

Design and Access Statement

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1.0 Introduction

1.1 Purpose of the Document

This Design and Access Statement provides supporting information in accordance with the National Planning Policy Framework best practice to assist in determining this application for the alteration of 3 New Street, Salisbury.

It is a combined Statement addressing the elements required in relation to a planning application and the additional requirements in relation to listed building consent.

This statement also addresses the following requirements set out in the Government Guidance 'Making an Application':

'Design and Access Statements accompanying applications for listed building consent must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- the special architectural or historic importance of the building;
- the particular physical features of the building that justify its designation as a listed building; and
- the building's setting.

‘Unless the proposed works only affect the interior of the building, Design and Access Statements accompanying applications for listed building consent must also explain how issues relating to access to the building have been dealt with. They must explain the applicant’s approach to access, including what alternative means of access have been considered, and how relevant Local Plan policies have been taken into account. Statements must also explain how the applicant’s approach to access takes account of matters (a)-(c) above.’

1.2 Listed Building Consent

An application for Listed Building Consent accompanies this planning application.

2.0 The Property and the Context of the Proposal

2.1 The Property

The 1854 Extension

The property now known as 3 New Street was originally built in 1854 as a rear extension to 3-5 New Street, having its own separate entrance from New street, which this proposal retains.

The 1964 Alterations Which Created the Existing Building

As is described in detail in the Historic Building Appraisal, the existing 1854 building no longer retains any of its original interior. This was removed when alterations and extension took place in 1964, stripping it to its shell. This involved the complete stripping out of all internal partitions, staircase and all internal architectural features, i.e. doors, coving and skirting, replacing the doors with modern flush, hardboard faced ones, the skirting with a modern plain type and with no coving. At that time the existing staircase was also installed and the first floor partitioned to provide two bedrooms, the smaller accessed via the larger.

The original sash windows were also removed and a variety of galvanised steel windows and wooden framed windows of differing sizes were installed with rectangular concrete lintels above. None of these was the size of the original windows and none was in the position of the originals.

At the same time an extension was also built which created bathrooms, a run of kitchen units and an external utility room on the ground floor. The upper floor comprises a balcony with a brick and timber semi-glazed sun room with an extended roof canopy on the eastern half of the balcony.

The result of this total remodelling was that the resultant building no longer presents as a mid-Nineteenth century building, but more as a contemporary 1960s building because of the introduction of modern casement windows and the stripping out of any historical features it may have had.

Full details of the property and its history are contained in the Statement of Heritage Significance. Full details of the current condition of the property are contained in the Historic Building Appraisal.

2.2 The Context of the Proposed Alterations

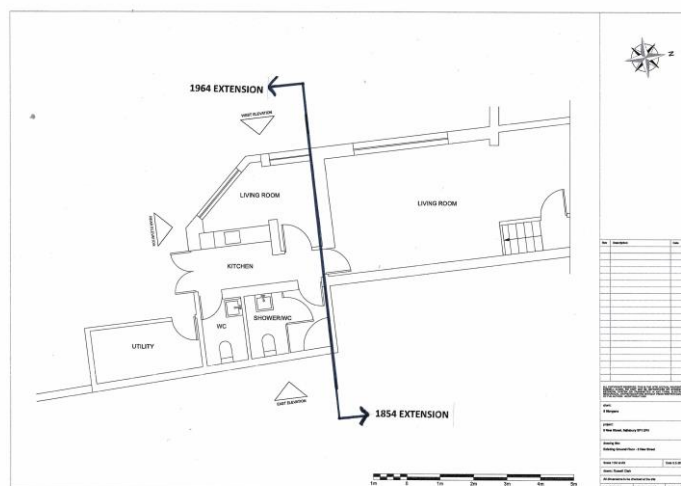
The proposed alterations should be considered in the context of the 1964 alterations listed above, which removed all of the historical features. Whilst the building is Listed Grade II, the listing itself was made in 1972 when the 1854 extension had already been altered to the state described.

