

PAUL STEVENS ARCHITECTURE LTD

DESIGN & ACCESS STATEMENT

THE FAWNS, WILSFORD



Site Address: The Fawns, Wilsford, Amesbury, Wiltshire, SP4 7BL.

Scheme: Creation of an Annex, Loft Conversion & Associated Alterations

Date: June 2026

RIBA 
Chartered Practice

Job No. 1185

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01 - INTRODUCTION

- 1.1 This Design and Access Statement is submitted in support of a Householder planning application for the creation of an Annex, roof conversion & associated alterations at The Fawns, Wilsford, Amesbury, Wiltshire, SP4 7BL to form a 1 bed Studio Flat.
- 1.2 The Fawns is a detached dwelling located within the rural village of Wilsford, Wiltshire. The property occupies a generous residential plot within a small settlement characterised by detached dwellings, cottages and converted rural buildings set amongst mature landscaping. The surrounding area exhibits a strong rural character, with low-density development interspersed with extensive areas of agricultural land and open countryside.
- 1.3 Wilsford is situated within the Woodford Valley approximately 2 miles south-west of Amesbury and 6 miles north of Salisbury. The village lies within the wider Stonehenge landscape and benefits from a highly attractive rural setting defined by the Salisbury Avon Valley, mature vegetation and far-reaching views across the surrounding countryside. The property therefore occupies a sustainable rural location within an established residential settlement whilst maintaining a strong visual and physical connection to the surrounding landscape.



SITE LOCATION

02 - PLANNING CONTEXT

LOCAL PLANNING POLICY

- 2.1 The proposed development comprises alterations and extensions to an existing dwelling, including the formation of ancillary annexe accommodation through the extension of the existing garage at ground and first-floor level, a roof conversion involving an increase in roof pitch whilst retaining the existing eaves height, and associated external alterations.

Wiltshire Core Strategy

- 2.2 The Wiltshire Core Strategy provides the strategic planning framework for development across the county. The following policies are most relevant to the proposed works at The Fawns, Wilsford:

2.3 **Core Policy 50: Biodiversity and Geodiversity**

The proposal accords with Core Policy 50 of the Wiltshire Core Strategy as the development represents a proportionate extension to an existing dwelling and the annexe accommodation will remain ancillary to the principal residential use. The scheme has been designed to respect the scale, character and appearance of the existing property and will not result in unacceptable impacts upon neighbouring amenity or the wider countryside.

2.4 **Core Policy 57: Ensuring High Quality Design and Place Shaping**

The proposal further complies with Core Policy 57 by responding positively to the character of the site and surrounding village context through the use of appropriate scale, form, materials and architectural detailing. The revised roof form and garage extension have been designed to integrate successfully with the host dwelling and maintain the quality and distinctiveness of the local area.

2.5 **Core Policy 58: Ensuring the Conservation of the Historic Environment**

In accordance with Core Policy 58, the proposal preserves the character of the surrounding historic environment and will not result in harm to the significance or setting of nearby heritage assets. The development therefore represents a sustainable form of residential improvement consistent with the objectives of the Wiltshire Core Strategy and the National Planning Policy Framework.

NPPF/NPPG

- 2.6 The proposed development has been assessed against the relevant provisions of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) and is considered to accord with the objectives of both documents.

2.7 **Chapter 2 – Achieving Sustainable Development**

Paragraphs 7–14 of the NPPF establish the presumption in favour of sustainable development and identify the economic, social and environmental objectives that planning decisions should seek to achieve. The proposal represents a sustainable form of development through the enhancement and adaptation of an existing dwelling, making efficient use of previously developed residential land without extending the settlement boundary or resulting in the loss of countryside.

2.9 Chapter 11 – Making Effective Use of Land

Chapter 11 promotes the effective use of land and supports proposals that optimise the potential of existing sites whilst maintaining local character and amenity. The proposal utilises an existing residential curtilage to provide additional ancillary accommodation and improved living accommodation without requiring the development of undeveloped land.

2.10 Chapter 12 – Achieving Well-Designed Places

Paragraphs 131–141 of the NPPF place significant emphasis on achieving high-quality design and recognise that good design is fundamental to sustainable development. The proposed garage extension, roof conversion and associated alterations have been carefully designed to respond positively to the character of the existing dwelling and the surrounding village context. The revised roof form retains the existing eaves height whilst introducing a steeper pitch, creating additional accommodation in a manner that remains sympathetic to the scale and appearance of the host property. The proposed annexe accommodation is integrated with the existing built form and maintains a subordinate relationship with the principal dwelling.

