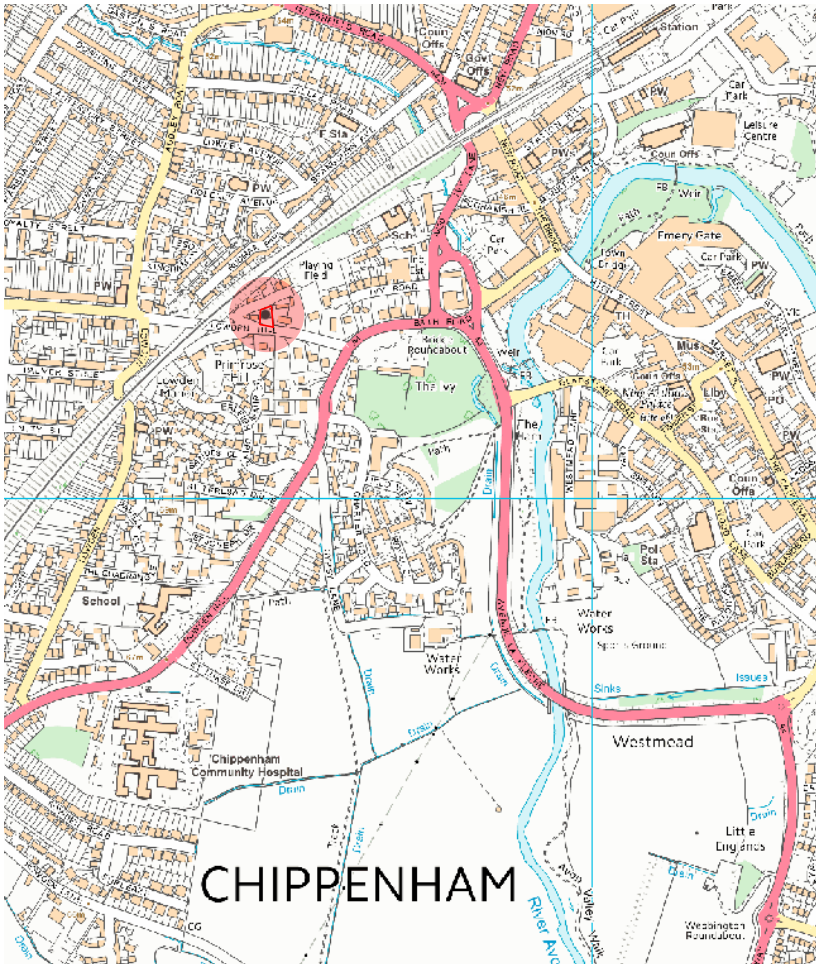
RIBA STAGE 3 - DESIGN & ACCESS STATEMENT FOR
HOUSEHOLDER PLANNING & DEMOLITION IN A CONSERVATION AREA
Extension and Alterations at 'Lowden Lodge', Chippenham SN15 2BT
June 2023

REV A - 04 July 2023



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FIG 1. OS MAP - 2023 *SOURCE - HTTPS://WILTSCOUNCILMAPS.ARCGIS.COM/*

SUMMARY

'Lowden Lodge' is in the ownership of Mr and Mrs Culley, the applicants. This proposal seeks to modernise and extend the existing private dwelling; the house will remain the families long term residence.

SITE LOCATION

Chippenham has a designated Conservation Area and Lowden Lodge falls within this designation.

Architecturally, there are a wide array of styles throughout the town and adjacent areas, from contemporary newly-built dwellings (finished with a range of finishes, from timber cladding to render to stone) to old cottages (built predominantly from the locally-quarried Cotswold limestone) to ancillary outbuildings (again, finished with a range of finishes from timber cladding to stone).

PROPERTY DESCRIPTION

Lowden Lodge is a semi-detached Victorian property set in generous plot. The current living accommodation is spread over **3** floors; Although the focus of this application is the alteration of the Ground Floor.

The existing layout consists of a glazed lean to rear entrance which leads into a kitchen/dining area. There is a front facing living room and a play room to the west. The rooms are accessed by a long narrow hallway which contains the stairs up to the first floor.

The existing lean-to extension is externally accessed and contains storage and a utility space.

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Fig 2. View of Lowden Lodge from Lowden Hill road

Fig 3. View of Lowden Lodge South elevation.

Fig 4. Looking to the rear(north) elevation of the Lowden Lodge

Fig 5. View of Lowden Lodge North elevation.