The Listing was carried out by means of an external inspection of the front of 3-5 New Street. Therefore, the existence of the 1854 extension was unknown to those carrying out the listing, as was the state of the extension. It is unlikely that the 1854 extension would have been listed had it been a stand-alone building

3.0 The Proposal

3.1 The Proposal

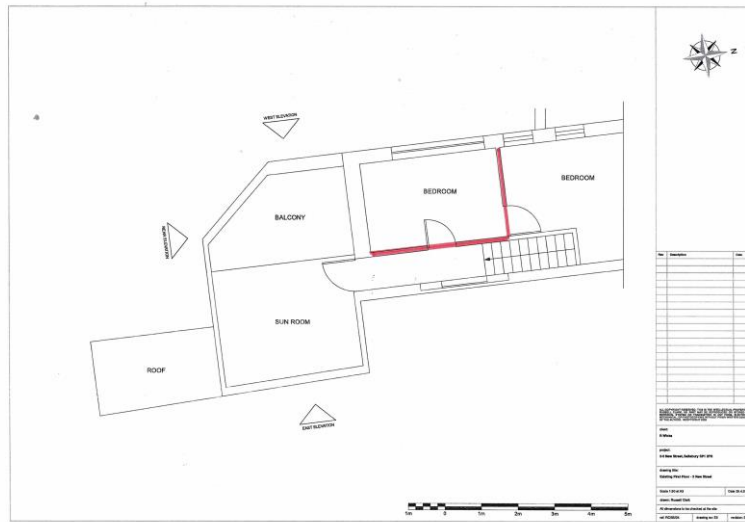
The existing property consists of two parts, the original building, constructed in 1854 as an extension to 3-5 New Street, and a poor quality extension to it, built in 1964. These two parts are delineated in drawing A below:



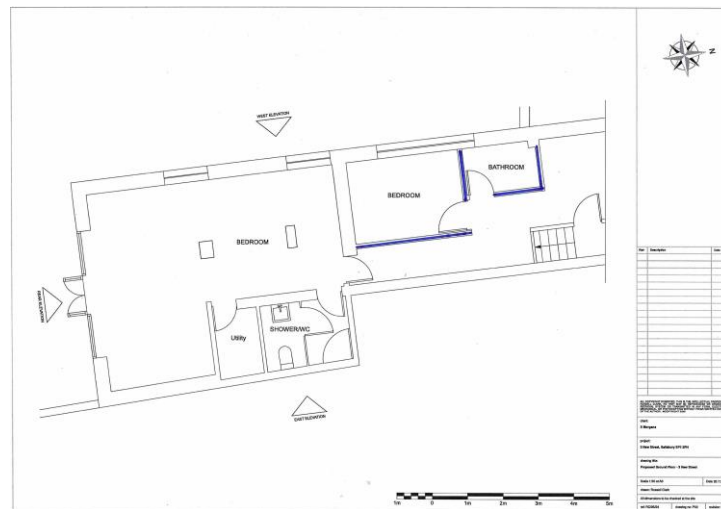
Drawing A
Delineation of Parts

The development proposal is for the alteration:

- Of the original 1854 (extension) building, by the removal only of two first floor internal stud partitions inserted in 1964 to form the current bedrooms, (shown on drawing B below marked in red), and the installation of new internal stud partitions to create a new bedroom and small bathroom on the ground floor, (shown on drawing C below marked in blue):