2.11 Chapter 16 – Conserving and Enhancing the Historic Environment

Wilsford lies within an area of considerable historic and archaeological significance associated with the wider Stonehenge landscape. Chapter 16 of the NPPF seeks to conserve heritage assets in a manner appropriate to their significance. The proposal comprises alterations to an existing dwelling within its established curtilage and has been designed to preserve the character of the surrounding area. No harm is anticipated to the significance or setting of designated or non-designated heritage assets.

National Planning Practice Guidance (PPG)

2.12 The Planning Practice Guidance reinforces the importance of achieving well-designed development that responds positively to its context. The PPG advises that good design should be based upon an understanding of local character whilst addressing the practical needs of occupants and users.

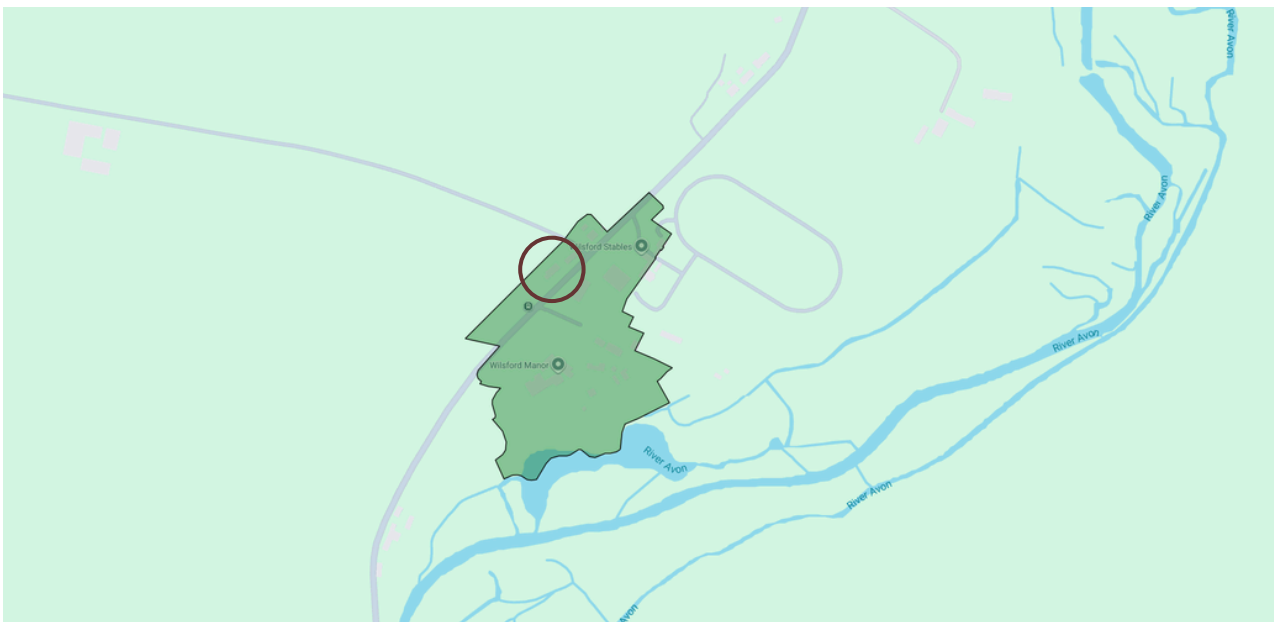
2.13 The proposal follows these principles by:

- Respecting the scale, massing and appearance of the existing dwelling;
- Retaining the established residential character of the site;
- Providing additional accommodation through the adaptation of existing built form;
- Ensuring the proposed annexe remains ancillary to the principal dwelling; and
- Maintaining the amenity of neighbouring properties and the wider rural setting.

2.14 The proposal therefore accords with the overarching objectives of the NPPF and PPG and represents a sustainable and well-designed form of residential development.

Wilsford Conservation Area

- 2.15 The site lies within the Wilsford Conservation Area, designated for its special architectural and historic interest and its strong relationship with the surrounding rural landscape. In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal has been designed to preserve the character and appearance of the conservation area.
- 2.16 The existing dwelling is a relatively modern bungalow and is not considered to be a heritage asset in its own right. The proposed garage extension, annexe accommodation, roof conversion and associated alterations have therefore been carefully designed to remain sympathetic to the scale and character of the existing property whilst respecting the wider village context. It is considered that the proposals will preserve the character and appearance of the Wilsford Conservation Area, in accordance with Core Policy 58 of the Wiltshire Core Strategy and Chapter 16 of the National Planning Policy Framework.



