



Design & Access Statement

Project: Bincknoll Cottage – Construction of a three-storey rear extension with a one-storey side extension

Address: Bincknoll Cottage, Chaddington Lane, Royal Wootton Bassett, SN4 8QT

Date: 28th of August, 2025

Authority: Wiltshire Council

Revision: -

1. Introduction

The applicant is seeking planning consent for the construction of a two-storey rear extension with rooms in the roof together with a single-storey side extension.

At ground floor level, the rear extension will accommodate an open-plan kitchen, dining, and living area, designed to create a central hub for family life and social gatherings. The first and second floor rear extensions will enlarge the four existing en-suite bedrooms, thereby enhancing comfort and functionality for the household.

In addition, consent is sought for internal alterations to improve spatial flow and introduce a more contemporary character throughout the dwelling. The existing study and family room will be converted into an annex, providing a self-contained space with a bedroom, living area, bathroom, and dressing facilities for visitors.

As part of the proposals, the applicant also seeks permission to remove five trees within the plot (T1–T5), details of which are provided in the accompanying documentation.

The site is located within an Area of Outstanding Natural Beauty (AONB), and the design has been carefully developed to respect and respond to its sensitive setting.

Full details of the proposals are set out in the drawings submitted with this application.

2. Application Context

The Building and Site

Bincknoll Cottage is an 18th-century, three-storey building that has been adapted over time into a characterful four-bedroom home. Located on the border of an Area of Outstanding Natural Beauty (AONB), the property sits within a generous plot of land that includes extensive green space and several ponds to the south, contributing to its strong rural character.

Externally, the cottage reflects the local vernacular, constructed from a palette of traditional materials including local stone, red brick, and areas of render. These differing elements reveal the various enlargements and alterations that the building has undergone over time. Whilst the building as a whole sits relatively harmoniously within the rural landscape the unexacting

integration of new materials and enlargements gives the building a rustic and ramshackle appearance from the front. In addition, the more modern extensions to the side and rear of the property introduce a number different roof types from mono pitched to hipped and flat roofs that reflect an inconsistency in the buildings development over time.

Internally, the layout is largely traditional. The ground floor is arranged with a series of separate rooms, aside from a family room and study which are connected, resulting in a somewhat compartmentalised arrangement with limited spatial flow. The first floor provides three bedrooms served by a single large bathroom. The second floor is formed within the roof space, where five dormer windows create additional headroom; this level is currently used as a bedroom and storage area.

The cottage occupies a relatively flat plot with direct access from the main road. To the rear, a large private garden extends into open countryside, enhancing the residents' connection to the natural setting. Neighbouring dwellings are limited and located opposite the main road at a respectful distance, maintaining the sense of privacy and openness. The property is oriented to the northeast, with views across surrounding fields and towards the ponds to the south.

Planning History

BR/2024/05318 Install an oil storage tank.

BR/2024/05029 Installation of an oil-fired boiler.

4. The Proposals

Key Principles

The principal aim of the proposals is to modernise the aesthetics and functionality of the property, creating a more spacious, efficient, and liveable home for the residents.

At ground floor level, the rear extension will provide a contemporary open-plan kitchen, dining, and living area. This will form the heart of the home, encouraging family interaction and flexibility in everyday life. Floor-to-ceiling glazed windows and sliding doors to the rear façade will maximise natural light, improve energy efficiency, and create a seamless connection between the internal living space and the surrounding garden, reinforcing a strong relationship with the rural environment. The first- and second-floor extensions will enlarge the existing accommodation to provide four en-suite bedrooms. This will improve the quality, usability, and comfort of the home, creating a welcoming environment better suited to modern family living.

The single-storey side extension will link the cottage to a new pool room. Designed with a central roof lantern, this space will benefit from abundant natural light and passive solar heating, providing both comfort and elegance while offering views over the surrounding greenery.

In terms of design, the proposals have been carefully considered to ensure they blend sympathetically with the host building. While the existing cottage is constructed from a mixture of local stone, red brick, and render, this combination appears somewhat inconsistent and dated. The use of a single primary material—white render, already present on parts of the building—will unify the elevations, strengthen visual cohesion, and elevate the overall character of the dwelling.

The extensions are modest in scale relative to the size of the plot and are largely positioned at ground floor level, ensuring there is no unacceptable impact on neighbouring amenity. Although the extension projects into the rear garden, the majority of the outdoor space will be retained. The overall layout will rationalise the garden while maintaining its spacious and natural character.

The roofscape of the ground floor extension is replaced to the sides and rear with a tiered flat roof to combine and rationalise all the projecting new and existing ground floor extensions under one roof style. The flat roof acts ground the footprint around the central mass of main house and proposed rear extension.

Architecturally, the proposals are designed to be harmonious and subordinate to the host property. The use of traditional forms and consistent materials ensures the development sits

comfortably alongside the original building. Internally, the proposals will replace a series of disjointed and poorly connected spaces with a clearer front-to-back circulation system and a modern open-plan family hub, greatly improving spatial fluidity.

The site lies within the Area of Outstanding Natural Beauty (AONB). This has been a key consideration throughout the design process. The proposed development has been designed to respect the sensitive rural setting, with a scale, massing, and material palette that avoids intrusion into the wider landscape. Openings have been carefully positioned to frame views of the surrounding greenery and ponds, strengthening the residents' relationship with the natural environment.

Flooding & Surface Water

The property is located within Flood Zone 1, where the risk of flooding is low. Although surface water flooding has been identified near the western boundary, the proposed extension is situated at a safe distance from this area, ensuring the development does not compromise flood resilience.

Arboricultural

Five small fruit trees are to be removed as part of the proposals to make way for the proposed pool house. These are of limited significance and are numbered T1-T5 on the proposed site plan.

Ecology

A preliminary ecological assessment has been carried out on the site. Details of which can be found within Coyne Environmental Services Report that accompanies this application.

Building Performance

As part of the proposals building services and fabric will be improved. A new renewable heating system will be installed using ASHP, along with the addition of a PV array in the rear garden. Fabric will be upgraded with externally insulated render, insulation within the roof structure and new double glazing.

A series of photographs documenting the existing building and site are provided in **Appendix A** to this statement.

5. Access, parking provisions and highways

Pedestrian and vehicular access to the property will be unaffected by these proposals. There will be five additional parking spaces created to the front of the site.

To improve security the proposal incorporate a new low level rendered wall to the front of the site along with two pairs of gates on either side of the property creating a more defined boundary and in and out driveway.

6. Consultations

As visual impact is considered key with these proposals the applicant has prepared detailed visuals and descriptions of the proposed works for consideration. Therefore, no pre-application advice has been sought for these proposals.

7. Conclusions

This application proposes a subservient rear and side extension that modernises the cottage to better support family living. The design respects the character of the existing building, uses sympathetic materials, and enhances connections with the surrounding landscape, while ensuring no adverse impact on neighbouring amenity.

8. Appendices

Appendix A – Photographic Record of the Site as existing

Appendix A



Bincknoll Cottage – View looking at the front of the property



Bincknoll Cottage – View looking at the back of the property