

Design and Access Statement

3A Providence Lane,
Corsham,
SN13 9DJ



Existing rear elevation

November 2025

Introduction

3a Providence Lane is a 1980's un-insulated block work bungalow in Corsham, tucked away into a cul-de-sac. The house sits outside of the Corsham Conservation area and all other statutory designated areas. Since the properties original construction, there has been a lack of works undertaken to maintain the properties, external appearance and general performance.

The current owners have chosen to move from a third storey flat in Corsham to Providence Lane as a method of addressing future accessibility concerns, capitalising on the walkable proximity to shops, greenspace and the high street; however, they wish to address the thermal and sustainable shortcomings of the dwelling while increasing provisions for a modern living standard.

Proposed Works

- External insulation and render finish
- Conversion of garage to home office
- Fenestration replacement with higher performing units
- Enlargement of three window openings
- Minor landscaping works
- Provision of photovoltaic panels

Design and Materiality

The primary concern to the owners is the thermal performance of the un-insulated block work walls. To address this both internal and external insulation have been considered, but due to the build-up of the wall, any internal insulation would have to be breathable, and in turn less cost effective while shrinking the already limited internal space. However, external insulation works to provide a more robust solution in relation to damp, while maintaining internal provisions and effectively improving thermal performance. The external appearance to the house will be of a natural-coloured render finish.

The thermal performance is to be further tackled with the increase of loft insulation and the replacement of worn UPV-C fenestration with a higher performant composite alternative, improving both U-Values and airtightness.

The existing garage is currently un-used, being too small for a contemporary car and falling below the 3x6m guidance for parking. The conversion of this unused space into a home office would allow the owners to continue their professional and charity work online, making staying integrated within their community easier.

To accommodate the office, an internal insulation is proposed with a natural render external finished to match the house. A new glazed link will connect back to the house, providing covered, flush access between the dining room and office. The link is set back on the principal elevation, with timber louvres and planting to soften the visual impact into the driveway while improving internal and external privacy.

As to meet both roof insulation and head height requirements the office roof is to be raised by 215mm. To ensure impact of this is minimised, the design has taken cues from the surroundings. Subservience is maintained to the principal dwelling by utilising a glazed link, with the lightweight materiality clearly denoting a separation between principal and subservient forms. To further add, the eaves are to not exceed the principal dwellings, which paired with the flat roof maintaining a subservient visual mass.

To further push the sustainability of the design, photovoltaic panels are proposed to the rear elevation of the dwelling and the garage roof, while minor rear garden landscaping works will increase biodiversity and soften the external appearance of the dwelling.

Impact and neighbouring amenity

The proposal focuses on internal works and accordingly there is no material impact to neighbouring amenity. Overlooking and privacy will not be impacted due to the existing tall boundary treatments and all proposed glazing facing away from neighbouring plots. There is no impact to noise pollution.

The impact to the surrounding character is to be minimal, with the small, glazed link maintaining discrete due to both its location and material choice, while the proposed render finish and updated fenestration will unify the external appearance.

Access

All access to the site is to be maintained as existing, with no alteration to vehicular parking provisions. Although the garage is to be converted, its limited floor area, less than 3 m x 6 m, would make the space non-compliant with current parking provision requirements

The rear of the converted garage is to double up as covered cycle storage.

Conclusion

The new owners have recently moved to 3A to stay within their community and benefit from the single storey and walkable distance into the town centre; however, they wish to address existing shortcomings with the house, improving the sustainability, thermal comfort, and internal amenities to contemporary standards.

The impact of the proposal to the surrounding community and context is minor but positive, while providing drastic sustainable and internal provision improvements.

It is therefore hoped the Local Planning Authority can agree with the scheme's positive intentions and contributions.