WILSFORD CONSERVATION AREA

PLANNING HISTORY

Planning No:	15/03989/FUL
Decision Date:	19th June 2015 - Withdrawn
Proposed Development:	2 storey side extension.
Planning No:	15/05471/FUL
Decision Date:	27th July 2015 - Approve with Conditions
Proposed Development:	Single storey side extension.
Planning No:	15/07903/VAR
Decision Date:	22nd September 2015 - Approve with Conditions
Proposed Development:	Vary condition 2 of 15/05471/FUL to change the existing roof elevation from hip to gable.

Listed Buildings

- 2.17 There are a number of listed buildings within the vicinity of the site, reflecting the historic character of Wilsford and its significance within the wider Stonehenge landscape. Whilst these heritage assets contribute to the character and appearance of the conservation area, the proposed development is confined to the existing residential curtilage of a modern dwelling and is of a domestic scale. Owing to the nature, scale and siting of the proposed extensions and roof alterations, it is considered that the development will not adversely affect the significance or setting of nearby listed buildings. The proposal therefore accords with Core Policy 58 of the Wiltshire Core Strategy and Chapter 16 of the National Planning Policy Framework, which seek to conserve heritage assets in a manner appropriate to their significance.



LISTED BUILDINGS

PLANNING HISTORY

Planning No: 15/03989/FUL

Decision Date: 19th June 2015 - Withdrawn

Proposed Development: 2 storey side extension.

Planning No: 15/05471/FUL

Decision Date: 27th July 2015 - Approve with Conditions

Proposed Development: Single storey side extension.

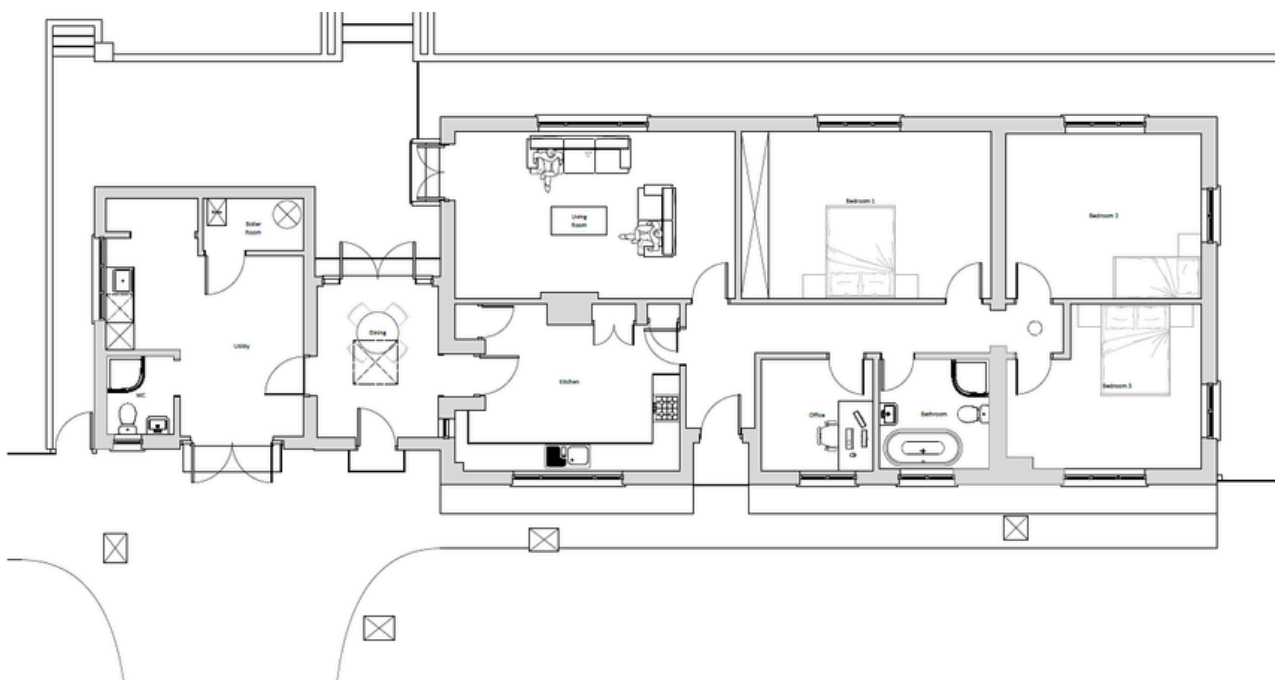
Planning No: 15/07903/VAR

Decision Date: 22nd September 2015 - Approve with Conditions

Proposed Development: Vary condition 2 of 15/05471/FUL to change the existing roof elevation from hip to gable.

