

F I E L D  
H O U S E  
D e s i g n  
& A c c e s s  
S t a t e m e n t

#### **4.FIEL - Field House - Design and Access Statement**

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##### **Site Address**

Field House, Wood Street, Clyffe Pypard, Swindon, Wiltshire, SN4 7PZ

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##### **1. Introduction**

This Design and Access Statement supports a Householder Planning Application for proposed extensions and internal alterations at Field House. It describes the design rationale, site context, materials, technical considerations, and access arrangements, demonstrating how the proposals comply with local and national planning policies.

The development seeks to enhance the accommodation of the existing dwelling, improve internal circulation, and deliver a high-quality architectural solution while respecting the rural character of the site.

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##### **2. Site Context**

Field House is a detached two-storey dwelling on Wood Street within Clyffe Pypard, Wiltshire. The property is set within a spacious plot with existing landscaping and established vegetation. It is accessed directly from the public highway.

The immediate area comprises a mix of traditional and modern dwellings. The site lies outside any Green Belt or designated settlement boundary. It is not within a conservation area, but the edge of the site abuts a nearby conservation area containing a number of listed buildings. The design has been sensitively considered to ensure minimal impact on heritage assets and local character.

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##### **3. Existing Building**

The dwelling is in its original form, approved under planning application 90.751 (1990). No subsequent applications for extensions or alterations are identified.

The dwelling is constructed of

3.1 Walls: Red facing brickwork and white/off-white render

3.2 Roof: Clay roof tiles

3.3 Windows & Doors: Timber and/or uPVC

#### **4. Proposed Development**

The application proposes:

- 4.1 A two-storey side extension incorporating a lower ground level/basement
- 4.2 Internal reconfiguration of the existing dwelling to improve room adjacencies and circulation
- 4.3 Upgrades to external materials to complement the existing structure
- 4.4 The extension remains subordinate to the main dwelling and does not alter vehicular or pedestrian access.

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#### **5. Design Rationale**

##### 5.1 Layout & Internal Design

The internal reconfiguration enhances the dwelling's functionality, provides additional space, and improves vertical circulation. The basement accommodates secondary functional space without increasing the visible bulk of the house.

##### 5.2 Scale & Massing

The extension is proportionate to the main dwelling, respecting neighbouring properties and the local streetscape. Roof forms have been designed to integrate with the existing structure.

##### 5.3 Appearance & Materials

The proposals retain and complement existing materials, while introducing modern elements:

- 5.3.1 Walls: Red facing brickwork, white/off-white render, PPC aluminium cladding, timber louvres
- 5.3.2 Roof: Clay roof tiles, standing seam metal (zinc or similar), single-ply membrane with PPC aluminium parapet coping
- 5.3.3 Windows: Timber/uPVC, and PPC aluminium for new openings
- 5.3.4 Doors: Timber/uPVC and PPC aluminium

These finishes ensure a high-quality contemporary aesthetic sympathetic to the rural context. See a visual of the proposal, and the above stated materials overleaf.

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#### **6. Heritage & Other Site Designations**

##### 6.1 Conservation Area

Clyffe Pypard village does have a Conservation Area, our site is outside of this conservation area as designated by Wiltshire Council. As such the proposal on this site is not to be held to the same heritage standards as would be required should the site be located within said Conservation Area. Wiltshire Council has not produced a conservation area statement or appraisal document. for: *BF Conservation - Conservation Areas: CLYFFE PYPARD*.

## 6.2 AONB & Grade Listings

The property is not within an AONB or National Park. The North Wessex Downs AONB lies further south but does not impact the site. Field House is not listed, and no neighbouring properties are Grade Listed.

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## **7. Other Site Planning Policy Context**

### 7.1 Flood Risk

The site is located within Flood Zone 1 and in an area of no significant surface water risk. A Flood Risk Assessment is therefore not required. Given the proposed basement, surface and groundwater management will need to be carefully addressed. A sustainable drainage approach will be developed in line with Wiltshire Council's SuDS guidance and NPPF para. 169, ensuring no increase in surface water run-off from the site.

