

## Hawkeswell Lodge, Little Cheverell, SN10 4JL

### Design and Access Statement

Prepared for Ahmed and Abi Abu-el-ata  
By Ahmed Abu-el-ata and PKA Architects Ltd  
December 2025

## **1.0 Introduction**

1.1 This Design and Access statement has been prepared by the applicant, Ahmed Abu-el-ata, and PKA Architects Ltd, to support a Householder Planning Application for the refurbishment and alteration of Hawkeswell Lodge, located in the village of Little Cheverell, Wiltshire.

1.2 This statement outlines the applicants' motivations and aspirations for the project, together with the design principles and architectural considerations that have shaped the final scheme.

## **2.0 Context**

2.1 Hawkeswell Lodge is located on the edge of the Little Cheverell Conservation Area, set within a rural landscape characterised by lakes, woodland and paddock land.

2.2 The site is accessed from Westbury Road via a private driveway, with the main dwelling, double bay carport and additional double garage positioned in the north-eastern corner of the site.

2.3 The wider grounds form an important part of the site's character, incorporating a sweeping driveway, garden areas, terraces, and a mixture of lawns, woodland and paddock. The lakes, divided by a central grassy bank, and the adjacent land have historically supported a variety of recreational uses.

2.4 The existing dwellinghouse comprises five bedrooms and is principally constructed of red brick with a plain tile roof and features traditional timber windows and doors, including a series of small dormer windows.

2.5 Originally constructed over a century ago as a lodge to Hawkeswell House, the dwelling has been extended incrementally in a variety of ways. These additions have resulted in an incoherent mix of built forms, giving the building a tired and inconsistent appearance. Internally, the extensions have created a series of disproportionate and impractical rooms that are poorly suited to modern family living and have weakened the relationship between the dwelling and its distinctive landscape setting.

2.6 The property is largely screened from public view, with only a limited view of the northern elevation visible from the closest public highway, Westbury Road.

2.7 Hawkeswell Lodge is not a listed building, nor is it identified as a "locally important non-listed building" within the Little Cheverell Conservation Area Statement.

2.8 The proposed development area lies outside the designated archaeological alert zone.

## **3.0 Planning History**

### E/2012/0056/TCA

Works to trees at the property consisting of: Mixed tree species - Crown lift to a height of approximately 6 metres removing whole and part branches back to suitable growth points: Mature Horse chestnut located on the bend - Crown reduce canopy overhanging road by approximately 1/3 leaving a natural shaped tree for the species. Crown lift to a height of approximately 6 metres removing whole or part branches back to suitable growth points; Cherry, Horse chestnut etc - removal of dead/dying trees indicated with a white cross including several ivy clad declining Cherry trees on the roadside and one declining Horse chestnut located further within the stand. Approved (27/02/2012)

### E/09/1621/TCA

The removal of two willow trees and one cherry tree at the property. The trees are situated between the flower bed and the lake. Approved (25/01/2010)

### K/51718/F

Erect carport with attached greenhouse. Approved (07/04/2005)

### K/12203

Extension

Approve with Conditions (05/07/1988)

K/83/0269

Alterations and extensions.

Approved (23/05/1983)

#### 4.0 Design Approach and Principles

4.1 The applicants wish to create a long-term family home and are committed to doing so sensitively within the Conservation Area.

4.2 Their key objectives include:

1. Providing a modest increase in internal floorspace (approximately 10% of the existing area).
2. Improving the relationship between the dwelling and its garden/landscape setting.
3. Addressing the design limitations of the 1980s lean-to extensions, which pre-date Conservation Area designation.
4. Rationalising the mix of external materials, brick types, and differing window and door treatments.
5. Rationalising the internal layout to improve functionality.
6. Enhancing the overall appearance of the property so that it contributes positively to the setting of the Little Cheverell Conservation Area.
7. Improving the building's energy performance.

