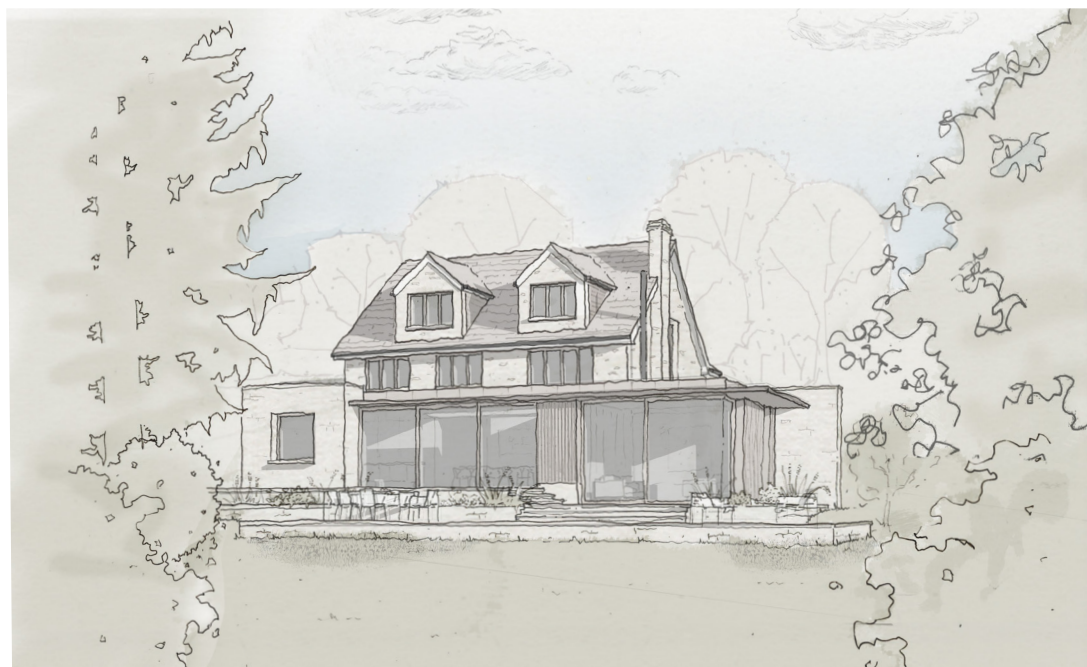


CaSA

ARCHITECTS



609 Chubb Close

Design & Access Statement

Revision P01 - 26.11.2025

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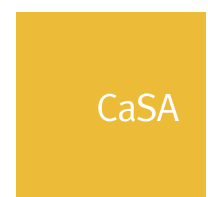
Document Control

Job Title:	Monksfield
Job number:	588
Report title:	Design & Access Statement
Report number:	D 001
Revision:	P01
Date of issue:	11 November 2025
Purpose of issue:	Planning
Compiled by:	CaSA Architects

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ARCHITECTS

1.0 Introduction

- 1.1 CaSA Architects have been appointed by the owners of 3 Chubb Close to develop a comprehensive and sensitive design strategy for the extension and refurbishment of the existing dwelling.
- 1.2 3, Chubb Close, Malmsbury is a large detached dwelling dating from the 1990's. The house occupies a generous 0.42 hectare plot at the end of a residential cul-de-sac, with a very large, mature garden to the rear. The existing structure consists of a two storey, asymmetric gable fronted house with a pitched roof, a single storey garage, and a conservatory to the rear.
- 1.3 The key aims of the project are; to improve the internal layout making it suitable modern family living, to upgrade and modernise the building fabric and services, and to strengthen the connection between the house and the gardens.
- 1.4 This report sets out the design considerations underpinning the proposals, and forms part of a Householder Planning Application comprising of the following information:
- As Existing Survey Drawings by CaSA Architects
 - As Proposed Design Drawings by CaSA Architects
 - Design & Access Statement by CaSA Architects
 - Bat Survey Technical Note by Ethos Environmental Planning



Photo of the existing front elevation (Southeast facing)