### 7.2 Residential Amenity

Rural setting ensures minimal impact. Assessed against Core Strategy CP57 for overbearing/overshadowing effects. No neighbours dwellings are in close proximity to the existing house or the proposals.

### 7.3 Design & Materials

High-quality design in line with Policy CP57 and NPPF Section 12.

Sustainability: Fabric-first construction, daylight optimisation, and energy-efficient systems in accordance with CP41.

*Below Image: External Visual of the Proposal*



#### 7.4 Community Infrastructure Levy (CIL)

As the proposed development is a householder extension for the homeowner, it will not be liable for CIL charges, provided the correct exemption forms are completed and validated by Wiltshire Council at the application stage. Please find the relevant forms submitted as part of this application.

#### 7.5 Highways & Access

No changes; existing access adequate.

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### **8. Site Ecology & Environmental Considerations**

#### 8.1 Trees & Vegetation

There are no tree or vegetation constraints on the site. No trees or hedges will be removed or pruned as part of the works, and there are no trees or hedges within falling distance of the proposed development. The proposals therefore have no impact on existing vegetation.

#### 8.2 Bats

A Preliminary Roost Assessment (PRA) is being provided as part of this application. The dwelling is of a traditional detached form and does not fall within the highest-risk categories for bat roosts; the PRA confirms that further surveys are unlikely to be required unless evidence arises during construction.

#### 8.3 Other Species & Habitats

A pond exists in the neighbouring field (within the blue line boundary), over 50 metres from the development. This pond was created by the client in the past few years and lies outside the site boundary. Given the separation and domestic curtilage context, no significant impact on protected species or habitats is anticipated. No SACs, SPAs, SSSIs, ancient woodland, or other designated habitats are located nearby.