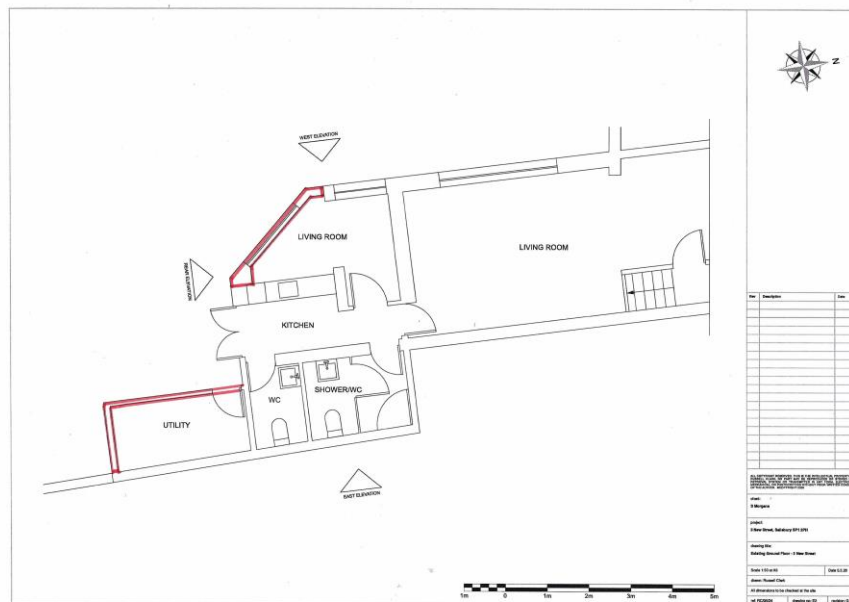


Drawing B
Demolition of stud partitions in 1854 Building (Inserted in 1964)



Drawing C
Erection of new stud partitions in 1854 Building

- Of the 1964 extension, by its partial demolition and replacement by an enlarged two storey extension. The part of the existing extension that will remain is the bathrooms and part of the smaller living room.
- The parts to be demolished are shown in drawing D below, outlined in red, comprising two walls of the utility room and the angled wall of the 1964 extension:



Drawing D
Extent of demolition of the of 1964 extension

In terms of cubic metres, the figures asked for in the Listed Building Consent application form are:

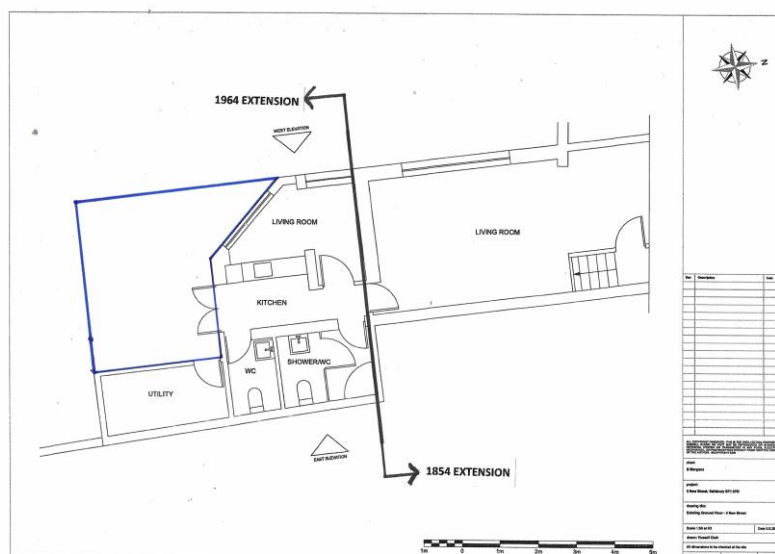
- What is the total volume of the listed building? (cubic metres) - ANSWER: 351.46m³
- What is the volume of the part to be demolished? (cubic metres) - ANSWER: 29.54m³

The total to be demolished is, therefore, 8.4% of the total.

As can be seen all of the demolition is only of parts of the 1964 extension.

Proposed Extension

The new extension occupies the additional area shown in drawing E below, marked in blue:



Drawing E
Additional Area of New Extension

The proposed extension extends over some small part of the existing concrete path and flowerbed, as far as the southern edge of the existing utility room. In total this enlarged area is 17.3 m². The footprint of the existing building is 70.5 m², so the increase in area would form 19% of the newly enlarged building.

The 1854 building

As stated above, the 1854 building is affected only by the removal of the bedroom stud partitions installed in 1964, and by the installation of new stud partitions to create a new bedroom and bathroom on the ground floor.

It is a requirement of Building Regulations, that the windows must be double glazed. It is part of this proposal, therefore, that the existing single glazed windows are replaced by double glazed units.

The 1964 galvanized steel windows are incapable of being double glazed and being steel are the cause of thermal bridging which results in constant mould growth in the winter months. It is therefore proposed to replace them with UPVC windows of an identical style.

The 1964 wooden windows are also single glazed and the Building Regulations requirement for double glazing applies to them also. In any event, all need replacing because they have suffered badly from damp rot and are crumbling away. As with the galvanized steel windows it is proposed to replace them with UPVC windows of an identical style.