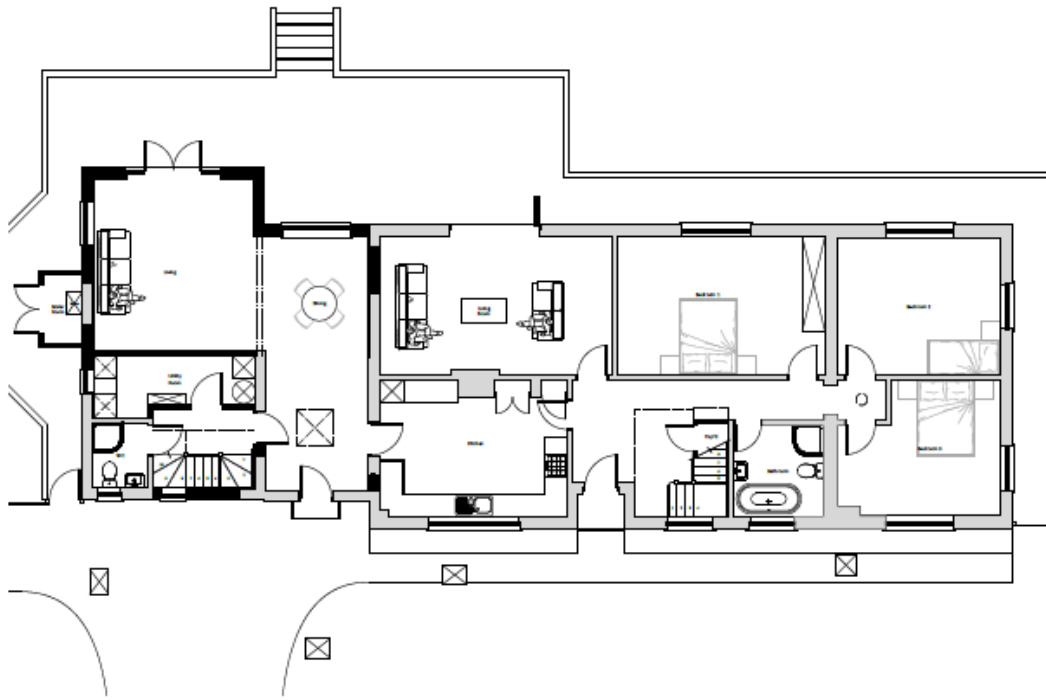
03 - EXISTING

- 3.1 The Fawns is a detached bungalow located within the village of Wilsford, approximately 3km south-west of Amesbury and 10km north of Salisbury. The property occupies a generous residential plot within the established settlement and forms part of the Wilsford Conservation Area. The surrounding area is characterised by a mixture of detached dwellings, cottages and converted rural buildings set within spacious plots, reflecting the village's historic and rural character.
- 3.2 The site benefits from a relatively level topography, with the dwelling positioned centrally within the plot and surrounded by private garden areas. An existing garage joined to the southwest of the property and is accessed via a private driveway extending from the adjacent highway. Existing boundary, fronting onto the highway is open with a low-level redbrick wall. Other boundary treatments comprise a combination of hedgerows, mature planting and domestic fencing, which contribute positively to the character of the site and provide a degree of screening from neighbouring properties.
- 3.3 The plot is generally flat and rectangular, with no significant level changes across the site. The property is set back from the road behind a landscaped front garden and private driveway.
- 3.4 Access to the property is taken directly from the public highway and provides ample off-street parking and turning space within the site. The surrounding road network provides convenient access to Amesbury, Salisbury and the A303 corridor.
- 3.5 Whilst Wilsford is a small rural village with limited day-to-day facilities, a range of local services and amenities including supermarkets, schools, healthcare facilities, leisure facilities and employment opportunities are available within nearby Amesbury. A wider range of services can be found in Salisbury. Public transport connections are available via local bus services operating through the surrounding area, whilst Salisbury railway station provides regular services to London Waterloo, Bristol and the South West.
- 3.6 The site is served by existing utility infrastructure including mains electricity, water and telecommunications, with foul drainage connections serving the existing dwelling.