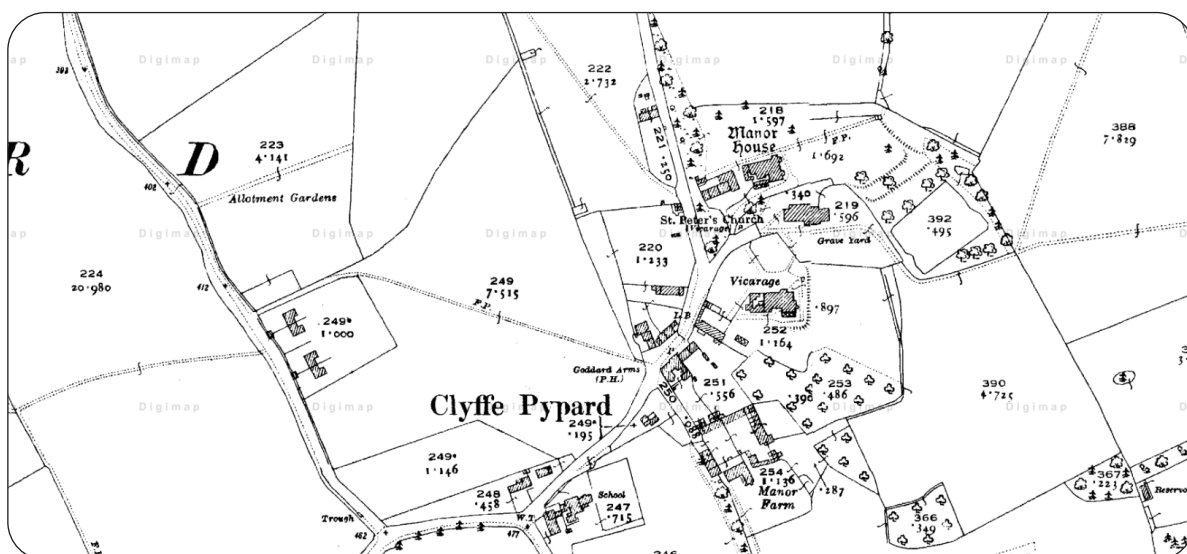
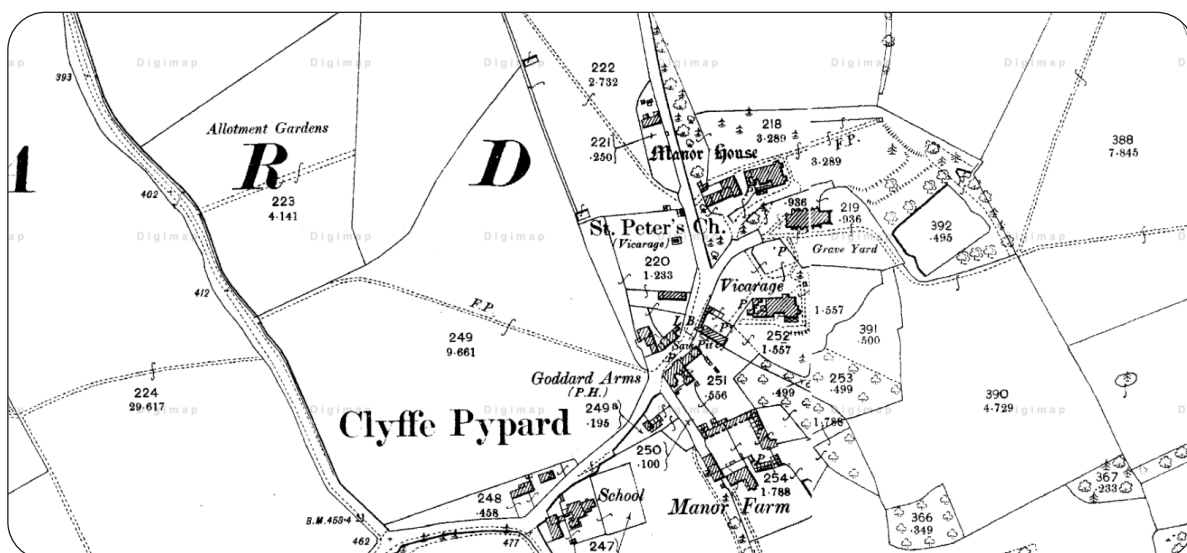
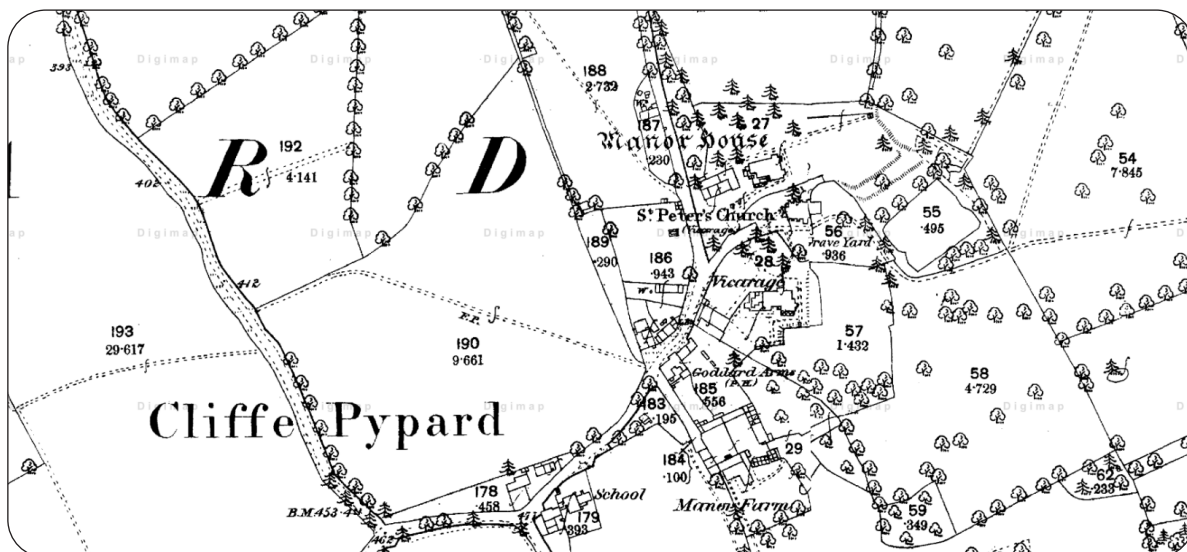
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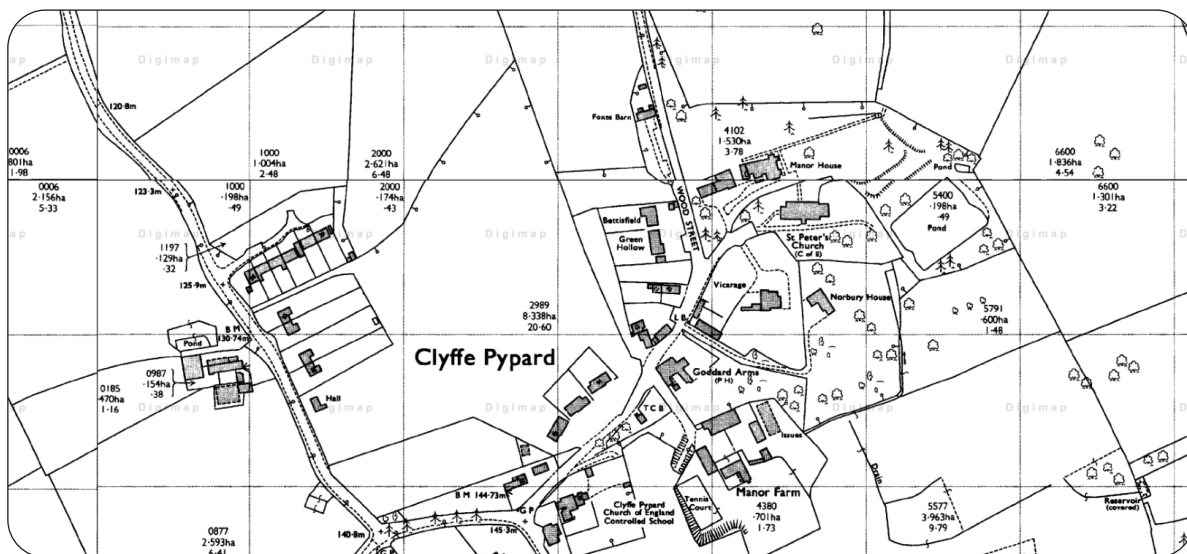
### **9. Planning History**

Field House was originally granted planning approval under application reference 90.751 in 1990. This permission related to the construction of the dwelling as it currently exists on the site.

A review of Wiltshire Council's online planning records indicates no subsequent applications for alterations, extensions, or other development associated with Field House. Accordingly, the property appears to remain in its original form since its approval in 1990.

Historic maps from the 1880s, 1900s, 1920s, 1970s, 2005, and current aerial imagery show the evolution of Field House and its surroundings. The dwelling retains its original footprint and character, forming the baseline for this proposal:





1970s



2005



2025

## **10. Conclusion**

The proposed two-storey side extension with basement and internal reconfiguration:

- 10.1 Enhances living space without harming neighbouring amenity
- 10.2 Uses high-quality materials and contemporary design sympathetic to the existing dwelling
- 10.3 Respects local character, heritage context, and environmental constraints
- 10.4 Complies with Wiltshire Core Strategy, NPPF design principles, and technical requirements
- 10.5 This proposal represents a proportionate and sustainable enhancement of Field House, prepared with full regard to local and national planning policy.

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