



THE PLANNING WORKS

July 2026

1 – 8 Scotton Place, New Park Street, Devizes SN10 1EX Design and Access Statement

1. Introduction

This statement accompanies the Planning Application for proposed alterations to a building within the Devizes Conservation Area. Please see accompanying plans and drawings.

2. Outline Proposal

The applicant, Aster Homes, is seeking approval from Wiltshire Planning to replace the existing soft wood windows with faithful copies in uPVC. The proposed window frames will also be brown in colour to match the existing units.

3. Accompanying Plans and Drawings

GRJ TPW Plans Scotton Place Devizes SN10 1EX JUL26 Site Block Existing Proposed A01
GRJ TPW Plans Scotton Place Devizes SN10 1EX JUL26 Floorplan Groundfloor Existing Proposed A02
GRJ TPW Plans Scotton Place Devizes SN10 1EX JUL26 Floorplan Firstfloor Existing Proposed A03
GRJ TPW Plans Scotton Place Devizes SN10 1EX JUL26 Elevations Front Right Existing Proposed A04
GRJ TPW Plans Scotton Place Devizes SN10 1EX JUL26 Elevations Rear Left Existing Proposed A05
GRJ TPW Plans Scotton Place Devizes SN10 1EX JUL26 Window Elevation/Sections Type 1 2 & 3 A06
GRJ TPW Plans Scotton Place Devizes SN10 1EX JUL26 Window Elevation/Sections Type 4 A07

4. Relevant Planning

Application No: K36684.

Location: Land to the rear of Cromwell House and 33 Market Place, Devizes.

Description: Erection of 8 no. flats within a two-storey block and 2 no. two storey dwelling houses.

Approved: 17th March 1999.

5. Location

Scotton Place, the public highway, is a short cul-de-sac that runs off and parallel to New Park Street. It provides access to the rear of the adjacent Market Place and a central Public Car Park. At the end of the cul-de-sac is the two-storey apartment building 1 – 8 Scotton Place. Scotton Place lies within the Northgate Street and New Park Street area of the Devizes Conservation Area.

6. No 1 – 8 Scotton Place

Approved in 1999 construction took place over the next couple of years. Owned by Sarsen Housing Association the building was developed to provide additional social housing within Devizes. Now owned by Aster Homes the building continues to serve the same purpose. The building contains eight one-bedroom flats, four on the Ground floor and four on the First floor.



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7. Description

The building has red brick elevations with grey slate roofs. Due to the topography of the site halfway along the building there is a step down in level. There is a projecting chimney stack at each end.

Doors and windows are all constructed with timber frames, leaves and casements. All frames are painted brown. The windows have reconstructed stone cills. There are brick soldier courses above all Ground floor windows. At First Floor level, below the eaves there is a continuous soldier course that also heads the windows. There are no windows in the gable end elevations.

To the front of the building there is a footpath that provides access to the front doors of the flats along with access to the rear of Cromwell House and No 33 Market Place. Behind the building is a private car park for the residents of the flats, there is no public right of access to this area.

8. Windows

There are four main window types. All glazing is double-glazed.

Type 1: 900 mm wide x 450 mm high. Outward opening, top-hung fanlight. Qty: 4

Type 2: 450 mm wide x 1050 mm high. Inward opening, side-hung tilt-and-turn. Qty: 8

Type 3: 950 mm wide x 1050 mm high. Inward opening, side-hung tilt-and-turn. Qty: 24

Type 4: 2560 mm wide x 2065 mm high. Inward opening French window with fixed side-panels. Qty: 8

Total quantity: 44

All windows have exposed trickle vents.

9. Design and Conservation Area Impact

The installed softwood windows have reached the end of their useful life. The proposal seeks to replace the existing softwood windows with uPVC framed units. Over recent years the technology and appearance of uPVC systems have developed so that thinner frame profiles very close in size and appearance to their timber forebears are now achievable. Good uPVC copies of timber frames are now achievable.

The applicant building has limited public access tucked away as it is in Scotton Place. The proposed windows will be faithful copies of the existing timber units ensuring that there is no harmful impact upon the all-important street scene within the Conservation Area. Another building, Crammer Court, built at about the same time has recently gained approval (PL/2026/00284) to install uPVC framed windows that are faithful copies of their soft wood framed predecessors. Crammer Court is also within the Devizes Conservation Area and presents a significant presence to wider public areas.

If you require any further information, please do not hesitate to contact the author using the details below.



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Kind regards,

Graham.

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