The proposed windows will be exact replacements by size and style for each of the existing 1964 windows. Details of the cross-section of the windows are included with this application.

As explained above, all the existing windows are of a modern style and size. They have no historic importance and do not conform to the original architectural style of the building, which had sash windows.

The 1964 extension

The bigger change is to the 1964 extension, which it is proposed is partially demolished. This extension suffers from having been poorly constructed. Because of the failure of the exterior walls and the flat roof of the balcony, the internal faces of the western and southern exterior walls suffer from black mould. As can be seen from Drawing D above, there is in fact, very little to demolish but it will serve to remove the mould problem.

It is not proposed to demolish any part of the eastern wall, which forms the boundary with the neighbouring building. Instead it will be incorporated into the new extension. The proposed method of construction is brick to match the existing, with the inner leaf formed by the use of Structural Insulated Panels (SIPs) which have excellent insulating properties. This form of construction is dealt with in detail later in this document.

In order to make the best use of the available natural light and limited space the usual uses of the ground and first floors have been reversed, with the bedrooms on the ground floor and the living rooms on the first.



Internal Walls

It will be realised from the plans that there are no proposed internal walls in the ground floor of the extension. On the first floor, rather than have a single door accessing the sun room from the living room the two rooms are divided by bi-folding glass doors to allow the living area to benefit from the additional natural light this provides.

Essentially, therefore, the extension consists of only two new external walls (south and west) and a roof.

The following are included with this application:

- A full set of plans and elevations showing the building as existing and as proposed;
- Details of the proposed use of SIPs for the inner leaf of the brick walls
- Details of the proposed double-glazed windows and doors;

3.2 Design and Access

This section deals with the requirements for information regarding design and access set out in the Wiltshire Council planning application validation checklist.

The planning application validation checklist sets out the following sub-sections, which have relevant comments made against them.

a. An explanation of the design principles and concepts that have been applied to the development

Internally

The alterations internally within the original 1854 building are limited to alterations to 1960s stud partitions within room spaces that had all architectural features removed in 1964. This proposal can have no effect on what no longer exists.

Within the proposed extension the plasterboard walls will be plastered and so match the existing walls of the 1854 part.

Externally

The design principles and concepts applied to the development have been based on extending the building in its existing external style, i.e. white painted brick and slate roof.

The replacement of all the existing 1960s windows by windows uniform in material and style must serve to enhance the property when compared to the existing hotchpotch of galvanised steel or wooden windows of various styles. In any event they leave the exterior unchanged because they are proposed to be exact replacements by size and style for each of the existing windows. The following photograph of the west elevation shows the existing windows. It also shows the resultant change in the appearance of the building made in 1964, so that it no longer looks as if it were built in 1854.



Photo 1
Existing Windows

The new rear elevation also serves the purpose of tidying up the existing rear elevation by the removal of the 1964 sun room and canopy, which does nothing to enhance the building.

This was described as '*ugly*' in comments in an earlier pre-application advice where it was suggested by the planning officer that its removal be offered as a set-off against proposed alterations, and this is, therefore, offered in this proposal.

The following photograph shows the existing rear elevation:



Photo 2
Existing Rear Elevation

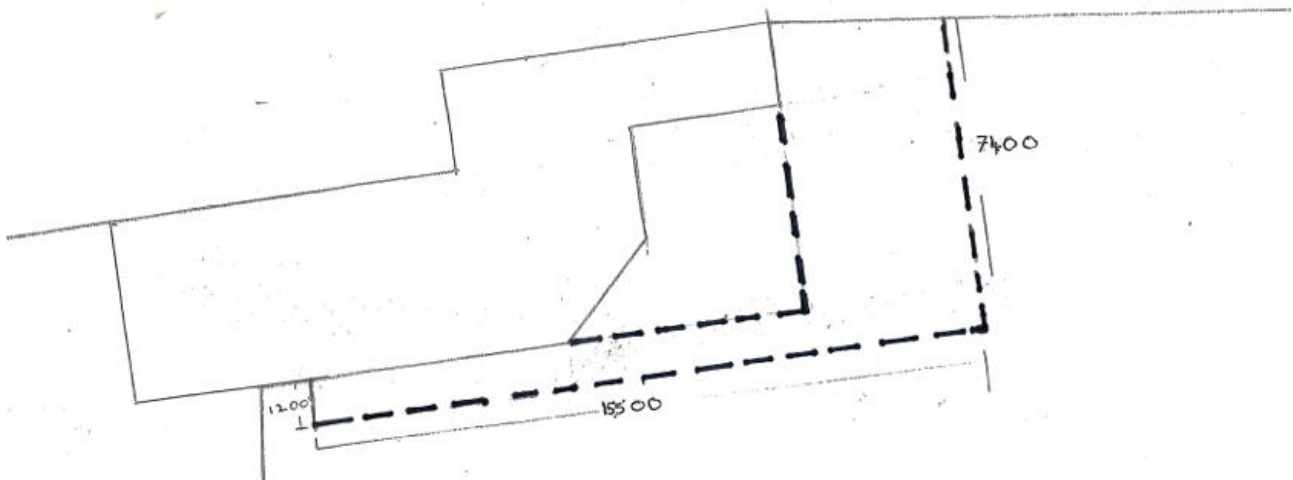
The following drawings show the existing and proposed rear elevations:



Existing and Proposed Rear Elevations

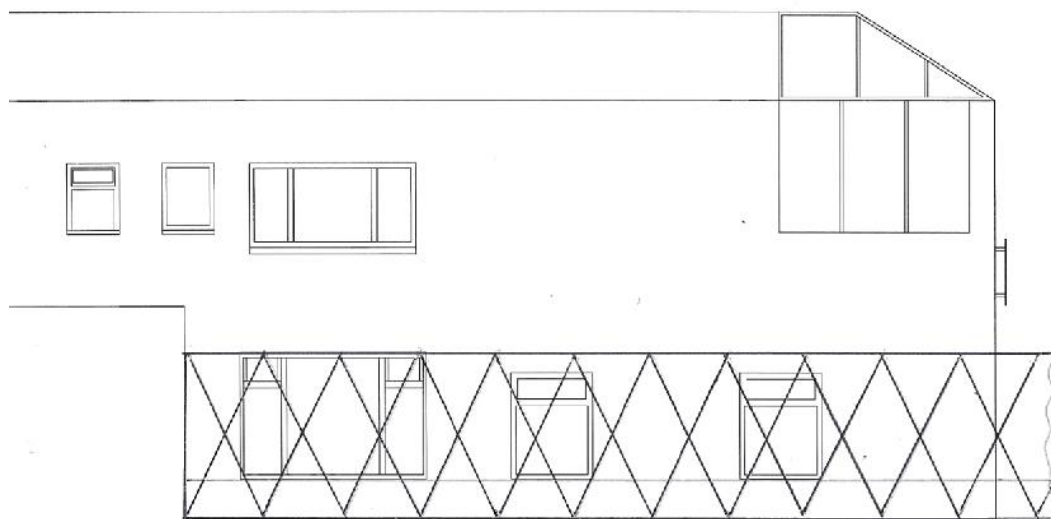
The new southern rear elevation uses modern aluminium sliding full height windows with white frames, matching the colour of the existing and proposed replacement frames and, again, is intended to enhance the property.

It should be noted that the ground floor will have a wall all the way around it, along the outer dashed line shown in the boundary drawing that accompanied the recently granted planning permission PL/2026/00863, shown below. The inner dashed line shows the extent of the extension. The western wall is 1.2 metres from the side of No 3:

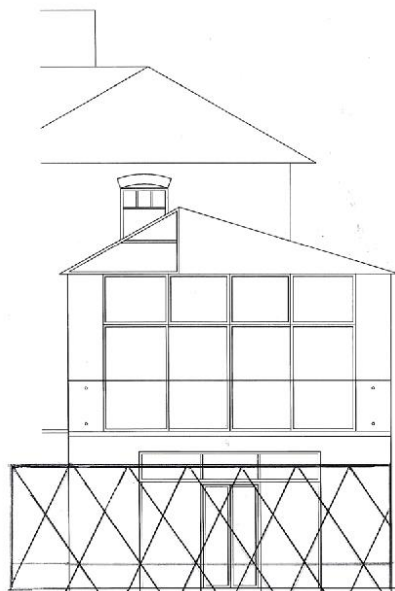


Position of Garden Dividing Wall

The effect of the wall on the view of No 3 is to obscure any view of the ground floor windows or new ground floor rear doors. This can be seen in the following drawings; those parts of the building behind the solid wall (shown hatched here in order to show what is obscured) cannot be seen from any view from outside the garden of No 3:



Western Elevation



Rear Elevation

b. A demonstration of the steps taken to appraise the context of the development and how the design of the development takes that into account

The context of the development is that of a building which was stripped of any internal historical features in 1964 and altered externally to present essentially as a 1964 designed building.

The design of the proposed development seeks to leave what remains of the 1854 extension untouched externally, except for the necessary replacement of the windows in the same style as existing. The new part is designed to match the existing slate roof and brick walls with a modern rear elevation designed to delineate between the original and new from the rear, rather than attempt a pastiche of the original style.

c. A demonstration of how the design principles and concepts take account of the special architectural or historic importance of the building

The special architectural or historic importance of the building was eradicated in 1964 and there is quite simply nothing left which might be considered to be of any architectural or historic importance.

d. A demonstration of how the design principles and concepts take account of the particular physical features of the building that justify its designation as a listed building

The particular physical features of the building that would justify its designation as a listed building were entirely removed in 1964 or, with the installation of new windows at that time, so altered as to no longer exist.

It is of note that all of this took place prior to 3-5 New Street being listed. The numbers 3 and 5 referred to in the listing of 1972 were those of the two large three-storey houses originally built in 1837 that were combined into a single dwelling around 1849. It is because of this that the building has been known as 3-5 New Street, and not because of the existence of the rear addition formed by the 1854 and 1964 extensions.

The inclusion of these extensions in the listing can be seen only as an adjunct to the listing of the larger 3-5 New Street, which forms the entirety of the building fronting New Street. The existence of the 1854 building cannot have been known to those listing the building, because the listing was done based on the street view.

There is nothing to suggest that there was anything left after 1964 that would have justified the listing of the 1854 extension had it been a stand-alone building in 1972.

e. A demonstration of how the design principles and concepts take account of the buildings setting

The use of painted brick walls and slate roof to exactly match the existing should ensure that the proposal has no impact on the existing character and appearance or significance of the building's setting.

f. An explanation of the policy adopted as to access, and how development plan policies relating to access have been taken into account, including what consultation, if any, has been undertaken on issues relating to access and what account has been taken of the outcome of any such consultation and explaining how any specific issues which might affect access to the development have been addressed.

It is assumed the 'access' referred to is in relation to vehicular access, and so has no application here.

In regard to pedestrian access, nothing is altered from the existing means of access from New Street into No 3. An entrance already exists in the form of the door from New Street into the

corridor leading to the extension and is, in fact, identified in the Listing entry for the building. This is unchanged by this proposal.

3.3 Construction

The design of the construction of the extension fulfils any requirement for sustainable construction. It is also thermally efficient. It is proposed to construct the extension using brickwork painted to match the existing. The internal leaf of the wall will be formed by Structural Insulated Panels with a plasterboard finish. The extended roof will also be of SIP construction, slated to match the existing.

The use of SIP panels has a number of advantages over traditional block construction of the inner leaf, for example:

- erection up to 60% faster than a traditionally constructed building;
- savings in materials: the SIP panels replace the block inner skin and the SIP roof does not require roof trusses;
- eco-friendly - the EPS insulation is 98% air and 2% plastic. OSB uses 35% less timber than traditional building methods;
- reduced cold bridging - Up to 50% less energy required to heat a room. Typically, SIPs panels will give U-values as low as 0.13 and significantly reduce cold bridging;
- sustainable timber - timber used to create the outer skins of the chosen SIP panels come from FSC accredited plantations;
- reduced heat loss - SIPs can outperform other building methods in virtually every environmental category because the insulation is a core component of the system rather than an add-on. Timber is naturally low in thermal conductivity and it is 15 times better as an insulator than concrete, 400 times better than steel and 1770 times better than aluminium;
- improved energy efficiency - Building with SIPs can reduce carbon dioxide emissions from homes. Currently, 27% of Britain's carbon dioxide emissions is attributed to leakages from homes. This can be significantly reduced by lowering down domestic energy consumption and well-insulated SIPs panels are the ideal solution.
- Shorter supply chain - Only requiring 4 main ingredients, this minimises the supply chain which reduces the carbon footprint.
- Less waste - Specialist design and cutting systems ensure that waste is kept to an absolute minimum and where possible, any excess materials can be recycled or repurposed on smaller-scale projects.
- Reduced foundations - The lightweight SIPs shell reduces the need for heavy machinery on site and reduces the need for concrete production. Both of which massively help the environment.

This is an eco-friendly form of construction and will also have the effect of fully insulating the rear of the building to modern standards. Drawings showing the method of construction applicable to the proposed extension are included as an Appendix to this document.

3.4 Impact of the Proposed Works

The checklist also requires an assessment of the impact of the proposed works on the significance of the building and those areas affected by the works, including any steps that are to be taken to avoid or minimise any adverse impacts.

The 1854 (extension) building

The proposed works internally to the 1854 building consist only of the removal of 1960s stud partitions on the first floor and installation of new stud partitions on the ground floor, effectively moving the bedroom from first to ground floor. It is not thought that this has any notable impact on the interior that was created in 1964 when all original architectural features were removed.

The 1964 extension

The partial demolition of the 1964 extension and its replacement by an enlarged extension is not considered to have any impact in regard to the removal of the existing extension. This was built at the same time as an extension to the rear main building, which was described in previous pre-application advice as being of '*no architectural merit*'.

This partial demolition is also not considered be detrimental to the significance of the 1854 building. This is because the design of the new extension matches the existing exterior of the 1854 building. In any event the proposed form of extension is considered to be an improvement on the existing 1964 extension.

Also, as explained above, the 1964 re-building left the 1854 extension in the form of a building contemporary for that time, not a mid-nineteenth century building. The installation of modern windows has totally changed the building from mid-nineteenth century to mid-twentieth, as can be seen in photo 1 above.

Lavatory Accommodation

It should be noted that the number of lavatories/showers remains the same. The new ground floor bathroom replaces one of the existing ground floor bathrooms, which becomes the utility room.

3.5 Previously Submitted Information

The following information was previously submitted with the planning application reference PL/2026/00863, which was granted planning permission on 15 June 2026. The information was accepted in respect of that permission, so should also apply to this householder application:

- i. Site-specific Flood Risk Assessment
- ii. Statement of Heritage Significance
- iii. Historic Building Appraisal
- iv. Statement with reasons for the applicability of the de minimis exemption from biodiversity net gain

4.0 Summary

The proposal acknowledges the unfortunate fact of the 1964 alterations having destroyed the history of the property in its physical form both internally and externally. What remains can no longer be said to have any architectural heritage or merit.

The proposal can only take account of the building as it currently exists. In regard to the 1854 building it does this by seeking to remove the hotchpotch of varying windows in different materials and styles and to replace them with a uniform style, which can only enhance the building. These double glazed windows and the inclusion of insulated panels in the extension also serves to achieve greater energy efficiency. With the proposed extension, the replacement of the physically failing, oddly shaped, existing 1964 extension with its '*ugly*' sun room can only serve to enhance the building, and its environs.

The actual extended area of the building is small, but the proposed works will create a useable, energy efficient building retaining the style of the existing, and producing a positive addition to its surroundings.

Drawings

The following drawings are included with this Householder application:

As existing:

- E2 existing ground floor extension
- E5 existing first floor extension
- E9 existing rear elevation
- E10 existing west elevation
- E11 existing east elevation
- E04 existing roof plan

As proposed:

- P02 proposed ground floor extension
- P05 proposed first floor extension
- P06 proposed rear elevation
- P10 proposed west elevation
- P11 proposed east elevation
- P04 proposed roof plan

Attachment

Appendix: Construction and Window Details

- SIPS General View of Construction
- SBS Construction details
- Cross section typical window
- Cross section bi-fold doors