

Design, Access, Planning Statement & Heritage Impact Assessment

Site: 6 Market Place, Box, Wiltshire

Local Authority: Wiltshire Council

Designation: Listed Building (Grade II)

Proposal: Erection of Detached Garden Room (Studio 02)

1. Introduction

This combined Design, Access, Planning Statement and Heritage Impact Assessment has been prepared in support of applications for Planning Permission and Listed Building Consent for the erection of a detached garden room within the curtilage of a listed dwelling located in the **Box Conservation Area**.

The report assesses the proposal against relevant national and local planning policy, evaluates its impact on the significance of the heritage asset, and explains the design principles underpinning the scheme. It demonstrates that the proposal preserves the character and appearance of the conservation area while maintaining the special interest of the listed building.

2. Site Context & Setting

The application site comprises a residential property with an associated private garden situated within the **Box Conservation Area**. The host building is a Grade II listed dwelling constructed in traditional local limestone, with a pitched roof form and historic detailing typical of the area.

The garden forms an integral part of the setting of the listed building. It contributes to its significance by maintaining an open, domestic character, allowing clear appreciation of the building's form, and reinforcing its visual dominance within the plot. The spatial hierarchy between the principal dwelling and ancillary garden space remains a defining characteristic of the site.

3. The Proposal

The proposal seeks consent for the erection of a detached, single-storey garden room (Studio 02) for incidental domestic use. The structure measures 2.175 metres by 2.175 metres with a maximum height of 2.43 metres and is of lightweight, prefabricated construction.

The building adopts a simple rectilinear form with a contemporary appearance, incorporating a dark slate grey external finish and a glazed frontage. It is fully detached from the listed building and is positioned within the garden to minimise visibility from the public realm. The scale and siting have been carefully considered to ensure the structure remains modest, discreet, and clearly subordinate to the host dwelling.

4. Design Principles

The design approach has been informed by the historic context of the site and the sensitivities associated with development within a conservation area and the setting of a listed building. The amount of development is deliberately limited, with a compact footprint and low height ensuring that the structure does not dominate the garden or compete with the main dwelling.

The layout retains the established spatial hierarchy, with the garden room positioned in a secondary location away from the principal elevation. This ensures that key views of the listed building are preserved and that the openness of the garden is maintained.

In terms of appearance, the proposal adopts a contemporary design approach. This avoids the creation of a pastiche structure and instead provides a clearly legible modern addition. The use of a dark, recessive slate grey palette ensures that the building visually recedes into its surroundings, reducing its prominence within the site.

5. Access

Access arrangements remain unchanged as a result of the proposal. The garden room will be accessed via the existing private garden associated with the dwelling. There are no implications for highway safety or pedestrian movement.

The design allows for level access where feasible, improving usability while maintaining a balanced approach that respects the constraints of the historic setting.

6. Planning Policy Context

The proposal has been assessed against the **National Planning Policy Framework (NPPF)**, which requires that great weight is given to the conservation of heritage assets. The

NPPF supports development that results in less than substantial harm where this is justified and outweighed by the benefits of the proposal.

At the local level, the scheme accords with policies within the **Wiltshire Core Strategy**, including Core Policy 57, which promotes high-quality design and local distinctiveness, and Core Policy 58, which seeks to conserve the historic environment. The proposal satisfies these requirements through its sensitive design, limited scale, and respect for the site's heritage significance.

7. Heritage Impact Assessment

The listed building is of special architectural and historic interest, with its significance derived from its historic fabric, traditional materials, architectural form, and contribution to the wider conservation area. Its setting, including the garden, plays a key role in allowing appreciation of its character and maintaining its visual and spatial dominance.

The application site, forming part of the garden, makes a moderate contribution to this setting. While not of intrinsic historic significance, it reinforces the established hierarchy of the site and provides an appropriate context for the listed building.

The proposed development has no physical impact on the listed building and does not result in any loss of historic fabric. Its visual impact is limited due to its modest scale, low height, discreet siting, and use of recessive materials. The structure does not interrupt important views or compete with the listed building.

At just 2.175m by 2.175m and 2.43m in height, the structure is modest in scale and comparable to a small domestic outbuilding. It remains clearly subservient within the garden setting of the listed dwelling and will not compete with its visual dominance or detract from its significance within the **Box Conservation Area**.

In accordance with the **National Planning Policy Framework**, the proposal results in no harm or, at most, less than substantial harm at the lowest end of the spectrum. This reflects the absence of physical impact, the limited visual presence of the structure, and the preservation of the building's setting and spatial hierarchy.

The proposal is justified as it supports the continued viable use of the property by providing functional ancillary accommodation. It represents a proportionate, sensitive, and reversible intervention that aligns with established conservation principles.

8. Impact on the Conservation Area

The proposal preserves the character and appearance of the **Box Conservation Area** by maintaining established spatial patterns and avoiding visual intrusion. The structure is

discreetly sited and will not be readily visible from the public realm. Its high-quality design and subdued material palette ensure it integrates successfully within the garden setting.

9. Design & Conservation Approach

The scheme follows key conservation principles, including subservience, reversibility, and minimal intervention. The structure is clearly secondary in scale and position, ensuring the continued dominance of the listed building. Its lightweight construction minimises ground disturbance and allows for future removal without harm.

The contemporary design approach ensures clarity between old and new, avoiding inappropriate imitation of historic styles. The use of a dark slate grey finish ensures the building remains visually recessive and does not detract from the character of the site.

10. Planning Balance

In applying the policies of the **National Planning Policy Framework**, great weight has been given to the conservation of heritage assets. The level of harm identified is negligible or, at most, very low and at the bottom end of the less than substantial harm spectrum.

The proposal delivers clear functional benefits by supporting the ongoing residential use of the property, and it does so in a manner that preserves heritage significance. The balance of considerations therefore weighs firmly in favour of approval.

11. Conclusion

The proposed garden room represents a high-quality, modest, and well-considered addition within the curtilage of a listed building. It preserves the special architectural and historic interest of the host dwelling and maintains the character and appearance of the **Box Conservation Area**.

The proposal complies with the **Wiltshire Core Strategy** and the **National Planning Policy Framework**, and is fully justified in planning and heritage terms. It is therefore considered that the application should be supported and approved.