion of the ground floor being converted, the remainder of the building will be unaltered as it will stay commercial use.

6.2 The replacement fenestration covered by permitted development rights, will replicate the existing fenestration design to ensure the buildings character was respected and preserved to ensure the local vernacular and conservation area was unaffected. These replacement units are not required to implement the conversion, but the opportunity is being taken by the applicant to improve the building and as a benefit, this will improve the conversation area.

6.3 There are only 2 windows that will be replaced as part of the proposal. One is within an enclosed courtyard by the new front door, and at present this style of fenestration does very little to enhance the conservation area setting. The style of this window is of a modern proportions and so the replacement of this unit to a similar style will not unduly affected the conservation area.

6.4 The South-East facing window, which is of large proportions, typical for a shop frontage will be maintained and a replacement unit which mimics the existing design will be utilised.



Figure 2
South-East Window to be replaced

6.5 This design approach will achieve the required appearance & will enhance the conservation area setting and be a positive addition to the street scene.

6.6 The proposed development presents a well-considered and comprehensive plan that respects the local character, benefiting from the principle of conversion to a residential premises, but with this proposal creating a betterment proposal for the local area.