2.0 Outline Proposals

- 2.1 The proposals for the refurbishment of the existing dwelling at 3 Chubb Close, Malmsbury, are summarised below:
- Demolition of existing conservatory
 - Significant internal alterations / remodelling to ground and first floor including new window openings.
 - Single storey rear extension to form new family living space
 - Loft conversion with two pitched dormers. *(Note this element of the proposal is included for completeness, but it has been designed to comply with the applicants permitted development rights.)*
 - New aluminium / timber composite framed triple glazed windows and sliding glass doors
 - New landscaped terraces to rear.
- 2.2 The existing front elevation is broadly retained in its existing form to respect the other properties in the development. Minor updates to windows, garage door, and roof materials will enhance the appearance of the house.
- 2.3 The internal layout of the house will be remodelled to create a functional family home that fulfils the requirements in the applicant's brief. The internal spaces have been rationalised to improve the circulation, and to bring natural light into the centre of the plan.
- 2.4 The design has evolved from a thorough understanding of the existing site context and the applicant's aspirations. The proposals aim to create a well-balanced and environmentally considerate home that respects its setting while meeting the needs of modern family life.



Photo of the existing rear elevation (North west facing)

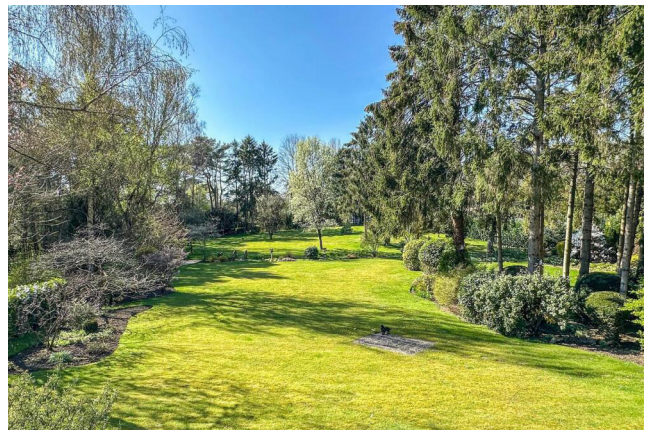
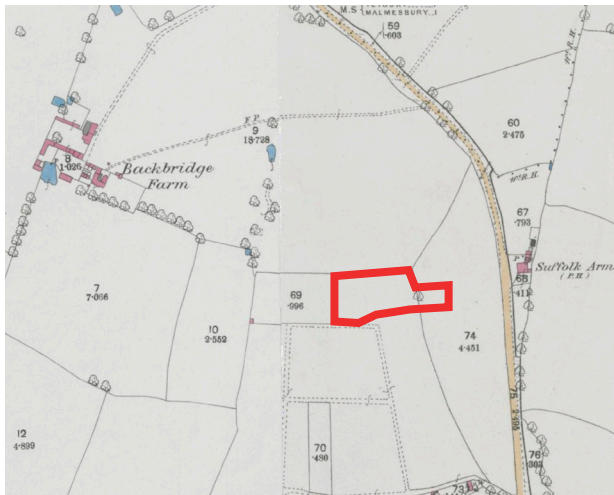