PROPOSED ALTERATIONS

This application seeks to improve the current dwellings internal arrangement as well as significantly improving their thermal- and energy-efficiency as well as providing additional living accommodation at the property.

LAYOUT ALTERATIONS TO MAIN HOUSE

GROUND FLOOR

The existing lean-to store and utility would be removed to facilitate the new single-storey extension.

A larger opening would be formed in the north wall to provide a more generous internal link to the new extension.

The existing kitchen would be not change location however an opening will be created to access the new extension.

The existing main entrance/hallway will be increased in size to improve internal lighting.

NEW SINGLE-STOREY NORTH / REAR EXTENSION TO MAIN HOUSE

A new single-storey extension has been situated to the rear / north-west of the current house. This will contain an open-plan kitchen, dining and Play Room, with a utility and small WC/Boot room.



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Fig 6. Propose development to rear/north elevation of house.

Fig 7. Existing view to rear/north elevation of house.

MATERIALS

The styling and choice of materials has been chosen to form a contemporary, high-quality finish and appearance that will form a distinct yet well-designed contrast to the property's existing massing and detail features.

MAIN HOUSE EXTENSION

Walls - New walls to be rendered masonry

Roof - Pressed metal roof with oiled hardwood to underside of eaves / soffits.

Roof lights over Utility

Velux-style rooflight set flush with metal roof finish.

Roof lights over Dining Area

D-glazed panel set in powder -coated painted aluminium frame abutting existing rear wall.

Windows & doors -

Aluminium 'crittal style' casement windows with d-glazed vision panels.

Aluminium 'crittal style' doors with d-glazed vision panels.

MASSING & IMPACT ON NEIGHBOURING PROPERTIES

ACCESS

No material changes are proposed to the current parking arrangements.

IMPACT ON CONSERVATION AREA AND NEIGHBOURING LISTED BUILDINGS.

By setting the new extension behind the primary elevation, the building's current visible setting within the Conservation Area remains unaffected. The impact on the immediate neighbour to the east, 'Trade Winds', would be minimal. The party wall would be built up slightly using brick reclaimed from the demolished areas, with a new coping stone finish to the raised edge/top.

CONCLUSION

The overall scheme will have a negligible effect on the property's wider setting within the Chippenham Conservation Area, or that of its local setting with the adjacent properties. Through the use of high quality design and materials, the scheme will improve and enhance the building as well as its setting.

The scheme will not have any negative or detrimental impact - visually or physically - on adjacent or nearby heritage assets, or cause any loss of amenity / overshadowing / overlooking to neighbouring properties.

The scheme works with the topography and context of the site to create light-filled, spacious living accommodation that will improve the current disjointed appearance of the rear elevation.

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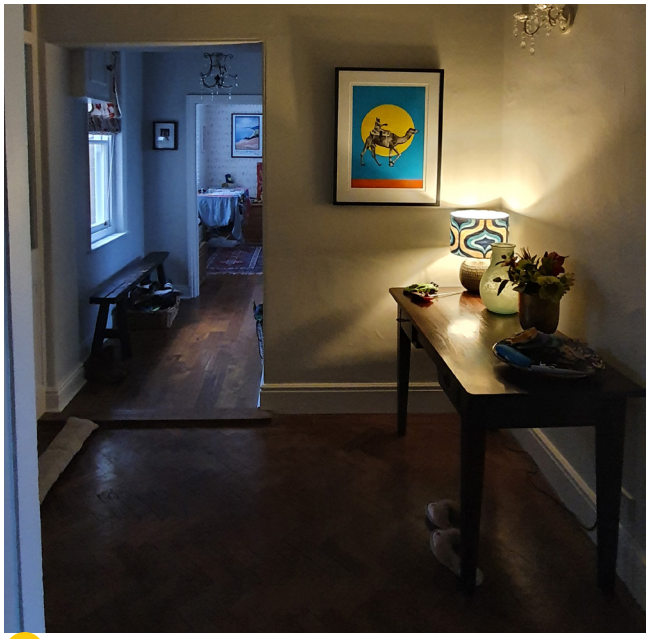
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Fig 8. View of Lowden Lodge from rear garden.

Fig 9. View of Lowden Lodge rear elevation and lean to glazed entrance.

Fig 10. View of Lowden Lodge from rear garden.

Fig 11. Image of existing front/main entrance.

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