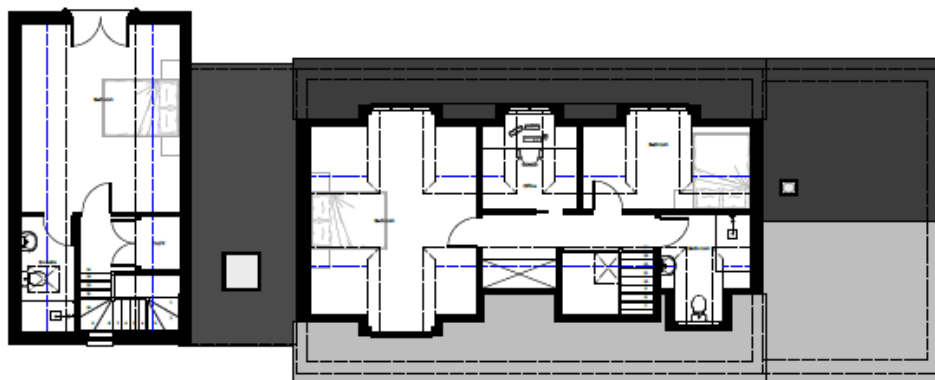


04 - PROPOSAL

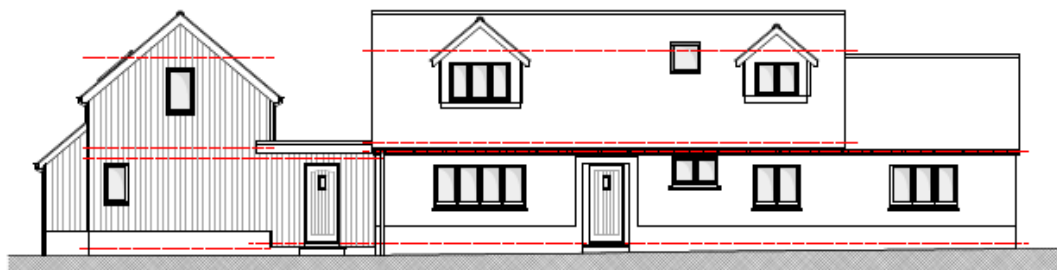
- 4.1 The proposal seeks to improve and extend the existing dwelling in a manner that responds positively to the character of the property, the spacious nature of the plot and the wider context of the Wilsford Conservation Area. The scheme has been developed to provide additional accommodation for the occupants whilst preserving the appearance of the existing bungalow and minimising the visual impact of the proposed development.
- 4.2 The principal element of the proposal comprises a roof conversion to approximately two-thirds of the existing dwelling. The existing roof pitch will be increased to create usable first-floor accommodation whilst retaining the existing eaves height. This approach enables additional living space to be accommodated within the roof structure without significantly increasing the overall scale or visual prominence of the dwelling. The new first floor will provide two bedrooms, a bathroom and a study, improving the functionality of the property and allowing the dwelling to better meet the changing needs of its occupants. Internal alterations at ground-floor level are proposed to accommodate a new staircase and provide an efficient connection between the existing and proposed accommodation.
- 4.3 In addition, extensions are proposed to the existing garage and utility joined to the southwest of the property. A single-storey rear extension and a first-floor extension above the existing garage will create self-contained annexe accommodation. The annexe is intended to remain ancillary to the main dwelling and will provide flexible accommodation for family members whilst maintaining a clear functional relationship with the principal residence. The extension has been designed to integrate with the existing garage structure and remains proportionate to both the host dwelling and the size of the site.
- 4.4 The design has sought to minimise impacts on the surrounding area by concentrating development within the established residential curtilage and utilising existing built form wherever possible. The proposed roof alterations and extensions are considered appropriate to the scale and character of the existing bungalow and will not result in an overdevelopment of the site.
- 4.5 A palette of materials matching the existing dwelling will be utilised throughout the development, including matching wall finishes, roof coverings, window styles and external detailing. This approach will ensure that the proposed works appear as a cohesive and sympathetic addition to the property, preserving the character and appearance of both the dwelling and the wider conservation area.
- 4.6 Overall, the proposal represents a sensitive and sustainable enhancement of the existing property, providing additional accommodation whilst respecting the established character of the site, neighbouring properties and the historic village setting.



PROPOSED GF PLAN



PROPOSED FF PLAN



PROPOSED FRONT ELEVATION

05 - PHOTOS





VISUAL REPRESENTATION OF THE DESIGN PROPOSAL