



Fosbury House
40-41 Fosbury
Wiltshire
SN8 3NJ

23rd September 2025

DESIGN AND ACCESS STATEMENT

This report outlines the context, design for a single storey and one a half storey rear extension to a house in Fosbury, Wiltshire. The proposed extension is positioned to the South towards the garden to the rear and provides a new shower room at ground level and a storey and a half extension to facilitate a dining room. The application also includes the proposal to build a detached outbuilding to the West of the plot edge close to the farm buildings on the adjacent site. This building is rural in its design and traditional in its detail. The proposal will incorporate best practice with regard to sustainability, environment and energy including solar PVs, air source heat pump and EV charging point.

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Section 1

Current Situation and Context

1.1 Context

Fosbury is a small village in Wiltshire England, on the eastern edge of the county, near Hampshire. It lies about 11 miles southeast of Marlborough and 7 miles south of Hungerford, Berkshire. With few inhabitants, it forms part of the parish of Tidcombe and Fosbury.

40-41 Fosbury is a semi-detached farmhouse, perhaps originally built as four cottages, now re-configured as two dwellings. The original buildings are possibly dated from 1860 with a

side and rear extensions being added over the years. The house is located next to Lower Farm which has large operational agricultural buildings.

The squarish plot topography, slopes from South to North.

The orientation is good and the house sits North /South, with the entrance on North and the garden to the South and West.

The site has hedged edges with a few young seeded trees, scrub and bushes.

1.2 Building Nature

The semi-detached farmhouse is typical of traditional rural vernacular and is executed in a modest fashion as a working building possibly historically for farm workers. The front entrance however has some heritage detail featuring a stone trimmed gothic shaped arched lobby. It is arranged over two storeys with public rooms on the ground floor and bedrooms above accessed from two stairways. The plan has been altered and modernized over the years and the current flow of rooms and general circulation is compromised.

The house is constructed from flint and brickwork walls, timber joists and beams and pitched roofs clad in tiles. Centrally to the building, is a large dual facing double fireplace and stack over. The floor to ceiling heights are low and the windows have been replaced with UPVC windows in the last ten years. Some concrete has been cast in the rear terrace perhaps to create a better drained drying area and some render patches have been applied to the brickwork to address water ingress issues. There are a few areas where plumbing runs are exposed externally and it is our ambition to remove these.

The dwelling appears stable, but is in need of updating and there are few signs of dampness and evidence of repairs over the years. A new large beam and column have been installed in the sitting room to open up two rooms as a larger living space.

The building is not listed although sits within a conservation area and in Wessex National Landscape.

Section 2

Design development

2.1 The Client

The client is a local person who has lived in this area for some time now, renting a cottage in Fosbury. The works to the house represents her long-term commitment to base her young family in the Wiltshire area. Two of her three children attend Marlborough College and there is a longstanding family connection to the village, parish and community.

2.2 Constraints and Opportunities

2.2.1 Heritage – The building has historic qualities and forms part of the overall quality and setting of Fosbury. It is modest in its nature and fairly typical of workers cottage vernacular. The building has no internal special features and has been modernized over the years. It is not listed but is within in conservation area

2.2.2 Development – The plot is large and the increased footprint of the extension to the rear would not appear as over development or intense in this setting.

2.2.3 Highways –a proposed new access and off-road parking area to the side of the dwelling is proposed. . There is an existing slip-road that acts as a buffer zone from the plot to the main roadway. This allows safe space to negotiate ingress and egress from the roadway entrance..

2.2.5 Flood risk - The site is in a low flood risk area (Flood Zone 1). Field drains and soakaways are planned to manage surface water within the site.

2.3

Section 3

Proposed Design

3.1 Sustainability

At the heart of the design for the new building we place sustainability, environmental design and best eco practice as a generator of the scheme. Below are elements that are proposed

1. Rainwater harvesting from roof
2. Air source heat pump
3. Roof mounted solar PVs
4. Underfloor heating
5. Cross ventilation and no air conditioning
6. Electric car charging point
7. New triple glazed windows
8. Cavity construction
9. Permeable landscape
10. New tree planting in orchard to rear
11. Re-use existing masonry and salvaged stone
12. Improved roof insulation
13. Natural materials
14. Locally sourced tradespeople and materials

3.3 Form and Mass

The proposed rear extension site is positioned to the South towards the rear garden and will not be visible from the public vantage points. It includes two elements; firstly, the single storey bathroom extension to the West and secondly the dining and void space above. The new roof to the two-storey extension follows the exiting ridge line and will be clad in Zinc and treated as a large dormer style window in its nature.

3.4 Materials for existing house works

The new rear single storey extension will be made as a cavity walled building with timber roof joists and tiled sloped roof. The two-storey dormer type extension will be made with cavity brickwork side sections and timber and glass screen that faces towards the garden.

3.5 Materials for new studio building

The new studio will be formed as a framed building with trusses and clad in horizontal timber boarding. Windows will be timber and glass and doors will be traditional agricultural type timber doors. The roof will be natural slate and gutters and downpipes will be aluminium.

3.6 Landscape

There will be some limited regrading required to allow access from the roadway and to build the extension with a ground level to align with the existing building..

New trees will be planted – New fruit trees to the South in the front garden and an orchard in the rear garden.

Hedge will be re-instated to the perimeter

Rainwater harvesting will be proposed.

A new off-road parking area will be formed to the West with a gravel area for two cars to be parked. This area is screened from the roadway with tree planting.

Section 4

Summary & Conclusion

- The existing building is not listed.
- It has no internal heritage features of significance.
- It has an external heritage appearance that will not be altered.
- The house has been refurbished many times over the years.
- The general refurbishment and repairs will benefit the survival of the building as a non-designated heritage asset.
- The house extension is to the rear and will not be seen from the public realm.
- The new outbuilding mass is modest, appropriate and detached
- The new materials are inspired by rural practices to be sympathetic to the original materials.
- Environmental and sustainable measures are being adopted.
- The works allow the house to continue as a traditional rural charming building with modern facilities to create a comfortable family home.