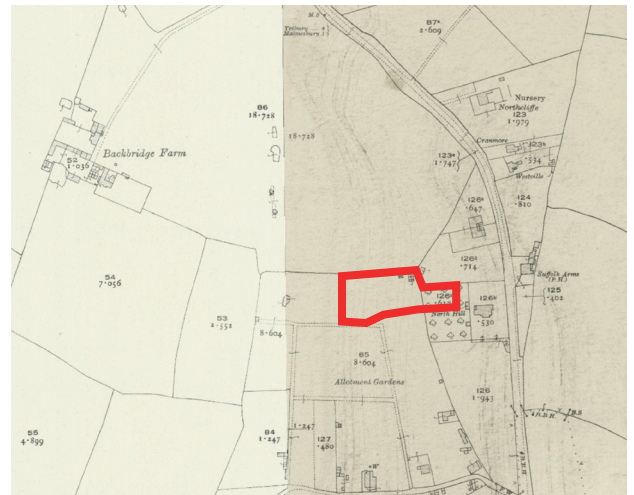
Photo of the mature garden

3.0 Planning Context & Site History

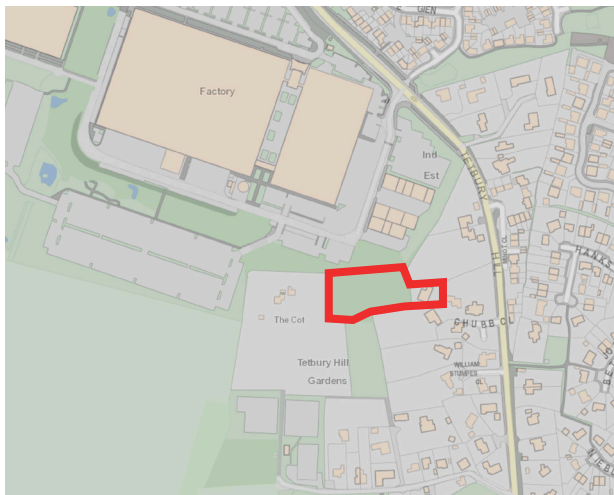
- 3.1 3, Chubb Close is located at the end of a residential estate on the western side of Tetbury Hill. The property is located to the south of the Dyson Industrial Estate which is screened by a mature tree line along the northern and western boundary. The house is not located in a conservation area, AONB or any other protected landscape.
- 3.2 Historic maps indicate that the site was originally used as an allotment garden before it was developed in the 1990's into residential use. The plot has an unusually large garden that was originally intended as a development site, but the previous owners purchased it for use as domestic garden space.



1844 - 1888 OS MAP



1898 - 1939 OS MAP



Current OS MAP



Aerial Photograph

- 3.3 The existing dwelling does not have high architectural quality, but it is a quirky example of 1990's residential design; complete with neoclassical details and references to the arts and craft movement. Preliminary site investigations have revealed that the house is not well insulated, so a key part of the project will be to upgrade the building fabric for building regulations compliance.
- 3.4 A review of the Wiltshire planning records indicates a limited history of planning applications associated with the site, primarily relating the addition of the rear conservatory and garage extension.

4.0 Existing Site & Character

- 4.1 3, Chubb Close is located at the end of a quiet cul-de-sac of residential dwellings that all have a shared architectural language. The house is formed in coursed natural stone with ashlar dressing, a concrete plain tiled roof and white uPVC windows, fascias and guttering. The frontage is characterised by a cat-slide roof, asymmetric gable and arched opening to the entrance porch.
- 4.2 The front garden is predominantly block paving with sufficient on site parking for private cars.
- 4.3 The rear west facing garden is very large and is surrounded by mature trees on all sides. The house has an elevated position at the East end of the site, with wonderful views out across the garden to the west.
- 4.4 The site has a well defined 'front' and 'back'. The frontage is strongly associated with the other dwellings in the development, and the rear has a unique relationship with the extensive gardens. The development project provides an opportunity to maximise the enjoyment of this outlook.



Aerial view of the site and surrounding area.

