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Date

5818/DN

28 October 2025

DESIGN AND ACCESS STATEMENT FOR PROPOSED REAR EXTENSION, INTERNAL ALTERATIONS AND BOUNDARY WALL ALTERATIONS AT SCHOOL HOUSE, SOPWORTH, CHIPPENHAM, SN14 6PS

Description

The property is not listed but is situated within the Sopworth Conservation Area. While the building itself is not considered a significant heritage asset, the proposed alterations have been designed with sensitivity to the surrounding vernacular architecture. All materials will match the existing fabric, ensuring visual cohesion with the current setting.

Justification

The proposal involves the removal of the existing timber-framed lean-to with a slate roof, an unsympathetic addition that detracts from the character of the Sopworth Conservation Area. The replacement structure has been carefully designed to enhance the coherence of the building, utilising traditional materials such as natural stone and timber. The two storey pitched roof has a lowered profile to match the existing but appearing subservient to the original footprint, consisting of matching materials from the stone walls to the decorative bargeboards carefully replicated. The single storey flat roof is enclosed by a parapet with stone string courses and decorative coping stone, references existing architectural detailing, ensuring that the new addition sits comfortably within its historic context. The two timber roof lanterns provide a sensitive means of introducing natural light, combining a contemporary approach to bright interior spaces with a traditional form consistent with the building's character.

The existing garage, located within the curtilage of the main dwelling, serves as a secondary structure. Traditionally, outbuildings and garages were designed to appear visually distinct from the principal building, often through the use of employing alternative materials or finishes. The garage's use of modern slate tiles is therefore in keeping with this tradition. At present, it functions only as a canopy, offering little protection from the weather. The proposed works include a modest roof extension, the addition of timber garage doors, and external cladding to enclose the structure. These alterations will enhance both the building's utility and the privacy of the rear garden by providing a more sheltered and discreet setting.

Boundary Proposal

The boundary proposal is a simple build-up of the stone wall on the front of the property and installing a timber door preventing onlooker's full view of the side of the occupant's garden from the road side creating additional privacy. The wall will continue its detailing of a cock and hen capping.

Size and Scale

The proposal adds 14M² in floor space on the ground floor and 12M² on the first floor.

Layout

Layouts can be seen on the submitted drawings REF - 5818.