

DESIGN AND ACCESS STATEMENT

Cocotte Minute 28 High Street, Warminster

Listed Building Consent - Shopfront / Fascia Alterations

1. Introduction

This Design and Access Statement accompanies the application for Listed Building Consent for alterations to the existing commercial shopfront/fascia at 28 High Street, Warminster, for Cocotte Minute.

The application is limited to the treatment and appearance of the existing shopfront. The proposal does not involve removal or replacement of the existing shopfront structure, enlargement of the fascia, or alteration of the existing shopfront dimensions or openings.

2. Site and context

The premises are situated on High Street in Warminster town centre and form part of a Grade II listed building. The frontage is therefore within a sensitive historic setting where the scale, proportions, materials and visual character of alterations are important considerations.

The premises are being brought into use as Cocotte Minute, a French restaurant. The proposed frontage is intended to provide a clear but restrained identity for the business while remaining appropriate to the traditional character of the building and surrounding High Street.

3. Existing appearance

The application relates to the existing street-facing commercial frontage and fascia. The existing overall form, position, dimensions and proportions are to remain unchanged.

The design has therefore been developed around the existing shopfront rather than proposing a new or enlarged frontage.

4. Design proposal

The proposal comprises the following:

- Retention of the existing shopfront and fascia structure.
- Retention of the existing dimensions, position and proportions of the frontage.
- Covering and finishing the existing frontage rather than removing the underlying shopfront fabric.
- Application of Cocotte Minute branding/signage to the existing fascia in a traditional and restrained style.
- No new structural openings or enlargement of the existing fascia.
- No alteration to the existing entrance or doorway as part of these works.

The hanging sign is outside the scope of this application. This Design and Access Statement relates only to the shopfront/fascia works submitted for Listed Building Consent.

5. Amount and scale

There is no increase in the amount, scale or physical extent of the shopfront. The proposed treatment follows the footprint and dimensions of the existing frontage. Its scale is therefore dictated by the existing building and no additional projecting or enlarged shopfront element is proposed.

6. Appearance and materials

The design intention is to create a traditional, visually coherent restaurant frontage that is sympathetic to the listed building. The Cocotte Minute identity will be applied within the established fascia area rather than through the introduction of an oversized or visually dominant sign.

The treatment is intended to have a high-quality, traditional appearance appropriate to a historic town-centre building. Existing fabric will be retained beneath the new covering/finish wherever practicable, limiting the physical intervention to the building.

7. Design rationale

A minimum-intervention approach has been selected because it allows the business frontage to be refreshed without unnecessary loss of existing building fabric. Retaining the established dimensions and proportions also ensures that the shopfront continues to relate appropriately to the architecture of the host building.

The proposal is considered a suitable response to the site because it balances the operational need for a recognisable commercial frontage with the requirement to preserve the character and special interest of the listed building.

8. Access

The proposed works do not change access to or from the premises. The existing entrance, doorway, threshold and route into the building are not being repositioned or resized as part of this application.

Accordingly, the proposal neither removes an existing means of access nor introduces a new access arrangement. The shopfront works are visual and surface-level in nature and have no material effect on pedestrian access arising from the existing premises.

9. Inclusive access

As the application does not include alterations to the entrance or internal layout, there is no proposed change to the existing accessibility arrangements. Any future works specifically affecting physical access would be considered separately and in the context of the listed building.

10. Conclusion

The proposed design is a modest and proportionate alteration to an existing commercial frontage. It retains the shopfront structure, dimensions and proportions, avoids unnecessary removal of existing fabric and introduces the Cocotte Minute identity within the established fascia area.

The proposal is therefore considered an appropriate design response to the listed building and its High Street setting. It also leaves the existing access arrangements unchanged.

11. Supporting documents

This statement should be read alongside the Heritage Statement, location plan and the submitted existing and proposed shopfront photographs/drawings.

Applicant / Occupier: Cocotte Minute

Site: 28 High Street, Warminster

Document date: 17 August 2026