



ARCHITECTURAL
SERVICES

PLANNING, DESIGN AND ACCESS STATEMENT

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112 Downs View, Bradford-on-Avon, Wiltshire, BA15 1PW

NEW REAR EXTENSION, FRONT PORCH & REFURBISHMENT



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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 Miles. This document accompanies a planning application for the refurbishment and addition of both a single storey front porch and rear extension to 112 Downs View, Bradford-on-Avon.
- 1.2. The existing dwelling is a semi-detached property located on Downs View road, Bradford-on-Avon, Wiltshire. The proposed works include internal layout alterations and refurbishment, as well as a new single storey front porch extension and single storey rear extension.



2. SITE & SURROUNDING AREA

- 2.1. The application site is 112 Downs View, Bradford-on-Avon, Wiltshire, BA15 1PW.
- 2.2. The area, on the Western edge of the town, 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 4-bedroom, two storey, semi-detached dwelling. The external finishes consist of blockwork walls and clay-tile roofs.
- 2.5. The property has a small driveway off Downs View road and a large wrap-around side/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 dwelling is in need of a refurbishment and general modernisation both internally and externally. A key driver for the proposed works is to overhaul and improve the current external fabric of the building relating to heat loss and external finish. The proposed extension also provides much sought after space for the home's inhabitants.
- 3.2. The two new extensions will replace the existing, poorly performing additions with thoughtfully designed spaces that enhance both functionality and appearance. A new front porch will improve the home's entrance, offering a more welcoming approach while also providing valuable additional storage.
- 3.3. Strategically positioned internal and external openings will allow uninterrupted sightlines through the home, offering clear views to the rear garden and creating a greater sense of openness.
- 3.4. At the rear, a generous 20m² kitchen extension will connect directly to a new external terrace that wraps around the back of the house, linking seamlessly to the existing side access steps. Internally, the extension's finished floor level will step down to minimise the level change to the garden, strengthening the visual and physical connection to the outdoor space.
- 3.5. Adjacent to the kitchen, a new utility room and downstairs WC will be introduced, along with an expanded dining area to form a larger, open-plan living environment.
- 3.6. Both new extensions will feature pitched roofs and white rendered external walls, complemented by extensive glazing. This cohesive architectural approach ensures a clean, unified aesthetic and reinforces a consistent design language throughout.



Visual of the proposed rear extension





4. APPENDICES

4.1. Existing Site Photos –

View from Downs View road





View from rear garden of poor performing existing rear extension

