

ARCHITECTURAL  
SERVICES

## **PLANNING, DESIGN AND ACCESS STATEMENT**

**PLANNING ISSUE | November 2025**

**73 Blair Road, Trowbridge, Wiltshire, BA14 9JZ**

**TWO STOREY SIDE EXTENSION**



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## 1. SUMMARY

- 1.1. This supporting Planning, Design and Access Statement has been prepared by Studio Zed Architectural Services on behalf of Mr Woodburn. This document accompanies a planning application for a two-storey side extension to 73 Blair road, Trowbridge.
- 1.2. The existing dwelling is a semi-detached property located on Blair road, Trowbridge, Wiltshire. The proposed works are to extend the existing single storey side garage/ annex with an additional storey and a new build two storey extension on the front to form a new main entrance.



## 2. SITE & SURROUNDING AREA

- 2.1. The application site is 73 Blair road, Trowbridge, Wiltshire, BA14 9JZ.
- 2.2. The area, to the South West of the town centre, comprises primarily detached and semi-detached properties, built in the mid 19th century.
- 2.3. The site is of domestic use and ownership.
- 2.4. The property is a 3-bedroom, two storey, semi-detached dwelling, with an additional fourth bedroom having been provided in an annex space following a garage conversion. The external finishes consist of blockwork walls and clay-tile roofs.
- 2.5. The property has a large driveway off Blair road and a medium sized rear garden which is not visible from a public highway.
- 2.6. Ground conditions will be investigated via trial pit, which will be carried out by the chosen contractor.

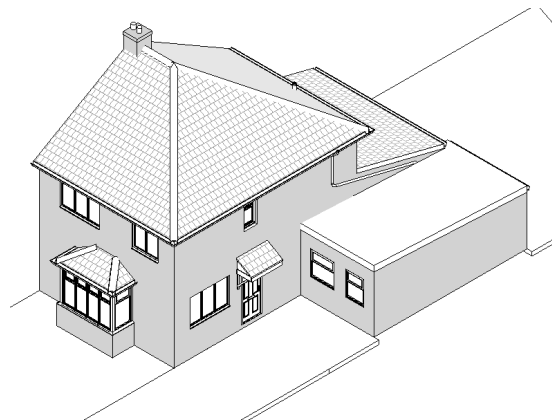


Site Location – Ref. to drawing 0010\_*Site Location and Site Plans* within application drawing pack

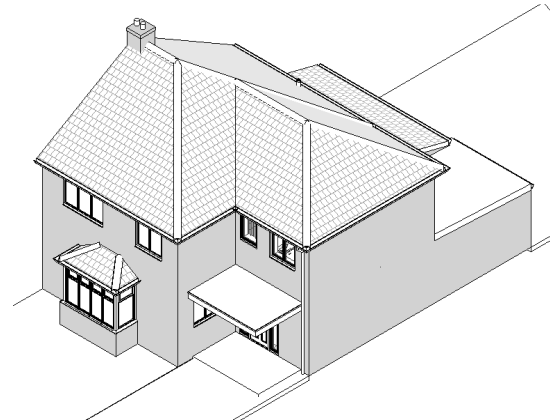


### 3. DESIGN & WORKS JUSTIFICATION

- 3.1. The extension seeks to provide much sought after additional space for the home's inhabitants. A number of properties along Blair road have already benefitted from extending above their garage such as numbers 25 and 49.
- 3.2. The ground-floor extension will improve the property's entrance sequence, featuring a larger external canopy that leads into a bright, naturally lit entrance hall with convenient storage for coats and boots. The entrance hall also offers a new access point to the existing annex, replacing the access via the kitchen of the main house, therefore enhancing its privacy.
- 3.3. The annex space will be opened up to create a 17m<sup>2</sup> studio space, with a small kitchenette, dining/ sitting area and bedroom, with a new 3.8m<sup>2</sup> shower room installed.
- 3.4. In the extension at first floor, a new spacious bedroom and ensuite will be provided with access at the top of the existing staircase. This will take the number of bedrooms in the property to 5.
- 3.5. The extension will use materials to match and be in keeping with the existing building.



*Existing*



*Proposed*



*Visual of the proposed front extension*





## 4. APPENDICES

### 4.1. Existing Site Photos –

*View from Downs View road*





*View from rear garden*