5.0 Proposals

5.1 Layout & Design

- 5.1.1 The design proposals seeks to improve the external appearance of the house, rationalise the internal layouts and create a stronger relationship with the surrounding landscape and gardens.
- 5.1.2 A new open plan kitchen, dining, and family living space is provided in a single storey extension to the rear of the existing house. This space is orientated north-west with large glazed openings framing long views into the gardens, whilst maximising natural daylight.
- 5.1.3 The new family living room will engage with the site levels by stepping down at the threshold with the existing house, then again at the entrance to the sitting room. This will allow for taller living spaces and will reduce the level difference between the house and garden.
- 5.1.4 The circulation through the house has been rationalised with a new stair positioned on the south side of the entrance hall to bring daylight down into the centre of the plan.
- 5.1.5 The new family living space is supported by a suite of generous service spaces including: utility room, pantry, boot room and guest WC. Integrated storage and plant facilities are provided throughout the ground floor.
- 5.1.6 A key part of the client's brief was a gym space. This is accommodated in the existing garden room. This space will be re-roofed as part of the project.
- 5.1.7 At first floor level the master suite and guest bedrooms are accommodated. The plan has been rationalised to provide a functional layout that maximises views and daylight. A double height space brings a sense of drama to the entrance hall.
- 5.1.7 At second floor level a loft conversion is proposed. This space will accommodate two identical children's bedrooms and a shared shower room. The loft conversion is included in the application for completeness, but it will be constructed under the client's permitted development rights. Lawful development has been demonstrated as follows:
- The proposed works will not exceed the height of the existing ridge.
 - The proposed works will not extend beyond the plane of the roof on the principal elevation.
 - The additional volume will be less than 50m³ (*each dormer is 13m³ so the total volume uplift is 26m³*)
 - The roof additions will be formed in similar materials to the existing dwelling (stone dormers, plain tile roof and cheeks)
 - The existing eaves will be retained and the dormers will be set back by 0.2m from the roof edge.

5.0 Proposals

5.2 Size and Scale

5.2.1 The floor area (GIA) comparison between the existing house and proposed house is as follows:

	Existing House	Proposed House
Ground Floor (inc garage)	180sqm	239sqm
First Floor	94sqm	94sqm
Second Floor	0sqm	51sqm
Total	274sqm	384sqm

5.2.2 The maximum ridge height of the house will be unchanged.

5.3 Vehicle Access, Parking & Accessibility

5.3.1 The existing site entrance will be retained and the entrance drive will provide parking sufficient on-site turning for multiple vehicles.

5.3.2 A generous integral garage space will provide secure storage for a car and bicycles

5.4 Landscape & Ecology

5.4.1 To support the application a Bat Survey / Technical Note has been undertaken by Ethos Environmental Consultancy Please refer to the accompanying document for more detail.

5.4.2 The survey identified a Serotine bat roost behind the fascia on the existing South gable. The roost will be unaffected by the works and mitigation measures will be followed to ensure the bats are not disturbed i.e. no works between April - September, no scaffolding within 2m of the roost entrance.

5.4.3 A low impact lighting design will be implemented to ensure no light spill will affect this roost.

5.5 Arboriculture

5.5.1 No existing trees will be affected by the proposals.

5.0 Proposals

5.6 Sustainability

5.6.1 A fabric first approach has been adopted to address long term environmental issues, including improved thermal insulation and airtightness to minimise operational energy in use. To further improve thermal performance all existing windows will be replaced with thermally efficient high performance glazing.

5.6.2 The large new glazed areas have been protected by solar shading, designed to maximise passive solar gain in the winter, without causing summer overheating. As a result, operational energy demand will be greatly reduced, exceeding the recently improved building regulations for energy performance in use.

5.6.3 The proposal includes Photovoltaic Solar Panels on the south facing portion of the new flat roof .

5.6.4 Rainwater harvesting will be included for reuse on site, and the proposals include space within the garage for battery storage, and an electric charging point for parked vehicles at the front of the site.

5.7 Materials, Appearance & Visual Impact

5.7.1 The design will exploit a complementary palette of natural materials, to achieve a contemporary design sensitive to the existing building and local context. The new extension is designed to contrast with the existing house, to clearly delineate the new build elements.