4.3 Key design principles include:

- **Removal of five single-storey lean-to structures**, which detract from the architectural integrity of the dwelling.
- **Introduction of sensitively designed extensions**, comprising:
  - A **two-storey extension to the northern elevation**, set back from the original building line and with a reduced ridge height. Proposed to be built in matching brickwork with a standing seam zinc roof, it creates a more coherent appearance when viewed from Westbury Road.
  - **Two single-storey extensions to the south-west**, linked by a covered external terrace area. These replace the existing lean-tos with a more functional and architecturally consistent form and will incorporate flat green roofs.
- **Use of timber cladding**, to visually unify the new additions with the existing building and resolve the variation in brickwork types.
- **Retention and replication of the high-quality brickwork** at the southern end of the house.
- **Adoption of a coordinated window and door design**, improving consistency and visual coherence across the elevations.
- **Demolition of the existing double garage** and construction of a **new outbuilding**, providing office/gym space and storage. The building is repositioned to avoid tree canopies and incorporates matching cladding, glazing and green roofing to maintain design unity across the site.
- **High architectural quality and material consistency**: the scheme has been designed with coherent proportions, a restrained and consistent material palette, and a harmonious relationship between the dwelling and its landscape setting. Careful attention to detailing, finishes, and materials ensures that the extensions respond positively to their context and enhance the overall visual character of the Conservation Area.
- **Improvements to the building's sustainability** through upgraded insulation, high-performance glazing, and more sustainable energy systems, thereby enhancing occupant comfort, reducing running costs, and supporting long-term environmental performance.
- **Comprehensive reconfiguration of the internal layout** to establish a clear hierarchy of spaces, enhancing both functionality and flow throughout the dwelling. Primary living areas, including an open-plan kitchen and dining space, are positioned to maximise views of the wider landscape, strengthening the connection between the interior and its surroundings. At first floor, the layout rationalises the existing five-bedroom arrangement into four well-proportioned bedrooms and a generous family bathroom.

4.4 The reconfigured plan provides modern, flexible spaces that are well-suited to contemporary family living, while responding sensitively to the fabric of the existing structure.

4.5 The proposals have been informed by the Little Cheverell Conservation Area guidelines, ensuring that alterations respect the established character and grain of the area.

4.6 The scheme seeks to retain the most coherent elements of the existing building while ensuring any additions are sympathetic, well-proportioned and visually complementary.

## **5.0. Landscaping**

5.1 The landscaping proposals include the removal of the existing tarmac driveway serving the southern outbuilding, and the redesign of the immediate domestic garden. A balanced mix of hard and soft landscaping is proposed to create a cohesive and visually integrated setting that complements both the architecture of the remodelled dwellinghouse and the new outbuilding, while strengthening the connection between the built forms and its wider landscape context.

## **6.0. Highways and Car Parking**

6.1 The existing vehicular access from Westbury Road will remain unchanged, with no modifications proposed to the driveway or the existing carport.

6.2 Although the southern outbuilding, historically the original garage, is proposed to be demolished, it has been redundant for parking for many years and no longer forms part of the functional parking arrangement.

6.3 The site benefits from generous on plot parking provision, far exceeding the minimum requirements set out within Wiltshire Council's Car Parking Strategy.

## **7.0. Access**

7.1 Pedestrian access to the dwellinghouse remains unchanged, with the front door retained in its existing position.

7.2 The remodelling works provide an opportunity to incorporate level-threshold access to improve accessibility.

7.3 A modest porch extension is proposed to aid wayfinding and enhance the legibility of the front door within the site.

## **8.0 Consultation**

8.1 The applicants have engaged proactively with the local community throughout the design process.

8.2 The proposals were presented to Little Cheverell Parish Council, who responded positively.

8.3 Consultation has also taken place with immediate neighbours, including Hawkeswell House, Hawkeswell Stables and Gardener's Cottage, all of whom expressed support for the scheme.

## **9.0 Conclusion**

9.1 The proposed scheme represents a sensitive and well-considered response to both the applicants' brief and the character of the Little Cheverell Conservation Area.

9.2 Specifically it:

- Enhances the architectural quality of the existing dwelling;
- Removes unsympathetic later additions;
- Introduces high-quality, complementary extensions;
- Improves visual coherence through consistent materials and detailing; and
- Provides a modern, functional family home that respects and reinforces the special character of its surroundings.

9.3 Overall, the proposals are designed to make a positive contribution to the built environment of Little Cheverell while securing the long-term future of Hawkeswell Lodge as a high-quality family dwelling.