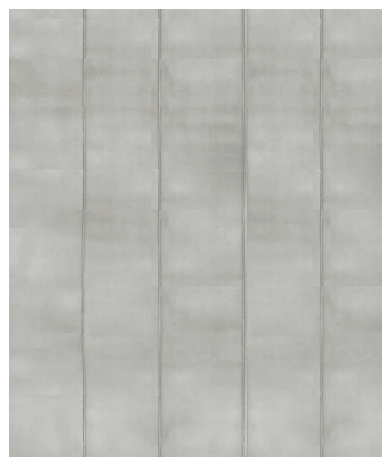
5.7.2 Proposed Material Palette



Buff Brick with Lime Mortar



Naturally Weathered Timber Cladding



Standing seam metal (roof edge)

5.7.3

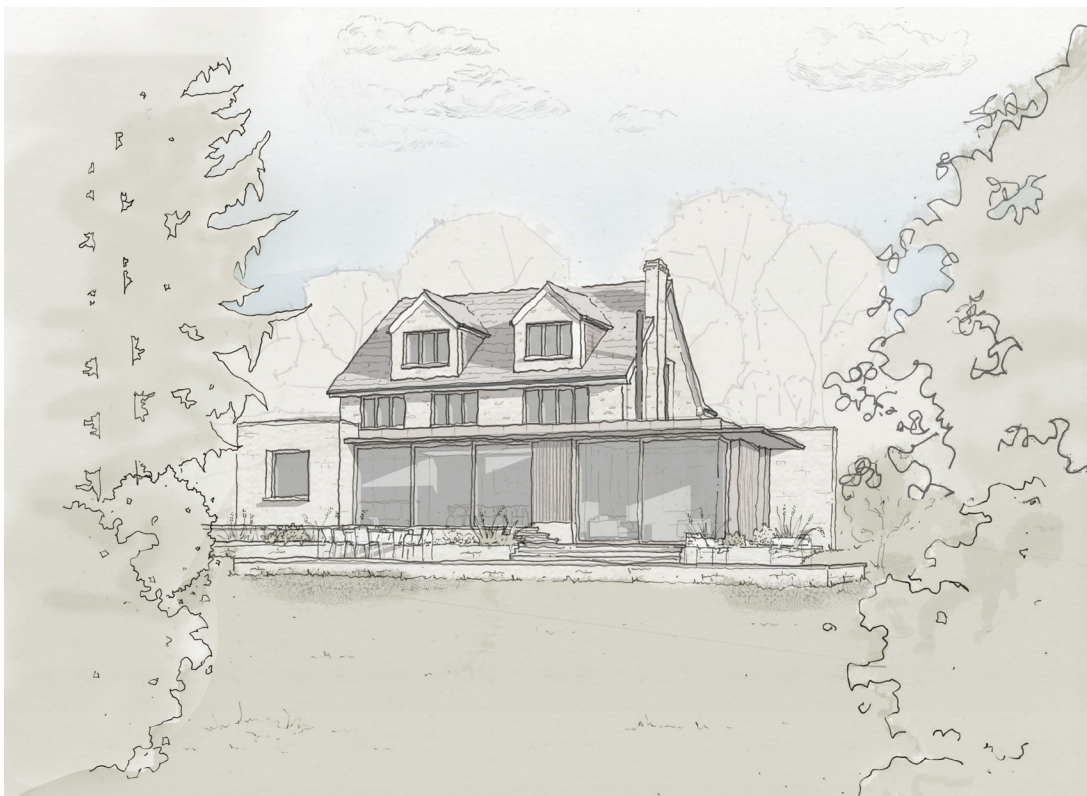
5.7.4 Materials have been selected to be naturally durable and long lasting - avoiding the need for premature replacement or continual maintenance.

6.0 Summary

6.1 The proposals for Chubb Close will breathe new life into the existing house revitalising its lack of functionality and dated appearance. The design is driven by a commitment to sustainability, contextual sensitivity, and high-quality contemporary living, and the proposals will provide the following:

- A well arranged internal layout with built in storage, designed to suit modern space standards.
- An increase of natural light and ventilation, creating spaces that improve general health and wellbeing.
- An adaptable home capable of changing to meet the needs of a young family.
- A home that responds more sensitively to the surrounding garden, creating a stronger connection to the landscape.
- Improved environmental performance, with greater levels of thermal insulation, and much improved airtightness .

6.2 The design approach is driven by the applicant's vision to create a high-quality home suitable for contemporary family life, providing strategic improvements to serve the family needs whilst remaining respectful of the context and local character.



Artists Impression - View from the garden